

# **Appendix B I Health Check Summary of Sutton, Hucknall and Kirkby**

# Sutton-in-Ashfield (or Sutton)

<b>Address</b>	The core town centre of Sutton consists of three adjoining streets (Low Street, Forest Street, and Outram Street), which all run into the pedestrianised Portland Square.
<b>Description</b>	<p>Sutton is the largest town centre in the Ashfield District with a population in excess of 45,000. In consequence of its size it provides a vital function as a retail and service destination for the local area.</p> <p>Sutton was identified as a 'centre of sub-regional importance' by the Ashfield Retail Study Update 2011. It is defined as a District Centre in the 2002 Adopted Local Plan and a Sub-Regional Centre in the emerging Local Plan, which takes account of the WYG recommendations in their 2011 Retail Study.</p>
<b>Current Status</b>	District Centre and Sub-Regional Centre in the emerging Local Plan

## Photos



The Asda on Priestic Road



Pedestrianised part of Low Street



The Indoor Market



The junction at Portland Square



Idlewells Shopping Centre



Market Square car parks

**Diversity of Uses**

	<b>Units (no.)</b>	<b>Units (%)</b>	<b>Units U.K Avg. (%)</b>
<b>Convenience</b>	21	10.3%	8.6%
<b>Comparison</b>	68	33.3%	32.1%
<b>Retail Service</b>	40	19.6%	14.3%
<b>Leisure Services</b>	27	13.2%	22.7%
<b>Financial and Business Services</b>	24	11.8%	10.7%
<b>Vacant</b>	22	10.8%	11.3%
<b>Other</b>	1	1.0%	0.1%
<b>TOTAL</b>	<b>203</b>		

**Uses**

Sutton town centre is well provided in terms of the quantity and range of convenience goods floorspace. Units retailing convenience goods account for 10.3% of the total town centre units. The convenience units are accommodated over 10,430 squares of floor space, making up 24.1% of total town centre floorspace.

A significant number of large format national retailers have convenience outlets in the town centre, including Asda, Jack Fultons, and Iceland.

Comparison retail stores occupy the most units (68) in the town centre, accounting for 33.3% of all units. This percentage is comparable to the national average figure of 32.1%. Several major comparison retailers are located in the town centre; including Argos, Boots, Dorothy Perkins, New Look, Superdrug and Phones 4 U.

There are a total of 40 retail service units located in the town centre accommodated over 4,730 sq m of floorspace.

The percentage of leisure services units in Sutton is below the national average of 22.7%, with only 13.2% of units in the town centre being occupied by leisure service providers. The predominant leisure services in Sutton are Cafes and Coffee Shops, occupying a total of eight outlets.

The Retail Survey completed by Nexus in January 2016 identified approximately 3,925 sq m of vacant floor space across 22 units within the Sutton town centre.

**Pedestrian Flows**

The greatest levels of pedestrian traffic were evident at Portland Square and along the pedestrianised section of Low Street and its junction of the southern section of Outram Street. Further to this, the newly regenerated and redesigned civic square appeared to attract a significant amount of pedestrians and shoppers to the area.

Within The Idlewells Shopping Centre Nexus observed significant foot traffic. Additionally, the Indoor Market appeared very active; in particular the cafes were seen to be full of patrons.

**Accessibility**

Sutton benefits from good access to opportunities for public transport, providing transport both around the centre itself and to nearby centres across the region. The Sutton Parkway Railway Station is located approximately two miles from the centre of the town.

