



# **Retail Monitoring Report 2024**

**1 April 2023 – 31 March 2024**

Planning Policy Team

February 2025

## **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 2023 – 31 March 2024, unless stated otherwise.

## **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 2023-24 and;
- 2) Retail survey for 2023-24.

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 review;
- 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 km<sup>2</sup>. The district has a population of approximately 110,500 (ONS, 2021<sup>1</sup>) 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 (2013-2033<sup>2</sup>), 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.

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

<sup>2</sup> <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 2023-24 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	Form er Use Class	New Use class	Net gain of floorspace (sqm)	Description
<b>RT1a - Mansfield town centre</b>							
15 Market Place	2023/0357/COU	Change of use	Permitted	A4	E(a) / C3	424.3	Change of use from public house to commercial unit and 1 no. 4 bed house in multiple occupation and 1 no. 6 bed house in multiple occupation.
28a Leeming Street	2023/0433/COU	Change of use	Permitted	E(a)	Sui Generis	0	Change of use of ground floor retail to restaurant and takeaway.
<b>Total</b>						<b>424.3</b>	

### 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
Unit 13 Portland Retail Park, Midland Way NG18 1HA	2023/0584/FUL	Full	Permitted	E(b)	E(a)/(b)	0	Change of use from restaurant (former Use Class A3 (now Class E(b)) to retail/restaurant (Class E(a)/(b))
9 Leeming Lane North, Mansfield Woodhouse, NG19 9HZ	2023/0493/FUL	Full	Permitted	SG	E(a)	333	Demolition and site clearance of existing buildings and construction of a retail unit (Use Class E), ancillary customer parking and associated works.
2 Longdale Forest Town, NG19 0QA	2023/0558/COU	Change of use	Permitted	C3	Sui Generis	14.4	Change of use of part of detached domestic log cabin building (Use Class C3) to dog grooming salon (Use Class SUI GENERIS).
Land adjacent 70-74 Barringer Road, Mansfield	2022/0467/FUL	Full	Permitted	Vacant	E(a)	131.4	Two retail units with self-contained apartments and communal car parking to rear of 70-74 Barringer Road.
Sherwood Forest Golf Club, Eakring Road, NG18 3EW	2022/0753/FUL	Full	Permitted	-	Sui Generis	5	Erection of a new halfway house for catering use.
55 Kaye Road, NG19 6JP	2023/0070/COU	Change of use	Permitted	C3	Sui Generis	5	Extension to existing outbuilding and change of use the outbuilding to a dog grooming parlour.
16 Northfield Drive, NG18 3DD	2023/0270/COU	Change of use	Permitted	C3	Sui Generis	40	Change of use from gym/garden room to part beauty treatment room.
Vacant plot of land to the South of Ransom Wood,	2023/0187/FUL	Full	Permitted	-	Sui Generis	168.2	Erection of a drive-thru restaurant and associated parking, landscaping.



Location	Planning reference	Type	Status	Former Use Class	Use class	Net gain of floorspace (sqm)	Description
Northeast of the roundabout at A6191 and Sherwood Avenue							
52 Ratcliffe Gate, NG18 2JL	2023/0253/FUL	Full	Permitted	E	Mixed	325	Demolition of existing buildings and erection of mixed-use development comprising of 2. no portal framed buildings and associated parking (Use Class E(g) and SUI GENERIS).
Forever Green Restaurant, Ransom Wood Business Park, Southwell Road West, NG21 0HJ	2023/0084/FUL	Full	Permitted	-	Sui Generis	26.4	Proposed outdoor pizza kitchen.
5 Crow Hill Drive, NG19 7AE	2022/0785/COU	Change of use	Permitted	C3	Sui Generis	19	Conversion of garage to form beauty business and retention of front boundary treatment.
<b>Total</b>						<b>1,067.4</b>	

