

MANSFIELD RETAIL & LEISURE CAPACITY UPDATE

Volume 2: Centre Health Checks

Prepared for:

Mansfield District Council

June 2026

lsh.co.uk

This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release. If not signed off by a Director in the Planning, Regeneration + Infrastructure (PR+I) division at LSH then this document should be treated as a draft, and as being Private and Confidential. It should not be for wider distribution without the sign-off and permission of Lambert Smith Hampton.

This report meets the PDF/UA (Universal Accessibility) standard, which is equivalent to the WCAG 'AA' digital standard.

Prepared by:

Melanie Chan and Callum Clements

Signed off by:

Bláthnaid Duffy

For and on behalf of Lambert Smith Hampton

Issued: June 2026

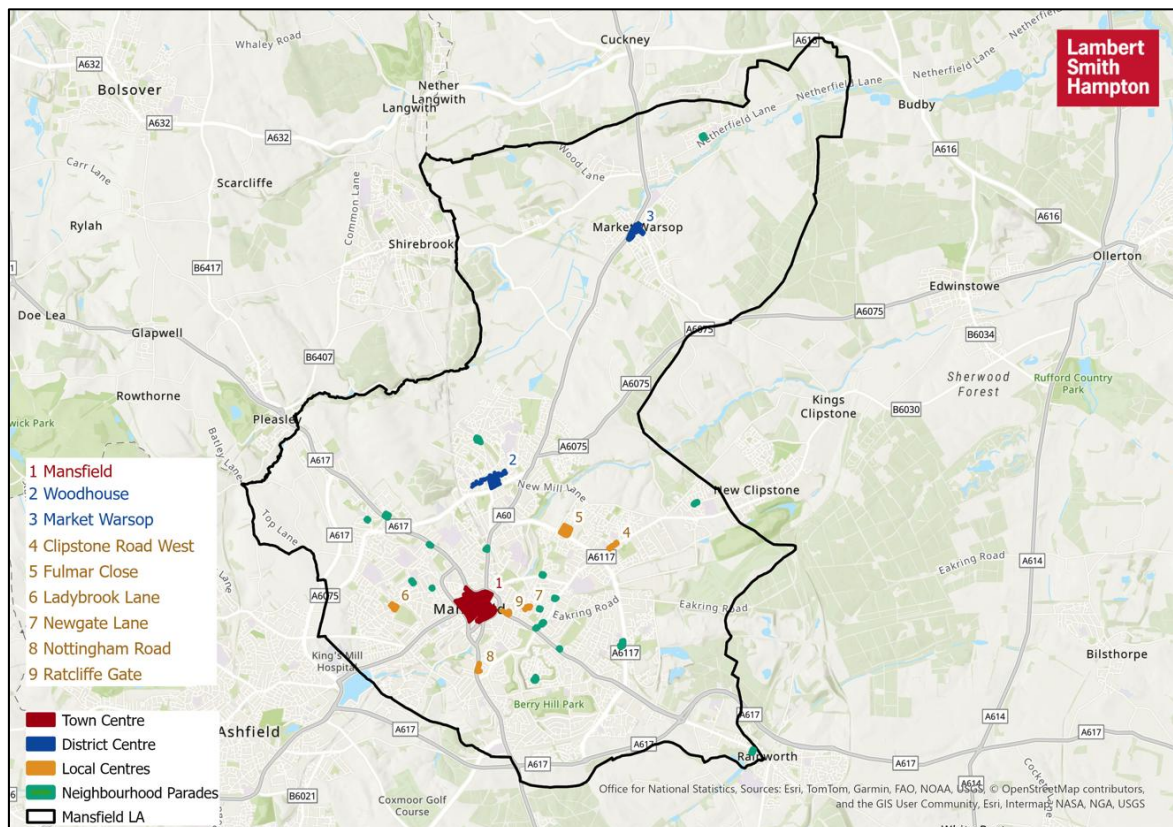
Contents

1. Introduction.....	5
2. Mansfield Town Centre Health Check.....	7
3. Mansfield Woodhouse District Centre Health Check.....	22
4. Market Warsop District Centre Health Check.....	31
5. Local Centres	39
6. Out-of-Centre Retail and Leisure Parks.....	44
7. Out-of-Centre Standalone Main Supermarkets	46

1. Introduction

1. This Volume provides the findings of the qualitative and quantitative assessments of the main centres located within Mansfield District Council: Mansfield Town Centre; Mansfield Woodhouse District Centre and Market Warsop District Centre.
2. The assessment also includes an overview of town centre uses available in Mansfield District's network of local centres, of which there are six (Clipstone Road West, Fulmar Close, Ladybrook Lane, Newgate Lane, Nottingham Road, and Ratcliffe Gate). An overview of provision at major out-of-centre parks and the main standalone out-of-centre foodstores will also be provided.

Figure 1: Mansfield District Boundary and Network of Centres Map



3. The Health Check provides an overview of the relative health of the main centres by examining the centres' current vitality and viability based on key performance indicators (KPIs) set out in the Planning Practice Guidance (PPG). The KPIs include, and will be assessed within the health checks, as follows:
- **Diversity of uses and vacancy rate** – Experian Goad has been used for Mansfield Town Centre and Market Warsop District Centre. Mansfield District Council retail monitoring data has been used for all other centres, due to Goad's lack of coverage of these centres.
 - **Commercial property indicators** - are informed using a variety of sources, including PROMIS, Co-Star and Valuation Office Agency
 - **Retailer representation** – informed by The Requirement List where commercial property requirements can be viewed
 - **Pedestrian flows** – sourced from Visitor Insights' Terrain platform, which uses anonymised mobile GPS data to reveal real-world footfall insights

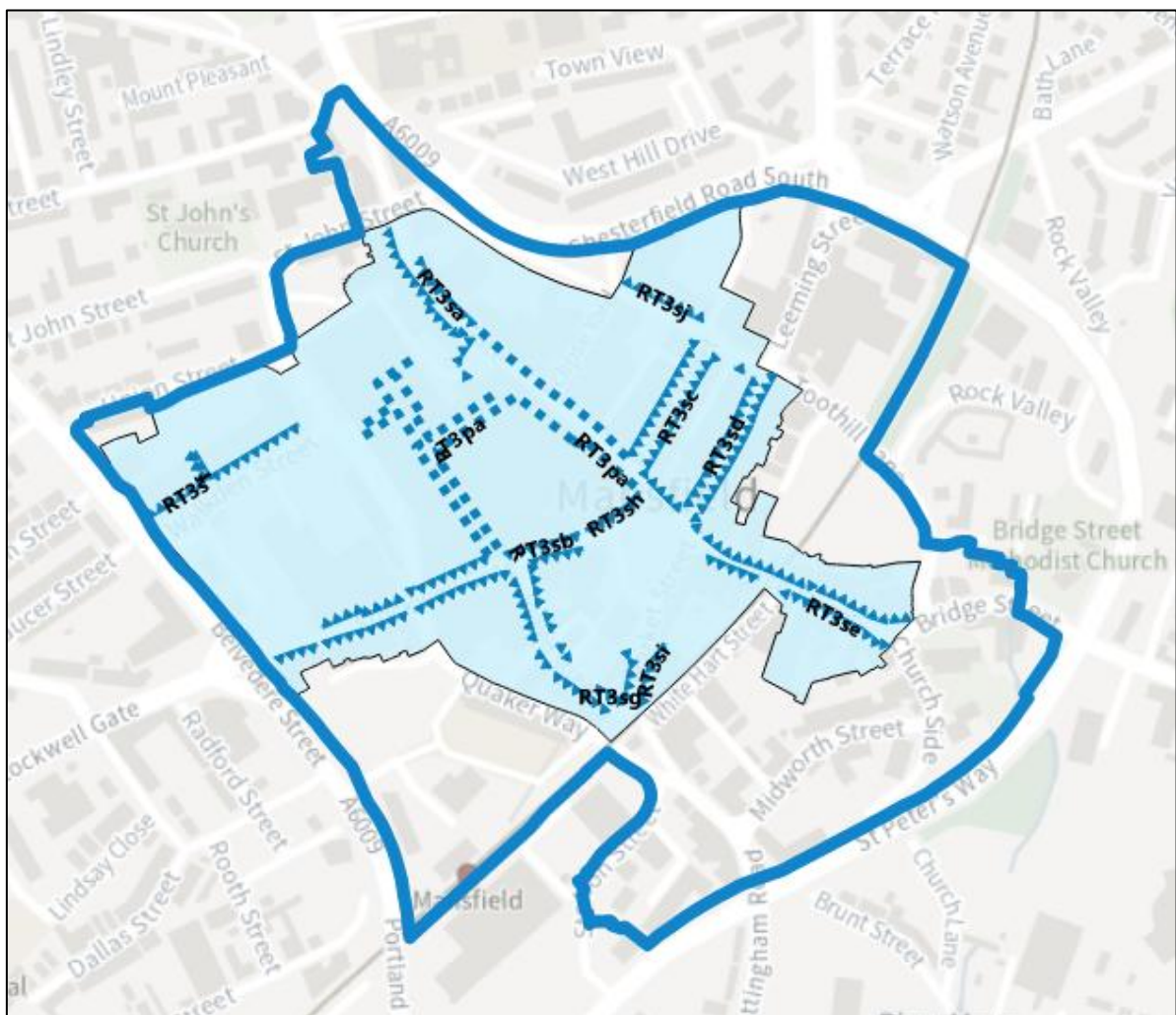
- **Accessibility** – across road networks, car parking availability, public transport connectivity, cycling infrastructure and pedestrian access
 - **Environmental quality** – informed by site visits to identify elements of the centre that enhance and detract from its environmental quality
4. The KPIs help to identify the critical Strengths and Weaknesses of each centre; the Opportunities for future sustainable development and any current and potential Threats to their overall vitality and vitality, summarised in the main report.
 5. Where centres are of smaller size and scale, there is less data and insight available, meaning that it may not be possible to cover all indicators.
 6. The findings of the health check assessments are set out in the following proformas.

2. Mansfield Town Centre Health Check

Overview

7. Mansfield is designated as a Town Centre in the Mansfield District Local Plan (2013-2033) and is best described as a medium sized historic market town. The town is located towards the south within the District, with Mansfield approximately 2.9km to the south of Mansfield Woodhouse District Centre and 7.4km south of Market Warsop District Centre.
8. The figure below sets out the centre boundary and primary shopping area, as defined in the adopted Local Plan 2013-2033 Policies Map as well as the defined shopping frontages within.

Figure 2: Mansfield Town Centre Boundary, Primary Shopping Area (shaded blue area) and Primary and Secondary Frontages (dashed blue lines)



Source: Adopted Local Plan 2013-2033 Policies Map, Mansfield District Council

9. The primary shopping area (PSA) boundary as defined in the adopted Local Plan is delineated by Union Street and Quaker Way to the north, Clumber Street to the east, Church Street and White Hart Street to the south and Union Street and Rosemary Street to the west.
10. The primary shopping frontage is located along West Gate (units of odd numbers between 1a-15 and unit of even numbers between 8-42). The secondary shopping

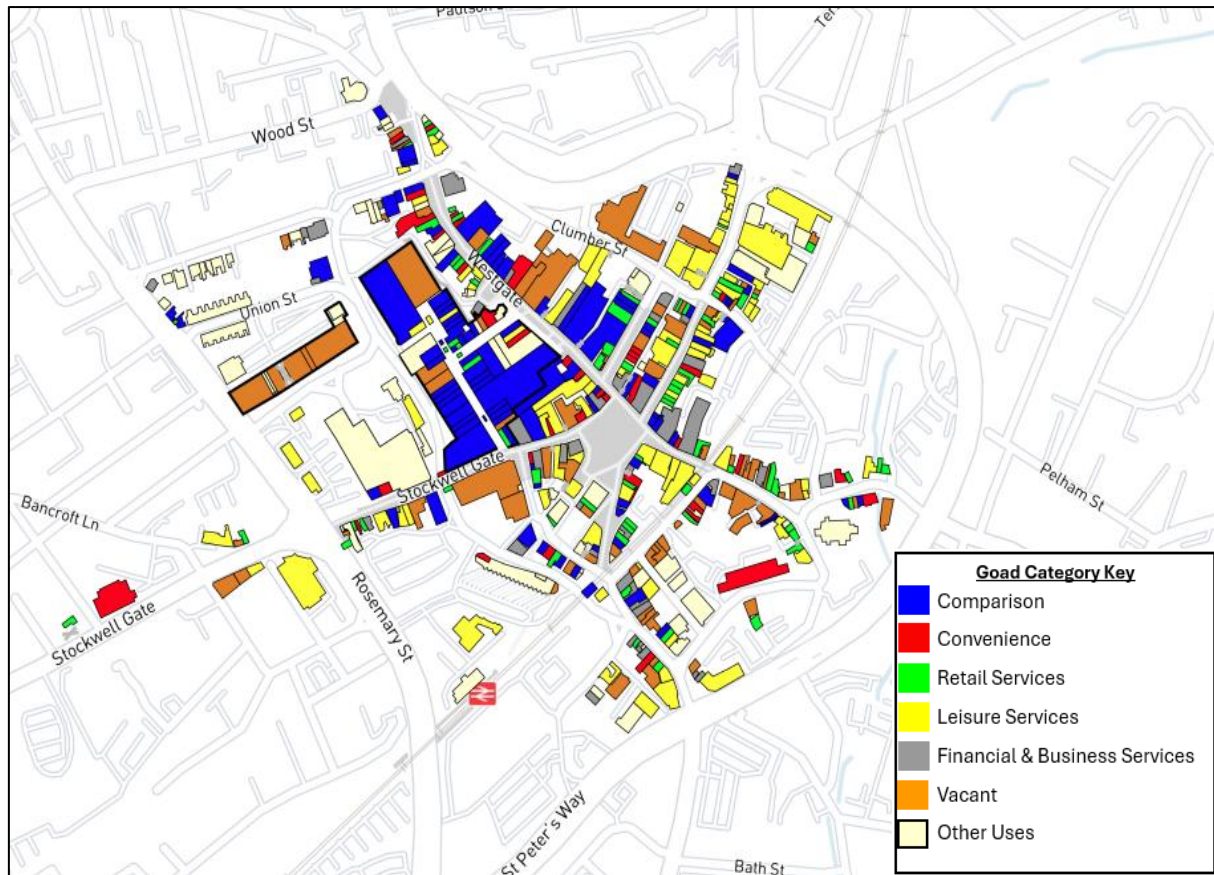
frontage is located along West Gate (units of odd numbers between 37-71 and of even number between 44-66), Stockwell Gate, Rosemary Centre, Queen Street, Market Street, Regent Street, Leeming Street and Clumber Street.

11. The town is the principal commercial and administrative centre for Mansfield District, acting as the main focus for retail and town centre activity and a sub-regional comparison retail shopping destination for northern and western Nottinghamshire.
12. Mansfield has a historic town centre character, including Church Street, Leeming Street and Market Place, the latter of which hosts a street market. The Four Seasons Shopping Centre anchors the town and includes retailers such as Boots, Primark and Poundland. The town centre includes parts of the Market Place and Bridge Street conservation areas and contains over 80 listed buildings, including the Grade I listed Church of St Peter and St Paul on Church Side.
13. The town centre's regeneration pipeline includes the former BHS store on West Gate, which received planning permission in 2026 for a food hall and leisure destination comprising café, bar, stage, gaming, food hall and cookery college uses (application reference: 2025/0622/COU).
14. The former Beales department store on Stockwell Gate is also being redeveloped through the Mansfield Connect Project to provide a new civic and community hub. Initial contractor works, including the removal of the former pedestrian bridges that linked the store with the Four Seasons Shopping Centre, were completed in May 2026.
15. Additionally, the White Hart redevelopment scheme is another notable regeneration project in the centre which was granted planning permission in June 2025 for the redevelopment of a long-term vacant area of the town centre into a housing led scheme (application reference: 2024/0454/FUL).

