



Retail Monitoring Report 2023

1 April 2022 – 31 March 2023

Planning Policy Team

Purpose of this report

1. This document will be used as a basis for monitoring the performance of the adopted Local Plan policies and other relevant evidence base studies. It should also be an important source of information for the retail sector, statutory undertakers and other interested parties, in formulating programmes and plans. The document also makes an important contribution to the district council's retail development policies / initiatives.

Information contained in the report

2. Each retail site included in this report has a unique reference number which identifies the site. Site boundaries identify the approximate areas of land remaining for retail development, excluding completed areas and other non-retail uses, e.g. major landscaping.
3. The monitoring period for all data within the report, is from 1 April 2022 – 31 March 2023, unless stated otherwise. Site visits were conducted in April 2023.

Disclaimers

4. Although the information contained in this document is provided in good faith and is as accurate as records permit, no guarantee is given with regards to possible errors. This document supersedes all previous Retail Updates produced by Mansfield District Council. The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific proposal, as this would be dependent on detailed analysis at the time that a planning application is considered. Potential developers are advised to contact the district council early in the process of site identification.

Further information

5. Further information on this report is available from the Planning Policy Team at Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, NG19 7BH.

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1. Introduction

1.1 It is important that Mansfield retains its status within the retail hierarchy, remains competitive with its neighbours and continues to attract shoppers, visitors and businesses to the town. Ensuring the vitality of town centres is a key principle for delivering sustainable development, as set out in the National Planning Policy Framework (NPPF).

1.2 This retail monitoring report is produced in line with similar reports on housing and employment land. This information provides a useful record of development that has occurred within the district. The report is set out in two parts:

- 1) Retail and town centre floor space monitoring for 2022-23
- 2) Retail survey for 2022-23.

1.3 The purpose of this report is to monitor retailing within the town centre and the other defined centres in Mansfield district retail hierarchy. In order to highlight the quality of the districts retail offer and any ways this can be, or needs to be improved. This report has a number of functions:

- helps to assess the success of retail policies within the adopted Mansfield District Local Plan;
- assists with the development of the town centre and retail policies within the councils emerging local plan;
- to be in accordance with the National Planning Policy Framework (NPPF) which states that Local Planning Authorities (LPAs) should use adequate, up-to-date and relevant evidence to assess the role and function of town centres;
- to provide information to agents, developers and other interested parties about the availability of retail units.

1.4 This report contains references to the Use Classes Order and the categories that properties fall within. These are based on the amended Use Classes Order which came into effect 1 September 2020. Therefore, this report will reflect the changes where Classes A1/A2/A3 were revoked and now form part of Class E and A4/A5 became sui generis. The Use Classes Order can be found in appendix 1.

2. Retail profile

2.1 The district of Mansfield lies centrally within northern Nottinghamshire, in the heart of Sherwood Forest and covers an area of approximately 77 km². The district has a population of approximately 110,500 (ONS, 2021¹) and is substantially urban in character, although does contain important areas of open countryside. There are two main urban areas: Mansfield (including Mansfield Woodhouse) and Market Warsop, to the north of the district.

2.2 Within the adopted Mansfield District Local Plan (2013-2033²), the retail hierarchy defines Mansfield town centre as the main location for retail and leisure development and is shown in the table below. There are also two new designated local centres, to support the comprehensive development of the Berry Hill and Pleasley Hill strategic urban extensions. Appendix 2 shows the location of the existing retail centres.

Types of town centre	Policy ref	Location/name of town centre
Town centre	RT1a	Mansfield
District centre	RT1b	Mansfield Woodhouse
	RT1c	Market Warsop
Local centre	RT1d	Clipstone Road West
	RT1e	Fulmar Close
	RT1f	Ladybrook Lane
	RT1g	Newgate Lane / Redcliffe Road
	RT1h	Nottingham Road
	RT1i	Ratcliffe Gate
	SUE1	Pleasley Hill
	SUE3	Berry Hill

Figure 1- Mansfield District Local Plan 2013-2033.

¹ <https://www.ons.gov.uk/visualisations/censuspopulationchange/E07000174/>

² <https://www.mansfield.gov.uk/downloads/file/1645/mdc-adopted-local-plan-2020>

Mansfield Town Centre

2.3 The main retail and service area in the district is Mansfield Town Centre which acts as a sub-regional centre for comparison shopping in the northern and western parts of Nottinghamshire, as well as parts of Derbyshire.

2.4 There is an open market, many small shops and a representation of national retailers. In addition to retailing, there are a wide range of other uses which contribute to the vitality and viability of the centre including banks and food and drink establishments. There are also a number of leisure and cultural facilities within the town centre, including The Palace Theatre and the Mansfield Museum.

2.5 In addition to the current retail offer, there are a number of key town centre development sites which have the potential to accommodate new retail and leisure development, which are set out in the Local Plan.

Mansfield Woodhouse

2.6 Located approximately 2 miles north of Mansfield Town Centre and directly linked via the A60. It is primarily a residential area and has been absorbed into the Mansfield urban area, although the settlement has retained a character of its own. The district centre comprises of an elongated shopping street, about half a mile long. Most of the district centre is also designated as a Conservation Area.

Market Warsop

2.7 Located approximately 5 miles north of Mansfield town centre. Market Warsop district centre is a traditional and historic town centre located within a Conservation Area. The retail core offers a range of shops and services, to meet day-to-day shopping needs.

2.8 Throughout the district there is also a number of local centres and neighbourhood parades which contribute towards retail choice within the district. In addition, there are individual shops within the district that provide a service to the community in which they are located.

Document structure

2.9 The document is set out in two parts; 1. Retail permission monitoring, which looks at planning permissions that have been permitted and completed during the monitoring period; and 2. the retail survey, which looks at the status (occupancy/vacancy) of the district's retail centres.

3. Retail and town centre commitments by retail hierarchy

3.1 The following tables outline the current retail and town centre commitments, gains and losses, for 2022-23 in order of the retail hierarchy, as outlined previously.