## 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 loss of floorspace (sqm)	Description
<b>RT1a – Mansfield town centre</b>							
37 Stockwell Gate, NG18 1LA	2022/0607/FUL	Full / Change of use	Permitted	Sui Generis	Mixed (Use Class E and C3)	-462	Change of use from public house (SUI GENERIS) to office/retail (Use Class E) and 9no. apartments (Use Class C3) including side and rear two storey extension.
<b>RT1b – Mansfield Woodhouse district centre</b>							
23 High Street, Mansfield Woodhouse, NG19 8BB	2023/0564/PNSCOU	Change of use	Permitted	E(a)	C3	-83	Prior notification for a change of use from retail (Use Class E) to create 4 no. 1 bedroom self-contained flats (Use Class C3).
<b>RT1g – Newgate Lane</b>							
Newgate Lane Social Club, 137-139 Newgate Lane and 1 & 1a Gladstone Street, NG18 2LG	2023/0309/COU	Change of use	Permitted	Mixed (Use Class E and C3)	C4	-312	Change of use of social club, retail unit and ground floor apartment to form 1 no 6 bed and 1 no 7 bed houses in multiple occupation including demolition of single storey rear extension and construction of single storey rear extension and other alterations.
<b>RT1i – Ratcliffe Gate</b>							
<b>Total</b>						<b>-1,407</b>	

### 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 loss in floorspace (sqm)	Description
60-66 Clumber Street, Warsop, NG20 0LU	2023/0572/COU	Change of use	Permitted	E(a)	C3	-74	Partial change of use from shop (Use Class E) to residential (Use Class C3) including alterations to the front and rear elevations.
36 Wood Street, NG18 1QA	2023/0185/PNSCOU	Change of use	Permitted	E(a)	C3	-514	Prior notification for a change of use from Use Class E to Use Class C3.
Fullarton Lodge, Crow Hill Drive, NG19 7AE	2023/0567/PNSCOU	Change of use	Permitted	E(g)(i)	C3	-190	Prior notification for change of use from offices (Use Class E) to 1 no. dwelling (Use Class C3).
The Hurst, Crow Hill Drive, NG19 7AE	2023/0672/PNSCOU	Change of use	Permitted	E(a)	C3	-220	Prior notification of a change of use from business (Use Class E) to residential property (Use Class C3).
<b>Total</b>						<b>-1,194.1</b>	

### 3.3 Net completions of retail and town centre uses (2023-24)

#### 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 change of floorspace (sqm)	Description
<b>RT1a – Mansfield town centre</b>							
Units E1 and 58 Four Seasons	2023/0414/PNSCOU	Change of use	Completed	E(a)	F1	-480	Prior notification for a change of use from retail to adult education facility.
50 West Gate,	2022/0683/COU	Change of use	Completed	Sui Generis	E(a)	0	Change of use of ground floor from hair salon (Use Class E) to mixed use nail salon (SUI

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net change of floorspace (sqm)	Description
NG18 1RR							GENERIS) and hair salon (Use Class E).
<b>RT1i – Ratcliffe Gate</b>							
2a Newgate Lane, NG18 2LF	2023/0059/COU	Change of use	Completed	E(d)	C4	-70	Retrospective change of use from a martial arts and fitness centre (Use Class E) to residential HMO (Use Class C4).
Total						<b>-550</b>	

### 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 change of floorspace (sqm)	Description
Unit rear of 47-48 Portland Street, NG19 8BG	2022/0573/COU	Change of use	Completed	E(b)	C3	-110	Proposed 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.
2 Hetts Lane, Warsop, NG20 0AS	2020/0045/FUL	Full	Completed		E(a)	280	New single storey retail unit for Class A1 use.
Land at Asda Old Mill Lane, Forest Town, NG19 0HA	2019/0151/FUL	Full	Completed		Mixed	547	Erection of a freestanding two storey McDonalds restaurant with drive thru, car parking, landscaping and associated works including customer order display and play area.

Location	Planning reference	Type	Status	Former Use Class	Use class	Net change of floorspace (sqm)	Description
The old Co-operative store, Carter Lane, NG18 3DF	2022/0367/FUL	Full	Completed	E(a)	C3	-245	Conversion of existing shop building to 6no flats.
281 Nottingham Road, NG18 4SE	2023/0045/COU	Change of use	Completed	C3	Sui Generis	42	Retrospective planning application for single storey extension to detached garage at rear with change of use to beauty salon (Use Class SUI GENERIS).
Unit 8 St Peters Retail Park, Station Street, NG18 1BE	2023/0137/COU	Change of use	Completed	E(a)	Sui Generis	-159.5	Change of use from retail to tanning salon.
Ground Floor Flat, 180 Southwell Road East, NG21 0EH	2023/0154/COU	Change of use	Completed	C3	E(a)	21.7	Change of use from ground floor flat (Use Class C3) to barber shop (Use Class E).
134 Chesterfield Road South, NG19 7AP	2022/0687/COU	Change of use	Completed	E(a)	B8	-1,863	Change of use from retail (Use Class E(a)) to storage or distribution (Use Class B8).
35 Littleworth, NG18 2SQ	2023/0182/FUL	Change of use	Completed	E(a)	C3	-36.36	Change of use of ground floor shop (Use Class E) and first floor flat (Use Class C3) to two residential flats (Use Class C3).
Unit 4 69 Woodhouse Road, NG19 7DT	2023/0483/COU	Change of use	Completed	E(a)	F1	-67	Change of use from retail (Use Class E) to education (Use Class F1) providing education services to primary and secondary aged