Diversity of Uses

16. Goad survey data from December 2024 has been used to assess Mansfield's mix of uses. The figure overleaf shows the area covered by Goad and presents the uses recorded as of December 2024. It is important to note that Goad's defined centre boundary extends beyond the council's defined centre boundary for Mansfield.

Figure 3: Mansfield Goad Map



Source: Experian Goad

17. The table below sets out the makeup of Mansfield's 431 units across Goad's retail and services categories.

Figure 4: Number of Outlets, Mansfield

	No. of Outlets	% of Total Outlets		
		Mansfield	UK Average	Difference
Comparison Retail	110	25.5%	26.4%	-0.9%
Convenience Retail	42	9.7%	9.3%	+0.4%
Retail Services	72	16.7%	15.9%	+0.8%
Leisure Services	88	20.4%	25.8%	-5.4%
Financial & Business Services	46	10.7%	8.3%	+2.4%
Vacant	73	16.9%	14.1%	+2.8%
Total	431	100.0%	100.0%	

Source: Experian Goad, December 2024

18. The following table sets out the makeup of Mansfield's 89,815 sqm of floorspace across Goad's retail and services categories.

Figure 5: Floorspace composition, Mansfield

	Gross Floorspace	% of Total Floorspace		
		Mansfield	UK Average	Difference
Comparison Retail	30,095	33.5%	29.4%	+4.1%
Convenience Retail	6,247	7.0%	15.6%	-8.6%
Retail Services	5,353	6.0%	7.3%	-1.3%
Leisure Services	21,016	23.4%	26.7%	-3.3%
Financial & Business Services	7,052	7.9%	6.3%	+1.6%
Vacant	20,053	22.3%	14.2%	+8.1%
Total	89,815	100.0%	100%	

Source: Experian Goad, December 2024

19. The dominant use is comparison retail, both in terms of the number of outlets, and the quantum of floorspace occupied. The comparison retail offer is led by brands such as B&M, Primark and Boots.
20. Convenience retail representation is broadly in line with the UK average when it comes to the proportion of units, yet significantly underrepresented when it comes to the proportion of floorspace occupied. Asda supermarket represents the convenience retail anchor, with the likes of Heron Foods and Pound Bakery supporting the offer. It is to be noted however that whilst Asda is included within Goad's Mansfield plan, the store sits beyond the defined centre boundary.
21. Retail services available include the Bryson Bell & Clenton Opticians, Vision Express and a Post Office. Health & Beauty operators make up 78% of all retail service outlets.
22. Leisure services within the centre are below the UK average in terms of both number of units and floorspace. Key leisure services include Mansfield Palace Theatre and The Travelodge. Mansfield Superbowl is also recorded within Goad's data, but to note that this sits beyond the defined centre boundary.
23. There is a notably strong presence of high street banks in Mansfield, with Halifax, Santander, Lloyds Bank, HSBC, Nationwide Building Society, Nottingham Building Society and Barclays Local all operating.

Figure 6: Food & Beverage Outlets and Floorspace, Mansfield

	No. of Outlets	% of Total Outlets		Gross Floorspace (sqm)	% of Total Floorspace	
		Mansfield	UK Average		Mansfield	UK Average
Bars & Wine Bars	11	2.6%	2.3%	2,072	2.3%	2.4%
Cafes	16	3.7%	5.1%	2,110	2.3%	2.9%
Fast Food & Take-Away	19	4.4%	6.1%	2,426	2.7%	3.1%
Public Houses	15	3.5%	2.6%	4,627	5.2%	3.4%
Restaurants	8	1.9%	5.1%	1,526	1.7%	4.3%
Total	69	16.0%	21.2%	12,761	14.2%	16.1%

Source: Experian Goad, December 2024

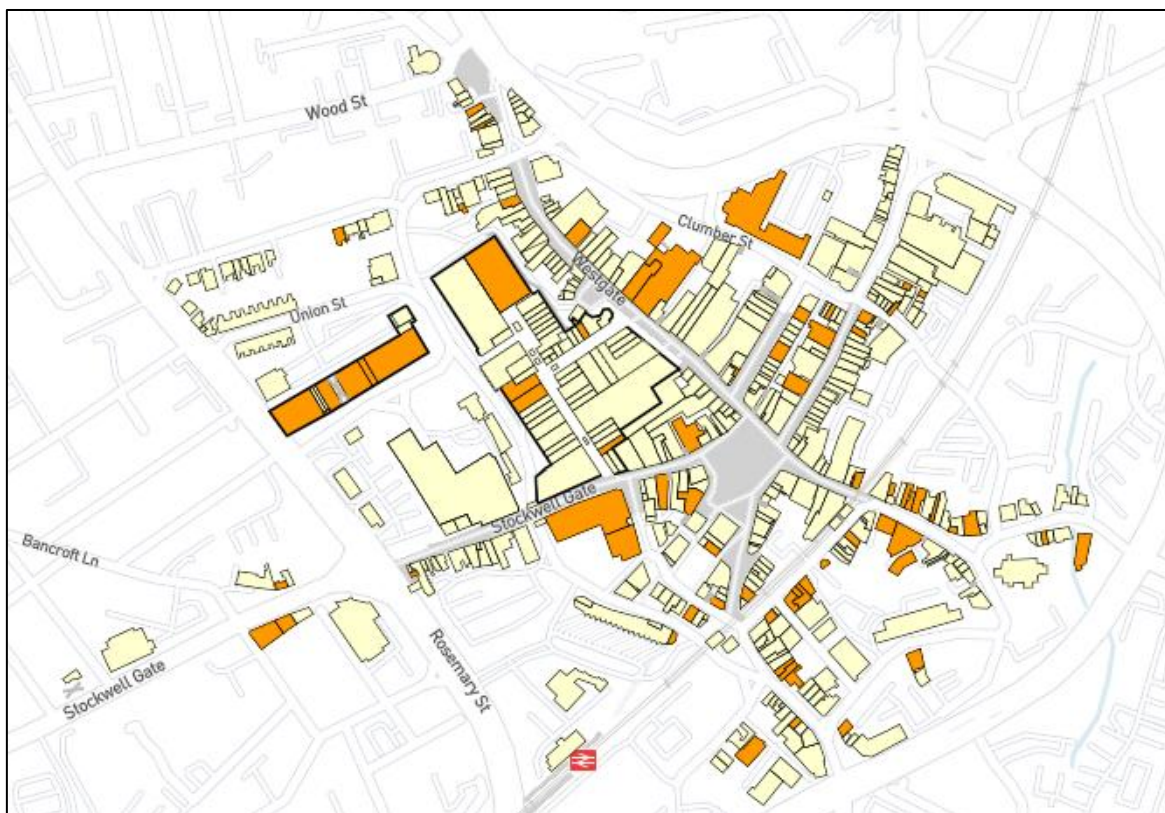
24. The centre has an underrepresentation of food & beverage in terms of total number of outlets (16.0% vs 21.2%) and the quantum food & beverage floorspace (14.2% vs 16.1%) when compared to the Goad UK average.
25. Notably, cafes, fast food and take-aways and restaurants underperform when compared to the UK average on both outlets and floorspace in terms of their representation within the centre.

26. Key food & beverage operators in Mansfield include Costa Coffee, McDonalds, JD Wetherspoon and Capo Lounge.

Vacancies

27. Goad record a total of 73 vacant outlets in Mansfield which represents 16.9% of the overall outlets (higher than the UK of 14.1%). 22.3% of the floorspace in Mansfield is vacant (which is significantly higher than the UK average of 14.2%).
28. The image below illustrates where vacant units are located in Mansfield as of December 2024. As can be seen, vacancies are relatively spread out, albeit with notable concentrations along Walkden Street (Rosemary Centre), Church Street and White Hart Street.

Figure 7: Mansfield Vacancy Map



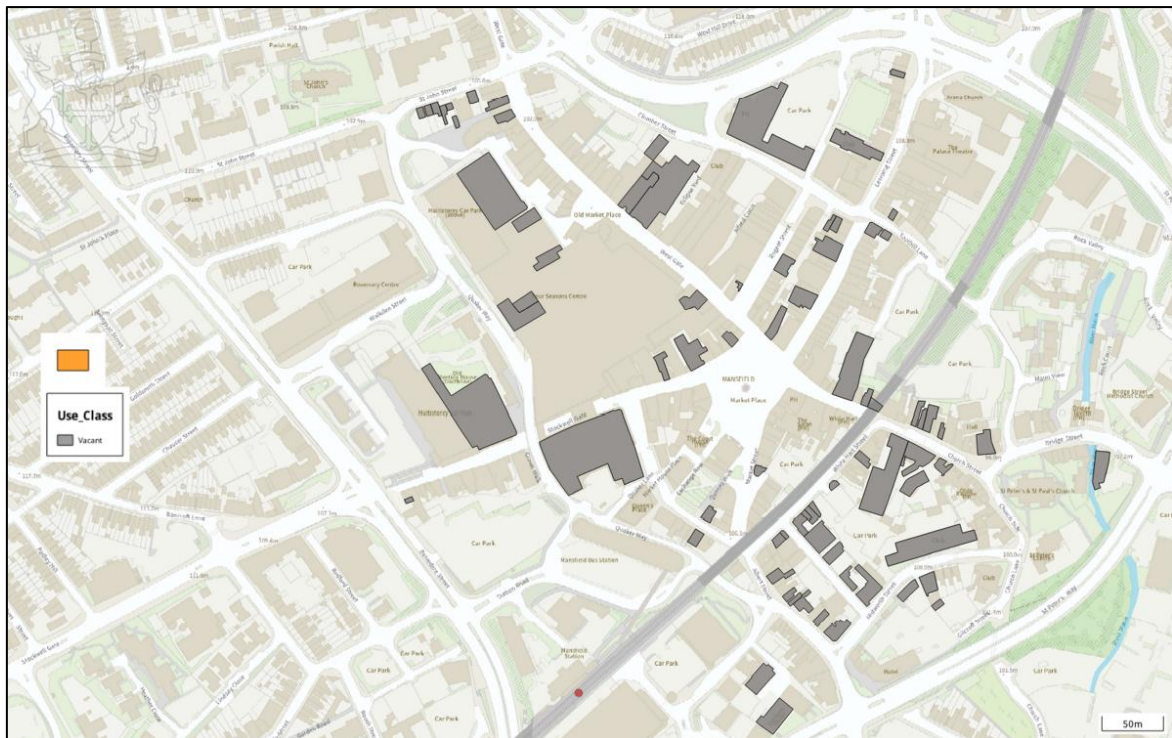
Source: Experian Goad, December 2024

29. Notable recorded vacant units within the centre include the former BHS store along West Gate (1,800 sqm), the former Beales department store along Stockwell Gate (1,803 sqm) and the former Natwest store along Church Street (844 sqm).
30. As previously mentioned, the former BHS store has planning approval for the changes of use of the unit to a food hall and leisure destination. The former Beales department store is part of the Mansfield Connect Project regeneration plan to transform the building into a community hub. These two projects will have a significantly positive impact on the proportion of floorspace that is vacant within the centre once complete.
31. The aforementioned White Hart redevelopment scheme aims to transform a 0.6 hectare derelict area of brownfield land within the centre (between White Hart Street, Church Street, Midworth Street and Dame Flogan Street) into a new urban development. The scheme comprises the development of 60 affordable dwellings and

752 sq.m of flexible studio workspace / commercial / community use (Class E) and around 950 sq.m of public realm with new routes connecting the town centre. The scheme received planning permission on the 10th of June 2025 (application reference: 2024/0454/FUL), with development expected to commence in late 2026 and completion scheduled for 2028. The redevelopment will regenerate a long-time vacant site within the centre and will aid in boosting catchment expenditure and footfall within the centre.

32. A 2026 vacancy map of the town centre (based on March 2026 surveys) has been provided by Mansfield District Council and can be seen below. To note that Goad's coverage extends beyond that of the below and so does not provide a like-for-like comparison to the above.

Figure 8: Mansfield District Council, Mansfield Town Centre Vacancy Map, 2026



33. Some notable points to make when comparing the Goad vacancy map (December 2024) and the Mansfield District Council vacancy map (March 2026) are that:
 - Where a row of vacant units was recorded by Goad at Rosemary Centre along Walkden Street in 2024, these have now been demolished and so are no longer recorded as vacant retail space. It is set to be replaced by a new development which is expected to include a new Lidl store
 - The former B&M store on Stockwell Gate now sits vacant following the store's forced closure due to the partial collapse of the adjacent Walkden Street car park in August 2025
 - The former Wilko along Clumber Street remains vacant

Multiple and Independent Representation

34. National multiples allow a centre to draw shoppers from beyond its immediate catchment as people search for their nearest store and are willing to travel further for brands such as John Lewis and Marks & Spencer. Mansfield has a good range of national multiples, as outlined within the figure below.

Figure 9: National Multiples, Mansfield

Dept/Var Stores	Key Fashion Multiples	Key Non Fashion Multiples	Food Stores	Key Café / Restaurant Stores
Marks & Spencer	J D Sports	3 Store		Costa
Primark	New Look	B&M Bargains		Domino's Pizza
	Pep & Co	Boots		Greggs
	River Island	Card Factory		McDonald's
	Shoe Zone	EE		Starbucks Coffee
	Yours	O2 Phones		
		Pandora		
		Perfume Shop, The		
		Poundland		
		Superdrug		
		TG Jones		
		Vodafone		
		Warren James		

Source: PMA, Local Data Company, as of 15th October 2025

35. Notable retail brands trading in Mansfield Town Centre include Marks & Spencer, Primark, New Look, B&M Bargains, and Poundland. Food and beverage brands are more limited in range and represented by two coffee chains (Costa and Starbucks) and fast-food operators (including Dominos, McDonald's, Subway, Taco Bell and Tim Horton's). There is no provision of national multiple restaurants in the centre.
36. Independent retailers are essential to create a unique and local feel to a centre. They help to curate a sense of place and pride within an area for those who live nearby. Independent retailers play a particularly strong role in Mansfield Town Centre – operators include The Underworld (gift shop), Ground Zero Comics, Shine Nails, The Horizon (coffee restaurant) and Blooming Wonderful (florists). Notably, high concentrations of independent retailers can be found along Church Street, White Hart Street and Leeming Street.
37. As reported by Bionic in March 2025, Mansfield ranks as the best place in the UK outside of London to start a new business, highlighting it as a great place for independent operators to start out.