3.1 Gains

3.1.1 Commitments - gains within the retail hierarchy.

Table 1: Commitments gains within the retail hierarchy.

Location	Planning reference	Type	Status	Former Use Class	New Use class	Net gain of floorspace (sqm)	Description
RT1a - Mansfield town centre							
18-20 Church Street	2021/0156/COU	Change of use	Permitted	SG ³	Class E	105	Change of use from nightclub to residential – 8 no. apartments and 6. no commercial spaces
50 West Gate	2022/0683/COU	Change of use	Under construction	Class E	Class E & SG	0	Change of use at ground floor from hair salon to mixed use nail and hair salon
RT1c – Market Warsop							
33 High Street, Warsop	2021/0861/FUL	Extension	Under construction	Class E	Class E	23	Internal alterations and rear extensions
RT1e – Fulmar Close							

³ SG denotes the use class SUI GENERIS

Location	Planning reference	Type	Status	Form er Use Class	New Use class	Net gain of floorspace (sqm)	Description
Land At KFC, Sandlands Way, Forest Town	2021/0001/FUL	Extension	Permitted	Class E & SG	Class E & SG	147	Extension to existing KFC restaurant to create a new single storey restaurant/drive thru
Total						275	

3.1.2 Commitments - gains outside the retail hierarchy.

Table 2: Commitments gains outside the retail hierarchy.

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
Golden Bridge Chinese Takeaway, 343 Nottingham Road	2020/0015/FUL	Extension	Permitted	C3, Class E & SG	Class E & SG	108.5	First floor front extension, two storey rear extension and change of use of 1 st floor flat to form a mixed-use unit comprising of restaurant and hot food takeaway
Unit 5 Portland Retail Park, Midland Way	2022/0669/FUL	Extension	Permitted	Class E	Class E	338	Addition of mezzanine floor within existing unit
203-205 Chesterfield Road South	2021/0867/COU	Change of use	Permitted	Class E	Class E	0	Change of use from retail to restaurant
Marp Centre, Nursery Street	2021/0716/FUL	Extension	Permitted	Class E(a)	Class E(a)	470	New mezzanine floor within existing retail space and external fire door
6 Watson Avenue	2020/0311/COU	Change of use	Permitted	C3	C3 & SG	5	Change of use of part of ground floor residential dwelling to nail salon
12 The Rodery	2022/0530/COU	Change of use	Permitted	C3	C3 & SG	12	Change of use of part of ground floor residential dwelling to beauty salon

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
Land at Samuel Bruns Way	2022/0293/OUT	Outline	Permitted	Vacant	E(g)(i)	280	Outline planning application for a two-storey office building
24 Washington Drive	2022/0459/COU	Change of use	Permitted	C3	C3 & SG	9	Change of use of dining room to dog grooming service
Leeming Car Sales, 92a Leeming Lane	2021/0846/COU	Change of use	Permitted	SG	Class E(a)	39.1	Change of use from car sales to retail use, rear extension, installation of ramp at main entrance and improve car parking
2 Hetts Lane	2020/0045/FUL	New development	Under construction	B2/B8	Class E(a)	280	New single storey retail unit for class A1 use
Post Office, 11 Ossington Close	2021/0724/FUL	Extension	Under construction	Class E(a)	Class E(a)	124	Single storey side extension to shop and post office
2 Skerry Hill	2022/0145/COU	Change of use	Permitted	Class (E)	SG	0	Change of use from commercial, business and service to hot food takeaway and erection of extraction flue
128 Nottingham Road	2021/0619/FUL	Extension	Permitted	Class E(c)	Class E(c)	15	Single storey rear extension to existing restaurant kitchen
Ciao Bella, 15 Nottingham Road	2020/0240/FUL	Extension	Permitted	Class E(c)	Class E(c)	40	New single storey retractable glazed canopy enclosure and new raised signage fascia
Vacant plot to the South of Ransom Wood, Northeast of the roundabout at A6191 and Sherwood Avenue	2019/0019/FUL	New development	Partly complete (3/4 units)	Vacant land	Class E(b) & SG	105	Four buildings 2no restaurant / drive thrus, a restaurant and a vehicle rental unit Floorspace of 105 sqm accounts for the remaining one unit
116-120 Chesterfield Road North	2021/0522/FUL	Redevelopment	Permitted	C3	C3 & SG	150	Demolition of one pair of semi-detached houses and construction of new building

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
							to provide 1 no hot food takeaway unit and 2 no flats
132 Chesterfield Road North	2022/0128/FUL	New build	Permitted	Car park land	Class E & SG	174	The provision of 3 no. retail units and 3 no. apartments
155 Nottingham Road	2020/0256/FUL	Extension	Permitted	D1	D1	50	Two storey side extension for storage
23 Granby Avenue	2022/0608/COU	Change of use	Permitted	C3	C3 & Class E	9.12	Change of use of study to hairdressing salon
Former A T S Eastern Ltd, Great Central Road	2022/0518/COU	Change of use	Permitted	B1a/B8	Class E(a)	133	Partial change of use building from B1/B8 to use class E(a) retail
Total						2,341.72	

3.2 Losses

3.2.1 Commitments - losses within the retail hierarchy.

Table 3: Commitments losses within the retail hierarchy.

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
RT1a – Mansfield town centre							
Former Stage Door Academy of Dance and Theatre, Clerkson Street	2020/0290/COU	Change of use	Permitted	D2/E(d)	C3	-211	Change of use from former dance studio to 5 no. flats
87 West Gate	2022/0212/COU	Change of use	Permitted	SG	C3	-65	Change of use at ground floor level from takeaway/café to create 1 no. residential flat and rear first floor extension to create 1 no. additional flat

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
2 St Peters Court, Station Street	2022/0095/PNSCUO	Change of use	Permitted	Class E	C3	-314	Change of use from offices to residential
RT1c – Market Warsop							
25a High Street, Warsop	2022/0162/COU	Change of use	Permitted	Class E	C3	-262	Change of use of first floor to form 1 no. residential unit
Total						-852	

3.2.2 Commitments - losses outside the retail hierarchy.

Table 4: Commitments losses outside the retail hierarchy.