There are buses between the Kirkby Railway Station and Sutton. Bus

	<p>services also provide connections in and around the town centre and to nearby out-of-centre locations and shopping parades, including the Outram Street Local Centre.</p> <p>Sutton offers a wide variety of car parking spaces available at a number of locations throughout the town centre.</p>
<b>Perception of Safety</b>	<p>Natural surveillance from pedestrian activity is high along the Low Street and within the civic square (Portland Square). A mix of community facilities, including the four Public Houses and 16 Restaurants/ Take Aways help the town centre to maintain a degree of activity during evening hours.</p> <p>Results of the NEMS Household Survey provide further data with regards to how safe Ashfield resident's feel in Sutton. Of note, when asked if there are any measures which would encourage survey respondents to visit Sutton more often, only 0.2% identified 'better security' as a reason.</p>
<b>Environmental Quality</b>	<p>The townscape of Sutton is considered to be mixed in quality. The mix of late 19th and early 20th century architecture makes positive contributions to its historic and distinct character. Of note are the Old Police Station, Old Post Station, Public Hall and the Old Town Hall, which form an attractive and harmonious grouping on Brook Street.</p> <p>The newly developed civic square at Market Place offers a pleasant area for social interaction in the heart of the town.</p> <p>The Council have ambitions for further public realm improvements throughout the town centre. The public realm improvements are envisioned to improve overall connectivity and activity through the entire town centre.</p>
<b>Conclusion</b>	<p>In terms of the diversity of retail uses accommodated within Sutton, the town centre is well provided for in terms of convenience goods. Several national retailers are present, including Asda, Greggs, Birds, Iceland and Jack Fulton. Similarly, Sutton town centre also has a reasonable number of comparison units.</p> <p>The retail service and financial and business service sectors are also provided in excess of the UK average statistics for town centres.</p> <p>There is an identified shortfall in leisure services, both in the number of operators and the quantum of floorspace dedicated to this sector when compared to the national average. Cafes and Coffee Shops make up a significant proportion of the leisure service offer. There are no hotels, cinemas, bars and nightclubs within Sutton, and a limited number of eat-in Restaurants.</p> <p>When assessing vacancy rates, Sutton is performing relatively well, with a vacancy rate of 10.8% which is just below the national average across all UK centres of 11.3%. Additionally, in terms of vacant floorspace Sutton has a below average vacancy quantum of 9.1% (3,952 sq m) which is 0.1% lower than the national average.</p>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• Mix of environmental quality throughout the town.</li> <li>• Un-coordinated public realm and accessibility.</li> <li>• Lack of leisure uses.</li> <li>• Low level of multiple comparison providers, in particular clothing and shoes..</li> </ul>
<b>Recommended Designation</b>	<p>Sub-Regional Centre</p>

### Sutton Town Centre Composition (Jan 2016)

	Units (no.)	Units (%)	Units U.K Avg. (%)	Floorspace (sq m)	Floorspace (%)	Floorspace U.K Avg. (%)
<b>Convenience</b>	21	10.3%	8.6%	10,430	24.1%	15.2%
<b>Comparison</b>	68	33.3%	32.1%	13,940	32.2%	35.9%
<b>Retail Service</b>	40	19.6%	14.3%	4,730	10.9%	7.5%
<b>Leisure Services</b>	27	13.2%	22.7%	6,098	14.1%	23.5%
<b>Financial and Business Services</b>	24	11.8%	10.7%	4,130	9.5%	8.1%
<b>Vacant</b>	22	10.8%	11.3%	3,952.5	9.1%	9.2%
<b>Other</b>	1	1.0%	0.1%	40	0.1%	0.1%
<b>TOTAL</b>	<b>203</b>			<b>43,320</b>		

Source: Nexus Retail Survey January 2016

# Hucknall

<b>Address</b>	The primary focus of the Hucknall town centre is along the length of the heavily trafficked High Street from Station Road to the Market Place.
<b>Description</b>	The High Street performs the function of the prime pitch, being the location of the majority of retail and service units. The defined district centre also includes Ashgate Road, Baker Street and Central Walk, along which a number of retail and services operate from.  At the northern end of Station Road, approximately 200 metres to the east is the large Tesco Extra (on Ashgate Road). This is currently located outside the designated town centre boundary.
<b>Current Status</b>	District Centre and Major District Centre in the emerging Local Plan.

## Photos



Market Place



A site currently undergoing redevelopment on Baker Street



The popular Half Moon Public House



The High Street

## Diversity of Uses

	Units (no.)	Units (%)	Units U.K Avg. (%)
<b>Convenience</b>	9	5.9%	8.6%
<b>Comparison</b>	46	30.1%	32.1%
<b>Retail Service</b>	22	14.4%	14.3%
<b>Leisure Services</b>	26	17.0%	22.7%
<b>Financial &amp; Business Services</b>	27	17.6%	10.7%
<b>Vacant</b>	20	13.1%	11.3%
<b>Other / Miscellaneous</b>	3	2.0%	0.1%
<b>TOTAL</b>	<b>153</b>		

**Uses**

The Nexus retail survey (completed in January 2016) identified a total of 153 units located in the town centre, making up a total gross floorspace of 32,550 sq m.

