



Retail Monitoring Report 2025

1 April 2024 – 31 March 2025

Planning Policy Team

January 2026

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 2024 – 31 March 2025, 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	4
2. Retail profile	5
3. Retail and town centre commitments by retail hierarchy	7
4. Convenience and comparison data	13
5. Neighbourhood parades	20
6. Retail and leisure local plan allocations and commitments	22
7. Retail survey	24
8 Conclusion	36
9 Appendix 1: Use Classes Order	37
10 Appendix 2: Retail areas in Mansfield District	40

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 2024-25 and;
- 2) Retail survey for 2024-25.

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 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 and the Mansfield Town Centre Masterplan.

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 2024-25 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							
32, 34, 36A and 36B West Gate	2024/0393/COU	Change of use	Permitted	E(a)	E(a)	0	Change of use of existing retail unit to form a mixed-use development retaining the ground floor to form 2 no. retail units. Office space to the first floor, light industrial to the second floor and storage units on the first and third floors.
RT1b – Mansfield Woodhouse district centre							
38 High Street, Mansfield Woodhouse	2024/0391/FUL	Full	Permitted	E(a)	E(a)	54	Erection of first floor extension over existing rear ground floor extension.
SUE3 – Berry Hill							
Plot 4 – Local Centre Lindhurst Berry Hill between Nottingham	2023/0209/RES	Reserved matters	Permitted		Mixed (E and SUI GENERIS)	1,006	Reserved matters application for a new local centre.

Location	Planning reference	Type	Status	Former Use Class	New Use class	Net gain of floorspace (sqm)	Description
m Road and Southwell Road West							
Total						1,060	

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
MARP Centre, Nursery Street	2023/0689/FUL	Full	Permitted		E(a)	233	Single storey side and rear extension. Removal of existing section of wall to front to create 2 no. parking spaces.
Morrisons, Sutton Road	2024/0457/FUL	Full	Permitted		SUI GENERIS	123	Extension to the existing petrol filling station together with the creation of an EV charging zone
Unit 2A, The Broadway	2025/0050/FUL	Full	Permitted		E(d)	33	Extension to the reception area to the existing gym.
57 Wingfield Road	2024/0376/COU	Change of use	Permitted	C3	SUI GENERIS	10	Partial change of use of detached garage to beauty room.
Total						399	

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
RT1a – Mansfield Town Centre							
Former Debenhams, 40 Four Seasons	2024/0105/PNSCOU	Change of use	Permitted	E(a)	F1	-1,759	Change of use from commercial/business/service to state funding education facility.
Brunts Building No 2 Toothill Lane, No. 38 – No. 42 Leeming Street	2023/0541/COU	Change of use	Under construction	E(a)	C3	-343	Part change of use from Class E (retail) to C3 (residential) at 38 and 40 Leeming Street to create 3 flats. Alterations to ground floor of 42 Leeming Street to create secondary access and insertion of rooflight to rear of 40 Leeming Street.
Rosemary Centre, Union Street	2021/0488/FUL	Full	Permitted	E(a)	Mixed (E(a) and SUI GENERIS)	-6	Demolition of Rosemary Centre and redevelopment of site for two new buildings of 2,969 sqm GIA for retail and one new building for food and drink/takeaway.
9-11 West Gate	2024/0439/COU	Change of use	Permitted	E(a)	SUI GENERIS	-217	Change of use from retail to betting office.
RT1h – Nottingham Road							
139 Nottingham Road	2024/0414/FUL	Full	Permitted	E(c)(ii)	C3	-61	Change of use of first and second floors to 2 bedroom apartment and rear extension.
Total						-2,386	

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
275 Eakring Road	2024/0458/COU	Change of use	Permitted	E(c)(ii)	C3	-141	Two storey and single storey side extensions and change of use to convert existing office into 3 no. dwellings.
2 West Hill Drive	2024/0361/COU	Change of use	Permitted	F2	Mixed (SUI GENERIS and C4)	-600	Change of use of existing building to 2 x 7 bed HMO and 4 x 3 bed smaller HMO.
Total						-741	

3.3 Net completions of retail and town centre uses (2024-25)

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
RT1a – Mansfield Town Centre							
28A Leeming Street	2024/0433/COU	Change of use	Completed	E(a)	SUI GENERIS	0	Change of use of ground floor retail to restaurant and takeaway.
5-7 Stockwell Gate	2023/0630/COU	Change of use	Completed	E(a)	SUI GENERIS	0	Change of use from class E to SUI GENERIS adult gaming centre.
Former Stage Door Academy of Dance and Theatre,	2020/0290/COU	Change of use	Completed	E(d)	C3	-211	Change of use from former dance studio to 5 no. flats.