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net change in floorspace (sqm)	Description
23 Woodhouse Road	2022/0677/COU	Change of use	Under construction	E(c)	C4	-168	Change of use from an office to a house of multiple occupancy
21 Woodhouse Road	2022/0794/COU	Change of use	Under construction	E(c)	C4	-200	Change of use from office to house of multiple occupancy
Unit rear of 47-48 Portland Street	2022/0573/COU	Change of use	Permitted	Vacant	C3	-110	Change of use of the former 'Sid and Spoon' café to a one bed flat in association with the adjacent 'Little Bloomers' florist and the re-arrangement of ancillary customer car parking provision
The Old Co-operative Store, Carter Lane	2022/0367/FUL	Conversion	Under construction	E(a)	C3	-289	Conversion of existing shop building to 6no flats
89 Leeming Lane	2021/0558/COU	Change of use	Under construction	E(a)	C3	-73	Change of use of retail unit to form 2 no. apartments

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net change in floorspace (sqm)	Description
3-5 Commercial Gate	2021/0760/COU	Change of use	Permitted	E(c)(i)	C4	-131	Change of use from financial services office to C4
36 Belvedere Street	2020/0296/COU	Change of use	Permitted	SG	B2	-300	Change of use from car sales to MOT and vehicle repairs
Egmanton Road	2021/0195/FUL	Redevelopment	Permitted	E(a)	E(a) & SG	-36	Demolition of shops and garages and creation of 22 no. new dwellings and 1 no. retail shop, 1 no. restaurant/café and 1 no. hot food takeaway
19-21 Church Street	2020/0271/COU	Change of use	Permitted	E(a)	C3	-100	Change of use from shop to 1 no. pair of semi-detached houses
19-21 Church Street	2022/0005/COU	Change of use	Permitted	E(a)	C3	-72.4	Change of use of first floor into 2 no. flats over existing shop with replacement windows and external metal fire escape to rear
26 St John Street	2020/0024/COU	Change of use	Permitted	E(b)	C3	-78	Convert existing office building into 4 flats adding velux to side elevation and external alteration
The Stag and Pheasant & Former Qi Night Club, 30 Clumber Street & Rear of 43 Leeming Street	2022/0643/FUL	Extension	Permitted	SG	SG	-876	PARTIAL DEMOLITION OF BUILDING AT REAR OF 43 LEEMING STREET. WORKS TO LOWER THE GROUND LEVEL, CONSTRUCTION OF REAR BOUNDARY WALL TO FACILITATE THE CHANGE OF USE TO BEER GARDEN. CONSERVATORY EXTENSION TO REAR OF 30 CLUMBER STREET, EXTERNAL PERIMETER RAMPS TO NORTH AND EAST BOUNDARIES, REPOSITION OF FRONT ENTRANCE, INSTALLATION OF NEW WINDOWS ON GROUND FLOOR SOUTH AND WEST ELEVATIONS

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net change in floorspace (sqm)	Description
							AND INSTALLATION OF NEW WINDOWS AT FIRST FLOOR NORTH ELEVATION.
134 Chesterfield Road South	2022/0687/COU	Change of use	Under construction	E(a)	B8	-1,863	Change of use from retail to storage or distribution
28 Portland Street	2023/0104/PNSCOU	Change of use	Permitted	Class E	C3	-16	Change of use of ground floor from office space to 1 no. self-contained flat
Total						-4,312.4	

3.3 Net completions of retail and town centre uses (2022-23)

3.3.1 Net completions within the retail hierarchy.

Table 5: Net completions within the retail hierarchy.

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net gain of floorspace (sqm)	Description
RT1a – Mansfield town centre							
Unit 4, Stockwell Gate	2021/0003/FUL	New development	Completed	Vacant	SG	110	Erection of hot food takeaway
First floor, 9-11 Market Place	2020/0616/COU	Change of use	Completed	E(a)	C3	-116	Change of use of first floor shop storage to 2 no. apartments
35a Church Street	2022/0285/COU	Change of use	Completed	E(a)	SG	0	Change of use from ground floor retail to taxi booking office
11 Market Street	2022/0109/COU	Change of use	Completed	E(a)	SG	0	Change of use from a phone repair shop to a nail and beauty salon
3 & 5 West Gate	2021/0819/COU	Change of use	Completed	E(a)	SG	0	Change of use of ground and first floor of 3 West Gate and first floor of 5 West Gate from commercial

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net gain of floorspace (sqm)	Description
							business and business services to adult gaming centre and bingo
43 West Gate	2021/0779/COU	Change of use	Completed	SG	SG	0	Change of use from betting shop to adult gaming centre
RT1c – Market Warsop							
5-7 Sherwood Street, Warsop	2021/0578/FUL	Change of use	Completed	E(c)(i)	SG & C3	5	Change of use from bank to mixed use ice cream manufacturer and distribution on ground floor with residential flat on first floor
11a Sherwood Street, Warsop	2021/0750/COU	Change of use	Completed	E(a)	SG & C3	0	Change of use of ground floor to nails salon and first floor into a one bedroom contained flat
4-4a High Street, Warsop	2022/0018/COU	Change of use	Completed	E(c)(i)	SG	0	Change of use from bank to hot food takeaway and flat at first floor
10 Sherwood Street, Warsop	2021/0877/COU	Change of use	Completed	E(c)(i)	SG	0	Change of use from a charity shop to a tanning salon
Total						-1	

3.3.2 Net completions outside the retail hierarchy.

Table 6: Net completions outside the retail hierarchy.