Location	Planning reference	Type	Status	Former Use Class	Use class	Net change of floorspace (sqm)	Description
							pupils including signage.
<b>Total</b>						<b>-1,590.16</b>	

## 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 2023 – 31 March 2024.

	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
<b>RT1a – Mansfield Town Centre</b>								
15 Market Place, NG18 1HX	2023/0357/COU	A4	E(a)	68			68	Change of use from public house to commercial unit (ground floor) and 1 no. 4 bedroom and 1 no. 6 bedroom house in multiple occupation
<b>RT1b – Mansfield Woodhouse district centre</b>								
-	-	-	-	-	-	-	-	-
<b>RT1c – Market Warsop district centre</b>								
-	-	-	-	-	-	-	-	-
<b>Housing growth areas</b>								
-	-	-	-	-	-	-	-	-
<b>Rest of the district</b>								
9 Leeming Lane North, NG19 9HZ	2023/0493/FUL		Mixed	333	333			Demolition and site clearance of existing buildings and construction of 2 no. retail units (Use Class E and Sui Generis)



Land adjacent 70-74 Barringer Road, Mansfield	2022/0467/FUL		E(a)	131.4	131.4			Two retail units with self-contained apartment and communal car parking to rear of 70-74 Barringer Road
Ground Floor Flat, 180 Southwell Road East NG21 0EH	2023/0154/COU	C3	E(a)	45.9	45.9			Change of use from ground floor flat to barber shop
116 Chesterfield Road North, NG19 7JD	2023/0315/COU		Sui Generis	40			40	Change of use of a vacant storage room to the rear of an existing A5 takeaway to a separate dark kitchen business for deliveries only
Forever Green Restaurant, Ransom Wood Business Park, Southwell Road West, NG21 0HJ	2023/0084/FUL		Sui Generis	26.4			26.4	Proposed outdoor pizza kitchen
Vacant plot of land to the South of Ransom Wood, Northeast of the roundabout at A6191 and Sherwood Avenue	2023/0187/FUL		Sui Generis	168.2			168.2	Erection of a drive-thru restaurant and associated parking, landscaping

### **4.3 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
<b>RT1a – Mansfield Town Centre</b>								
50 West Gate, NG18 1RR	2022/0683/COU		E(a)	67	67			Change of use of ground floor from hair salon to mixed use nail salon and hair salon
<b>Rest of the district</b>								
Unit 5 Portland Retail Park, Midland Way	2022/0669/FUL		E(a)	338		338		Addition of mezzanine floor within existing unit
89 Leeming Lane South, Mansfield Woodhouse	2021/0558/COU	E(a)	C3	-73		-73		Change of use of retail unit to form 2 no. apartments
The Old Co-operative Store, Carter Lane, NG18 3DF	2022/0367/FUL	E(a)	C3	-289	-289			Conversion of existing shop building to 6no. flats
Ground Floor Flat, 180 Southwell Road East, NG21 0EH	2023/0154/COU	C3	E(a)	21.7	21.7			Change of use from ground floor flat (Use Class C3) to barber shop (Use Class E)
2 Hetts Lane, Warsop NG20 0AS	2020/0045/FUL		E(a)	280	280			New single storey retail unit for Class A1 Use

Land at Asda, Old Mill Lane, Forest Town, NG19 0HA	2019/0151/FUL 2020/0004/REFUSE		Mixed	547			547	Erection of a freestanding two storey McDonalds Restaurant with drive thru, car parking, landscaping and associated works
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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
<b>Comparison</b>	10,587	700	700	616	-2,620
<b>Convenience</b>	-67	0	-130	540	-3,160.2
<b>Food and drink leisure</b>	2,021	350	130	350	-2,888.2

4.4 Summary of retail commitments, completions and losses

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

Commitments	
Gains in the retail hierarchy	508 sqm
Gains outside the retail hierarchy	1,067.4 sqm
Losses in the retail hierarchy	-1,407 sqm
Losses outside the retail hierarchy	-1,194.1 sqm
Net completions	
Net completions in the retail hierarchy	-550 sqm

Net completions outside the retail hierarchy	1,590.16 sqm
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## 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 2023-24 period.