Location	Planning reference	Type	Status	Former Use Class	Use Class	Net change of floorspace (sqm)	Description
Clerkson Street							
2 St Peters Court, Station Street	2022/0095/PNSCUO	Change of use	Completed	E(c)(ii)	C3	-314	Change of use from offices to residential.
87 West Gate	2022/0212/COU	Change of use	Completed	SUI GENERIS	C3	-65	Change of use at ground floor level form takeaway/café to create 1 no. residential flat and rear first floor extension to create 1 no. additional residential flat.
RT1b – Mansfield Woodhouse district centre							
23 High Street, Mansfield Woodhouse	2023/0564/PNSCOU	Change of use	Completed	E(a)	C3	-163	Change of use from retail to create 4 no. 1 bedroom self-contained flats.
Total						-753	

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
The Red, 2 Bancroft Lane	2024/0402/COU	Change of use	Completed	E(b)	E(b)	0	Change of use from public house/restaurant and residential to public house/restaurant.
203-205 Chesterfield Road South	2021/0867/COU	Change of use	Completed	E(a)	E(b)	0	Change of use from retail to restaurant.
MARP Centre, Nursery Street	2021/0716/FUL	Full	Completed		E(a)	470	New mezzanine floor within an existing retail space.

Location	Planning reference	Type	Status	Former Use Class	Use class	Net change of floorspace (sqm)	Description
Unit 13 Portland Retail Park	2023/0584/FUL	Full	Completed	E(b)	E(a)/(b)	0	Change of use from restaurant to retail/restaurant.
40 Shilling Road	2024/0384/COU	Change of use	Completed	C3	SUI GENERIS	15.2	Change of use of half of garage to nail salon.
71 Shilling Road	2024/0519/COU	Change of use	Completed	C3	SUI GENERIS	15	Change of use of domestic garage to nail salon.
9 Leeming Lane North	2023/0493/FUL	Full	Completed		E(a)	333	Demolition and site clearance of existing buildings and construction of a retail unit.
60-66 Clumber Street, Warsop	2023/0572/FUL	Full	Completed	E(a)	C3	-74	Change of use from shop to residential.
Post Office, 11 Ossington Close, Meden Vale	2021/0724/FUL	Full	Completed		E(a)	124	Single storey side extension to shop and post office.
3-5 Commercial Gate	2021/0760/COU	Change of use	Completed	E(c)(i)	C4	-131	Change of use from financial services office to C4.
28 Portland Street	2023/0104/PNSCOU	Change of use	Completed	E(g)(i)	C3	-20.8	Change of use of ground floor from office space to 1 no. self-contained flat.
Vacant plot of land to the South of Ransom Wood, Northeast of the roundabout at A6191 and Sherwood Avenue	2023/0187/FUL	Full	Completed		SUI GENERIS	168.2	Erection of a drive-thru restaurant and associated parking.
36 Wood Street	2023/0185/PNSCOU	Full	Completed	E(a)	C3	-514	Change of use from class E to C3.

Location	Planning reference	Type	Status	Former Use Class	Use class	Net change of floorspace (sqm)	Description
203 – 205 Chesterfield Road South	2024/0034/FUL	Full	Completed		E(b)	16	Single storey rear extension, alterations to fire escape and reconstruction, and extension of rear garage/store room.
26 St John Street	2020/0024/COU	Change of use	Completed	E(c)(ii)	C3	-78	Convert existing office building into 4 flats.
Total						323.6	

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 2024 – 31 March 2025.

	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
RT1a – Mansfield Town Centre								
Former Debenhams, 40 Four Seasons	2024/0105/PNSCOU	E(a)	F1	-1,759	0	-1,759	0	Change of use from commercial/business/ service to state funded education facility.
Brunts Buildings No.2 Toothill Lane, No. 38 Leeming Street, No. 40 Leeming Street, No. 42 Leeming Street	2023/0541/COU	E(a)	C3	-343	0	-343	0	Part change of use from Class E (retail) to C3 (residential) at 38 and 40 Leeming Street to create 3 flats.
32, 34, 36A & 36B West Gate	2024/0393/COU	E(a)	E(a)	-1,045³	2,843 -1,798	0	0	Change of use of existing retail unit to form a mixed-use development retaining the retail

³ The net figure comes from the loss of existing floorspace and the new proposed floorspace. In this case, -1798 sqm will be lost through the change of use, where as 2843 sqm will be gained. In total this results in a net loss of -1045 sqm.

								use at ground floor to form 2 no. retail units, office space to the first floor, light industrial to the second floor and storage units on the first and third floors.
9-11 West Gate	2024/0439/COU	E(a)	Sui Generis	0	0	-217	217	Change of use from retail to betting office.
Rosemary Centre, Union Street	2021/0488/FUL	Mixed	Mixed	-6 ⁴	-2,975 2,876	0 0	0 92.9	Demolition of Rosemary Centre building and redevelopment of site for 2 new buildings for retail and one new building for food and drink/take away purposes.
RT1b – Mansfield Woodhouse district centre								
38 High Street	2024/0391/FUL		E(a)	54	54	0	0	Erection of first floor extension