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
44 Cambria Road	2022/0711/FUL	New development	Completed	-	E(a)	26	Single storey outbuilding for use as a hair salon
5 Terrace Road	2022/0057/COU	Change of use	Completed	C3	SG	72.9	Change of use at first floor level from staff accommodation to veterinary surgery
49-51 Terrace Road	2020/0405/COU	Change of use	Completed	E(a)	C3	-72	Change of use of retail and garages to 2 no. flats and exterior alterations

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
83 Rosemary Street	2022/0264/FUL	Conversion	Completed	C3 & SG	C3	-19	Conversion of existing dwelling and hot food takeaway to create 4 no. one bedroom apartments
Car Wash, Clipstone Road West	2021/0844/FUL	Change of use	Completed	SG	E(c)(iii)	95	Partial change of use from hand car wash/valeting to tyre fitting
2 Longdale, Forest Town	2022/0554/COU	Change of use	Completed	C3	C3 & SG	14.4	Change of use of part of detached domestic log cabin building to dog grooming salon
135 Sanderling Way, Forest Town	2022/0553/COU	Change of use	Completed	C3	C3 & SG	8.04	Change of use of rear of part detached domestic garage (use class C3) to beauty salon (use class sui generis)
1 Green Lane	2021/0818/COU	Change of use	Completed	C3	E(a)	12	Change of use of garage to barber shop
Unit 2/5 Abbey Industrial Park, Hermitage Lane	2022/0103/COU	Change of use	Completed	E(f)	B2/B8/E(d)/E(g)	0	Change of use from assembly and leisure to flexible use Class B2 or B8 or Class E(d) or E(g)
192 Nottingham Road	2022/0065/COU	Change of use	Completed	SG	SG	0	Change of use from car rental site to drive through hand car wash including splash screens and associated development (retrospective)
2 Stanley Road	2022/0102/COU	Change of use	Completed	SG	B2	0	Change of use of vehicle rental unit to MOT service station and vehicle repairs
45 Park Hall Road	2022/0469/COU	Change of use	Completed	C3	C3 & E(a)	14.79	Change of use of residential outbuilding to a hairdressing salon

Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
McDonalds, Park Lane	2022/0483/FUL	Extension	Completed	-	SG	12.6	Extension to McDonalds
Vacant plot to the South of Ransom Wood, Northeast of the roundabout at A6191 and Sherwood Avenue	2019/0019/FUL	New development	Partially complete (3/4)	Vacant	E(b) & SG	560	Four buildings 2no. restaurant/drive thrus, a restaurant and vehicle rental unit Completions account for the three units complete, with one remaining as a commitment. The completion of the fourth unit has been superseded by a separate permission.
204 Chesterfield Road South	2021/0890/COU	Change of use	Complete	E(a)	SG	17.9	Change of use from retail shop to funeral directors and single storey rear extension
30 Birding Street	2022/0030/PNSCUR	Change of use	Complete	E(a)	C3	-26	Prior approval for change of use from hairdressing salon to residential
35 Littleworth	2022/0619/COU	Change of use	Complete	E(a)	C3	-36.3	Change of use of ground floor shop and first/second floor flat into 1 no. three bedroom dwelling
Former Pleasley Vale plan nursery	2019/0689/COU	Change of use	Complete		SG	30	Change of use from plant nursery and tearoom to Mansfield Wildlife Rescue
34 Morven Avenue	2022/0382/COU	Change of use	Complete	C3	C3 & SG	9.36	Change of use of dwelling to a mixed use of dwelling and dog grooming including erection of cabin to rear
Total						719.69	

4. Convenience and comparison data

4.1 The retail and leisure requirements (see below), as set out in the Local Plan, set out the targets for comparison, convenience and food and drink leisure floorspace over the plan period to 2033. This section also provides a breakdown of the figures and more detail of Policy S2, monitored within the Authorities Monitoring Report.

4.2 The following data details the commitments, completions and losses of net convenience, comparison and food and leisure floorspace for the monitoring period 1 April 2022 – 31 March 2023.

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas
Comparison (A1)	11,100	700	700	700
Convenience (A1)	0	0	0	540
Food and drink leisure (A3, A4, A5)	2,800	350	350	0

Figure 2: Retail comparison, convenience and food and drink leisure targets by the end of the plan period in 2033.

4.1 Commitments

Table 7: Comparison, convenience and food and drink leisure commitments.

Location	Planning reference	Former use class	Use class	Net gain of floorspace (sqm)	Sqm of convenience floorspace	Sqm of comparison floorspace	Sqm of food, drink and leisure floorspace	Description
Convenience								
RT1a – Mansfield town centre								
50 West Gate	2022/0683/COU	SG	SG & E	0	0	-	-	Change of use of ground floor from hair salon to mixed use nail salon and hair salon
Rest of the district								
92a Leeming Lane North	2021/0846/COU	SG	E(a)	39.1	39.1	-	-	Change of use from car sales use class to retail, rear extension, installation of ramp at main entrance

Location	Planning reference	Former use class	Use class	Net gain of floorspace (sqm)	Sqm of convenience floorspace	Sqm of comparison floorspace	Sqm of food, drink and leisure floorspace	Description
								and improve car parking
11 Ossington Close	2021/0724/FUL	E(a)	E(a)	124	124	-	-	Single storey side extension to shop and post office
23 Granby Avenue	2022/0608/COU	C3	C3 & E	9.72	9.72	-	-	Change of use of study to hairdressing salon
Comparison								
Rest of the district								
Unit 5 Portland Retail Park	2022/0669/FUL	E(a)	E(a)	338	-	338	-	Addition of mezzanine floor within existing unit
Former A T S Eastern Ltd, Great Central Road	2022/0518/COU	B1/B8	E(a)	133	-	133	-	Partial change of use of building from B1/B8 to use class E(a) retail
Food and drink leisure								
RT1a – Mansfield town centre								
18-20 Church Street	2021/0156/COU	SG	C3	105	-	-	105	Change of use from nightclub to residential 8 no. apartments and 6 no. commercial spaces
The Stag and Pheasant & Former Qi Night club, 30 Clumber Street & Rear of 43 Leeming Street	2022/0643/FUL	SG	SG	-876	-	-	-876	Partial demolition of building at rear of 43 Leeming Street. Works to lower the ground level construction of rear boundary wall to facilitate the change of use to beer garden. Conservatory extension to rear of 30 Clumber Street, external perimeter ramps to North and East boundaries,

Location	Planning reference	Former use class	Use class	Net gain of floorspace (sqm)	Sqm of convenience floorspace	Sqm of comparison floorspace	Sqm of food, drink and leisure floorspace	Description
								reposition of front entrance, installation of new windows on ground floor South and West elevations and installation of new windows at first floor North elevation.
Rest of the district								
2 Skerry Hill	2022/0145/COU	E	SG	0	-	-	0	Change of use from commercial, business and service to hot food takeaway and erection of extraction flue

4.2 Completions

Table 8: Comparison, convenience and food and drink leisure completions.

