Ashfield
DISTRICT COUNCIL

Retail Floorspace Survey

October 2020

Contents

List of Appendices

List of Figures

List of Tables

List of Maps

1. Introduction

1.1. The traditional role of the town or district centre is as a focus for the main retailing activities of an area, performing a trade and community function to the local population. Nationally, there has been an increase in household spending in recent years, and total expenditure at the end of the financial year for 2018 shows the highest level of spending since 2005[1], with average household weekly spend costs also rising by 9.1% between 2012 and 2019[2] (at financial year end).

1.2. These higher levels of household spending are also reflected in figures for gross household disposable income (GHDI). Despite some quarterly fluctuations, the current position for GHDI is stronger now than was seen in 2017[3].

1.3. However despite this strong economic position and higher levels of consumer spending, town centres have inevitably changed as a result of competitive retailing, ever changing consumer patterns and demands in addition to supermarkets becoming a 'one-stop shop'. As retailing continues to evolve, perhaps most significantly through the growth of online shopping, this inevitably places additional pressures on town centres and high streets.

1.4. The Retail Floorspace Survey has been conducted by Ashfield District Council regularly since 2006, and now forms an important strategic document. It is imperative that this document is kept up-to-date as it not only reviews the performance levels of the Districts town centres and local shopping areas, but also forms part of the wider Local Plan evidence base.

1.5. The initial Retail Study carried out in 2006 led to the production of spatial Masterplans in 2007 for the towns of Sutton in Ashfield, Kirkby in Ashfield and Hucknall. The Masterplans aimed to respond to social and economic changes in the area, and to provide a framework for public and private investment for the aforementioned town centres over the next 15-20 years. The Masterplans consequently identified specific spatial characteristics and proposals for improvement within each location.

1.6. An updated Masterplan for Sutton in Ashfield was formally adopted in March 2019, and at the present time, there are intentions to update the Masterplans for Kirkby in Ashfield and Hucknall to reflect the ever changing needs associated with each individual centre.

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[1] Office for National Statistics
https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/financialyearending2018

[2] Office for National Statistics
https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/april2018tomarch2019

[3] Office for National Statistics
https://www.ons.gov.uk/economy/grossdomesticproductgdp/timeseries/qwnd/ukea

1.7. The three town centres perform an important role in Ashfield by serving the needs of the local community. Further, these centres also function as focal points of activity, by virtue of their range of services that are accessible to the population, comprising; retail, employment, leisure and education facilities.

1.8. In addition to the Masterplans, an adequate, accessible and well connected transport network is intrinsically linked to the success of our towns.

1.9. As town centres continue to evolve, they need to be places that can respond to change to ensure a strong and vibrant core is maintained, which ultimately safeguards the town centres specifically as a local destination.

1.10. Reference was made at several points within the 2017 Retail Floorspace Survey in respect of the Councils 'Emerging Ashfield Local Plan Publication (2017-32)'. At an Extraordinary Council meeting on 6th September 2018, Ashfield District Council resolved to withdraw the emerging Local Plan and commence development of a new Local Plan with immediate effect.

1.11. As such, all policies contained within the emerging Local Plan (2017-32) are null, and carry no statutory weight with the decision making process. The Council is currently progressing a new Local Plan consistent with the requirements of the NPPF. The local economy and the health of town centres are amongst the issues to be addressed through the new Local Plan, and therefore any relevant policies adopted through the Local Plan process will apply to future decisions. Please see Section 2 (National and Local Retail Policy) of the report for further information on current policy.

1.12. The Council acknowledges that it is not the optimal time to update the Retail Floorspace Survey due to the currently ongoing COVID-19 pandemic, and therefore the full effect on the districts (and the wider countries) retail/commercial stock are still to be seen. However the document forms an important part of the Local Plan evidence base, and therefore the current position of the districts retail stock needs to be reviewed so the council can take account of this going forward.

1.13. In addition to the COVID-19 pandemic, as of August 2020, the UK had officially entered a recession for the first time in 11 years, with the UK economy shrinking by approximately 20% comparative to the first 3 months of 2020[4].

[4] BBC News – UK officially in recession for first time in 11 years https://www.bbc.co.uk/news/business-53748278

2. Purpose of the Retail Floorspace Survey

2.1. The purpose of the Survey is to monitor changes within the District's retail sector, and provide information relating to existing retail units, such as their current use and state of occupancy. This will allow the Council to monitor any changes in use of retail premises across the district.

2.2. The survey focuses on the core retail areas within the district which have traditionally fulfilled the main local shopping needs of the population. These consist of:

- Sutton in Ashfield
- Hucknall
- Kirkby in Ashfield

2.3. The survey also looks at smaller retail conglomerations dispersed throughout the district, these being:

- Huthwaite
- Stanton Hill
- Skegby
- Jacksdale
- Selston
- Underwood

2.4. While the Council will continue to monitor the changes within the districts retail centres, the list of retailers (such as major retailers in different locations within the district – i.e. primary shopping area, edge of centre, out of centre etc, in addition to the 'directory of retail units') which have been included in previous Retail Surveys has been omitted from this latest update.