*Table 11: Neighbourhood parade update.*

Neighbourhood parade Local Plan site reference	Details of any applications granted
<b>RT9a – Birding Street</b>	<b>2023/0483/COU</b> – Unit 4 69 Woodhouse Road, NG19 7DT – Change of use from retail (Use Class E) to education (Use Class F1) providing educational services to primary and secondary aged pupils.
<b>RT9b – Bright Square</b>	-
<b>RT9c – Carter Lane / Mill Street</b>	-
<b>RT9d – Carter Lane / Rock Street</b>	-
<b>RT9e – Chesterfield Road North</b>	<b>2023/0315/COU</b> – 116 Chesterfield Road North, NG19 7JD – Change of use of a vacant storage room to the rear of an existing A5 takeaway to a separate dark kitchen business for deliveries only.
<b>RT9f – Chesterfield Road South</b>	<b>2024/0034/FUL</b> – 203-205 Chesterfield Road South, NG19 7EQ – Single storey rear extension, alterations to fire escape and reconstruction, and extension of rear garage/store room.

Neighbourhood parade Local Plan site reference	Details of any applications granted
<b>RT9g – Cox’s Lane / Brown Avenue</b>	-
<b>RT9h – Garibaldi Road</b>	-
<b>RT9i – Harrop White Road</b>	-
<b>RT9j – Ladybrook Lane / Tuckers Lane</b>	-
<b>RT9k – Ling Forest Road</b>	-
<b>RT9l – Madeline Court</b>	-
<b>RT9m – Newgate Lane / Scarcliffe Street</b>	-
<b>RT9n – Ossington Close</b>	-
<b>RT9o – Pecks Hill</b>	-
<b>RT9p – Ravensdale Road</b>	-
<b>RT9q – Southwell Road East</b>	-
<b>RT9r – Southwell Road West</b>	-
<b>SUE2 – Jubilee Way*</b> to be developed	-

## 6. Retail and leisure local plan allocations and commitments

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.
  - An application (2023/0187/FUL) to replace the previously approved car rental unit was permitted in July 2023 for the erection of a drive-thru restaurant and associated parking, landscaping.
  - At the time of writing the drive-thru restaurant is open.

## **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.
  - Permission for a change of use for a vacant storage room to the rear of an existing A5 takeaway to a separate dark kitchen business for deliveries only – 2023/0315/COU.
- **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.
  - A second application for residential on the site was refused in November 2023 – 2023/0183/FUL.
  - Although was allowed at appeal in December 2024 – 2024/0004/REFUSE.

- **SUE3 - Berry Hill**

- This site is a part of a wider strategic development.
- At the time of writing, an application (2023/0209/RES) has been approved for the local centre.



## 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 for retailing in the district. 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 'our communities are proud of the district and promote it as a great place to live, work and visit' and includes 'create welcoming town centres and neighbourhoods'.

### **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 2024. 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 (48.8%), followed by Sui Generis (22%). Whilst 17.4% of town centre units were found to be vacant at the time of the audit.