Location	Planning reference	Former use class	Use class	Net gain of floorspace (sqm)	Sqm of convenience floorspace	Sqm of comparison floorspace	Sqm of food, drink and leisure floorspace	Description
Convenience								
Rest of the district								
44 Cambria Road	2022/0711/FUL	-	E(a)	26	26	-	-	Single storey outbuilding for use as a hair salon
1 Green Lane	2021/0818/COU	C3	E(a)	12	12	-	-	Change of use of garage to barber shop
45 Park Hall Road	2022/0469/COU	C3	E(a)	14.79	14.79	-	-	Change of use of residential outbuilding to a

Location	Planning reference	Former use class	Use class	Net gain of floorspace (sqm)	Sqm of convenience floorspace	Sqm of comparison floorspace	Sqm of food, drink and leisure floorspace	Description
								hairdressing salon
204 Chesterfield Road South	2021/0890/COU	E(a)	SG	17.9	17.9	-	-	Change of use from retail shop to funeral directors
30 Birding Street	2022/0030/PNSCUR	E(a)	C3	-26	-26	-	-	Prior approval for change of use from hairdressing salon to 1 residential apartment
Comparison								
RT1a- Mansfield town centre								
First Floor 9-11 Market Place	2020/0616/COU	E(a)	C3	-116	-	-116	-	Change of use of first floor shop storage to 2 no. apartments
Rest of the district								
49-51 Terrace Road	2020/0405/COU	E(a)	C3	-72	-	-72	-	Change of use of retail unit and garages to 2 no. flats and exterior alterations
Food and drink leisure								
RT1a – Mansfield town centre								
Unit 4 Stockwell Gate	2021/0003/FUL	Vacant	SG	110	-	-	110	Erection of hot food takeaway
3 and 5 West Gate	2021/0819/COU	E	SG	0	-	-	0	Change of use of ground floor
RT1c – Market Warsop								

Location	Planning reference	Former use class	Use class	Net gain of floorspace (sqm)	Sqm of convenience floorspace	Sqm of comparison floorspace	Sqm of food, drink and leisure floorspace	Description
5-7 Sherwood Street	2021/0578/FUL	E(c)(i)	SG	5	-	-	5	Change of use from bank to mixed use of ice cream parlour, ice cream manufacture and distribution on ground floor with creation of residential flat to first floor
11a Sherwood Street	2021/0750/COU	SG	SG	0	-	-	0	Change of use of ground floor to nails salon use, convert first floor into a 1 bed self-contained flat

4.3 Therefore, the remaining retail and leisure cumulative requirements, including past years monitoring, are as follows:

Table 9: Remaining retail and leisure cumulative requirements.

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas	Other
Comparison	10,587	700	700	616	-2,620
Convenience	0	0	-128	540	-2,649.9
Food and drink leisure	2,089	350	130	0	-2,653.6

4.4 Summary of retail commitments, completions and losses

Table 10: Summary of retail commitments, completions and losses.

Commitments	
Gains in the retail hierarchy	275 sqm
Gains out of the retail hierarchy	2,341.72 sqm
Losses in the retail hierarchy	-852 sqm
Losses outside the retail hierarchy	-4,312.4 sqm
Net completions	
Net completions in the retail hierarchy	-1 sqm
Net completions outside the retail hierarchy	719.69 sqm

5. Neighbourhood parades

5.1 In addition to the larger retail areas, there are a number of neighbourhood parades throughout the district. These parades are important for meeting the day to day needs of the communities they serve and are particularly important for those members of the community without access to a car. The table below provides an update on the neighbourhood parades and lists any applications that have been granted within the 2022-23 period.

Table 11: Neighbourhood parade update.

Neighbourhood parade Local Plan site reference	Details of any applications granted
RT9a – Birding Street	No change
RT9b – Bright Square	No change

Neighbourhood parade Local Plan site reference	Details of any applications granted
RT9c – Carter Lane / Mill Street	No change
RT9d – Carter Lane / Rock Street	<ul style="list-style-type: none"> -289 sqm – 2022/0367/FUL – Convert a retail unit to 6 no. flats.
RT9e – Chesterfield Road North	<ul style="list-style-type: none"> 150 sqm – 2021/0522/FUL – Demolition of one pair of semi-detached houses and construct a new building which will consist of 1 no. hot food takeaway and 2 no. flats.
RT9f – Chesterfield Road South	<ul style="list-style-type: none"> 0 sqm – 2021/0867/COU – Change of use from retail to restaurant
RT9g – Cox’s Lane / Brown Avenue	No change
RT9h – Garibaldi Road	No change
RT9i – Harrop White Road	No change
RT9j – Ladybrook Lane / Tuckers Lane	No change
RT9k – Ling Forest Road	No change
RT9l – Madeline Court	No change
RT9m – Newgate Lane / Scarcliffe Street	<ul style="list-style-type: none"> 0 sqm – 2022/0145/COU - change of use from Class E to hot food takeaway
RT9n – Ossington Close	<ul style="list-style-type: none"> 124 sqm – 2021/0724/FUL – single storey side extension to shop and post office.
RT9o – Pecks Hill	No change
RT9p – Ravensdale Road	No change
RT9q – Southwell Road East	No change

Neighbourhood parade Local Plan site reference	Details of any applications granted
RT9r – Southwell Road West	No change
SUE2 – Jubilee Way* to be developed	<ul style="list-style-type: none"> This site is allocated in the adopted Local Plan, to include a new neighbourhood parade with a convenience store to form part of the development.