⁴ The net figure comes from the loss of existing floorspace and the new proposed floorspace. In this case, -2975 sqm will be lost through the change of use, whereas 2968.9 sqm will be gained. In total this results in a net loss of -6 sqm.

								over existing rear ground floor extension
RT1c – Market Warsop district centre								
-	-	-	-	-	-	-	-	-
Housing growth areas								
Plot 4 – Local centre, Lindhurst Berry Hill between Nottingham Road and Southwell Road West	2023/0209/RES		Mixed (E(a)/E(b)/Sui Generis)	1,006	700	0	304	Reserved matters application for a new local centre.
Rest of the district								
MARP Centre, Nursery Street	2023/0689/FUL		E(a)	233	0	233	0	Single storey side and rear extension, removal of existing section of wall to front to create 2 no. parking spaces.

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
RT1a – Mansfield Town Centre								
28a Leeming Street	2023/0433/COU	E(a)	Sui Generis	0	-83.7	-	83.7	Change of use of ground floor retail to restaurant and takeaway.
5-7 Stockwell Gate	2023/0630/COU	E(a)	Sui Generis	0	-237	0	237	Change of use from Class E to Sui Generis adult gaming centre.
87 West Gate	2022/0212/COU	Sui Generis	C3	-65	0	0	-65	Change of use at ground level from takeaway /café to create 1 no. residential flat.
RT1b – Mansfield Woodhouse district centre								
23 High Street	2023/0564/PNSCOU	E(a)	Sui Generis	-68	-68	0	0	Change of use from retail to create 4 no. 1 bedroom self-contained flats.

Rest of the district								
The Red, 2 Bancroft Lane	2024/0402/COU		Sui Generis	0⁵	0	0	-83 83	Change of use from public house/restaurant and residential to public house / restaurant.
203-205 Chesterfield Road South	2021/0867/COU	E(a)	E(b)	0	-95	0	95	Change of use from retail to restaurant.
MARP Centre, Nursery Street	2021/0716/FUL		E(a)	470	0	470	0	New mezzanine floor within existing retail space and external fire door.
Unit 13, Portland Retail Park	2023/0584/FUL		Mixed (E(a)/E(b))	0	378	0	-378	Change of use from restaurant to retail/restaurant.
9 Leeming Lane North, Mansfield Woodhouse	2023/0493/FUL		E(a)	333	333	0	0	Demolition and site clearance of existing buildings and construction of a retail unit.
60-66 Clumber	2023/0572/COU	E(a)	C3	-74	-74	0	0	Partial change of use from

⁵ The net figure comes from the loss of existing floorspace and the new proposed floorspace. In this case, -83 sqm will be lost through the change of use, whereas 83 sqm will be gained. In total this results in no net change.

Street, Warsop								shop to residential.
Post Office, 11 Ossington Close, Meden Vale	2021/0724/FUL		E(a)	124	124	0	0	Single storey side extension to shop and post office.
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	0	0	168.2	Erection of a drive-thru restaurant and associated parking, landscaping

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 (in sqm).

	Mansfield town centre	Mansfield Woodhouse district centre	Market Warsop district centre	Housing growth areas	Other
Comparison	12,906	700	700	616	-3,323
Convenience	1,398	14	-163	-160	-3,826
Food and drink leisure	1,455	350	130	46	-2,773

4.4 Summary of retail commitments, completions and losses

Table 10: Summary of retail commitments, completions and losses (in sqm).

Commitments	
Gains in the retail hierarchy	1,060
Gains outside the retail hierarchy	399
Total commitment gains	1,459
Losses in the retail hierarchy	-2,386
Losses outside the retail hierarchy	-741
Total commitment losses	-3,127
Net completions	
Net completions in the retail hierarchy	-753
Net completions outside the retail hierarchy	323.6

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 2024-25 period.

5.2 The table below shows that there were no applications granted on a neighbourhood parade during the 2024-25 monitoring period.

Table 11: Neighbourhood parade update.

Neighbourhood parade Local Plan site reference	Details of any applications granted
RT9a – Birding Street	-
RT9b – Bright Square	-
RT9c – Carter Lane / Mill Street	-
RT9d – Carter Lane / Rock Street	-
RT9e – Chesterfield Road North	-
RT9f – Chesterfield Road South	-
RT9g – Cox’s Lane / Brown Avenue	-
RT9h – Garibaldi Road	-
RT9i – Harrop White Road	-
RT9j – Ladybrook Lane / Tuckers Lane	-
RT9k – Ling Forest Road	-
RT9l – Madeline Court	-
RT9m – Newgate Lane / Scarcliffe Street	-
RT9n – Ossington Close	-
RT9o – Pecks Hill	-
RT9p – Ravensdale Road	-

Neighbourhood parade Local Plan site reference	Details of any applications granted
RT9q – Southwell Road East	-
RT9r – Southwell Road West	-
SUE2 – Jubilee Way* 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, and in July 2023 - 2023/0187/FUL
 - The site is now complete with four restaurants / drive thrus operating, therefore the RT6c allocation is complete.