7.5 An explanation of the Use Classes Order can be found in Appendix 1.

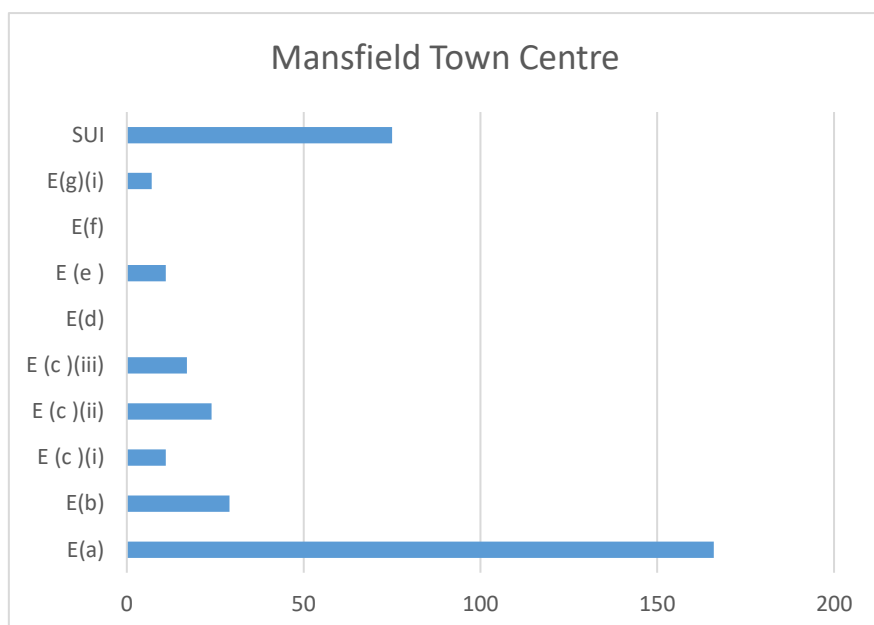


Figure 3: Mansfield Town Centre use class percentage split.

## Vacancy rates

7.6 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.

Table 12: Mansfield Town Centre retail vacancy rates.

Mansfield Town Centre	2017	2018	2019	2020	2021	2022	2023	2024
Vacancy rate (%)	13	12.9	14.2	Covid-19	Covid-19	20	13.9	17.4
% change from previous year	-	-0.01	+1.3	-	-	+5.8	-6.1	+3.5