Markets

38. As noted in the NPPF, markets play an important role in supporting the vitality and viability of centres and local communities and there is policy support for the retention and enhancement of existing markets and creation of new ones.
39. Mansfield market holds significant historic importance to the centre. The market has operated for more than 700 years since a royal market charter was issued in 1227. The market originally served as a hub for agricultural trading and later, industrial and textile products.
40. Currently, Mansfield Market operates four days a week from Wednesday to Saturday between 9am and 4pm at Market Place. The market largely consists of convenience (such as fresh produce) and comparison (such as household goods and local crafts) good retailers and hot food takeaways.
41. The centre hosts a range of special markets throughout the year, including an Artisan Market and seasonal Christmas stalls. Most recently, the 2025 Christmas Markets were held across November and December at the Four Seasons Shopping Centre.

Retailer Requirements

42. Demand from retailers and leisure operators for representation in a centre is an important indicator of a centre's overall health and viability. The latest published market demand data is set out in the table below:

Table 1: Retailer Requirements, Mansfield

Recorded Date	Operator	Operator Type	Min Sqm	Max Sqm
Apr-26	Jollyes	Leisure Services	280	650
Dec-25	Wendy's	Leisure Services	190	280
Oct-25	Rassams Creamery	Leisure Services	230	230
Oct-25	M&S Food	Convenience Retail	560	2,320
Aug-25	Clip 'n Climb	Leisure Services	460	-
May-25	Lidl	Convenience Retail	1,670	2,420
May-25	British Heart Foundation	Comparison Retail	140	1,300
May-25	Premier Inn	Leisure Services	1,860	-
Jan-25	Mega Discount Store	Comparison Retail	280	650
Jan-25	Clifton Trade Bathrooms	Comparison Retail	420	650
		Total	6,090	10,820

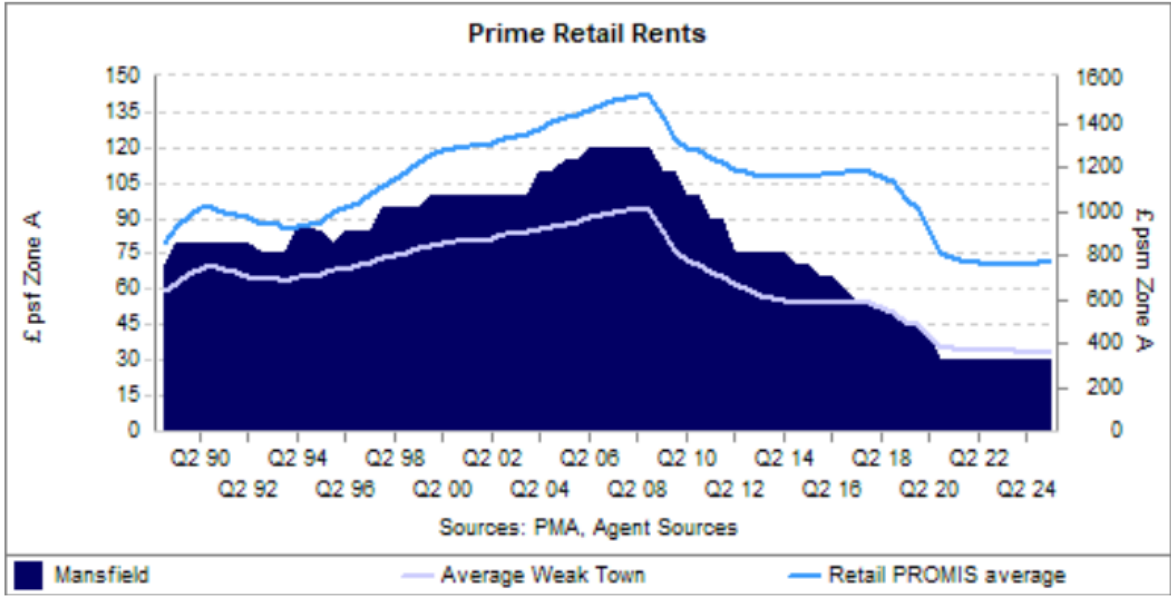
Source: The Requirement List

43. As of April 2026, a review of published operator requirements identified 10 recorded requirements from retail and leisure operators since January 2025, seeking a combined maximum floorspace of up to 10,820 sqm.
44. There is interest from convenience retail, comparison retail and leisure services.
45. It should be noted that these are not necessarily operators seeking representation within the centre itself but potentially out-of-centre locations and retail parks.
46. It is also possible that these operators are not looking for opportunities in Mansfield specifically, rather they are looking for opportunities in areas similar to and including Mansfield.
47. Independent/ smaller operators do not tend to document their desire for retail space in the same way as the larger national multiples and fast-growing organisations, and so gauging the demand for retail space from these businesses is harder.

Commercial Property Indicators

48. Based on agent sources, PMA PROMIS estimate that top achievable prime rents in Mansfield were around £323 psqm (£30 psqf) Zone A as of mid-2025. As can be seen below, prime retail rents in Mansfield have been in significant decline in recent years. Whilst Mansfield had consistently outperformed comparable towns, this is no longer the case.

Figure 10: Prime Retail Rents, Mansfield



Sources: PMA PROMIS Retail Report

Pedestrian Flows

49. The figure below illustrates the pedestrian flows for Mansfield in the form of a heat map showing total pedestrian movements for 2025. Footfall is highest along the pedestrianised segments of Church Street and to the east of Stockwell Gate.

Figure 11: Mansfield Footfall Heatmap, 2025

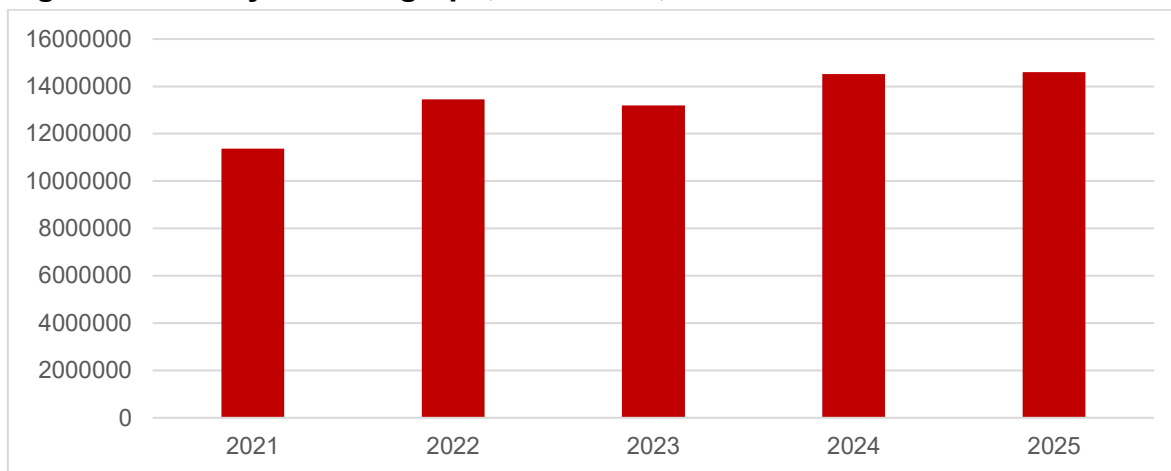


Source: Visitor Insights, Terrain

50. An area that largely presents the defined town centre boundary has been used on Visitor Insights' Terrain platform to assess how footfall in Mansfield has changed between 2021 and 2025.

51. As shown in the figure below, there has been a general increase in footfall between 2021 and 2025. A footfall count of 11.4 million was recorded in 2021, with the 2022 figure rising to 13.5 million. A dip in footfall was seen in 2023, where the footfall count was 13.2 million. However, the footfall count increased in the following years to 14.5 million in 2024 and 14.6 million in 2025.

Figure 12: Yearly Footfall graph, 2021-2025, Mansfield Town Centre



Source: Visitor Insights, Terrain

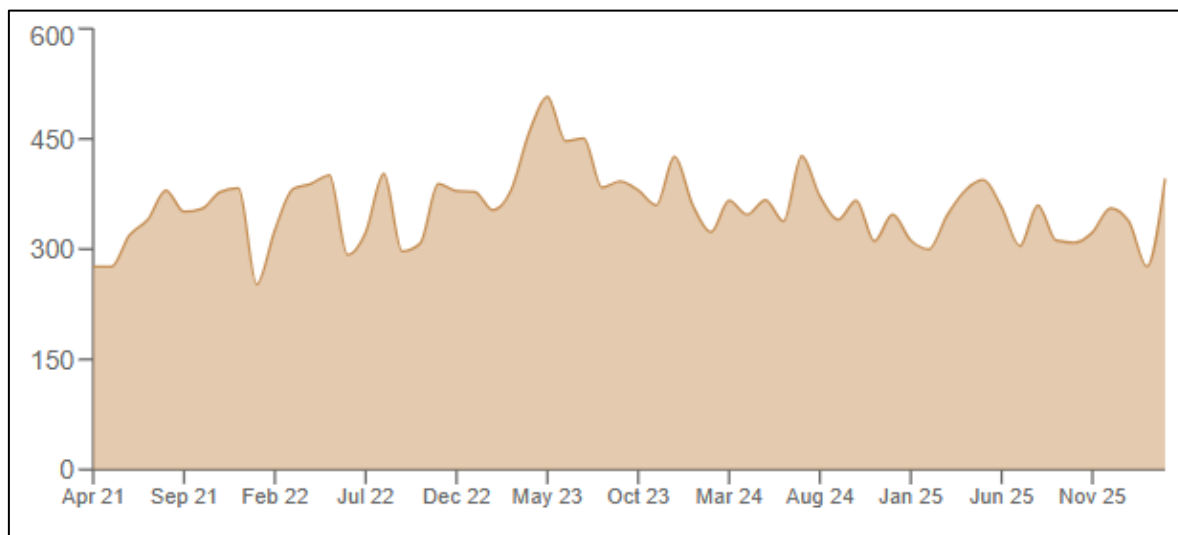
Accessibility

52. Mansfield train station is located within the centre boundary, positioned towards the southwestern edge. The station is serviced by regular trains that run directly into Nottingham and Worksop.
53. Mansfield bus station is located along Quaker Way and is serviced by local bus routes that connect Mansfield to surrounding settlement across Nottinghamshire as well as by longer distance coach services to major destinations such as London (Victoria) and Huddersfield.
54. As set out by Parkopedia, the main parking provision within the centre comes from the Four Seasons Shopping Centre car park to the north west of the centre which has 419 spaces, Belvedere Street car park which has 150 spaces and Toothill Road which has 97 spaces. Electric vehicle charging stations were found to be present within the Four Seasons Shopping Centre car park and Toothill Road car park.
55. Cycle parking can be found across various points of the centre, particularly within the pedestrianised areas of Church Street and West Gate.
56. The Four Seasons Shopping Centre, Market Place, Leeming Street and West Gate together create a safe and attractive pedestrian environment within the town centre. The area is fully pedestrianised, with smooth stone paving and clear wayfinding maps that support comfortable navigation for those travelling on foot. In other parts, pavements are found to be of ample width, with pedestrian islands, traffic light crossings and zebra crossings strategically placed to support pedestrians with road-crossings.

Crime and Safety

57. A central postcode within Mansfield Town Centre was used to review total crime data within a ½ mile radius between April 2021 and March 2026. The figure below outlines the total crime rate month by month within this period.

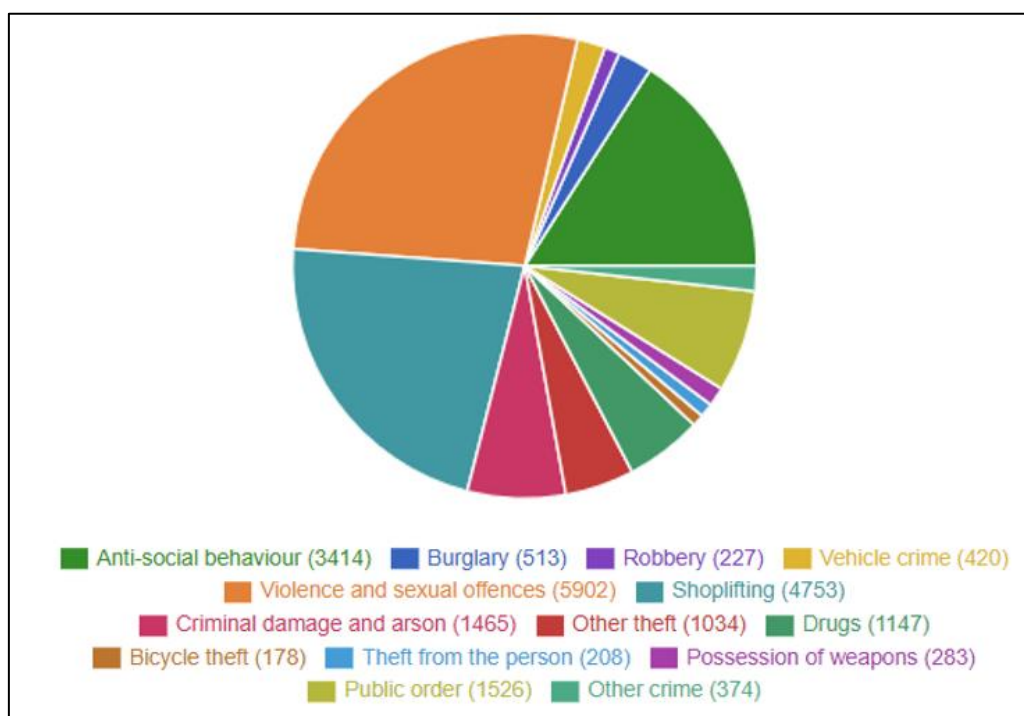
Figure 13: Recorded Crimes, Mansfield Town Centre, April 2021 to March 2026



Source: UKCrimeStats

58. During this period, the breakdown of crime types can be seen represented within the below figure.
59. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (5,902 recorded incidences), Shoplifting (4,753 recorded incidences), and Anti-Social Behaviour (3,414 recorded incidences).