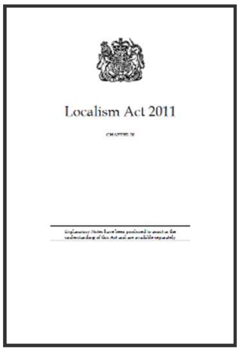
2.5. In addition to this, the list of planning applications for 'change of use' have also been omitted.

2.6. The reason for these changes is due to the data becoming quickly 'outdated', as things change 'on the ground' more regularly and much quicker than the information is updated, which would result in the Retail Survey not reflecting current circumstances.

2.7. This information is however accessible on the Councils website, either via browsing the mapping system (https://www.ashfield.gov.uk/community-leisure/maps/) or by searching the list of planning applications (https://www.ashfield.gov.uk/planning-building-control/planning-applications/search-planning-applications/).

3. National and Local Retail Policy

3.1. The Localism Act (2011)


Localism Act 2011

3.1.1. The Localism Act seeks to shift power away from Government and back into the hands of individuals and local communities. This is in line with the National Planning Policy Framework's ethos, aiming to make the planning system clearer, more effective and more democratic. Whilst much of the Act refers to the political structure and autonomy of local authorities, effects will be felt at all levels of the planning system and in the following ways with regards to retail planning[5]:

- Community Right to Bid: As all towns, villages and neighbourhoods contain buildings and businesses which play a vital role in local life, a significant loss to the community can be felt when these amenities are closed or sold for private development. Historically, community groups have attempted to take over such assets as a result of their sale or closure, but have often faced significant challenges such as requiring additional time to raise money for a bid, as opposed to the private enterprises competing with them. Therefore, the Localism Act requires authorities to list assets considered as of community value so that when they do come up for sale or change ownership, communities have sufficient time to develop a bid and raise the necessary funds so that they can retain much loved shops and amenities as part of local life;
- The Abolition of Regional Strategies: Previously, local communities held relatively limited power to influence regional strategies. The Government feels this centrally driven approach to development is bureaucratic and undemocratic and hinders the progress of new development by making people feel imposed upon and thus less likely to welcome development. Therefore the Localism Act enables the fulfilment of this intention by superseding the law which requires the strategies;
- Neighbourhood Planning: The Act introduces a new right for communities to design 'Neighbourhood Development Plans' allowing communities to come together as either a local parish council or neighbourhood forum and say where they think new homes and businesses should be situated and what they should look like. This plan could be simplistic or more detailed and provided it is in line with national planning policy, locals will be able to vote on it in a referendum. If approved by the majority the local authority will then bring the plan into force;
- Community Right to Build: A community organisation formed by members of the local community will be able to bring forward development proposals that the community want such as new homes, businesses and shops. Providing these meet minimum criteria and can demonstrate local support

[5] For more information on the Localism Act, please refer to *'A Plain English Guide to the Localism Act-Update'* which can be found at: http://www.communities.gov.uk/publications/localgovernment/localismplainenglishupdate

through a referendum, communities will be able to proceed without the requirement for a separate, traditional planning application;

- Requirement to consult with communities before submitting certain planning applications: A new requirement for developers to consult local communities before submitting applications for certain types of development, will give local residents the chance to comment whilst there is genuine scope to make alterations to proposals;
- Reforming the Community Infrastructure Levy (CIL): It is believed that local people should be able to feel the benefits of new development within their neighbourhoods, therefore authorities are permitted to ask developers to pay a levy when constructing new houses, businesses and shops. The resultant money will then support new infrastructure such as road and schools. However the Localism Act proposes increased flexibility to the levy, allowing the money to be spent on maintaining existing infrastructure as well as the construction of new infrastructure, as well as things other than infrastructure. Crucially, it is intended that a proportion of money goes directly to the neighbourhood where development takes place so that the people who say 'yes' to development will feel the benefit of that decision;
    - The Community Infrastructure Levy Regulations[6] were amended in 2019 and provide greater clarity on charging schedules and the requirement for local planning authorities to publish an 'Infrastructure Funding Statement' summarising developer contributions.
    - Planning Practice Guidance[7] on CIL Regulations has also been updated to reflect the amendments.
- Reform the way Local Plans are made: By limiting the discretion of planning inspectors to insert their own wording into local plans, the government aims to facilitate a greater freedom from central government and a reduction of undue interference. This will enable the local planning authority to establish an appropriate vision for local life, in consultation with local people;
- Duty to Cooperate: There is a requirement for local authorities to work with neighbours and other bodies prescribed in the Town and Country Planning Regulations 2012. It is essential that local authorities or groups of authorities and other public bodies work together on planning strategic issues in the interest of their local residents.