# Mansfield Town Centre retail survey map

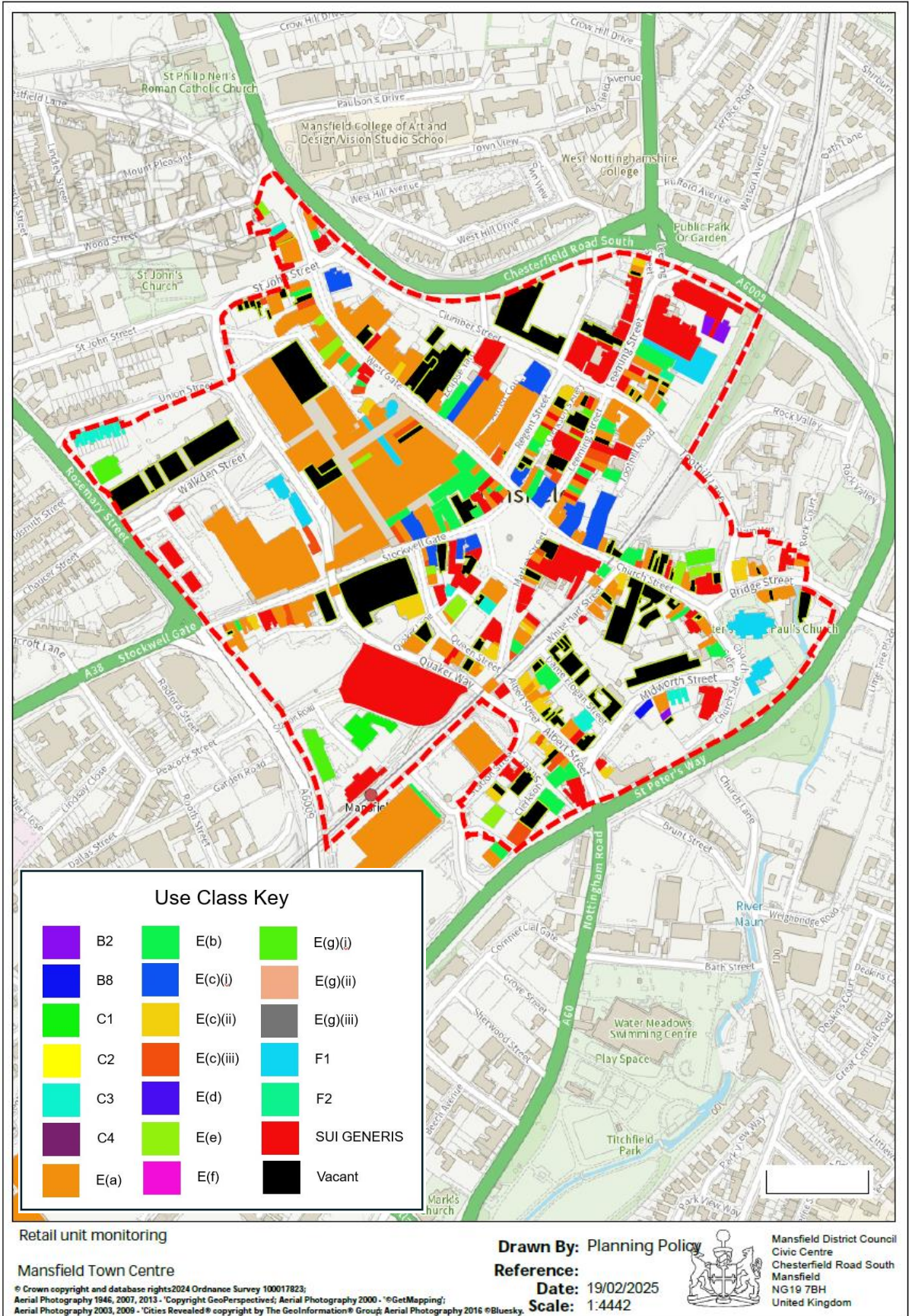


Figure 4: Mansfield Town Centre retail survey map.

7.9 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.*

<b>Mansfield Woodhouse</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Vacancy rate (%)	17	12.2	18.9	Covid-19	Covid-19	Not monitored	11.3	10.8
% change from previous year	-	-4.8	+6.7	-	-	-	-	-0.5