Figure 14: Crime Type Breakdown, Mansfield Town Centre, April 2021 to March 2026

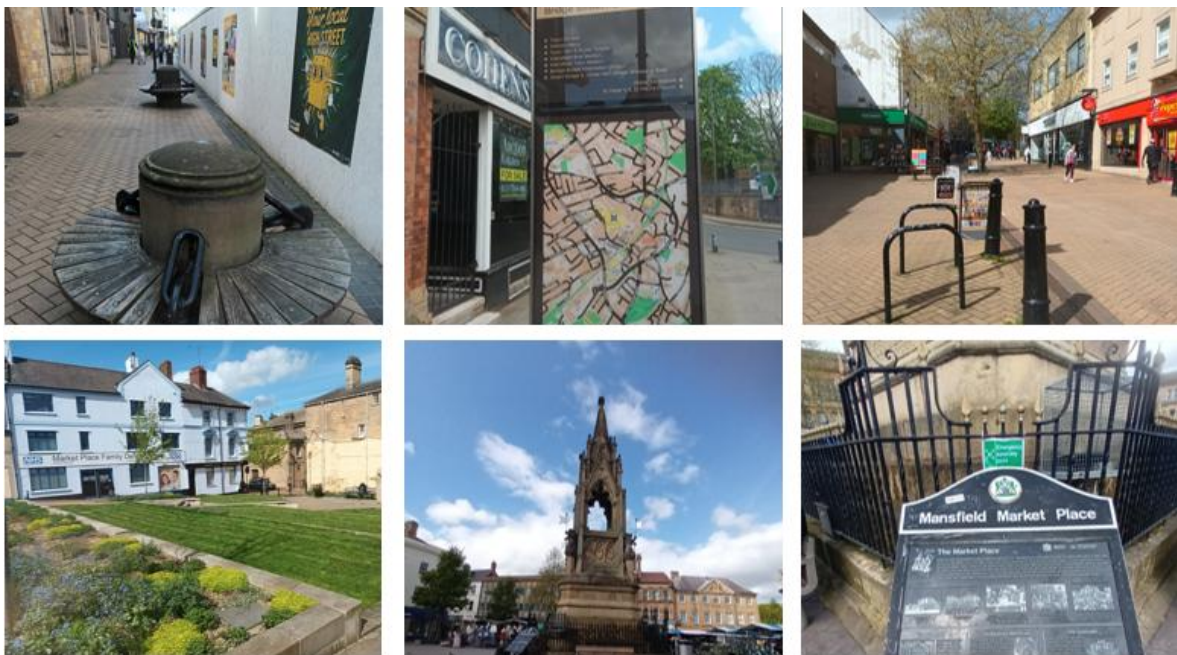


Source: UKCrimeStats

Environmental Quality

60. Elements identified in Mansfield that enhance the environmental quality include:
- Strong blend of old and new buildings, where the new developments are in-keeping with the centre's traditional architecture and building materials
 - Historic character and charm
 - Well-kept, attractive shop frontages
 - Clear wayfinding with maps dispersed around the centre
 - Good signage detailing the history of certain features within the centre
 - Presence of artwork in the form of statues around the open spaces of the centre creates visual interest.
 - Strong provision of greenery within the centre (trees, flower plantings etc.)
 - Clean environment
 - Presence of street furniture (seating, cycle racks, bins, street lamps, statues etc.)

Figure 15: Examples of Strong Environmental Quality, Mansfield



Source: LSH Site Visit

61. Elements of the centre identified that detract from its environmental quality include:
- Graffitied walls along Stockwell Gate
 - Presence of vacant units, particularly along Stockwell gate, Dame Flogan Street and Midworth Street where frontages are bare/ covered up.

Figure 16: Examples of Weak Environmental Quality, Mansfield



Source: LSH Site Visit

Evening and Night Time Economy

62. A strong evening and night time economy can often be a good indicator of a strong, vital and viable centre. A vibrant evening and night time economy is largely underpinned by a quality leisure offer within a centre, and so a sample of leisure outlets within Mansfield have been selected with their opening times and more importantly closing times recorded to get a sense of the provision of the evening offer.
63. As outlined below, there is a selection of pubs, bars and restaurants as well as the Palace Theatre (public hall and arts venue), which hosts a range of entertainment, including live music, theatre performances, films and comedy shows. Mansfield Superbowl is a notable leisure venue that attracts people to the centre in the evening but sits beyond the town centre boundary.

Table 2: Leisure Operator Sample, Mansfield

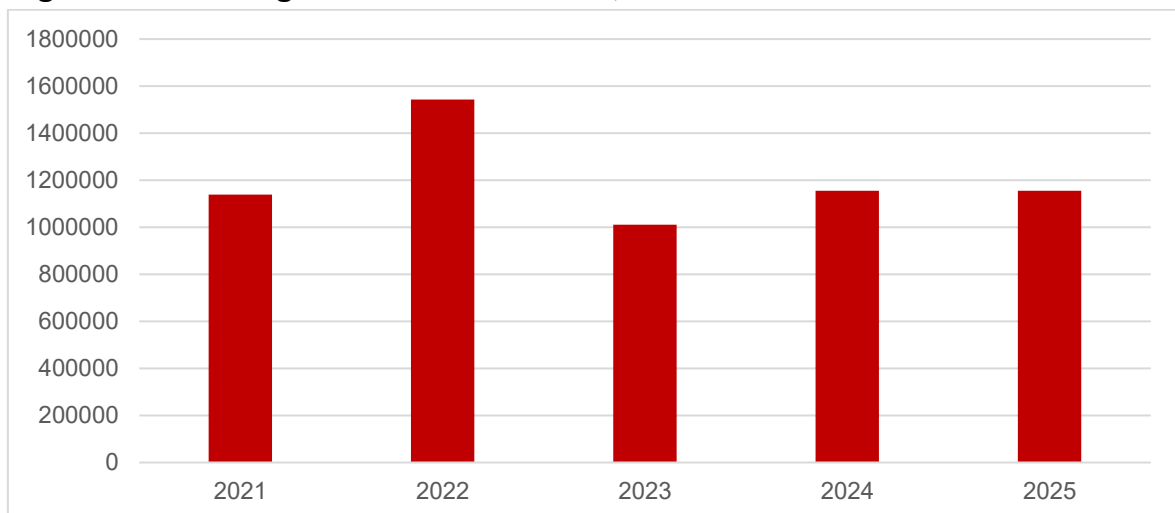
Retailer Name	Type	Open	Close
Capo Lounge	Restaurant	9am	10pm
Andwhynot	Restaurant	12pm	11pm – 1am
Green Dragon	Public House	10 am	11pm - 2am
Wheatsheaf	Public House	11am - 12pm	11pm
Lounge 212	Shisha bar	2pm - 5pm	11pm - 2am
The Stag & Pheasant- JD Weatherspoon	Public House	9:30am 12pm	- 10pm - 12am
The White Hart Pub	Public House	11am - 12pm	10:30pm - 11pm
Canvas	Live music venue	From midday	Late
Rush	Nightclub	10.30pm	3am

Retailer Name	Type	Open	Close
Mansfield Palace Theatre	Theatre	19:30	Late

Source: LSH Research

64. The figure below shows how evening (6pm to 12am) footfall levels have changed between 2021 to 2025 within the centre. As can be seen, the evening footfall count was around 1.14 million in 2021. In 2022, there was a spike in evening footfall with a pedestrian count of 1.5 million. In 2023, evening footfall counts experienced a significant drop with the pedestrian count being approximately 1 million. Since then, there has been some recovery in evening footfall figures (1.15 million in 2024 and 1.16 million in 2025).

Figure 17: Evening Footfall in Mansfield, 2021-2025



Source: Visitor Insights, Terrain

Conclusion

65. Overall, the Strengths, Weaknesses, Opportunities, Threats (SWOT) can be summarised as follows:

Strengths

- Strong independent retail offer which creates a unique visitor destination
- Strong presence of high street banks
- Good presence of a range of national multiples
- Strong heritage and historic character, with a good blend of both old and new architecture, which is contributing to a pleasing environmental quality overall
- Good parking provision, including the presence of EV charging
- Mansfield market acts as a key attractor and footfall driver, especially during special market events e.g Christmas markets and artisan markets.
- Good accessibility and public transport connections (bus and train)
- Strong wayfinding and easy navigation through the presence of maps around the centre

- Strong provision of greenery, street furniture and statues which create visual interest
- Good evening and night time economy
- Increase in footfall figures between 2021 and 2025

Weaknesses

- Vacancy rate higher than the UK average
- Underrepresentation of convenience retail floorspace which is lower than the UK average.
- Weak food and beverage offer with a weak provision of cafes, fast food & takeaways and restaurants that are lower than the UK average.
- Prime retail rents have significantly decreased in recent years
- Unable to maintain strong growth in evening footfall seen in 2022

Opportunities

- Capitalise on interest for representation from retailers
- Creative use of vacant units through pop-ups, community hubs, co-working spaces etc.
- Broader mix of uses within the centre to address vacant units – e.g., residential (White Hart redevelopment being a good example of this).
- Regeneration / redevelopment of large vacant units (the former Beales department store and the former BHS store) which are both in progress.

Threats

- The growth in online shopping and its impact on brick-and-mortar retail outlets
- High business operating costs
- The potential loss of further high street brands leading to further vacancies

66. We therefore conclude that Mansfield continues to be a vital and viable centre, acting as a retail and leisure hub for the region. Whilst the centre has a good presence of national multiples that allow it to draw visitors from beyond its immediate catchment, there is also a strong sense of distinctiveness as a result of its strong range of independent operators alongside its unique history, character and charm.
67. Opportunities for Mansfield to evolve and strengthen include better usage of vacant space (either through temporary uses or a greater mix of uses). This is already underway with the planned redevelopment of the former BHS store into a food hall destination as well as the ongoing redevelopment of the former Beales department store into a community hub. Both are expected to boost the vibrancy and offer of the centre, helping Mansfield to transition away from an era where comparison retail dominated town centres like Mansfield, to a future where a greater mix of uses are present. Redvelopments such as White Hart will also boost the residential population of the centre, thus increasing the immediate catchment's total expenditure and footfall activity within the centre.

3. Mansfield Woodhouse District Centre Health Check

Overview

68. Mansfield Woodhouse is designated as a District Centre in the Mansfield District Local Plan (2013-2033).
69. Mansfield Woodhouse is a town and civil parish and is primarily a residential area. The centre is approximately 2.9km north of Mansfield Town Centre with a drive time of approximately 8 minutes between the two.
70. The defined town centre boundary, as set out in the Local Plan Proposals Map is shown in the figure below.

Figure 18: Mansfield Woodhouse District Centre Map



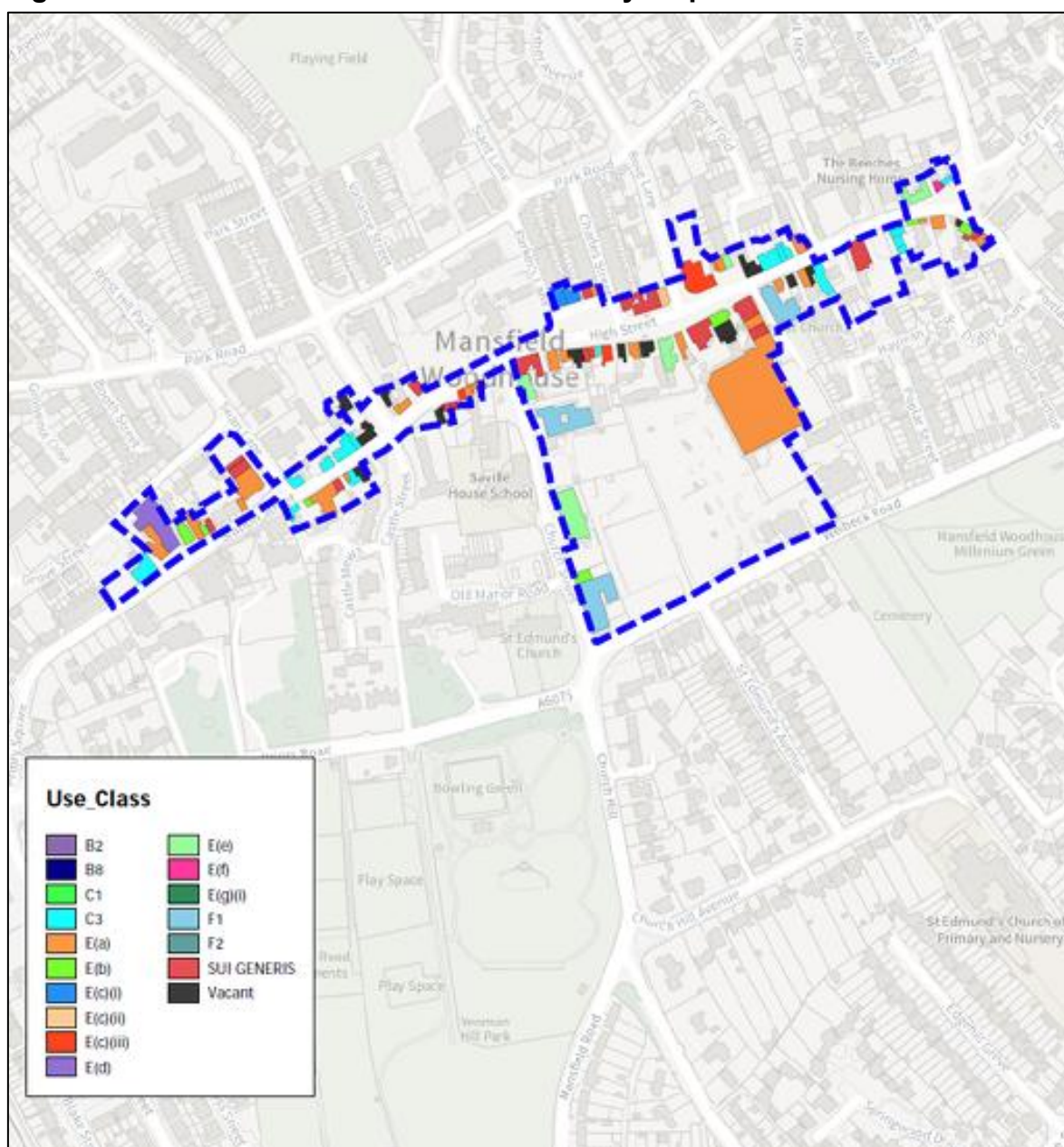
Source: Mansfield District Council

71. The main commercial area is primarily located along High Street where independent businesses dominate. Notably, the centre's key anchor is the Morrisons superstore located towards the centre of the District Centre boundary on High Street. The centre is located within the Mansfield Woodhouse conservation area with approximately 13 listed buildings within the centre boundary.
72. The role and function of Mansfield Woodhouse as a District Centre is to provide a primary focus for convenience shopping, supported by a modest range of comparison goods and a variety of non-retail services. These include banks, building societies, restaurants, cafés and takeaways, alongside key community facilities such as a doctor's surgery, dentist, opticians, post office and library, serving both the settlement and the surrounding residential areas.

Diversity of Uses

73. The diversity of uses in Mansfield Woodhouse was assessed in Mansfield District Council's retail monitoring report (2025). An audit of retail centres took place in April 2025. Further data has been provided by Mansfield District Council relating to survey data from March 2026, which is also referenced below.
74. The figure below shows the units covered by the report and the mix of uses by use class as of April 2025.