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.
 - An application for the local centre (2023/0209/RES) has been approved.

7. Retail survey

7.1 Retail surveys were carried out during April 2025 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 (RT1a)

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 2025. 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 (39.3%), followed by Sui Generis (14.6%). 15.7% 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.

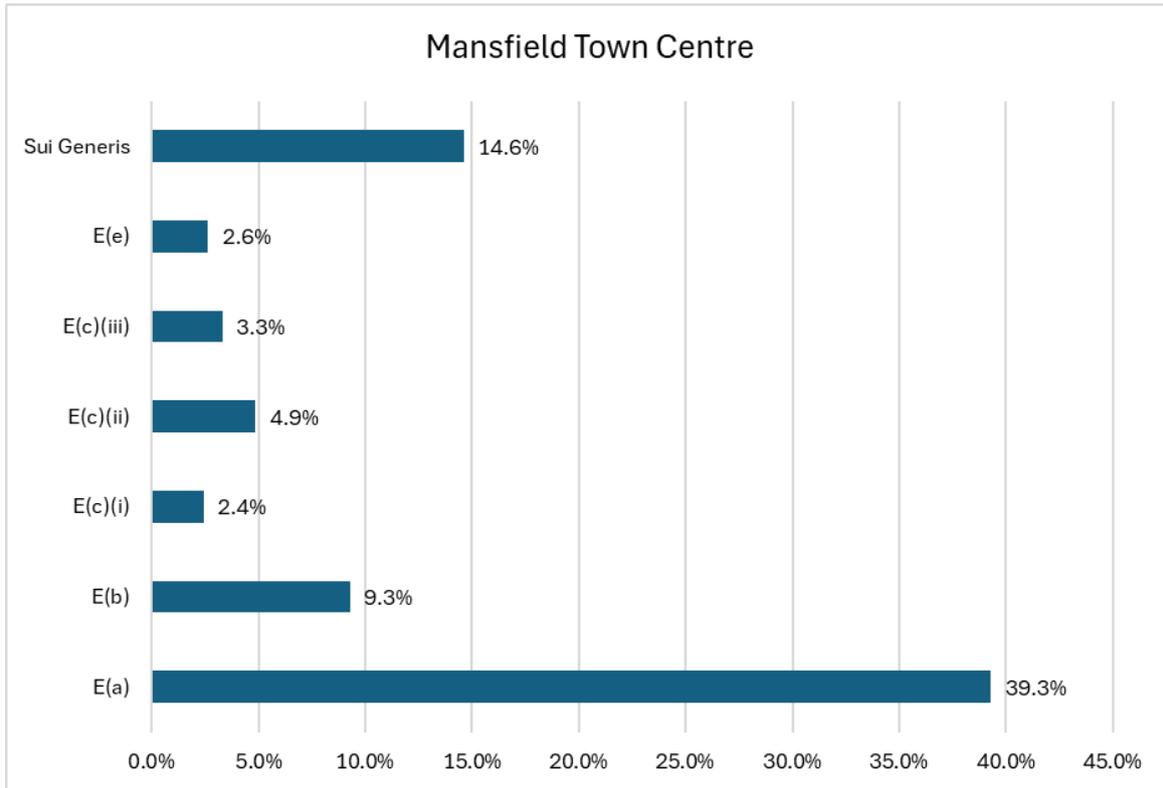


Figure 3: Mansfield Town Centre use class percentage split.

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	2025
Vacancy rate (%)	13	12.9	14.2	Covid-19	Covid-19	20	13.9	17.4	15.7
% change from	-	-0.01	+1.3	-	-	+5.8	-6.1	+3.5	-1.7

previous year									
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Mansfield Town Centre retail survey map