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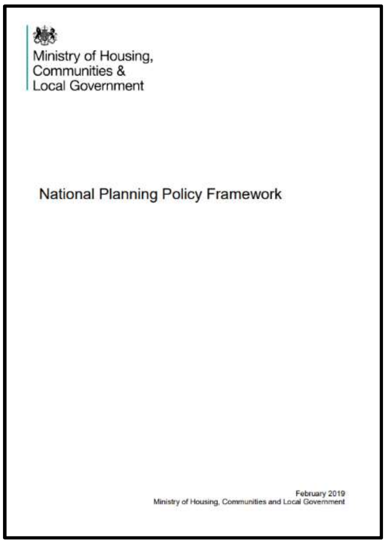
[6] https://www.legislation.gov.uk/uksi/2019/1103/contents/made
[7] https://www.gov.uk/guidance/community-infrastructure-levy

3.2. The National Planning Policy Framework (NPPF)

3.2.1. First published in 2012, and subsequently revised in 2018 and 2019, the National Planning Policy Framework has served to streamline national planning policy with the aim of reducing the complexity of the planning system.


Ministry of Housing, Communities & Local Government

National Planning Policy Framework

February 2019
Ministry of Housing, Communities and Local Government

3.2.2. The NPPF sets out the Government's planning policies for England and how these should be applied, with the presumption in favour of sustainable development being at the heart of the NPPF.

3.2.3. The presumption in favour of sustainable development does not change the statutory status of a local development plan as the starting point for decision making.

3.2.4. The Framework recognises and stresses the importance of promoting the vitality and viability of town centres. It identifies that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. As such, the most pertinent sections of the plan are as follows:

Part 6: Building a strong, competitive economy

3.2.5. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

3.2.6. Therefore planning policies should set out a clear economic vision and strategy for the district, which positively and proactively encourages sustainable economic growth whilst simultaneously addresses potential barriers to investment and enables a rapid response to changes in economic circumstances.

3.2.7. Attention is also given to supporting rural economies. Policies should enable the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings. This is also applicable to sites adjacent to or beyond existing rural settlements.

Part 7: Ensuring the vitality of town centres

3.2.8. Part 7 recognises the important role that town centres play at the heart of local communities. Therefore planning policies should take a positive approach to the growth, management and adaptation of town centres.

3.2.9. This can be achieved through a defined network and hierarchy of town centres to promote their long-term vitality and viability, particularly through allowing diversification and a suitable mix of uses.

3.2.10. In addition to the town centre itself, allocating appropriate edge of centre sites (where these are well connected to the town centre and possibly subject to a sequential test) can play an important role in ensuring the vitality of centres.

Part 8: Promoting healthy and safe communities

3.2.11. With the need to increase the night-time economy in certain locations, such as Sutton, it is imperative that areas across the district remain safe places for the wider community.

3.2.12. Community cohesion and quality of life should not be undermined by crime and disorder, including the fear of crime. This emphasises the importance of legible, accessible, and high quality public spaces to encourage the active and continual use of public areas.

3.3. National Planning Policy Guidance (NPPG); Town Centres and Retail

3.3.1. National Planning Policy Guidance (NPPG) adds further context to the NPPF and, as such, the two documents should be read together.

3.3.2. The NPPG was initially published in March 2014 and was subject to revision in July 2019. It is an online tool which provides a synopsis of how retail and main town centre planning policy should be applied in practice.

3.3.3. The NPPG supports councils in planning effectively for new development which supports town centres.

3.3.4. Local planning authorities can take a leading role in promoting a positive vision for town centres, creating a strategy which brings together stakeholders and supports sustainable economic and employment growth.

3.3.5. The NPPG identifies a number of indicators which can be used as a base to assess the current 'health' of town centres and to assist with planning for future growth, as follows:

- diversity of uses
- proportion of vacant street level property
- commercial yields on non-domestic property
- customers' experience and behaviour
- retailer representation and intentions to change representation
- commercial rents
- pedestrian flows
- accessibility – this includes transport accessibility and accessibility for people with different impairments or health conditions, as well as older people with mobility requirements.

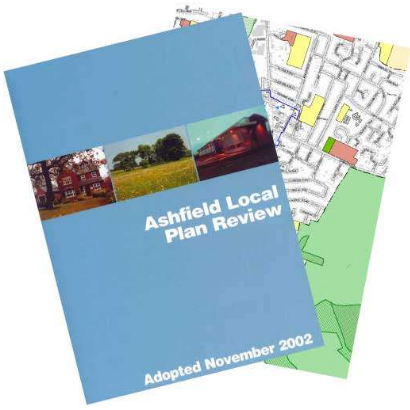
- perception of safety and occurrence of crime
- state of town centre environmental quality
- balance between independent and multiple stores
- extent to which there is evidence of barriers to new businesses opening and existing businesses expanding
- opening hours/availability/extent to which there is an evening and night time economy offer

3.3.6. These indicators help local authorities to monitor changes in shopping and leisure patterns in addition to wider changes in a town centres economy.