The current level of convenience stores (at the time the January 2016 Nexus Survey was completed) is below the national average level of provision. The existing nine convenience retail units make up 5.9% of the town centre's quantum of retail units, and are provided over a total of 5,940 sq m of floor space.

Comparison retailers occupy 46 units in Hucknall, making up 30.1% of the total number of town centre retail units. This percentage is slightly below the national average of 32.1%.

A total of 22 retail service units in the town centre. The level of retail service units (14.4%) is aligned with national averages – on average 14.3% of UK town centre units are retail service.

When assessing the results against national averages, Hucknall has an under provision of leisure services with 17.0% compared to the national average of 22.7%.

The financial and business service sector has a higher percentage of units in comparison to the national average; 17.7% in Hucknall compared to the national average of 10.7%.

The Retail Survey completed by Nexus in January 2016 identified approximately 13.1% of vacant floorspace across 20 units within the Hucknall town centre, totalling 3,820 sq m.

**Pedestrian Flows**

The greatest levels of pedestrian traffic are evident along the High Street, being the connecting route between the Tesco Extra in the south-west and the Hucknall Library / Market Place in the north-east of the centre.

The north-eastern stretch of the High Street benefits from steady pedestrian traffic throughout the day and into the evening as a consequence of its food, drink and service offer. The location of the Tesco Extra, being set back from the High Street prime pitch, means that the footfall that is attracted to this large retailer does not result in footfall along the High Street.

The high proportion of Public Houses attracts a generous amount of night time foot traffic to the town centre. The popular Half Moon maintains activity at the north-western part of the town centre into the evening.

**Accessibility**

There is no on-street parking available on the High Street, and it is only once you travel further south down the intersecting streets, such as Watnall Road and Station Road that there are some short stay (max 30 minute) on-street spaces available. The 322 car parking available within the Piggins Croft Car Park (located just behind the Wilkinsons) is well utilised by virtue of its central location just off the High Street.

Hucknall Railway Station is within walking distance of the town centre and provides services throughout Ashfield and Nottinghamshire (and into central London). Of note, Nottingham City Centre can be reached in a 25 minute journey from the Hucknall terminus.

## Perception of Safety

The High Street represents a tight grain of development with a minimal number of vacant units along this frontage. In consequence, the High Street provides a relatively safe and open environment.

Natural surveillance from footfall is high along the High Street throughout daylight hours. A mix of community facilities (Public Houses) and Restaurants / Take Aways help the town centre to maintain a degree of activity during evening hours.

In contrast, the area surrounding the Tesco Extra, and the junction of Spring Street and Annesley Road are not as well defined and lack any defined streetscape. As a result these areas may feel unsafe and attract a higher level of anti-social behaviour, especially during evening time.

## Environmental Quality

The prime focus of the town; the High Street can be described as relatively attractive, especially the area around the St Mary Magdalene Church and the Market Place. In general, the quality of the town centre environment is tidy, with limited amounts of litter in the street.

The current level of traffic, including heavy goods vehicles using the High Street, creates congestion and an unpleasant environment for pedestrians and shoppers. Congestion on the High Street is further induced as a consequence of the lack of rear delivery areas for the retail units. Recognition of this problem has resulted in the High Street improvements currently underway, with a target completion date in April / May 2017. Pedestrianisation will provide additional space for market stalls within the town centre.

## Conclusion

The current vacancy rate in Hucknall is much higher than it has been in the past (currently sitting at 13.1%). However, the significant amount of rebuilding and redevelopment within the town centre is attributable for a number of these vacancies.

The current scheme to pedestrianise the High Street is currently underway and once completed it will dramatically change the retail environment of the centre and how it is experienced by shoppers. The increased use of the area for market stalls is also likely to increase footfall.

Since the 2011 Retail there has been a significant increase in retail service outlets within the town centre. A number of the new units are Hair and Beauty Salons.

Hucknall is the second most frequented town centre in the District after Sutton, which is considered to be the main retail destination for Ashfield.

## Key Issues

- Tesco Extra is not well connected to the High Street – not in town centre boundary.
- High level of vacancy, but recognised significant level of rebuilding and redevelopment.
- Promotion and protection of historic environment.