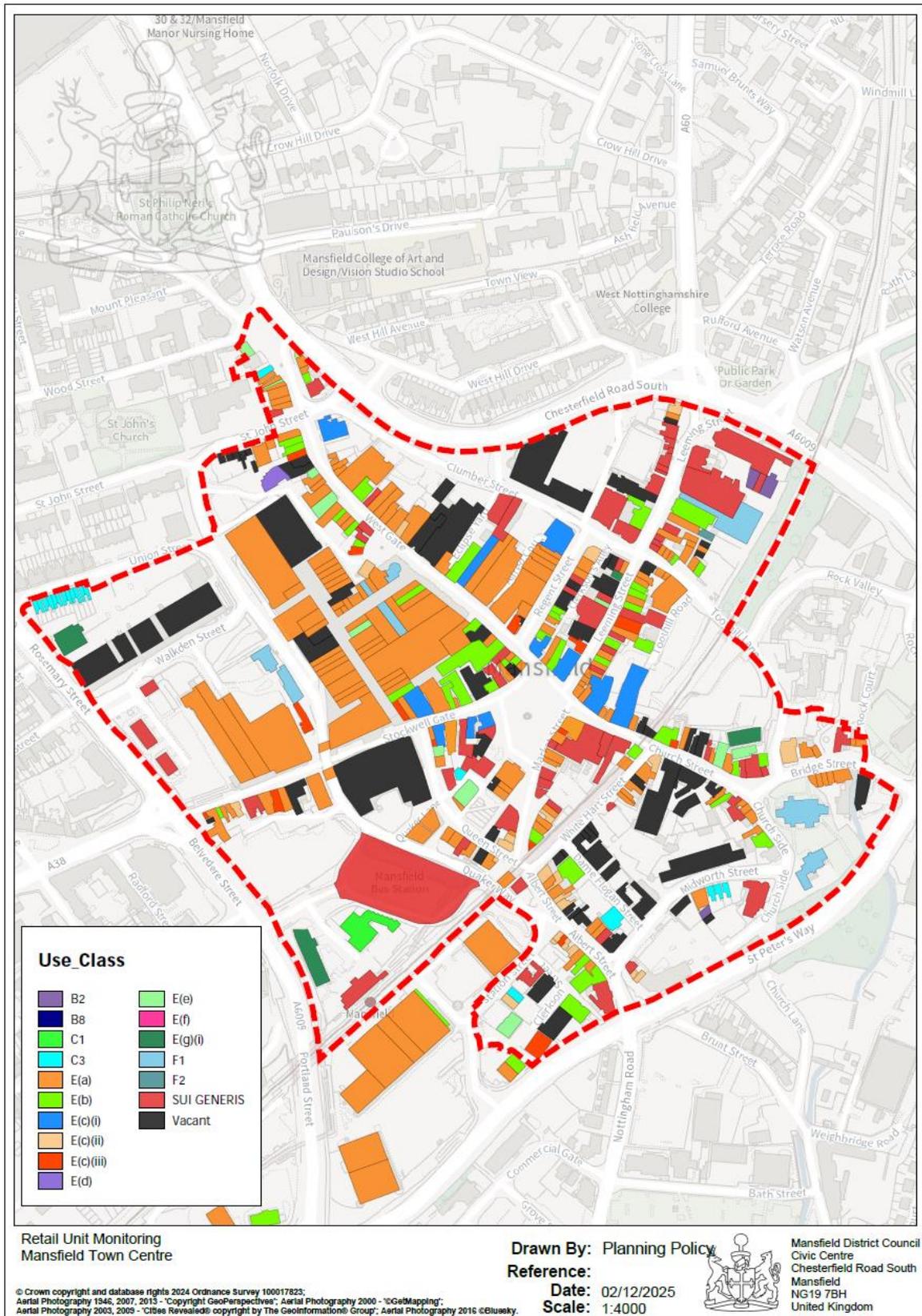


Figure 4: Mansfield Town Centre retail survey map.

Mansfield Woodhouse district centre (RT1b)

7.7 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

7.8 This section looks at the diversity of uses within Mansfield Woodhouse. This information was gathered from an audit of retail centres in April 2025. Empty premises have been recorded as vacant rather than their most recent use. The majority of units were E(a) (24.2%), followed by Sui Generis (16.8%). 15.8% of units were found to be vacant.