3.3.7. The NPPG makes explicit reference to boosting the night-time economy, which has the potential to increase economic activity within town centres and provide additional employment opportunities through the diversification of uses.

3.4. Ashfield Local Plan Review (ALPR) (2002) (as amended by 'saved policies' 2007)

3.4.1. The ALPR (2002) is a comprehensive document which sets out the Council's policies on all aspects of development, conforming to national, regional and sub-regional guidance and objectives. It also defines and identifies (within its proposals map), the district and local centre boundaries used within this study.



3.4.2. The ALPR aims to maintain and enhance the role of existing town centres and local retail provision (in accordance with planning policy at the national and strategic level) through the satisfaction of the following objectives:

a) To facilitate the range of shopping facilities to meet the community;
b) To encourage new shopping, other appropriate developments and environmental improvements within town centres to promote quality and attractiveness in order to sustain and enhance their vitality and viability;
c) To ensure that car-borne shoppers, public transport reliant residents, cyclists and pedestrians have proper access to shopping and other town centre facilities;
d) To protect and enhance the role of local shopping centre, and;
e) To minimise car-borne travel and maximise the use of public transport, cycling and walking wherever possible, in order to reduce pollution.

3.4.3. The Saved Policies relating to retail within the Local Plan Review are listed below, and identify sites where permitted development may take place:

SH1 – District Shopping Centres

SH2 – Retail Development Sites

SH4 – Local Shopping Centres

SH5 – Minor Shopping Centres and Single Shops

SH7 – Farm Shops

SH8 – Commercial/Retail Development

SH9 – Hot Food Shops

N.B. Policies SH3, SH6 and SH10 have been revoked from this plan due to changes in national policy.

3.5. Permitted Development (PD) Rights

3.5.1. PD Rights have evolved over the years, but their core principle remains. Put simply, PD Rights allow certain forms of development, including a 'change of use', to be undertaken without requiring planning permission (subject to certain conditions). These rights were set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

3.5.2. However the Government announced that the Use Class Order was to change from 1st September 2020, with the aim to reform and simplify use classes to make it easier for high street retailers to change their use without the need for planning permission.

3.5.3. Several use classes have now been consolidated into a more concise 'Class E', and more uses now fall within the Sui Generis[8] use class.

3.5.4. The previous 2015 Use Class Order can be viewed in Appendix 2 to provide context to the study, with further information relating to the changes to the Use Class Order outlined in Appendix 3.

3.6. Emerging Local Plan

3.6.1. As mentioned within the introduction, at an extraordinary Council meeting on 6th September 2018, Ashfield District Council resolved to withdraw the emerging Local Plan and commence development of a new Local Plan with immediate effect.

3.6.2. Work on the preparation of the new Local Plan (2018-37) is currently ongoing.

[8] 'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

4. The Survey Area

4.1. The Retail Floorspace Survey assesses the retail stock of the district by surveying the district's shopping centres (as defined in the Ashfield Retail Study Update 2011). The survey also collects data from smaller retail areas not necessarily defined as 'local centres' within the Local Plan Review 2002, but where there are small concentrations of retail use present, and include the villages of: Skegby, Selston and Underwood. Some definitions of the study areas are provided below.

Town Centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres[9].

Primary Shopping Area: Defined area where retail development is concentrated[10] (generally comprising the primary, and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Primary and Secondary Frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Edge of Centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances[11].

Out of Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area[12].

Out of Town: A location out of centre that is outside the existing urban area[13].

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[9] Annex 2: Glossary of the National Planning Policy Framework (2019).
[10] Annex 2: Glossary of the National Planning Policy Framework (2019).
[11] Annex 2: Glossary of the National Planning Policy Framework (2019).
[12] Annex 2: Glossary of the National Planning Policy Framework (2019).
[13] Annex 2: Glossary of the National Planning Policy Framework (2019).

Local Shopping Centre: Shopping areas of a significant size and variety either close to but not forming part of a District Shopping Centre, or serving local communities. . They usually contain small scale development which offers a variety of convenience goods and services[14].

Smaller Retail Area: Areas where there is a concentration of retail activity of local value, but which are not necessarily defined as 'local centres' within the Ashfield Local Plan Review 2002[15].

4.2. For the purposes of this study, the Local Centres of Huthwaite, Jacksdale and Stanton Hill have been separated from the Local Centres identified in the 2002 Ashfield Local Plan Review. These 3 centres will be viewed in isolation of Outram Street in Sutton and Annesley Road/Watnall Road in Hucknall which have instead each been incorporated within the data gathered from their respective centres. Therefore Huthwaite, Jacksdale and Stanton Hill have been classed as 'Other Local Centres.' The villages of Selston, Skegby and Underwood are referred to as 'Smaller Retail Areas' as they are not identified on the proposals map, but require consideration within this study as they provide small concentrations of retail activity which are of local value.