## Recommended Designation

Major District Centre

### Hucknall Town Centre Composition (Jan 2016)

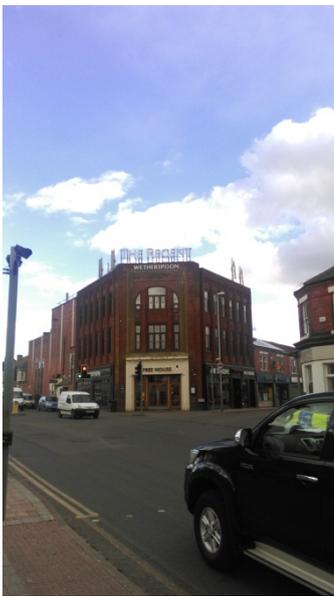
	Units (no.)	Units (%)	Units U.K Avg. (%)	Floorspace (sq. m)	Floorspace (%)	Floorspace U.K Avg. (%)
<b>Convenience</b>	9	5.9%	8.56%	5,940	18.2%	15.2%
<b>Comparison</b>	46	30.1%	32.06%	11,630	35.7%	35.9%
<b>Retail Service</b>	22	14.4%	14.30%	2,440	7.5%	7.5%
<b>Leisure Services</b>	26	17.0%	22.67%	4,680	14.4%	23.5%
<b>Financial &amp; Business Services</b>	27	17.6%	10.68%	3,380	10.4%	8.1%
<b>Vacant</b>	20	13.1%	11.33%	3,820	11.7%	9.2%
<b>Other / Miscellaneous</b>	3	2.0%	0.13%	660	2.1%	0.1%
<b>TOTAL</b>	<b>153</b>			<b>32,550</b>		

*Source: Nexus Retail Survey, January 2016*

# Kirkby-in-Ashfield (or Kirkby)

<b>Address</b>	The retail focus of Kirkby is concentrated along Station Street and Lowmoor Road/Kingsway, however, the District Shopping Centre boundary extends to include several outlying streets; the southern part of Ellis Street, the western part of Diamond Avenue; the northern section of Hodgkinson Road; and the large Morrisons store.
<b>Description</b>	Kirkby town centre is the smallest of Ashfield's centres and is defined as a District Centre by the Ashfield Local Plan (2002) as well as Venuescores.  It is located approximately 22 km to the north-west of Nottingham, 5 km to the south of Sutton-in-Ashfield and 9 km to the south-west of Mansfield.
<b>Current Status</b>	District Centre in the adopted and emerging Local Plan

## Photos



The Regent Wetherspoons



The pedestrianised part of Lowmoor Road



Morrisons



Local Market stalls on Lowmoor Road



Local Market stall

## Diversity of Uses

	Units (no.)	Units (%)	Units U.K Avg. (%)
<b>Convenience</b>	13	9.6%	8.6%
<b>Comparison</b>	42	31.1%	32.1%
<b>Retail Service</b>	22	16.3%	14.3%
<b>Leisure Services</b>	27	20.0%	22.7%
<b>Financial and Business Services</b>	15	11.1%	10.7%
<b>Vacant</b>	13	9.6%	11.3%
<b>Other</b>	3	2.2%	0.1%
<b>TOTAL</b>	<b>135</b>		

## Uses

The centre comprises approximately 135 retail and service units. As a District Centre, Kirkby is noticeably smaller than Sutton and Hucknall town centre and is largely dependent on the Morrisons convenience foodstore. There are a few smaller convenience stores, but none are recognised multiples.

At present, comparison units account for 31.1% of all Kirkby's retail units. This level of representation is aligned with the national average of 32.1%.

The most dominant service retailers in Kirkby are Health and Beauty providers, accounting for 11 of the 27 retail units. The majority of the Health and Beauty units are situated on or around the pedestrianised area of Lowmoor Road.

The percentage of leisure units has slightly increased from 17.7% in 2011. The current level of leisure services on offer in Kirkby is marginally below the UK national average of 22.7%, as 20.0% of the units in Kirkby offer leisure services (or 27 units). The most common type of leisure services provided in Kirkby are Take Away outlets, accounting for 13 of the 27 units.

The representation of the financial and business service sector in Kirkby is generally aligned with UK averages. 11.1% of Kirkby's town centre units are occupied by financial and business service providers. The units are accommodated over 7.1% of the total floorspace.