## Mansfield Woodhouse retail survey map

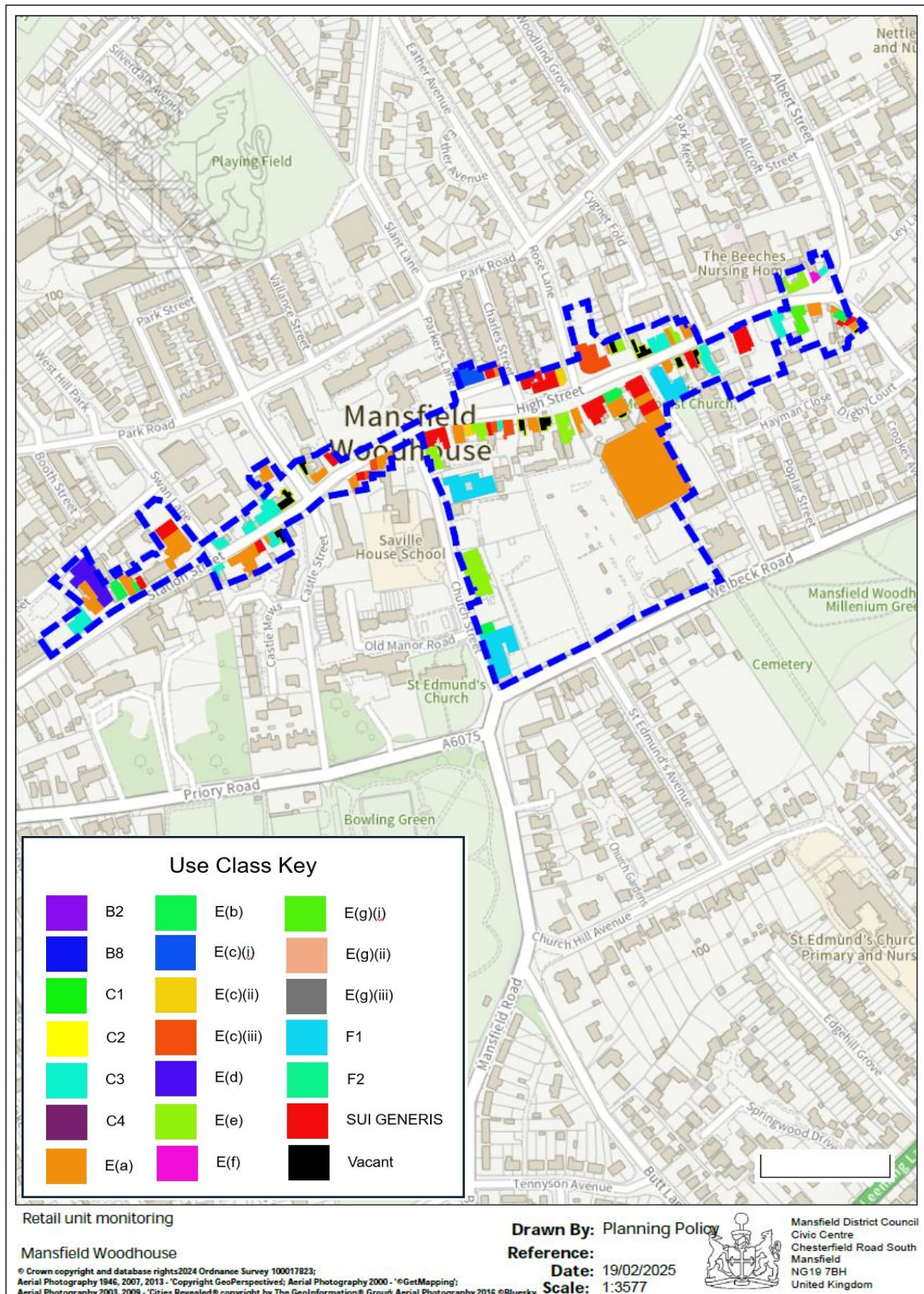


Figure 5: Mansfield Woodhouse retail survey map.

## Market Warsop district centre (RT1c)

7.10 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

7.11 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 2024. Empty premises have been recorded as vacant rather than their most recent use. The majority of uses are E (a) (56.45%), followed by sui generis (25.81%).

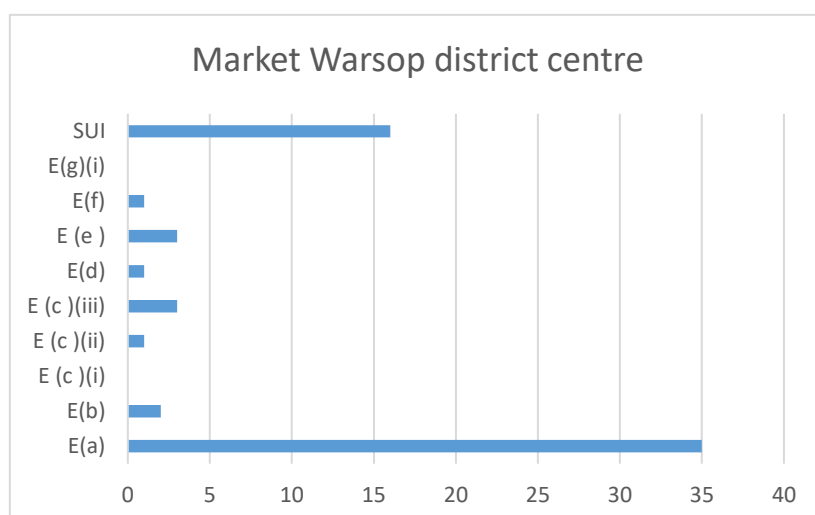


Figure 6: Market Warsop district centre use class percentage split.

### Vacancy rates

7.12 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	2024
Vacancy rate (%)	17	15.7	11.1	Covid-19	Covid-19	Unknown	8.3	6.1
% change from previous year	-	-1.3	-4.6	-	-	-	-	-2.2