Table 1: Defined Study Areas

District Centres	Local Centres	Other Local Centres	Smaller Retail Areas
Sutton in Ashfield	• Outram Street	• Huthwaite • Jacksdale • Stanton Hill	• Selston • Skegby • Underwood • Annesley/Nuncargate
Hucknall	• Annesley Road • Watnall Road		
Kirkby in Ashfield	• None		

4.3. Following the completion of the 2011 Retail Study by WYG Consultants, definitions of Ashfield's Primary Shopping Areas have been updated. The primary shopping areas of each of the district centres are now concentrated into Primary Shopping Frontages and Secondary Shopping Frontages.

4.4. Maps of each study area can be found in Appendix 1.

[14] No formal definition exists, but devised for the purposes of this study. Areas classed as 'Local Shopping Centres' will include: Huthwaite, Jacksdale and Stanton Hill.

[15] No formal definition exists, but devised for the purposes of this study. Areas classed as 'Smaller Retail Areas' will include: Selston, Skegby and Underwood.

4.5. The Hierarchy of Centres

4.5.1. In accordance with the NPPF, the emerging Ashfield Local Plan outlines the network and hierarchy of centres with the resilience for anticipated future economic changes to be promoted:

Table 2: Hierarchy of Ashfield Retail Centres

Hierarchy	Town(s) / Settlement(s)
Sub Regional Centre	Sutton-in-Ashfield
Major District Centre	Hucknall
District Centre	Kirkby-in-Ashfield
Local Shopping Centre	Outram Street (Sutton), Stanton Hill, Annesley Road (Hucknall), Watnall Road (Hucknall), Huthwaite, Jacksdale
Shopping Parade	Annesley Woodhouse, Selston, Skegby, Underwood

4.6. Sutton in Ashfield (or Sutton) (Appendix 1, Map 1)

4.6.1. Sutton is the largest of Ashfield's three town centres and is at the top of the District's town centre hierarchy, being identified as a sub-regional centre[16]. The town centre is the most commonly visited centre in Ashfield, and incorporates a good mix of national and independent retailers, along with an indoor shopping centre and market.

4.6.2. The town centre core is identified as the main area for shopping activity, including King Street, Market Place, Low Street, Portland Square and the Idlewells Centre. Other large retail 'anchors' exist to the periphery of the 'District Shopping Centre', such as ASDA to the north and 'The Broad Centre' to the south east. Outram Street to the north east is identified as a 'Local Shopping Centre', and extends commercial uses beyond the designated town centre boundary.

4.6.3. The town is in an excellent location with good access to the national road network, which is utilised via high levels of parking provision within the town centre in addition to the bus station located close to major areas of retail activity. This ultimately provides a sound foundation for future investment, making the area a more attractive prospect for businesses to locate to.

4.6.4. It is therefore evident that the town performs an important role as a retail and service destination for the local area, as well as the nearby smaller centres, which is why it continues to function as the largest centre within the Ashfield District.

[16] Ashfield District Retail and Leisure Study, August 2016 - Nexus Planning

4.6.5. The 'Ashfield Retail and Leisure Study' (2016) identified that Sutton has a shortfall of leisure services compared to the national average. The proportion of leisure services is mainly made up of cafes and coffee shops but lacks other services such as hotels, cinemas and bars, and has a limited number of eat-in restaurants.

4.7. Hucknall (Appendix 1, Map 4)

4.7.1. Hucknall is identified as a Major District Centre, and is the second largest district centre comparative to the other two (Sutton and Kirkby) main settlements.

4.7.2. The primary area of the Hucknall Town Centre is along the length of 'High Street', between Station Road and Market Place, which is heavily trafficked by both pedestrians and vehicles. The Retail and Leisure Study prepared by Nexus Planning (2016) identified a total of 153 units located in the town centre, making up a total gross floorspace of approximately 32,550 m^2.

4.7.3. The town centre has a relatively high number of independent retailers, despite the attractiveness of larger retailers such as Tesco, Aldi and Iceland which are situated at 'edge-of-centre' locations. Hucknall is also located approximately 11km north-west of Nottingham City Centre, which is the principle leading retail centre in the sub-region. Therefore strengthening Hucknall's core is a key step towards improving the town's competitiveness and appeal for businesses and investments.

4.7.4. The Nottinghamshire County Council led scheme to pedestrianize High Street was recently completed (2018), which has helped to enhance the vitality of the High Street environment.

4.7.5. In addition to increasing footfall along High Street, the pedestrianised area also accommodates the weekly outdoor market, freeing up the old market site to function as a car-park. This area within the town centre provides the public with an alternate means of travel to the town centre where parking provision is available.