6. Retail park, edge and out-of-centre retail development

Retail and leisure allocations

6.1 Within the adopted Local Plan, there are three sites allocated for new retail and leisure development. This section will provide an update of the three sites:

- RT6a – Former bus station – Stockwell Gate North**
 - Permission granted in November 2020 – 2020/0210/FUL.
 - This site is mostly complete and consists of three restaurants / drive thrus.
 - Permission also exists for a hotel on the site although this hasn't come forward yet.
- RT6b – Belvedere Street**
 - Outline permission was granted in July 2018 – 2018/0321/OUT, however the permission lapsed in July 2021.
 - The site has been granted for use as a temporary car park for a period of five years – 2020/0313/COU.
- RT6c – Frontage to Ransom Wood**
 - Permission granted in July 2020 – 2019/0019/FUL
 - The site is mostly complete with three restaurants / drive thrus operating.
 - At the time of writing a new application has been received for a drive thru restaurant, which would replace the previously approved car rental unit – no decision has been made within the monitoring period.

Retail and leisure commitments

- **RT7a – 116 to 120 Chesterfield Road North**
 - Outline planning permission lapsed in April 2020 – 2017/033/OUT.
 - Permission to demolish and rebuild to provide a hot food takeaway – 2021/0522/FUL.
 - At the time of writing, the permission has not been implemented or under construction.
- **RT7b – Former pavilion, Racecourse Park**
 - This project has been delivered.
- **RT7c – 39 Stockwell Gate**
 - This project has been delivered.
- **RT7d – Former Strand Cinema, Church Street**
 - Permission granted in October 2019 – 2019/0252/FUL.
 - Site has been cleared, although no construction has yet begun due to a current application for the stopping up of a footpath.
- **SUE3 - Berry Hill**
 - This site is a part of a wider strategic development.
 - At the time of writing, there is currently an application for a local centre although no decision has been made.

7. Retail survey

7.1 Retail surveys were carried out during April 2023 for the Mansfield District Council Retail Hierarchy as detailed in the MDLP 2013-2033, seen in figure 1. In addition to these areas, surveys were also carried out for the retail parks.

Mansfield Town Centre

7.2 Mansfield Town Centre has an important role to play, it has a wide range of facilities that are accessible to the community including retail, employment, leisure, education and transport. Mansfield also has markets as part of the main shopping area and has done for more than 700 years. The market is open five days a week,

although at the time of writing this is likely to change, with every third Tuesday of each month having a farmers' market.

7.3 Furthermore, the district councils corporate plan, Making Mansfield: Towards 2030, emphasises the ambition to 'create a place to be proud of, a place of choice' and includes 'improving the town centre experience for residents, visitors and businesses.

Diversity of uses

7.4 This section looks at the diversity of uses within Mansfield town centre. This information was gathered from an audit of retail centres in April 2023. Empty premises have been recorded as vacant rather than their most recent use. The majority of units are made up of E(a) use class (38.96%), followed by Sui Generis (15.8%). Whilst 13.9% of town centre units were found to be vacant at the time of the audit.

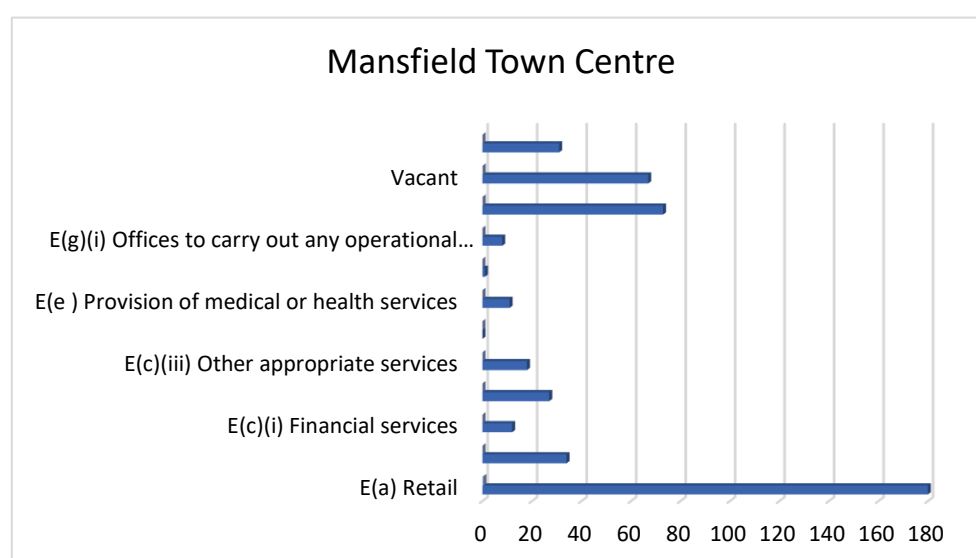


Figure 3: Mansfield Town Centre use class percentage split.

Vacancy rates

7.5 The vacancy rate of a retail centre can be a good indication of how a centre is performing, although vacancies can occur for positive and negative reasons. The vacancy rates for Mansfield Town Centre can be seen below. The monitoring periods 2019/20 and 2020/21 were not monitored due to the Covid-19 pandemic. It is positive to note that vacancy levels are currently lower than those seen before the Covid-19 pandemic.

Table 12: Mansfield Town Centre retail vacancy rates.

Mansfield Town Centre	2017	2018	2019	2020	2021	2022	2023
Vacancy rate (%)	13	12.9	14.2	Covid-19	Covid-19	20	13.9
% change from previous year	-	-0.01	+1.3	-	-	+5.8	-6.1

Mansfield Woodhouse district centre (RT1b)

7.6 Mansfield Woodhouse is located approximately 1.2 miles north of Mansfield and is directly linked via the A60. Mansfield Woodhouse is primarily a residential area, though has a shopping street serving the surrounding area. The majority of the district centre is designated as a conservation area and many shops are within old stone buildings, as a consequence this area has architectural and historic interest.