Figure 19: Mansfield Woodhouse retail survey map



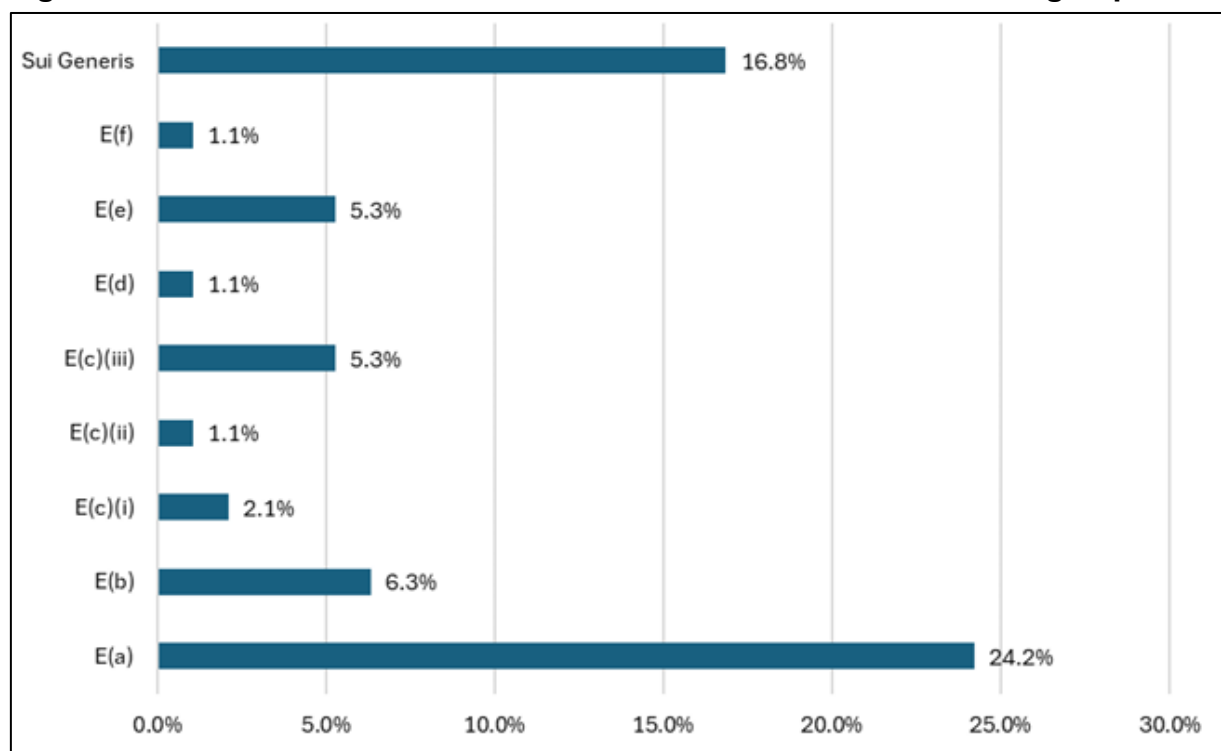
Source: Mansfield District Council Retail Monitoring Report 2025

75. Class E (a) Retail goods (which includes retail, comparison and convenience services) are the dominant use in the centre, accounting for 24.2% of all units. Notably, the centre contains a Morrisons superstore on High Street which has a net floorspace of 3,028 sqm and acts as the convenience retail anchor for the centre. Based on the

March 2026 survey conducted by the council, Class E (a) uses comprised 24% of the total units, representing a marginal decrease from 2025.

76. Class E (b) (the sale of food and drink consumption on the premises) accounts for 6.3% of the total units in the centre, including operators such as Rossini (restaurant), The Stable Centre (café) and Double Dragon restaurant. Based on the March 2026 survey conducted by the council, Class E (b) accounted for 6.5% of the total units in the centre.
77. E(c)(i) financial services, E (c)(ii) professional services, E(c)(iii) other appropriate services in a commercial, business or service locality accounts for 2.1%, 1.1% and 5.3% respectively in 2025. Based on the 2026 survey, E(c)(i) uses accounted for 2.2%, E(C)(ii) accounted for 1.1% and E(C)(iii) accounted for 4.3%.
78. Sui generis uses, which covers activities such as public houses, wine bars, casinos and nightclubs, make up 16.8% of all units within the centre. This includes Leylam Pizza House (fast food and take-away), Betfred, and the Angel (public house). Based on the 2026 survey, sui generis uses comprised 17.4% of the total units in the centre.

Figure 20: Mansfield Woodhouse District Centre Use Class Percentage Split



Source: Mansfield District Council Retail Monitoring Report 2025

79. During the 2026 survey, the centre's food and beverage offer comprised of three restaurants, two cafés, two public houses and four fast-food and takeaway outlets. All food & beverage operators were independently operated, with no representation from national brands.

Vacancies

80. 15.8% of units within the centre were recorded as vacant in the 2025 survey. The 2026 figure of 18.9% represents a vacancy rate increase of 3.1 percentage points since the 2025 survey.

Figure 21: Mansfield Woodhouse District Centre Vacancy Rate

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

Source: Mansfield District Council Retail Monitoring Report 2025

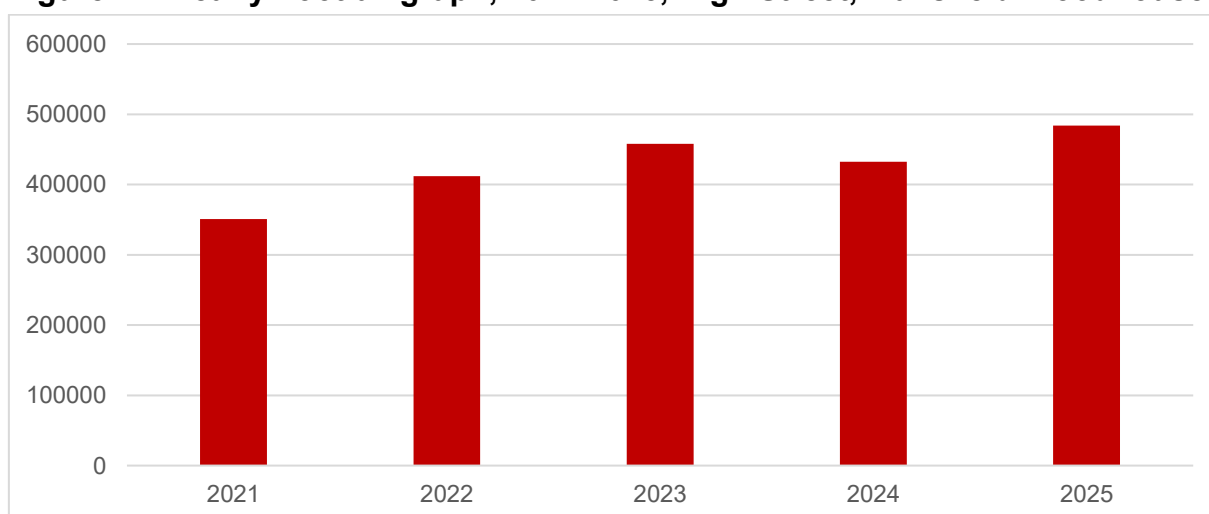
Multiple and Independent Representation

81. The presence of national multiples in Mansfield Woodhouse is limited but led by Morrisons. In addition, Card Factory is present within the centre.
82. Independent retailers are essential to create a unique and local feel to a centre. They help to curate a sense of place and pride within an area for those who live nearby. Mansfield Woodhouse has a selection of independent outlets, including Richmond Stationary, The Two Knits (wool shop) and PoFfiles Coffee and Cake Emporium (café).

Pedestrian Flows

83. A busy section of Mansfield Woodhouse, located along High Street (near Old Mill Bakery), was sampled to obtain information on how footfall levels have changed between 2021 and 2025.
84. As can be seen in the figure below, the footfall levels between 2021 and 2025 show a general upward trend, from 350,810 in 2021 to 484,018 in 2025.

Figure 22: Yearly Footfall graph, 2021-2025, High Street, Mansfield Woodhouse



Source: Visitor Insights, Terrain

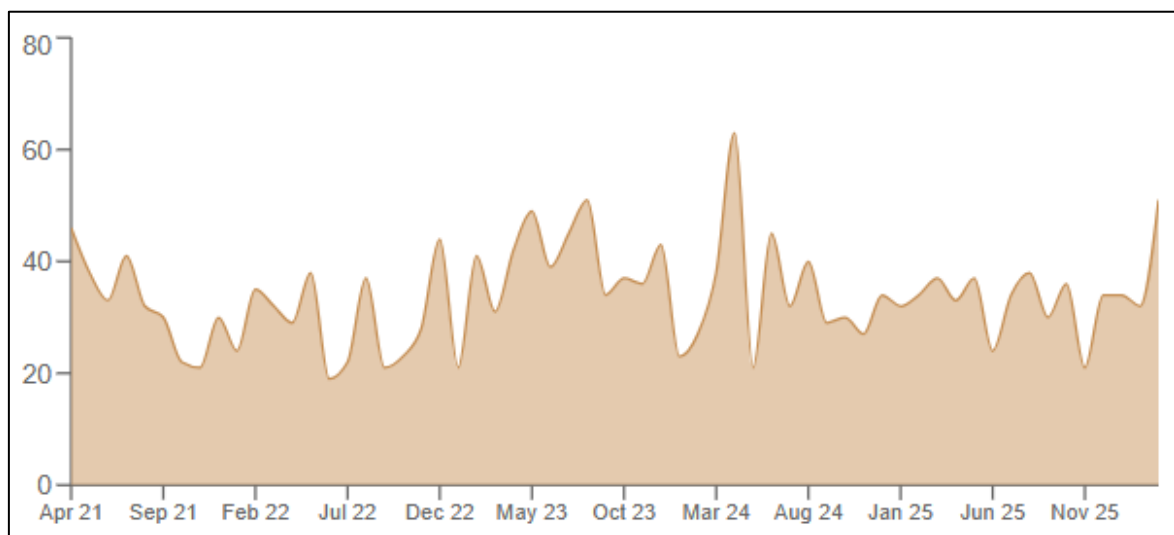
Accessibility

85. Bus routes serve the centre and provide key connections to Huthwaite, Alfreton, and Mansfield. Bus stops within the centre are equipped with digital displays that provide passengers with up-to-date waiting times for upcoming services.
86. The road network running through Mansfield Woodhouse provides direct access to the A60 to the east, offering connections to nearby centres such as Warsop (approximately 9-minute drive) and Mansfield (approximately 10-minute drive). To the west, it links with the A6191, enabling access to destinations including Pleasley (approximately 12-minute drive).
87. Mansfield Woodhouse train station is located to the west, approximately a 7-minute walk (3-minute drive) beyond the centre boundary, providing connections to Nottingham and Worksop.
88. The main centre parking provision is found at the Morrisons car park.
89. Cycling is not well promoted in the centre due to the absence of cycle parking through limited provision of cycle racks along High Street and Station Street.
90. Whilst main roads cut through the centre, providing an obstacle to pedestrian movement, a combination of traffic light crossings and a zebra crossing are located strategically to support movement.

Crime and Safety

91. A central postcode within Mansfield Woodhouse District Centre was used to review total crime data within a ¼ mile radius between April 2021 and March 2026. The figure below outlines the total crime rate month by month within this period.

Figure 23: Recorded Crimes, Mansfield Woodhouse District Centre, April 2021 to March 2026

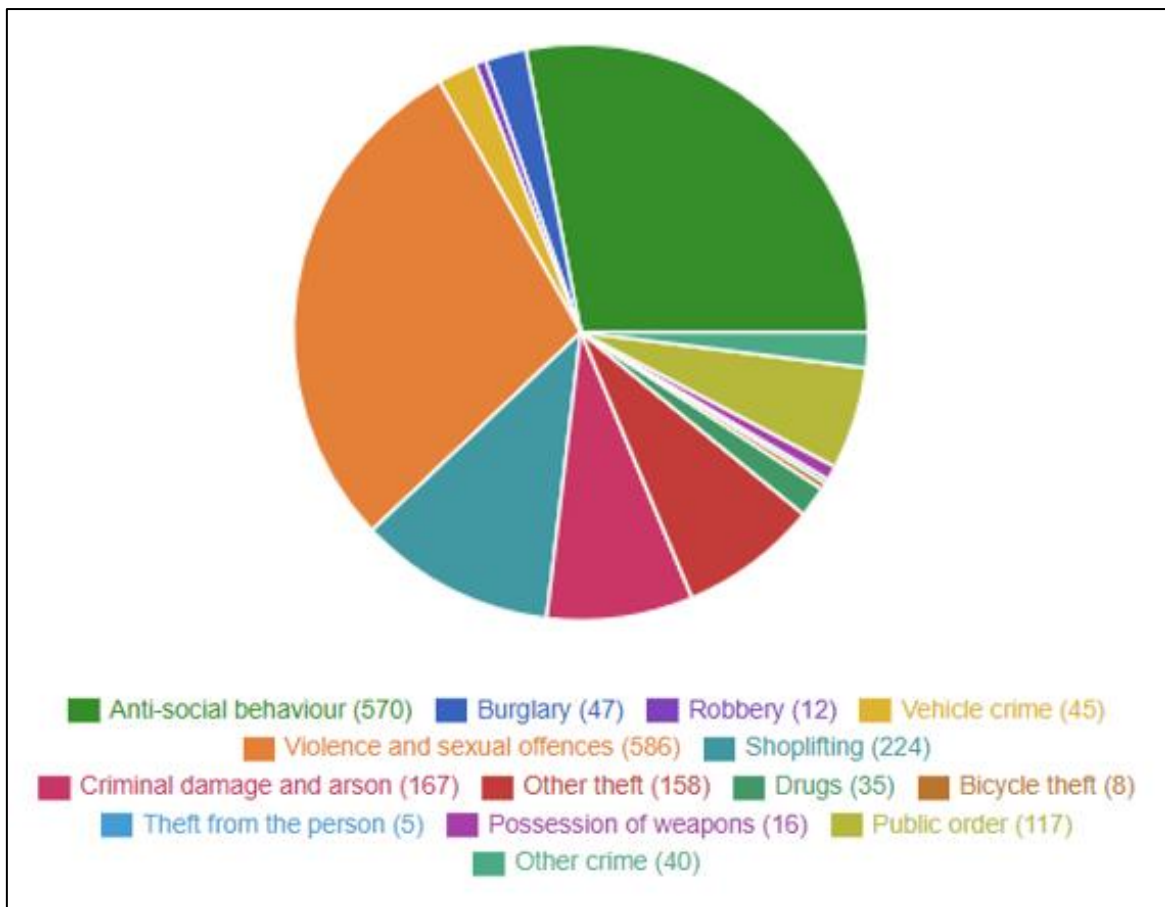


Source: UKCrimeStats

92. During this period, the breakdown of crime types can be seen represented within the below figure.

93. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (586 recorded incidences), Anti-Social Behaviour (570 recorded incidences) and Shoplifting Offences (224 recorded incidences).

Figure 24: Crime Type Breakdown, Mansfield Woodhouse District Centre, April 2021 to March 2026



Source: UKCrimeStats

Environmental Quality

94. Elements identified in Mansfield Woodhouse that enhance the environmental quality include:
- Generally well-kept buildings and frontages
 - Clean environment
 - Ample provision of street furniture (benches, bins, street lights)
 - Strong provision of greenery within the centre through plantings within open spaces and trees along the pedestrian pathways
 - Distinct historical building façades and architecture
 - Clear wayfinding
 - Presence of a historical plaque in the open space detailing the history of the centre

Figure 25: Examples of Strong Environmental Quality, Mansfield Woodhouse



Source: LSH Site Visit

95. Elements of the centre identified that detract from its environmental quality include:

- Limited cycle parking
- Presence of vacant units within the centre where frontages are dilapidated and not well maintained
- The architectural style and quality of the buildings diminish towards the western boundary of the centre on Station Street
- Narrow pedestrian pathways and a greater dominance of cars towards Station Street limits walkability and diminishes the overall comfort and welcoming character of the area

Figure 26: Examples of weak environmental quality, Mansfield Woodhouse



-
- Source: LSH Site Visit

96. Overall, the environmental quality of Mansfield Woodhouse is good - characterised by its distinct historic identity and welcoming character. The centre benefits from well-maintained street furniture and greenery which enhances its appeal. However, the presence of vacant and poorly maintained units detracts from the overall environment quality.

Evening and Night Time Economy

97. A vibrant evening and night time economy is largely underpinned by a quality leisure offer within a centre, and so a sample of leisure outlets within Mansfield Woodhouse have been selected with their opening times and more importantly closing times recorded to get a sense of the provision of the evening offer.
98. As outlined below, Mansfield Woodhouse has a relatively limited evening offer, with related establishments restricted to a small selection of pubs and restaurants. This is not necessarily unusual for a centre of its size and function. Whilst there are a number of fast food & takeaway outlets that open until late, their delivery nature means that they do not contribute to genuine evening footfall and activity in the same way as other food & beverage uses.