# Market Warsop retail survey map

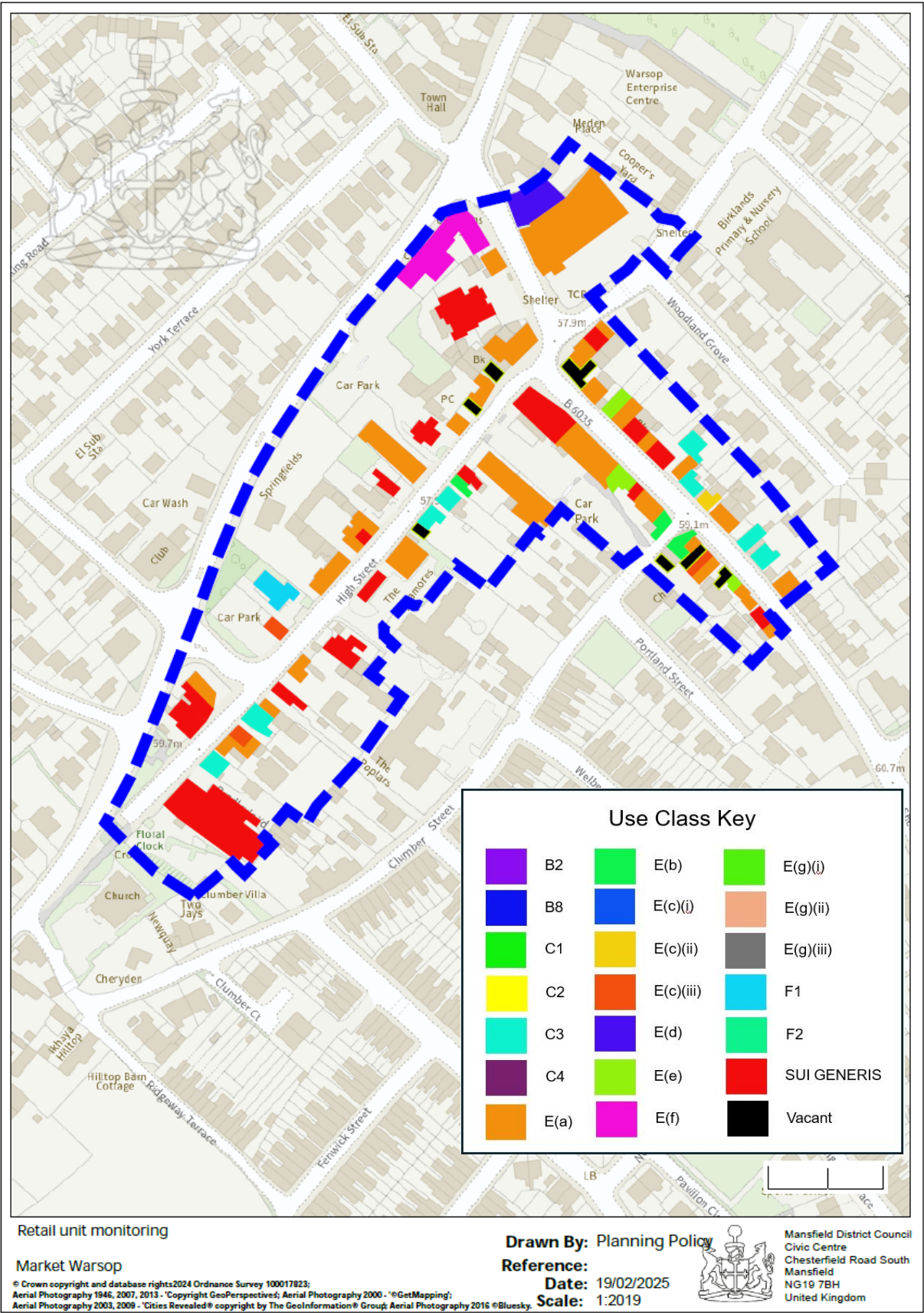


Figure 7: Market Warsop retail survey map.



## Food retailers within the district

7.13 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

7.14 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
- 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

7.15 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
- 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

Retailer	Location	Net floor area (sqm)
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 which shows an overall loss of retailing and leisure floorspace:

- Gains – commitments within the retail hierarchy: 508 sqm
- Gains – commitments outside the retail hierarchy: 1,067.4 sqm
- Losses - commitments within the retail hierarchy: -1,407 sqm
- Losses – commitments outside the retail hierarchy: -1,194.1 sqm
- Net completions within the retail hierarchy: -550 sqm
- Net completions outside the retail hierarchy: -1,590.16 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 2024. The data from these surveys was used to report on the diversity of uses in the retail centres and to identify vacant retail units.

## 9 Appendix 1: Use Classes Order

Use Class	Description
<b>B2</b> (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).
<b>B8</b> (Storage or distribution)	This class includes open air storage.
<b>C1</b> (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
<b>C2</b> (Residential institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A</b> (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.
<b>C3</b> (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>
<b>C4</b> (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><b>Class E</b> (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"> <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> <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>
<p><b>Class F</b> (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"> <li>• <b>F1 Learning and non-residential institutions</b> – Use (not including residential use) defined in 7 parts: <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> </ul> </li> </ul>

	<ul style="list-style-type: none"> <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> <li>• <b>F2 Local community</b> – Use as defined in 4 parts: <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> </li> </ul>
<b>Sui Generis</b>	<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