Diversity of uses

7.7 This section looks at the diversity of uses within Mansfield Woodhouse. This information was gathered from an audit of retail centres in April 2023. Empty premises have been recorded as vacant rather than their most recent use. The majority of units were E(a) (27.37%), followed by Sui Generis (17.89%) and Other (17.89%).

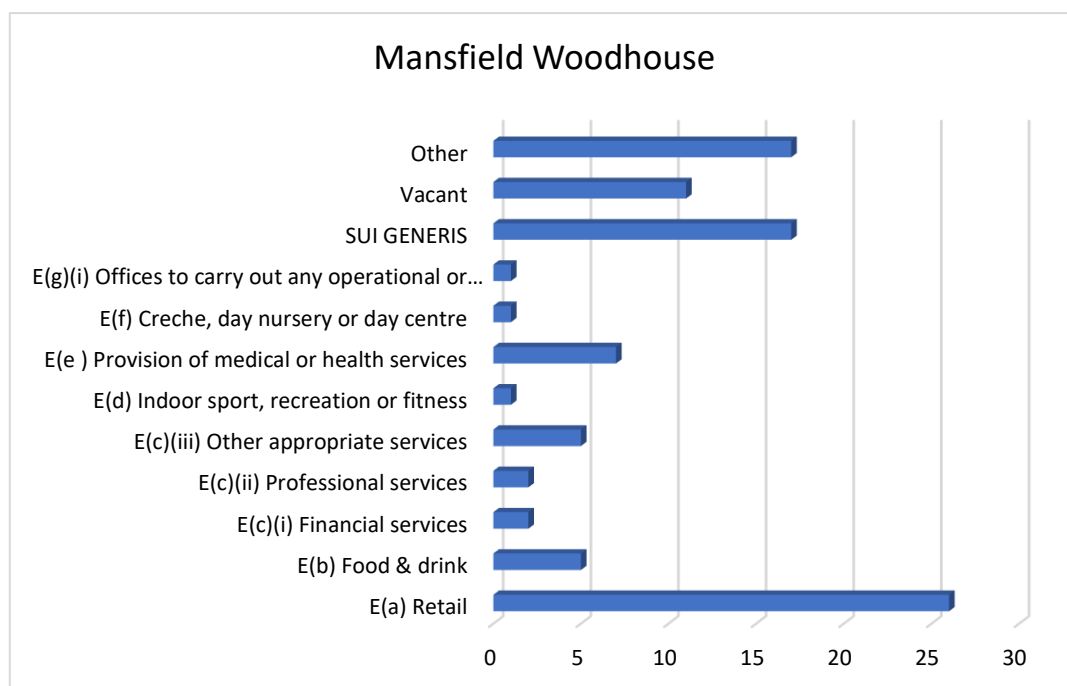


Figure 4: Mansfield Woodhouse district centre use class percentage split.

Vacancy rates

7.8 The vacancy rate of a retail centre can be a good indication of how a centre is performing, although can occur for positive and negative reasons.

Table 13: Mansfield Woodhouse district centre vacancy rates.

Mansfield Woodhouse	2017	2018	2019	2020	2021	2022	2023
Vacancy rate (%)	17	12.2	18.9	Covid-19	Covid-19	Not monitored	11.3
% change from previous year	-	-4.8	+6.7	-	-	-	-

Market Warsop district centre (RT1c)

7.9 Market Warsop is located to the north of Mansfield district, approximately 5 miles from Mansfield town centre. The district centre is a traditional and historic town centre, located within a conservation area. The shopping streets provide a range of shops and services for the local population and the surrounding area.

Diversity of uses

7.10 This section looks at the diversity of uses within Market Warsop District centre. This information was gathered from an audit of retail centres in April 2023. Empty premises have been recorded as vacant rather than their most recent use. The majority of uses are E (a) (42.86%), followed by sui generis (21.43%).

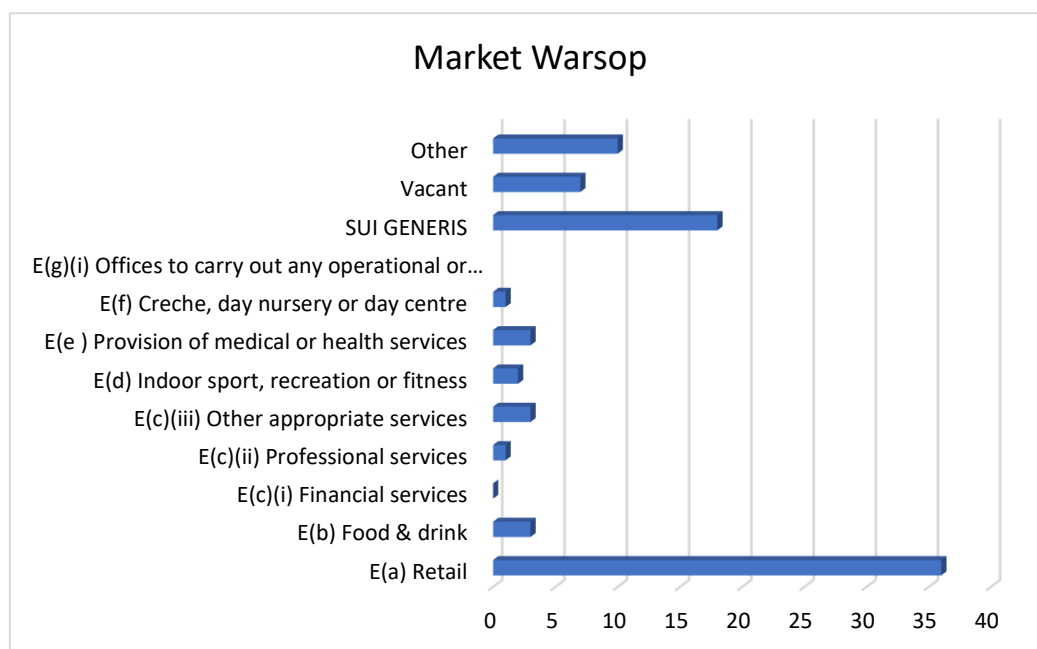


Figure 5: Market Warsop district centre use class percentage split.