Table 3: Leisure Operator Sample, Mansfield Woodhouse

Retailer Name	Type	Open	Close
The Angel Inn	Public House	11am	10pm-11pm
Greyhound Inn	Public House	12pm-3pm	10pm-11:30pm
Chico Italian Pizzeria	Takeaway	5pm	10:30pm-11:30pm
Double Dragon restaurant	Restaurant	12pm-6pm	10pm
Rossini	Rossini	5.30pm	10.30pm

Source: LSH Research

Conclusion

99. Overall, the Strengths, Weaknesses, Opportunities, Threats (SWOT) can be summarised as follows:

Strengths

- Strong presence of independent retailers which creates a distinct sense of character
- Good public transport connections, with the presence of bus stops within the centre
- Well maintained and clean streets
- Distinct historical building facades which strengthen the centre's environmental quality
- Strong convenience retail anchor within the centre (Morrisons superstore)
- General increase in total footfall levels between 2021 and 2025.

Weaknesses

- Absence of cycle parking
- High and rising vacancy rate
- Narrow pedestrian routes towards Station Street
- Diminished environmental quality towards the western boundary of the centre on Station Street

Opportunities

- Creative use of vacant units through pop-ups, community hubs, co-working spaces etc.
- To diversify the food & beverage operator types as they are currently dominated by fast-food and takeaways

Threats

- High business operating costs could lead to further vacant units
- Rise in vacant units negatively impacting on the environmental quality and damaging the appeal and attraction to the centre as well as negatively impacting on operator's perceptions and willingness to invest

100. We therefore conclude that Mansfield Woodhouse is a vital and viable centre, that continues to meet the day-to-day needs of its immediate catchment and serves a functional role. The draw of the centre is led by the Morrisons supermarket store, which is supported and complemented by a range of other uses and operators.
101. Challenges to the centre include the rise in vacancy levels, posing a risk to its long-term vitality and a potential diminishing of its environmental quality.

4. Market Warsop District Centre Health Check

Overview

102. Market Warsop is designated as a District Centre within the Mansfield District Local Plan (2013-2033).
103. Market Warsop is the northern most District Centre within the District, located approximately 7.4km north (circa 14-minute drive) of Mansfield Town Centre. It serves a civil parish, with the main commercial area primarily located along High Street.
104. The centre boundary as defined in the Local Plan Proposals Map is shown in the figure below.

Figure 27: Market Warsop Town Centre Map



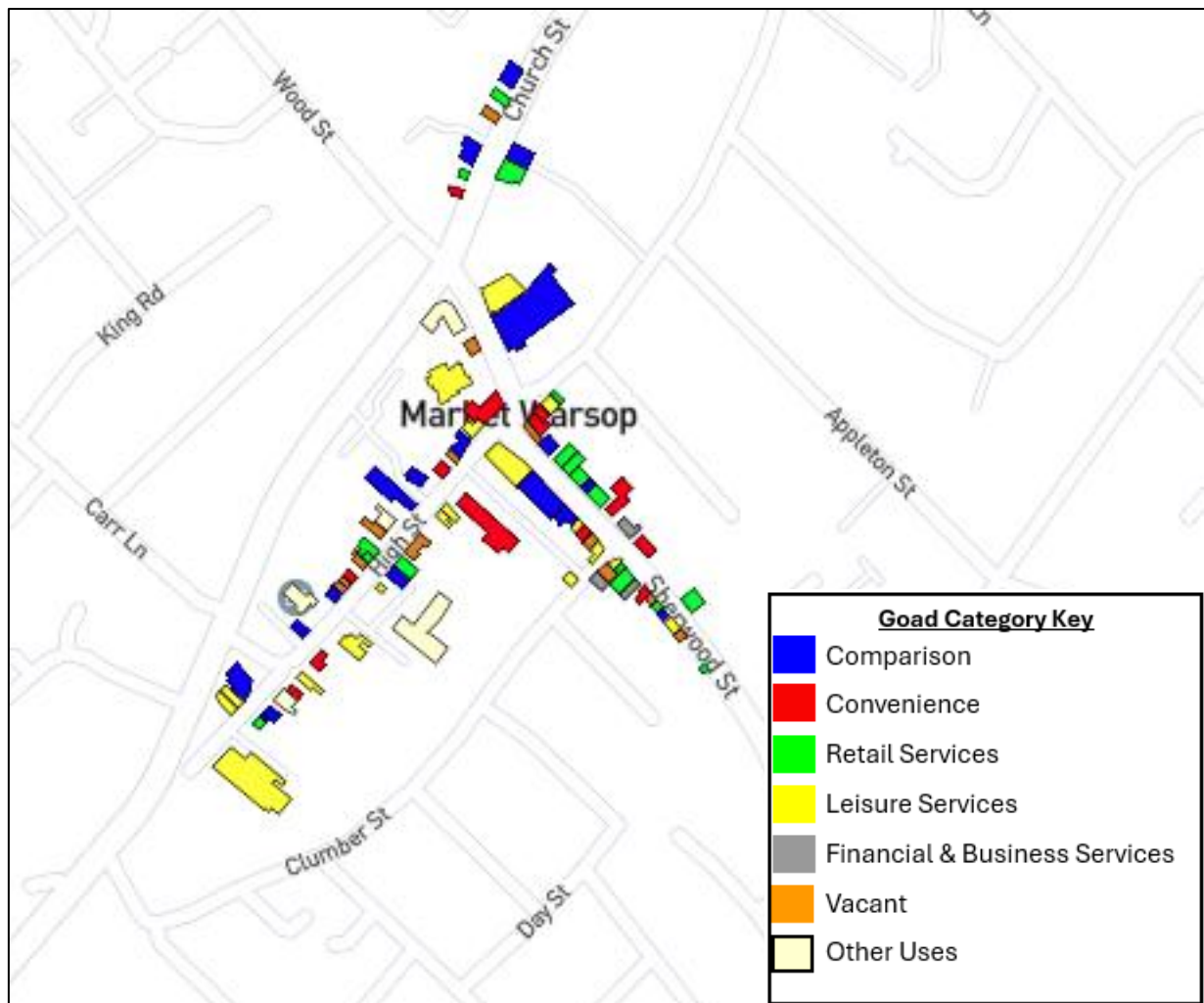
Source: Mansfield District Council

105. The centre's key anchor store is the Co-op which is located towards the west of the District Centre boundary on High Street. The centre is within the Market Warsop conservation area and contains two Grade II listed buildings.
106. Similar to Mansfield Woodhouse, the role and function of Market Warsop as a District Centre is to provide a primary focus for convenience shopping, supported by a modest range of comparison goods retailers and a variety of non-retail services. These include banks, building societies, restaurants, cafes and takeaways, alongside key community facilities such as a doctor's surgery, dentist, opticians, post office and library, serving both the settlement and the surrounding residential areas.

Diversity of Uses

107. Goad survey data from August 2024 has been used to assess Market Warsop's mix of uses. The figure overleaf shows the area covered by Goad and presents the uses recorded as of August 2024.

Figure 28: Market Warsop Goad Map



Source: Experian Goad

108. The table below sets out the makeup of Market Warsop's 81 units across Goad's retail and services categories.

Figure 29: Number of Outlets, Market Warsop

	No. of Outlets	% of Total Outlets		
		Market Warsop	UK Average	Difference
Comparison Retail	18	22.2%	26.4%	-4.2%
Convenience Retail	13	16.0%	9.3%	+6.7%
Retail Services	17	21.0%	15.9%	+5.1%
Leisure Services	18	22.2%	25.8%	-3.6%
Financial & Business Services	3	3.7%	8.3%	-4.6%
Vacant	12	14.8%	14.1%	+0.7%
Total	81	100.0%	100%	

Source: Experian Goad, August 2024

109. The table below sets out the makeup of Market Warsop's 8,341 sqm of floorspace across Goad's retail and services categories.

Figure 30: Floorspace Composition, Market Warsop

	Gross Floorspace (sqm)	% of Total Floorspace		
		Market Warsop	UK Average	Difference
Comparison Retail	2,725	32.7%	29.4%	+3.3%
Convenience Retail	1,247	14.9%	15.6%	-0.7%
Retail Services	1,067	12.8%	7.3%	+5.5%
Leisure Services	2,555	30.6%	26.7%	+3.9%
Financial & Business Services	181	2.2%	6.3%	-4.1%
Vacant	565	6.8%	14.2%	-7.4%
Total	8,341	100.0%	100%	

Source: Experian Goad, August 2024

110. Comparison retail is the joint most common use by outlet and occupies the most floorspace compared to other uses. The comparison retail consists of operators such as The Fashion (clothing shop), Boyes (discount store) and Warsop Carnival (charity shop).
111. Convenience retail is well represented in the centre, where the number of outlets are 6.7 percentage points higher than the UK average (16.0% vs 9.3%). The convenience retail offer includes a Co-operative food and Premier. To note that since Goad's 2024 survey, Wettons Butchers (which is accounted for within the above) has closed.
112. Retail services are well presented in the centre, occupying more than one in five outlets. Operators include Dolls (beauty salon), Pinder's (opticians) and Kevin Emery (hairdressers).
113. Leisure services occupy approximately one in five outlets and almost a third of the total floorspace. A breakdown of the food & beverage operators can be found below.
114. There is an underrepresentation of financial & business services in the centre (3.7% of outlets vs a UK average of 8.3%). There are no high street banks present in the centre.

Figure 31: Food & Beverage Outlets and Floorspace, Market Warsop

	No. of Outlets	% of Total Outlets		Gross Floorspace (sqm)	% of Total Floorspace	
		Market Warsop	UK Average		Market Warsop	UK Average
Bars & Wine Bars	0	0.0%	2.3%	0	0.0%	2.4%
Cafes	2	3.1%	5.1%	70	0.8%	2.9%
Fast Food & Take-Away	9	14.1%	6.1%	496	5.9%	3.1%
Public Houses	4	6.3%	2.6%	1,604	19.2%	3.4%
Restaurants	0	0.0%	5.1%	0	0.0%	4.3%
Total	15	23.4%	21.2%	2,170	26.0%	16.1%

Source: Experian Goad, August 2024

115. The centre has a total of 15 food and beverage outlets, which are dominated by fast food & take-away outlets, which represent 14.1% of the total number of outlets in the centre. There is also a strong presence of pubs relative to the size of the centre, both in terms of number of outlets and the floorspace that they occupy.

Vacancies

116. A total of 12 vacant outlets were recorded in Market Warsop which represents 14.8% of the overall outlets (marginally higher than the UK average of 14.1%). 6.8% of the floorspace in Market Warsop is vacant (which compares favourably to the UK average of 14.2%).
117. The image below illustrates where vacant units are located in Market Warsop as of August 2024. As can be seen, the units are relatively spread out (no vacancy clusters).

Figure 32: Market Warsop Vacancy Map



Source: Experian Goad, August 2024

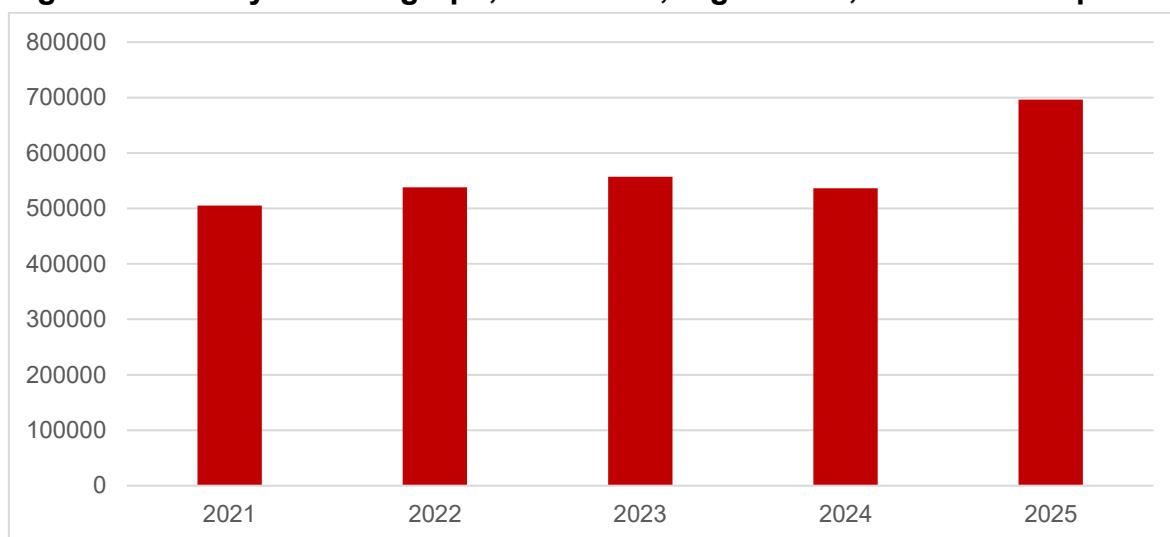
Multiple and Independent Representation

118. Independent retailers are essential to create a unique and local feel to a centre. They help to curate a sense of place and pride within an area for those who live nearby. Market Warsop has a range of independent outlets, including Deb's Café, Grandma's Bakery and Dean's Carpets.
119. In addition, the centre also has a limited selection of national multiples including a Co-op and a Subway.

Pedestrian Flows

120. A busy section of Market Warsop, located along High Street (near the Mansfield Refillery Zero Waste Store) was sampled to obtain information on how footfall levels have changed between 2021 and 2025.
121. As shown in the figure below, yearly footfall levels have generally increased year-on-year (with the exception of 2024), from around 505,200 in 2021 to around 696,200 in 2025.

Figure 33: Yearly Footfall graph, 2021-2025, High Street, Market Warsop



Source: Visitor Insight, Terain

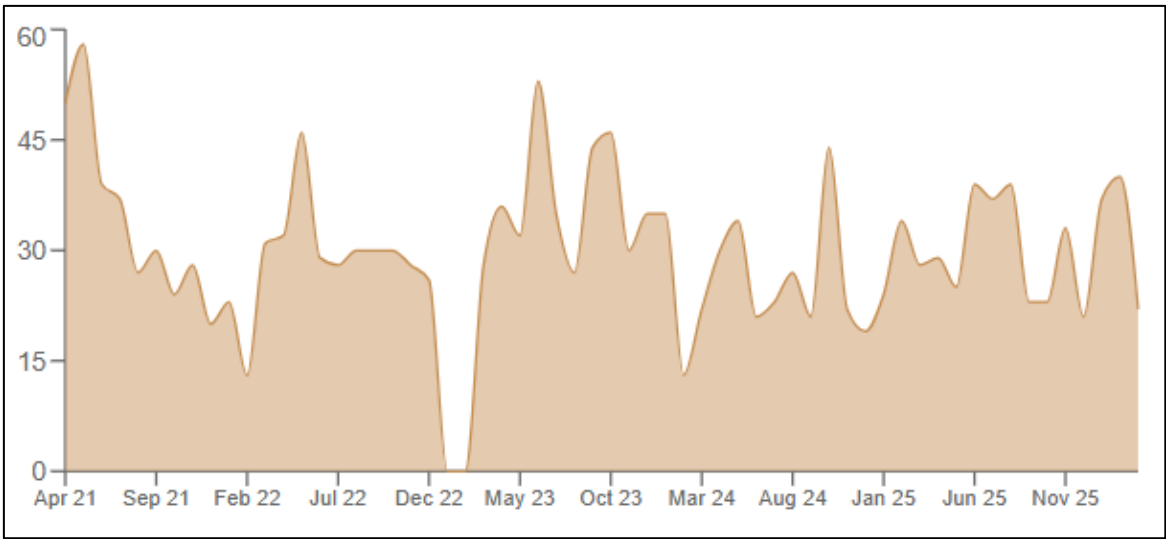
Accessibility

122. Bus routes serve the centre and provide key connections to Mansfield, Shirebrook and Meden Vale.
123. The road networks in and around Market Warsop provide linkages to nearby centres including Mansfield Woodhouse (circa 8-minute drive) and Mansfield (circa 15-minute drive).
124. As set out by Parkopedia, parking is provided in the form of Clumber Street car park (50 spaces) and High Street car park (30 spaces).
125. Cycle parking can be found along High Street through the form of a cycle rack, supporting sustainable modes of travel and providing a place for secure storage for those looking to get to and from the centre by bike.
126. Whilst the A60 cuts through the centre, posing an obstacle to pedestrian movement and navigation of the centre, a combination of a traffic light crossing and zebra crossings are located strategically to support movement.