4.7.6. Hucknall Railway Station is also within walking distance of the town centre and provides services throughout Ashfield and Nottinghamshire. Furthermore the Hucknall Nottingham Express Transit (NET) Tram offers quick transport options between Nottingham and Hucknall, in addition to a new bus terminus located just off the High Street in association with the aforementioned County Council led pedestrianisation scheme.

4.8. Kirkby in Ashfield (or Kirkby) (Appendix 1, Map 3)

4.8.1. Kirkby is identified as a District Centre and is the smallest of the three main settlements in Ashfield. Kirkby has a linear town centre with two adjoining pedestrianised streets, with the main retail focus of Kirkby being concentrated along Station Street and Lowmoor Road/Kingsway. However the 'District Shopping Centre' boundary extends to include several outlying streets such as; the southern part of Ellis Street, the western part of Diamond Avenue; the northern section of Hodgkinson Road; and the large Morrisons store.

4.8.2. Built on the former Co-op Precinct site, the Morrisons store is considered to be a large anchor for attracting footfall to the town centre. This site in particular was identified as being the greatest redevelopment opportunity for Kirkby, and considered to be vital in terms of improving the town's image, offering a development mix to the town centre, and to act as a catalyst for wider redevelopment[17].

4.8.3. Other 'major' retailers such as Aldi, are located just outside of the town centre boundary (as defined by the Ashfield Local Plan Review), and as such it is considered to be an 'edge-of-centre' location.

4.8.4. The quality of connections to the town centre are mixed. The Robin Hood line station is located on the fringe of the town centre and offers good access to Nottingham. The town centre is also well served by frequent bus services, however there is no designated bus terminus.

4.8.5. The 'Ashfield Retail and Leisure Study' (2016) identified that Kirkby had an out-dated road network. Despite recent investment by Nottinghamshire County Council Highways for road improvements at roads/junctions at Pond Street, Ellis Street and Station Street, Kirkby is still subject to frequent high levels of congestion. However the availability of car parking (with all Council car parks providing the first hour free, as of November 2015) in the town centre is reflective of the car being the most popular mode of transport used by visitors to the centre.

4.9. Other; Smaller urban settlements and the rurals

4.9.1. In addition to the three main district centres, the adopted Ashfield Local Plan Review (2002) also identifies a number of 'Local Shopping Centres' and 'Minor Shopping Centres' across the district (these areas shall be discussed in section 6 of the report).

4.9.2. Outram Street (Sutton in Ashfield), Annesley Road (Hucknall), Watnall Road (Hucknall), Huthwaite (Sutton in Ashfield), Stanton Hill (Sutton in Ashfield) and Jacksdale are recognised in the adopted Ashfield Local Plan as 'Local Shopping Centres'. The villages of Annesley Woodhouse, Selston, Skegby and Underwood are referred to as 'Minor Shopping Centres' in the adopted Local Plan.

4.9.3. There is often a smaller concentration of retail developments in these areas, which is reflective of their position in the retail hierarchy.

[17] Ashfield District Retail and Leisure Study, August 2016 - Nexus Planning

4.9.4. Defining the role and setting out the hierarchy of each retail centre within Ashfield enables the Council to manage the scale and type of development for each area, and will direct jobs and services to areas which are well served by public transport. As detailed in the policy discussion, retail development in out-of-centre locations will be strictly controlled and proposals will need to demonstrate their suitability through a sequential site approach and also provide a robust assessment of impact on nearby centres.

4.9.5. The retail hierarchy and network, has been developed using evidence taken from the 2016 Ashfield District Retail & Leisure Study[18] and the Greater Nottingham Accessible Settlements Study 2010. This means that a new level of 'Shopping Parade'[19] has been introduced to the hierarchy to recognise the smaller retail centres.

4.9.6. Active frontages will typically be seen at each level of the hierarchy. Active frontages provide natural surveillance, making an area more attractive to pedestrians and cyclists, thus resulting in higher levels of footfall. This ultimately creates safer communities through increased activity, leading to a 'sense of place' being established amongst the community.

[18] Prepared by Nexus Planning
[19] Shops of purely neighbourhood significance – NPPF Annex 2.

5. Methodology

5.1. During the preparation of the 2017 Retail Floorspace Survey, on-site data collection was undertaken in order to identify all individual units within the aforementioned areas of the retail hierarchy. The walking survey made it possible to record the status of each retail unit, such as whether it is occupied or vacant, along with the address, use class and service type. This information was collated into a database which enabled analysis and comparison with data collected in previous years.

5.2. Since then, the council has closely monitored changes with retail premises, updating records where necessary utilising data held by other sections within the Council.

5.3. Furthermore, utilising records from the Valuation Office website, the gross and net floorspace of the each unit can be recorded (in square metres), particularly for major retailers. Where detailed information from this source was not available, the gross floorspace has been calculated as 80 percent of the gross footprint of each unit.