Vacancy rates

7.11 The vacancy rate of a retail centre can be a good indication of how a centre is performing, although can occur for positive and negative reasons.

Table 14: Market Warsop district centre vacancy rates.

Market Warsop	2017	2018	2019	2020	2021	2022	2023
Vacancy rate (%)	17	15.7	11.1	Covid-19	Covid-19	Unknown	8.3
% change from previous year	-	-1.3	-4.6	-	-	-	-

Food retailers within the district

7.12 Along with the town centre, district centres and local centres the district has an offer of large, standalone food retailers which play an important part to meet the districts shopping requirements. The major stores are at the following locations:

In-centre stores

Table 15: Food retailers in defined centres.

Store	Location	Net floor area (sqm)
Morrisons	High Street, Mansfield Woodhouse	3,028

Out of centre stores

Table 16: Food retailers outside defined centres.

Store	Location	Net floor area (sqm)
Asda	Old Mill Lane, Forest Town	4,268
Morrisons	Sutton Road, Mansfield	3,609
Asda	Bancroft Lane, Mansfield	548

Sainsburys	Nottingham Road, Mansfield	5,608
Aldi	Nottingham Road, Mansfield	870
Tesco	Chesterfield Road South	5,120
Aldi	Oakleaf Close	1,254
Lidl	Leeming Lane South	2,045
Aldi	Leeming Lane South	1,254
Tesco	Jubilee Way South, Oak Tree	8,719

Retail parks / retail warehouses

7.13 Portland Retail Park is located on Nottingham Road and is occupied by predominantly bulky goods retailers and contains the following retail units, at the time of the retail survey:

- Benson for Beds
- Beth Tweddle Gymnastics
- Burger King
- Carpet Right
- Dreams
- Dunelm Mill
- Jysk Sleeping and Living
- Pets at Home
- Poundstretcher
- SCS
- Smyths Toys
- Swim! Mansfield
- One vacant unit
- Wren Kitchens

7.14 St Peters Retail Park is occupied by more traditional, large format 'High Street' retailers and contains the following units:

- Boots
- Costa Coffee
- Food Warehouse

- Greggs
- Home Bargains
- Next
- Poundland
- Sports Direct
- The Tanning Shop – opening soon at the time of the site survey
- TK Maxx

There is also a number of freestanding retail warehouses located across the district in the following locations:

Table 17: Freestanding retail warehouses.

Retailer	Location	Net floor area (sqm)
Topps Tiles and Wood Floorings	Baums Lane	556
United Carpets and Beds	Old Mill Lane	1,122
Mansfield Aquatic, Reptile and Pet Centre	Nursery Street	647
Wilsons Carpets	Ratcliffe Gate	1,212
Halfords	Baums Lane	1,254
Currys	Nottingham Road	4,762
B & M Home Store	Baums Lane	4,063

8 Conclusion

8.1 This section of the report summarises the key findings of this monitoring report, which has provided a useful snapshot of how Mansfield town centre, district and local centres are performing.

8.2 The first section reported on floor space monitoring, which identified the gains and losses of retail space within and outside of the retail hierarchy. A summary is provided below:

- Gains – commitments within the retail hierarchy: 275 sqm
- Gains – commitments outside the retail hierarchy: 2,341.72 sqm
- Losses - commitments within the retail hierarchy: -852 sqm
- Losses – commitments outside the retail hierarchy: -4,312.4 sqm

- Net completions within the retail hierarchy: -1 sqm
- Net completions outside the retail hierarchy: 719.69 sqm

8.3 The convenience and comparison data is also reported on, the remaining requirements for Mansfield town centre, Mansfield Woodhouse district centre, Market Warsop district centre and housing growth areas are identified and shown in table 9.

8.4 The second section of the report looks at the retail surveys which were carried out in April 2023. The data from these surveys was used to report on the diversity of uses in the retail centres and to identify vacant retail units. It is a positive note to see that vacancy rates are below those seen before the Covid-19 pandemic.

9 Appendix 1: Use Classes Order

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 Institution)	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"> • C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child • C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems • C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
C4 (Houses in multiple occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

<p>Class E (Commercial, Business and Service)</p>	<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"> • E(a) Display or retail sale of goods, other than hot food • E(b) Sale of food and drink for consumption (mostly) on the premises • E(c) Provision of: <ul style="list-style-type: none"> ○ E(c)(i) Financial services, ○ E(c)(ii) Professional services (other than health or medical services), or ○ E(c)(iii) Other appropriate services in a commercial, business or service locality • E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) • E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) • E(f) Creche, day nursery or day centre (not including a residential use) • E(g) Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> ○ E(g)(i) Offices to carry out any operational or administrative functions, ○ E(g)(ii) Research and development of products or processes ○ E(g)(iii) Industrial processes
<p>Class F (Local Community and Learning)</p>	<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> <ul style="list-style-type: none"> • F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts: <ul style="list-style-type: none"> ○ F1(a) Provision of education ○ F1(b) Display of works of art (otherwise than for sale or hire) ○ F1(c) Museums

	<ul style="list-style-type: none"> ○ F1(d) Public libraries or public reading rooms ○ F1(e) Public halls or exhibition halls ○ F1(f) Public worship or religious instruction (or in connection with such use) ○ F1(g) Law courts • F2 Local community – Use as defined in 4 parts: <ul style="list-style-type: none"> ○ F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres ○ F2(b) Halls or meeting places for the principal use of the local community ○ F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) ○ F2(d) Indoor or outdoor swimming pools or skating rinks
Sui Generis	<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>

10 Appendix 2: Retail areas in Mansfield District