Crime and Safety

127. A central postcode within Mansfield Warsop District Centre was used to review total crime data within a ¼ mile radius between April 2021 and March 2026. The figure below outlines the total crime rate month by month within this period.

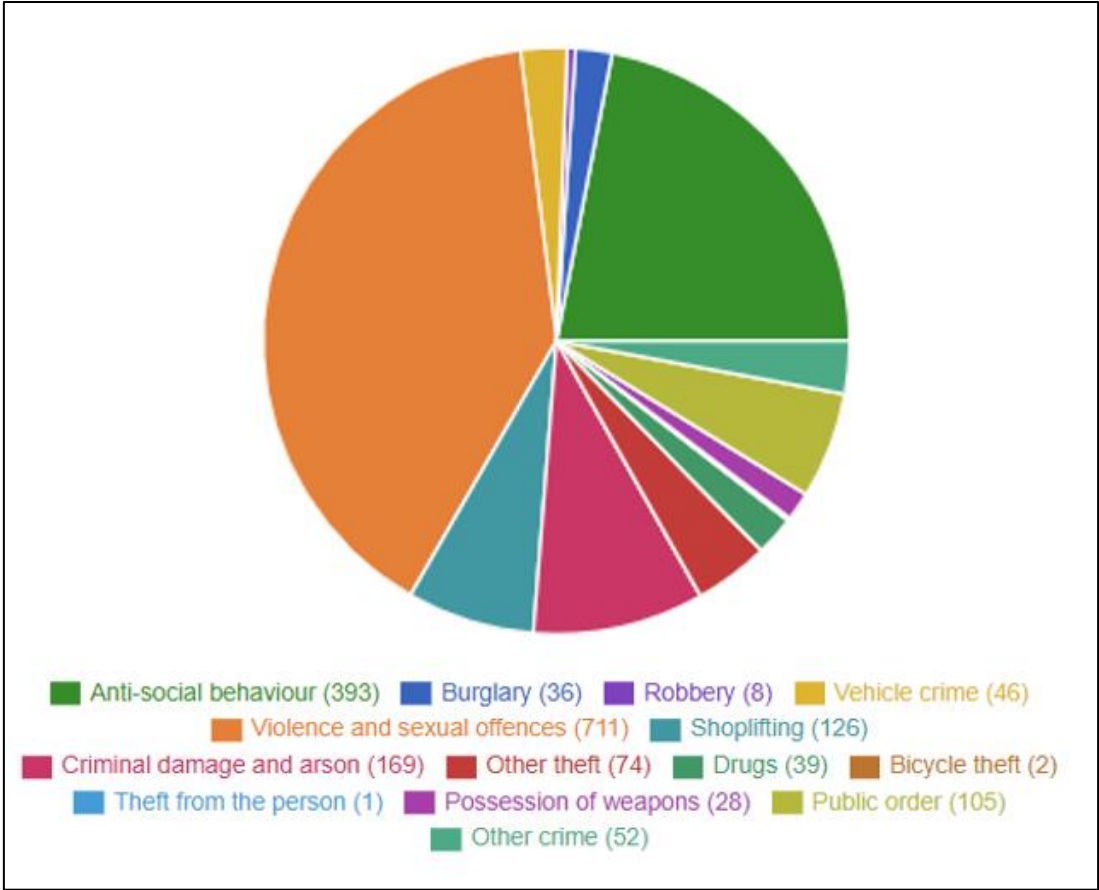
Figure 34: Recorded Crimes, Mansfield Warsop District Centre, April 2021 to March 2026



Source: UKCrimeStats

- 128. During this period, the breakdown of crime types can be seen represented within the below figure.
- 129. The top three types of crimes recorded within this area during this period are Violence and Sexual Offences (711 recorded incidences), Anti-Social Behaviour (393 recorded incidences) and Criminal Damage and Arson Offences (169 recorded incidences).

Figure 35: Crime Type Breakdown, Mansfield Warsop District Centre, April 2021 to March 2026



Source: UKCrimeStats

Environmental Quality

130. Elements identified in Market Warsop that enhance the environmental quality include:

- Attractive buildings and distinct architectural style which creates a strong character for the area
- Well-kept, attractive shop fronts
- Presence of street furniture such as cycle stores, lamp posts and benches
- Presence of planting and greenery such as hanging baskets and planters which creates a sense of vibrancy in the area.
- Presence of street art which creates visual interest to the area

Figure 36: Examples of Strong Environmental Quality, Market Warsop



Source: LSH Site Visit

131. Elements of the centre identified that detract from its environmental quality include areas of uneven pedestrian pavements along High Street.
132. Overall, the environmental quality of Market Warsop is good, with a distinct character and charm. The centre provides a welcoming atmosphere through the presence of street furniture, plantings and street art.

Evening and Night Time Economy

133. The evening leisure offer in Market Warsop is made up of three pubs (Crates & Grapes, The Talbot and Hare & Hounds) and The Black Market Venue, which hosts live music events and has its own brewery.
134. Whilst there are a number of fast food & takeaway outlets that open until late, their delivery nature means that they do not contribute to genuine evening footfall and activity in the same way as other food & beverage uses.

Conclusion

135. Overall, the Strengths, Weaknesses, Opportunities, Threats (SWOT) can be summarised as follows:

Strengths

- Strong history, character and charm with the presence of listed buildings
- Good accessibility and public transport connections
- Well maintained streets and attractive shop frontages
- Good provision of street furniture and greenery
- Good representation of convenience retail and retail service units
- Good overall environmental quality
- Declining rate of recorded crimes
- Proportion of vacant floorspace is significantly lower than the UK average
- General increase in footfall levels over the past 5 years

Weaknesses

- Limited evening and night time offer – particular lack of restaurants
- Particularly high representation of fast food and takeaways
- Underrepresentation of financial and business services

Opportunities

- Improvements to accessibility through the resurfacing areas of uneven paving on High Street
- Creative use of the vacant space in the form of pop-ups, community hubs and co-working spaces

Threats

- High business operating costs which could lead to a rise in vacancies
- Concentration of fast food and takeaways could lead to 'dead frontages' and reduced vibrancy during the day time.

136. We therefore conclude that Market Warsop is a vital and viable centre, that continues to serve the day-to-day needs of its immediate catchment. The centre's historic architecture creates a distinct environmental quality.

137. The centre does however lack when it comes to its food and beverage offer, with no provision of bars & wine bars or restaurants and a disproportionately high number of fast-food and takeaway units (which risks creating inactive frontages during daytime hours and, in turn, diminishes the overall vibrancy and street-level activity of the area).

5. Local Centres

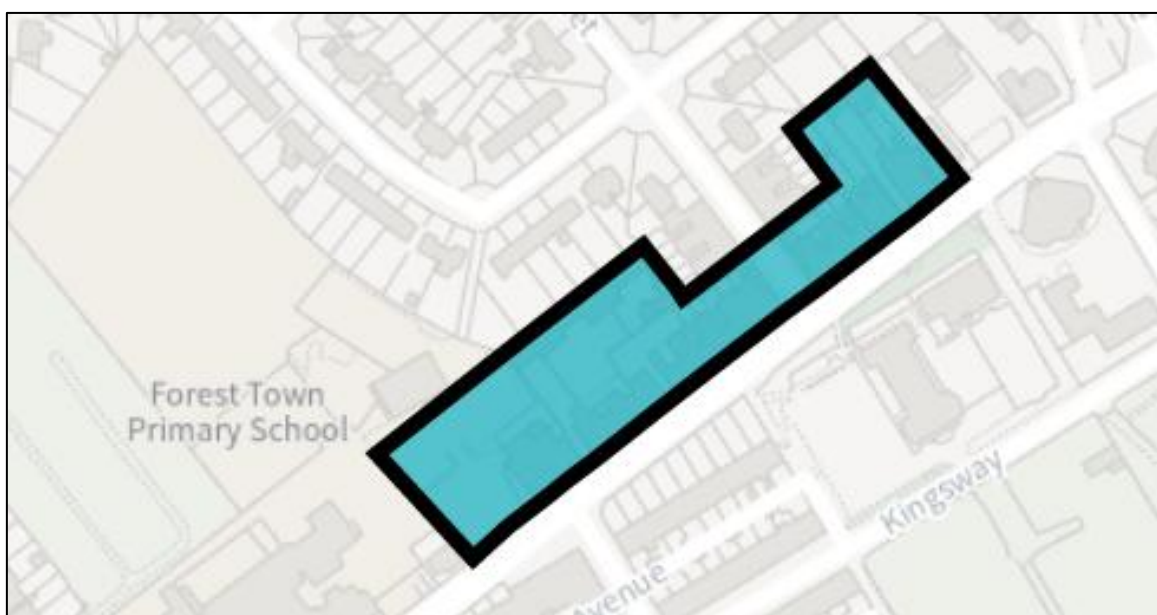
138. Local shopping centres play an important role, serving the day-to-day needs of their immediate catchments and playing a supporting role to the larger town and district centres.

139. This section sets out a high-level overview of the local centres within Mansfield.

Clipstone Road West Local Centre

140. Clipstone Road West is designated as a Local Centre in the Mansfield District Local Plan (2013-2033). The local centre boundary as defined in the Local Plan Proposals Map is shown in the figure below.

Figure 37: Clipstone Road West Local Centre Boundary



Source: Mansfield District Council

141. The centre fronts Clipstone Road West (B6030) which is a busy road that connects Mansfield and Mansfield Woodhouse to Clipstone.

142. The centre provides essential retail and services such as a local convenience store (Co-op), a pharmacy, newsagent, hairdressers, pub and a range of hot food takeaways. The Co-op acts as the convenience anchor for the centre, whilst the King Charles pub is a supporting key draw to the centre.

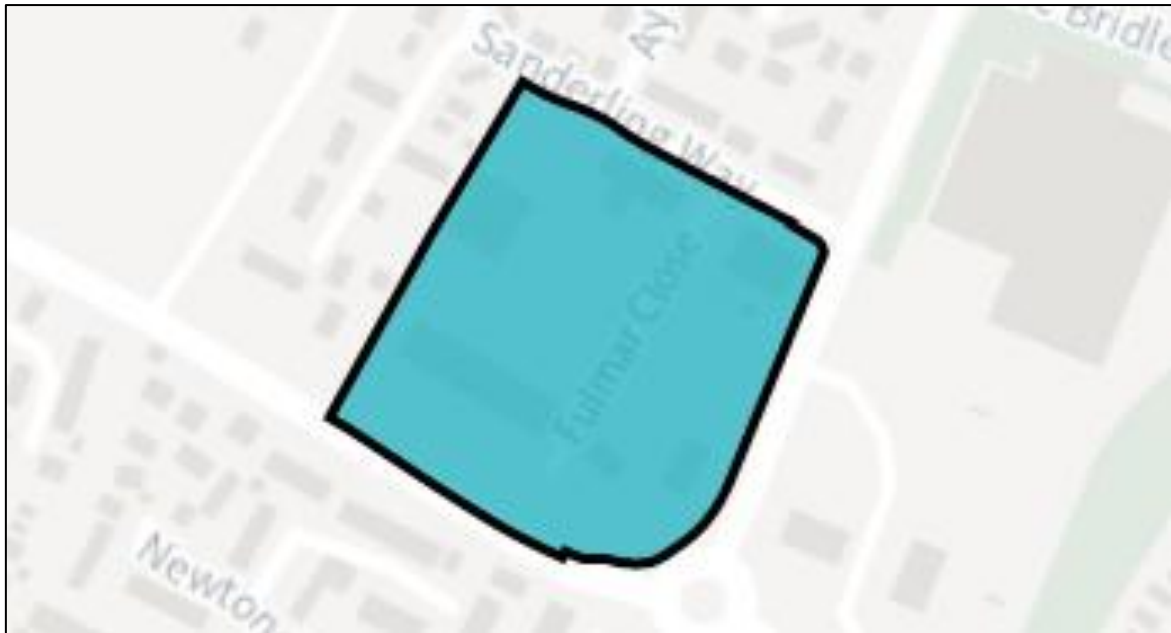
143. Based on the March 2026 survey conducted by Mansfield District Council, the centre has a total of 21 retail units with only one recorded vacancy.

144. The centre is serviced by frequent bus services along Clipstone Road West, providing connections to Kirton, Forest Town, Walesby, Clipstone and Mansfield.

Fulmar Close Local Centre

145. Fulmar Close is designated as a Local Centre in the Mansfield District Local Plan (2013-2033). The local centre boundary as defined in the Local Plan Proposals Map is shown in the figure below.