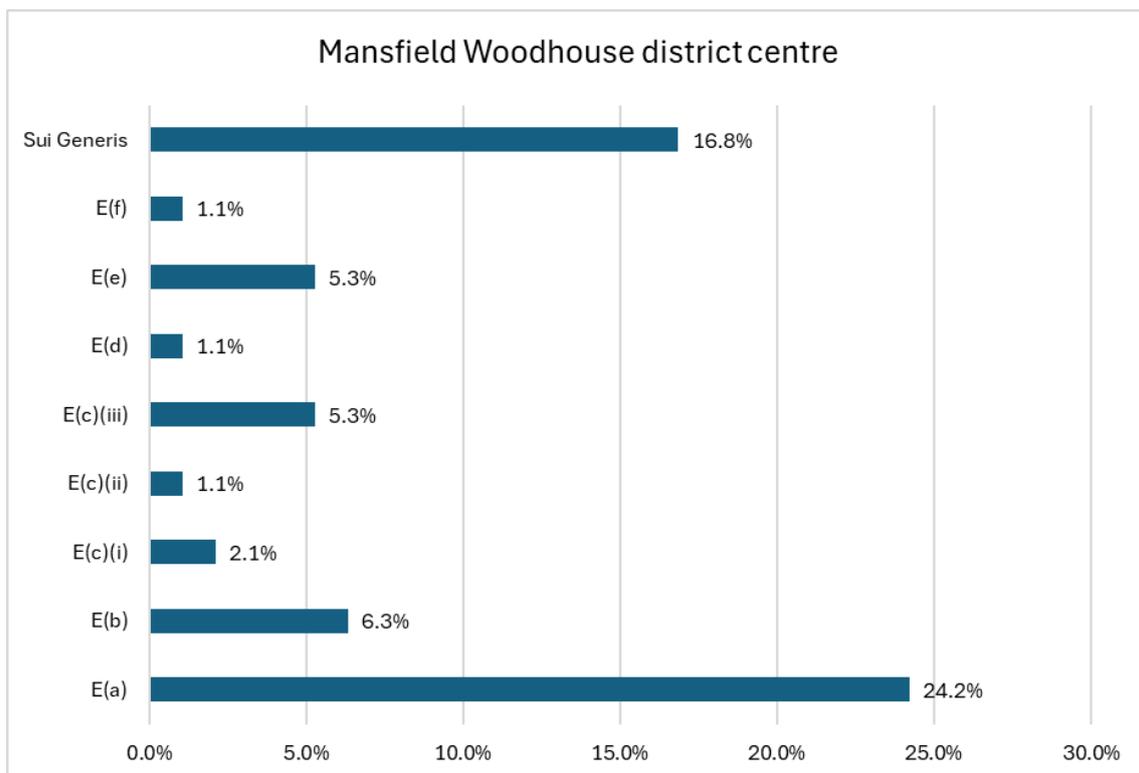


Figure 5: Mansfield Woodhouse district centre use class percentage split.

Vacancy rates

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.

Mansfield Woodhouse	2017	2018	2019	2020	2021	2022	2023	2024	2025
Vacancy rate (%)	17	12.2	18.9	Covid-19	Covid-19	Not monitored	11.3	10.8	15.8
% change from previous year	-	-4.8	+6.7	-	-	-	-	-0.5	+5