5.4. Consequently, Ashfield District Council has recorded all retail units to the best of their knowledge and considers the results to be correct as of August 2020.

6. Results

6.1. Before the findings of the retail survey are fully assessed, it is important to explore completed projects and development opportunities which can assist with supporting growth in the Districts retail areas.

6.2. The lists below (which is by no means exhaustive) provide examples of some notable projects which have been completed, in addition to identifying possible development opportunities in each respective town centre.

6.3. Completed Projects

Sutton in Ashfield

Idlewells Indoor Market:

6.3.1. The Idlewells indoor market has recently undergone a £1.8million refurbishment (£375,000 funding received from the D2N2 Local Enterprise Partnership's Local Growth Fund), and took approximately 12 months to complete. The refurbishment has seen a new reconfigured layout, improved accessibility and greater levels of natural lighting provided by a central atrium.

6.3.2. The indoor market now provides an improved and modernised environment for both traders and shoppers, with recent figures showing an increase in the markets footfall of over 11%.

Relocation of Outdoor Market:

6.3.3. The successful relocation of the outdoor market on to Portland Square helps to create a more coherent town centre. Portland Square is the main civic space within the town centre, and is located at the junction of a number of key routes across the town centre.

6.3.4. The former market location at Market Place has been utilised to provide additional car parking for ease of access to the town centre, which have increased footfall in this area specifically. Further opportunities are available to develop the Market Place car park, which will be discussed later.

Hucknall

Pedestrianize High Street and New Inner Relief Road:

6.3.5. The County Council led project to pedestrianize High Street and provide a new inner relief road was completed in 2018. One of the primary objectives of the scheme was to regenerate the town centre by increasing pedestrian footfall in the retail area and reducing number of vacant units on the High Street and the surrounding streets.

6.3.6. There has been an increase in pedestrian footfall along High Street, and an overall fall in vacancy rates has been experienced. A boost to the night-time and weekend economy has also been seen since the completion of the works.

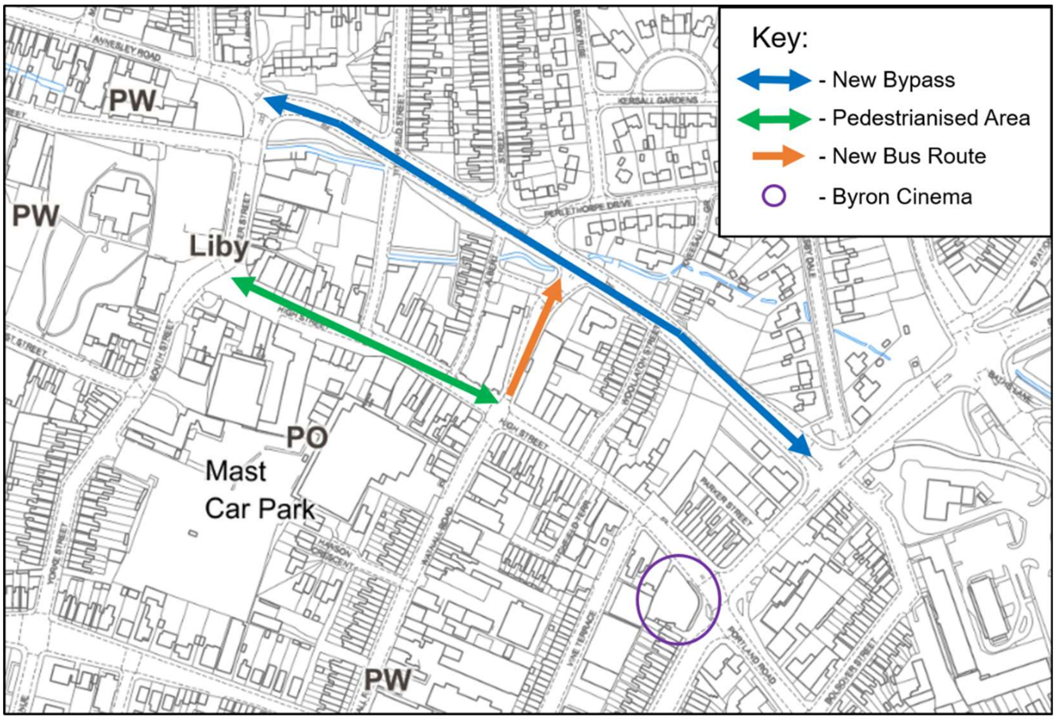
Market Relocation:

6.3.7. The weekly market which takes place on Fridays and Saturdays has been relocated from the Market Car Park to the High Street to coincide with the new pedestrianised area, subsequently reinvigorating the area. The biggest increase in footfall along High Street is on market days, with a recorded 33% increase (nearly 2000 additional pedestrian movements per day)[20]. The success of the Friday market has resulted in the High Street now hosting an additional market day on the Saturday.