Figure 38: Fulmar Close Local Centre Boundary



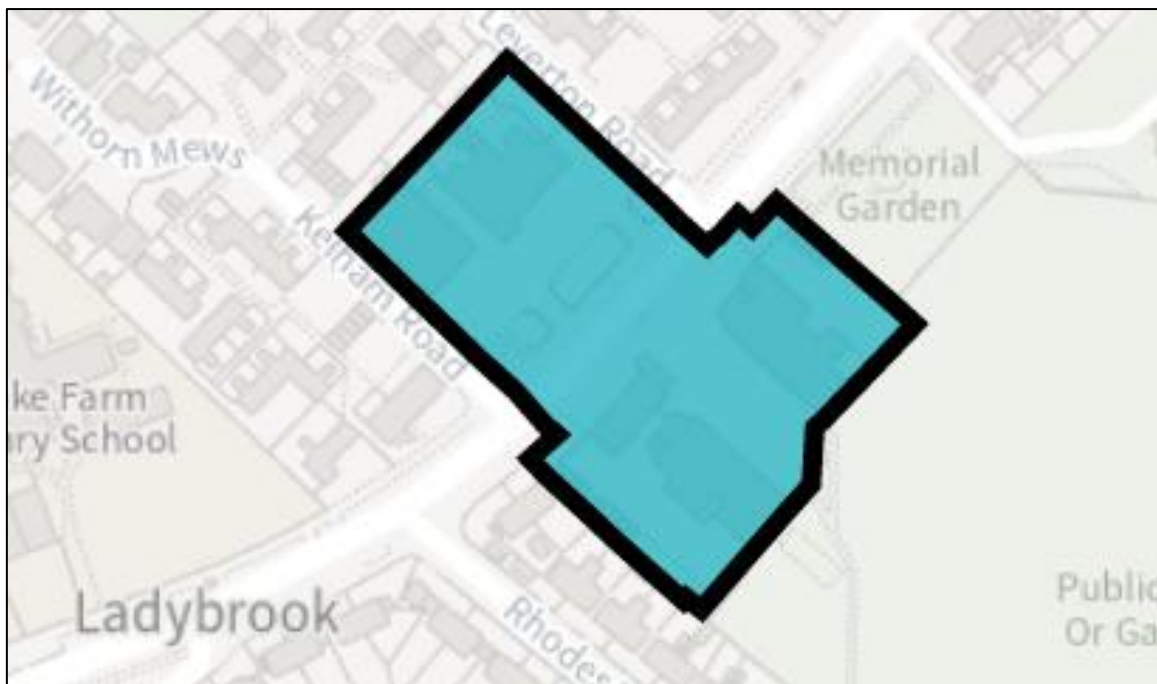
Source: Mansfield District Council

- 146. The centre is served by a number of national multiple fast food & take-aways (such as KFC and Subway), a coffee shop (Costa), a furniture shop, a pub, a day nursery, children's indoor play centre and a pet shop. The operators serve the communities in Forest Town and surrounding areas. The centre is adjacent to an Asda superstore.
- 147. Based on the March 2026 survey conducted by Mansfield District Council, the centre contains 11 units with no vacancies identified.
- 148. The centre comprises a large car park with EV charging spots and dedicated pedestrian and cycle paths throughout the centre.
- 149. Bus services can be picked up on Sandlands Way (east of the centre), providing to connections to Mansfield and Mansfield Woodhouse.

Ladybrook Lane Local Centre

- 150. Ladybrook Lane is designated as a Local Centre in the Mansfield District Local Plan (2013-2033). The local centre boundary as defined in the Local Plan Proposals Map is shown in Figure 40.
- 151. The centre is served by a convenience store (Heron Foods), a public house, a pharmacy, a post office, Ladybrook Library and independent comparison and convenience outlets. The units within the centre predominantly serves residents to the west of Mansfield.
- 152. Based on the 2026 survey conducted by Mansfield District Council, the centre contains 13 retail units with only one vacancy identified.
- 153. The centre is located along Ladybrook Lane with two pedestrian islands present to support pedestrian accessibility and navigation.
- 154. Bus routes run along Ladybrook Lane, providing connections to Mansfield, Bull Farm and Ladybrook.

Figure 39: Ladybrook Lane Local Centre Boundary



Source: Mansfield District Council

Newgate Lane/ Redcliffe Road Local Centre

155. Newgate Lane is designated as a Local Centre in the Mansfield District Local Plan (2013-2033). The local centre boundary as defined in the Local Plan Proposals Map is shown in the figure below.

Figure 40: Newgate Lane Local Centre Boundary



Source: Mansfield District Council

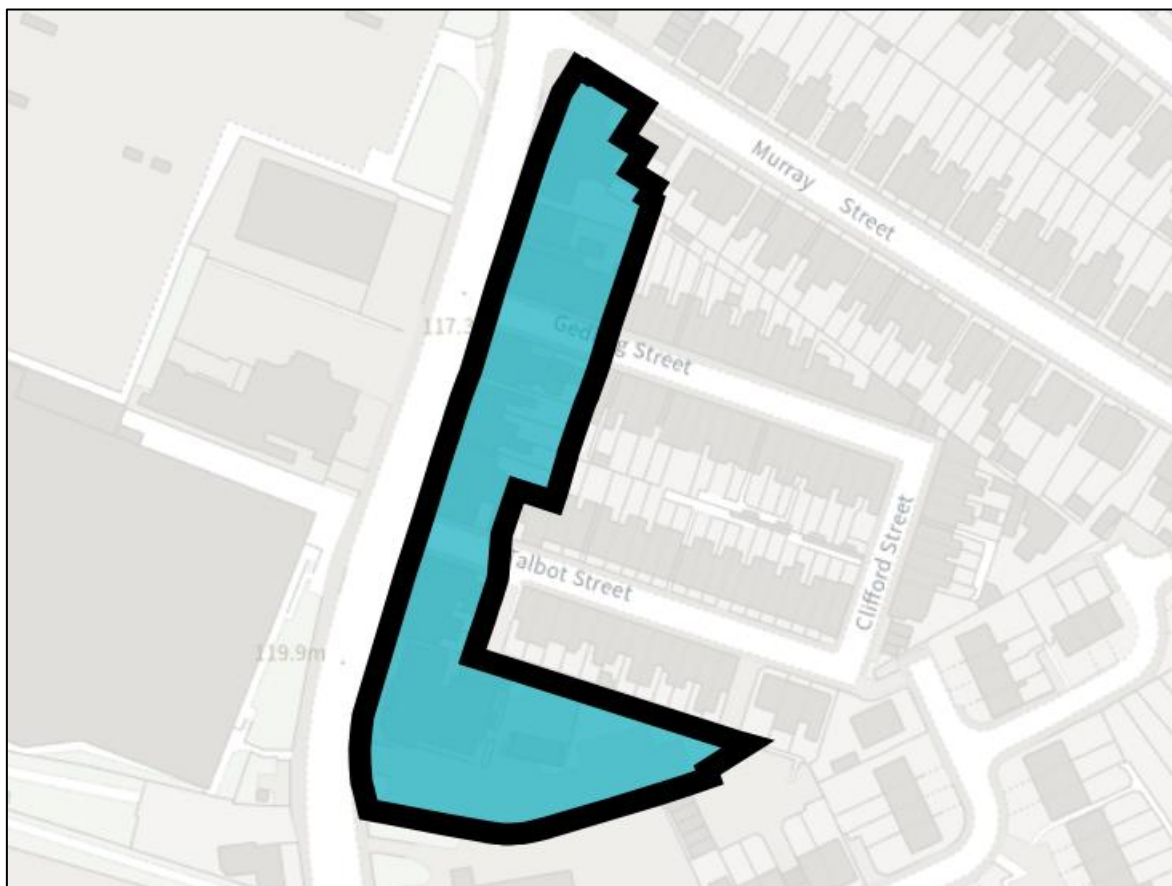
156. The centre is located centrally within the district and fronts Newgate Lane.
157. The centre comprises a convenience store / off licence, newsagents, post office, hairdressers and barbers, a beauty salon and fast food and take-aways which serve communities to the east of Mansfield.

158. The 2026 survey (conducted by Mansfield District Council) identified 16 retail units – six of these were recorded as being vacant.
159. Bus services are found along Newgate Lane which connects the centre to Oak Tree and Mansfield.

Nottingham Road Local Centre

160. Nottingham Road is designated as a Local Centre in the Mansfield District Local Plan (2013-2033). The local centre boundary as defined in the Local Plan Proposals Map is shown in the figure below.

Figure 41: Nottingham Road Local Centre Boundary



Source: Mansfield District Council

161. The centre fronts Nottingham Road (A60) which serves as a key arterial route into Mansfield Town Centre.
162. The centre contains a newsagent, hair and beauty salons, a florist, a furniture shop, a balloon shop, hot food takeaways and a public house. It serves communities to the south of the district. The centre is in close proximity to national convenience, comparison and leisure services such as Sainsbury's, Aldi, Odeon and B&M (also located along Nottingham Road).
163. Based on the 2026 survey conducted by Mansfield District Council, the centre consisted of 13 retail units, with only one recorded vacancy.
164. Bus services operate along Nottingham Road which connects the centre to Berry Hill, Nottingham, Ripley, Chesterfield and Mansfield.

Ratcliffe Gate Local Centre

165. Ratcliffe Gate is designated as a Local Centre in the Mansfield District Local Plan (2013-2033). The local centre boundary as defined in the Local Plan Proposals Map is shown in the figure below.

Figure 42: Ratcliffe Gate Local Centre Boundary



Source: Mansfield District Council

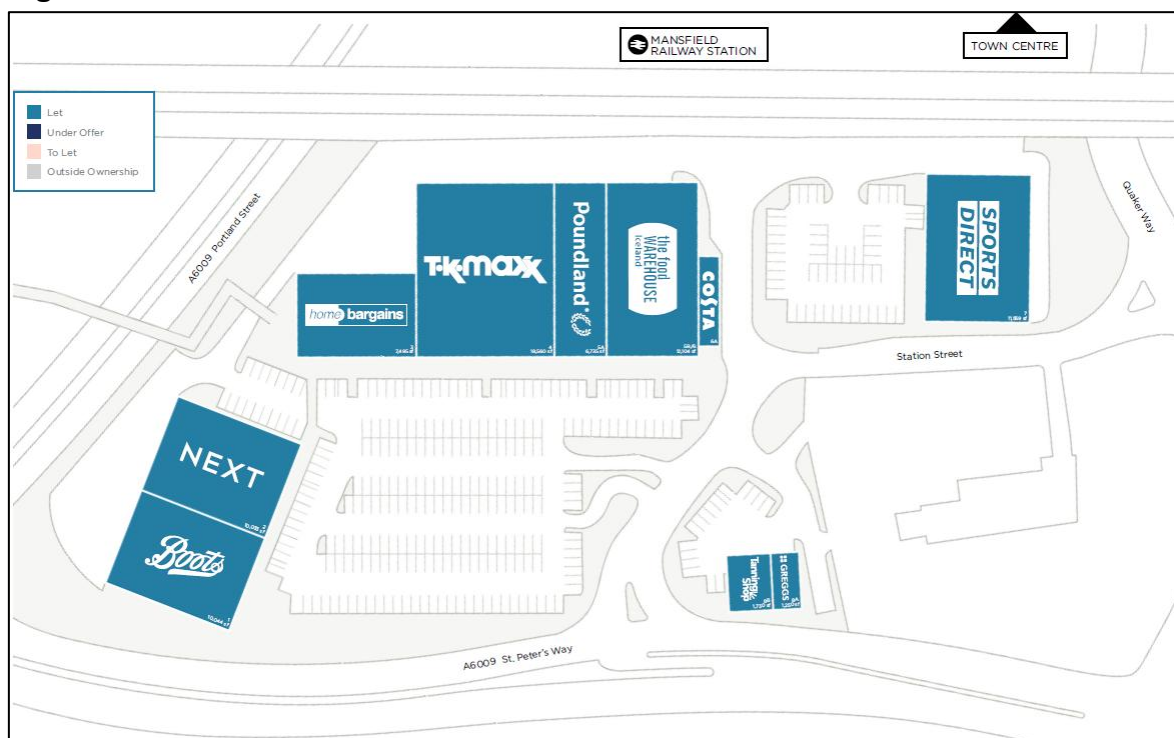
166. The centre fronts Ratcliffe Gate (A6191) which acts as an arterial key route into Mansfield.
167. The centre comprises a butchers, a bakery, a brewers centre, three public houses, a restaurant and fast food and take-aways.
168. The 2026 survey conducted by Mansfield District Council identified 17 retail units within the centre – four of these were recorded as being vacant.
169. The centre is serviced by bus services along Ratcliffe Gate which provides connections to Nottingham, Oak Tree, Bilsthorpe, Rainworth, Eakring, Mansfield and Sutton in Ashfield.

6. Out-of-Centre Retail and Leisure Parks

St Peter's Retail Park

170. St Peter's Retail Park is located to the south of the Mansfield Town Centre, at the junction of Portland Street (A6009) and St Peter's Way (A60). As set out by Completely Retail, the retail park has 10 units with a combined floorspace of 80,000 sq.ft and attracts 3 million visits per year.
171. The retailers present are Boots, Next, Home Bargains, TK Maxx, Poundland, The Food Warehouse, Costa Coffee, Greggs, Tanning Shop and Sports Direct. Convenient car parking is available across the retail park.
172. St Peter's Retail Park plays a key role within the District's wider offer. Its strategic location near Mansfield train station and bus station, combined with free parking and strong connectivity makes it a highly popular destination for the residential catchment.

Figure 43: St Peter's Retail Park Site Plan



Source: Completely Retail

Portland Retail Park

173. Portland Retail Park is located to the south of Mansfield Town Centre and is adjacent to Portland Street (A6009).
174. The retail park consists of 14 units and 150,000 sq.ft of retail floorspace (as set out by FHP) which consists of predominantly bulky goods retailers. The retailers present at Portland Retail Park are Benson for Beds, Burger King, Dreams, Dunlem 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 and Wren Kitchens.

175. The retail park benefits from dedicated parking spaces containing 8 EV charging points.
176. Surrounding the retail park, Mansfield Town Football Club is located to the west. St Peter's retail park is located northeast of Portland Retail Park, separated by the A6009.

Southwell Road West / Sherwood Avenue

177. A concentration of retail and food & beverage operators can be found by the Southwell Road West (A6191) / Sherwood Avenue junction, with Southwell Road West serving as a key route into Mansfield Town Centre from the south east.
178. Operators present are; Aldi, McDonald's, The Golden Eagle (Marston's public house), Costa Coffee, Greggs, Dunkin' Doughnuts and Burger King. An Esso petrol filling station can also be found nearby, along Southwell Road West. There is also a concentration of car related operators (test centres, showrooms, car leasing and car repairs).

Jubilee Way South

179. Jubilee Way South is anchored by a Tesco Extra which has a net floor area of 8,719 s.qm. The store contains a café, pharmacy, F&F clothing, travel money bureau, Gould Barbers, Holland & Barrett and a Timpson and has an associated petrol filling station.
180. The Tesco store is supported at Jubilee Way South by Barnardo's, Indigo Sun salon, Cuckoo Birch public house, Oak Tree Lane Health Centre and Oak Tree Leisure Centre which are all served by dedicated parking spaces. Argos were previously located at Jubilee Way South, however, the store closed down in recent years, with the unit remaining vacant.

7. Out-of-Centre Standalone Main Supermarkets

Tesco Extra, Chesterfield Rd S

181. The Tesco Extra located on Chesterfield Road South has a net floorspace of 5,120 sqm. The store contains a travel money bureau, café, pharmacy and F&F clothing range. The store also has an associated petrol filling station and car wash facility. The store has dedicated parking spaces with EV charging points also available.

Morrisons, Sutton Rd

182. The Morrisons on Sutton Road has a net floorspace of 8,719 sqm. The store has a Wallace Arnold Travel Agents, recycling centre, Timpson, café and Nutmeg clothing range. There is also an associated petrol filling station and car wash facility. The Morrisons has a dedicated car park with EV charging points.

Asda, Old Mill Lane

183. The Asda on Old Mill Lane, located adjacent to Fulmar Close Local Centre, has a net floorspace of 4,268 sqm. The store contains key services including a Timpson, pharmacy, opticians and travel money bureau. A café and George clothing are also present within the store, whilst an associated petrol filling station is also present. The store benefits from a large dedicated car park which contains a McDonald's drive thru restaurant.

Sainsbury's, Nottingham Road

184. The Sainsbury's on Nottingham Road has a net floorspace of 5,608 sqm. Key services at the store include a petrol station, an Argos, TU clothing and a travel money bureau. The store also contains dedicated car parking spaces.