Mansfield Woodhouse retail survey map

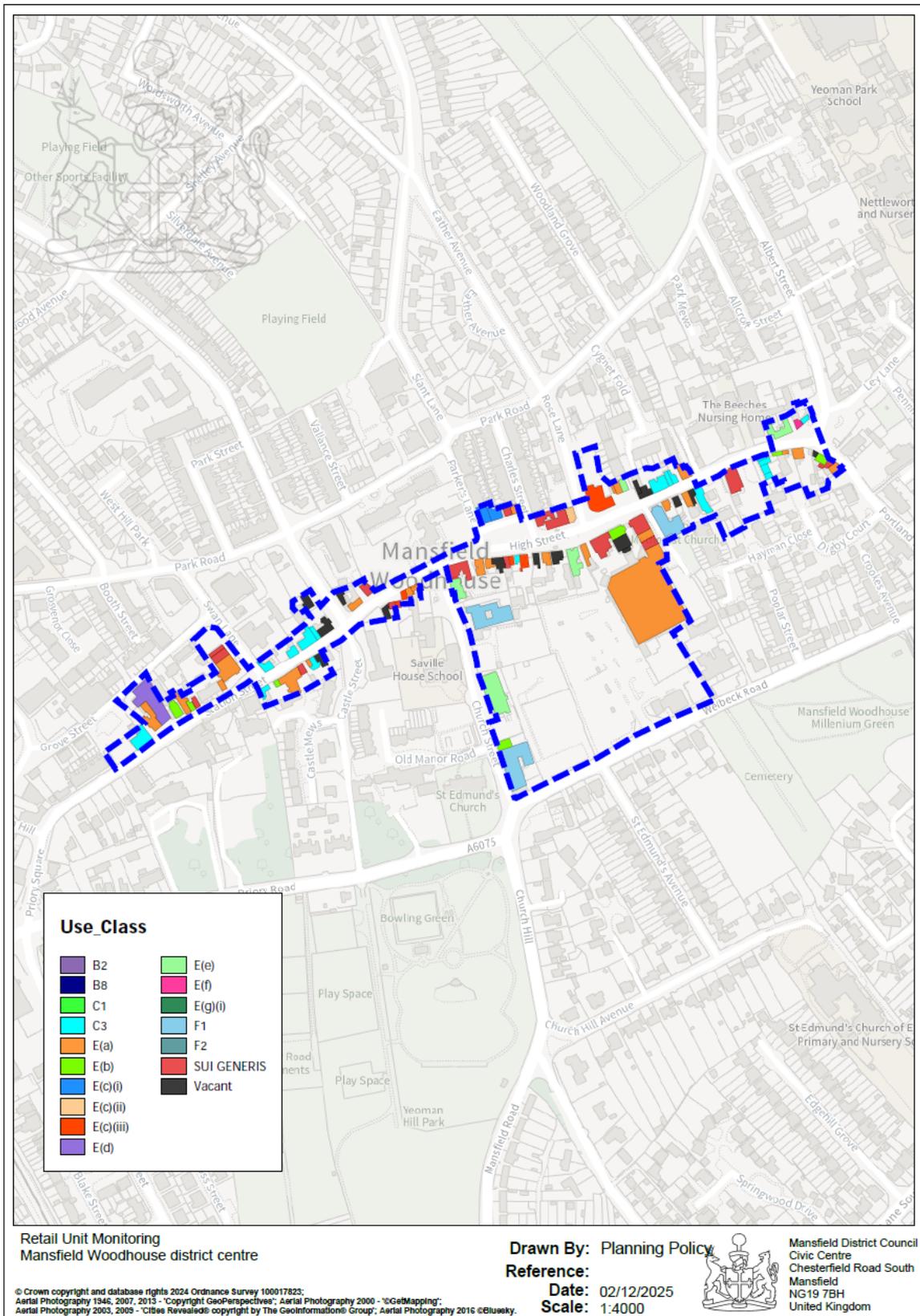


Figure 5: Mansfield Woodhouse retail survey map.

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 2025. Empty premises have been recorded as vacant rather than their most recent use. The majority of uses are E(a) (44.6%), followed by Sui Generis (21.7%).

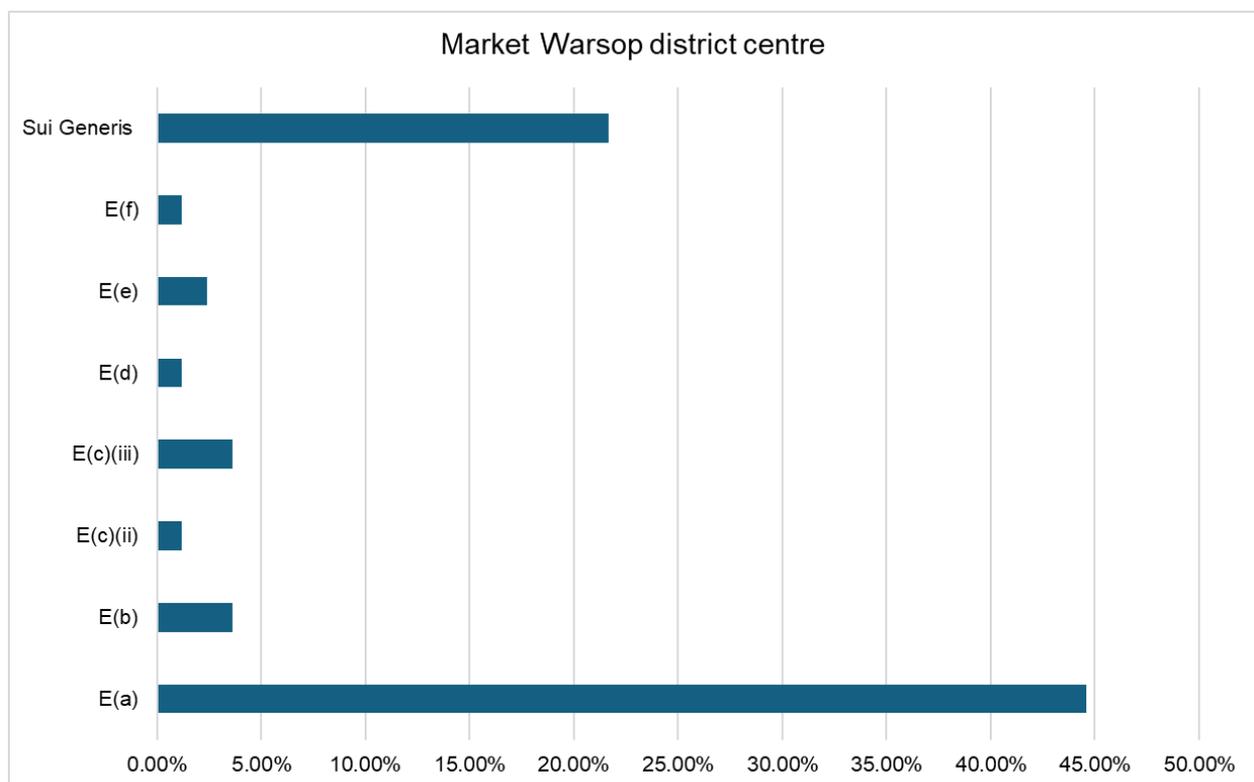


Figure 6: Market Warsop district centre use class percentage split.