At the time Nexus completed their Retail Survey in January 2016, Kirkby had a vacancy rate of 9.6%, comprising 13 units over 1,230 sq m of floorspace. This is notably lower than the national average of 11.3%, and a substantial reduction from historical peaks.

## Pedestrian Flows

The majority of pedestrian flows were witnessed on Market Place and the pedestrianised area connecting Station Street with the large Morrisons.

Pedestrian flows were comparatively higher in the western section of Urban Road / Station Street between the Aldi and Market Place, than the eastern section past the Morrisons, where the predominant land use is residential.

## Accessibility

Kirkby has an out-dated road network, meaning that many of the town centre roads are comparatively narrow and different road users are forced to contest for space – such as businesses, through-traffic, visitors, shoppers and residents.

Kirkby experiences on-going issues with vehicle journey time delays in the centre of the town. Time delays mainly affect westbound traffic along Station Street. Traffic congestion can often be seen along Station Street. In an attempt to address congestion issues, a number of schemes have been implemented. The Council and County Council have been working in partnership to improve traffic flows along Station Street.

	<p>The Robin Hood Line station is located on the fringe of centre and offers good access to Nottingham. The station is served by the East Midlands Trains and connects Worksop with Nottingham. With regards to other opportunities for public transport the town centre is well served by bus services.</p>
<b>Perception of Safety</b>	<p>In general, Kirkby Town Centre has high perception of safety. The prime pitch and key retail frontages (Station Street, Lowmoor Road and Ellis Street) are active, well-lit and are provided with plentiful natural surveillance from footfall and a good supply of active frontages. The presence of CCTV assists with the high perception of safety.</p> <p>Most notably, the frequency of the Outdoor Market at Market Place (four times per week) further improves the perception of safety in this pedestrianised area, as it attracts additional 'eyes on the street' and supports the creation of community spirit amongst retailers and business owners. The new Civic Square (completed in 2015) is well-designed and contributes to the perception of safety in this area.</p>
<b>Environmental Quality</b>	<p>The newly completed Civic Square represents a significant improvement in the quality of the shopping environment in Kirkby.</p> <p>In February 2016, the Council's Forward Planning Team granted more than 20 businesses operating in the Kirkby Town Centre an 80% discretionary grant for traditional renovations to shop fronts, and up to a 50% discretionary grant for minor works to shop fronts.</p> <p>While these recent schemes have significantly improved the townscape quality of Kirkby, the Council recognises that further public realm improvements are required on the other key roads within the town centre boundary. This ambition will be taken forward by the Council as part of the emerging Local Plan.</p>
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Kirkby has experienced a significant reduction in the number of vacant units in the past ten years.</li> <li>• Oversupply of convenience has been corrected.</li> <li>• The role of Kirkby to provide a variety of retail offerings is recognised in the emerging Local Plan, which outlines the following vision with regards to the diversity of uses in the town centre – "a good range of everyday services and shopping requirements".</li> <li>• The redevelopment of the new civic square in 2014 has enhanced the overall shopping environment and the regular market proves popular with local residents and helps to attract footfall to the centre.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• Improve accessibility within the town centre's road network.</li> <li>• Mixed environmental quality along Station Street.</li> <li>• Footfall is low around Morrisons due to poor pedestrian environment.</li> <li>• Improve level of retail use on primary frontages.</li> </ul>
<b>Recommended Designation</b>	<p>District Centre</p>

### Kirkby Town Centre Composition (Jan 2016)

	Units (no.)	Units (%)	Units U.K Avg. (%)	Floorspace (sq m)	Floorspace (%)	Floorspace U.K Avg. (%)
<b>Convenience</b>	13	9.6%	8.6%	6,218	30.8%	15.2%
<b>Comparison</b>	42	31.1%	32.1%	5,920	29.3%	35.9%
<b>Retail Service</b>	22	16.3%	14.3%	2,150	10.6%	7.5%
<b>Leisure Services</b>	27	20.0%	22.7%	3,510	15.3%	23.5%
<b>Financial and Business Services</b>	15	11.1%	10.7%	1,460	7.2%	8.1%
<b>Vacant</b>	13	9.6%	11.3%	1,230	6.1%	9.2%
<b>Other</b>	3	2.2%	0.1%	130	0.6%	0.1%
<b>TOTAL</b>	<b>135</b>			<b>20,618</b>		

**Source:** Nexus Retail Survey, January 2016