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	2024	2025
Vacancy rate (%)	17	15.7	11.1	Covid-19	Covid-19	Unknown	8.3	6.1	8.4
% change from previous year	-	-1.3	-4.6	-	-	-	-	-2.2	+2.3

Market Warsop retail survey map

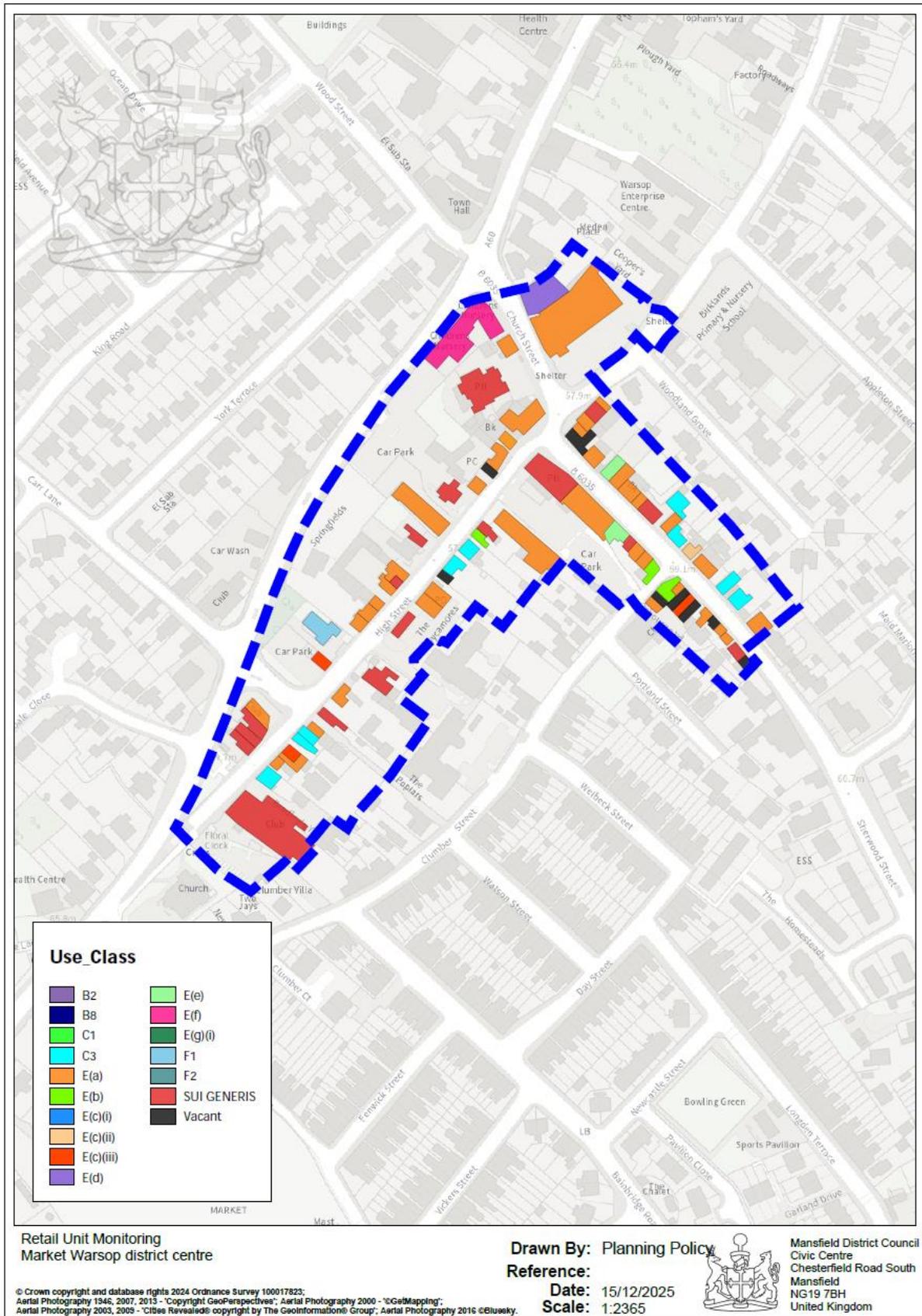


Figure 7: Market Warsop retail survey map.

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 district's 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)
Aldi	Nottingham Road, Mansfield	870
Aldi	Oakleaf Close	1,254
Aldi	Leeming Lane South	1,254
Asda	Old Mill Lane, Forest Town	4,268
Asda	Bancroft Lane, Mansfield	548
Lidl	Leeming Lane South	2,045
Morrisons	Sutton Road, Mansfield	3,609
Sainsburys	Nottingham Road, Mansfield	5,608
Tesco	Chesterfield Road South	5,120
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
- Burger King
- Dreams
- Dunelm Mill
- Jysk Sleeping and Living
- Nile Wilson Gymnastics
- Pets at Home
- Poundstretcher
- SCS
- Smyths Toys
- Swim! Mansfield
- Tapi Carpets and Floors
- The Salvation Army Donation Centre
- 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
- 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
Wilson's 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 and the district 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: 1,060 sqm
- Gains – commitments outside the retail hierarchy: 399 sqm
- Losses - commitments within the retail hierarchy: -2,386 sqm
- Losses – commitments outside the retail hierarchy: -741 sqm
- Net completions within the retail hierarchy: -753 sqm
- Net completions outside the retail hierarchy: 323.6 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 2025. 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
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

Figure 7.2 Retail areas