Byron Cinema:

6.3.8. Works have recently been completed (March 2020) to facilitate the reopening of the Byron Cinema as a functional cinema building. Developments such as this have the opportunity to provide a range of economic and social benefits, and help to contribute to the regeneration, vitality and growth of the town centre.

Figure 1: Hucknall's Completed Projects



[20] Nottinghamshire County Council. Hucknall Town Centre Improvement Scheme Monitoring Report 2018.

Kirkby in Ashfield

Redundant/Vacant Units:

6.3.9 The Council has taken a proactive approach to ensuring the vitality of its town centres. Notable schemes such as the redevelopment of the former public toilets into a commercial premises in 2015/16 brings vacant building back into uses, helping to reinvigorate the area in conjunction with wider public realm improvements.

Highway Improvements:

6.3.10. Works by Nottinghamshire County Council to improve Kirkby's highway infrastructure was completed in 2016 (approx.). The changes aim to improve traffic flows by reducing the level of vehicle conflict. The scheme has also resulted in the bus stops being relocated closer to the civic square, providing more convenient access to services.

6.4. Future Opportunities

Sutton in Ashfield

Land off Fox Street:

6.4.1. Redevelopment of the former Conservative Club and Council office sites (both off Fox Street) creates an opportunity to provide a mixed use development introducing vibrancy to the area.

6.4.2. The development of these areas will also improve pedestrian linkages between Asda and the town centres core, consequently increasing footfall and encouraging combined journeys.

6.4.3. This is identified within the Sutton Town Centre Masterplan (2019) as a priority area for investment, possibly comprising a mixed use development to improve linkages between the town centre and ASDA to increase overall footfall by encouraging combined journeys.

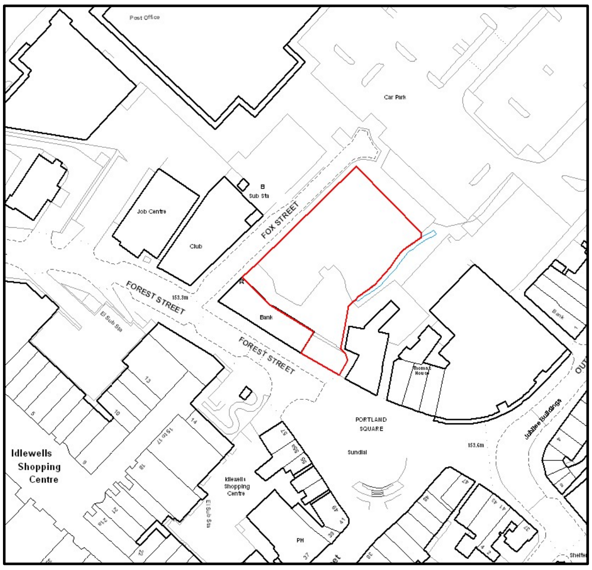


Figure 2: Land off Fox Street, Sutton

Shop Front Investment:

6.4.4. The 'Shop Front Improvements Grant Scheme' aims to provide monetary grants to independent retailers to improve their shop front (replacement, improvement or repairs etc). It is hoped that such grants will enhance the visual appearance of retail shopping areas, thus creating a more attractive environment for shoppers.

6.4.5. Further investment is hoped to help develop vacant retail units within town centres.

6.4.6. Additional information and guidance on this can be found on the Council's website, accessible on the following link for ease of reference: https://www.ashfield.gov.uk/media/8d85eddb542e7b8/guidance-shop-fronts.pdf

Night-time Economy:

6.4.7. At present there is little night-time economy in Sutton, therefore the town centre is largely deserted after the shops have closed. The introduction of restaurants, drinking establishments and leisure activities etc would help to attract people to the town centre after hours, and encourage a greater length of stay within the town centre. This is an ambition that is identified within, and is hoped can be delivered through, the Sutton Town Centre Masterplan (2019).

Heritage Action Zone:

6.4.8. The Council has submitted an 'Expression of Interest' application to Historic England in 2019, seeking Heritage Action Zone Funding for, amongst other things, a new plaza at the old market site (Albert Square).

6.4.9. While the Council was unsuccessful in their bid, it nonetheless shows the options available to help make spaces more usable, and the Councils commitment towards supporting the growth and diversification of the districts retail areas.

6.4.10. The vision was to provide an attractive area of public realm to create a modern streetscape to contribute to the town's identity. The changes would seek to conserve and safeguard the town's rich heritage, and encourage the improvement of positive building facades to contribute to the character of the area.

Hucknall

Piggins Croft:

6.4.11. Partial redevelopment of the Piggins Croft public car park. The site is strategically positioned off the High Street, has existing vehicle access from South Street, and is well positioned to the attractive market place at the westerly end of the established town centre.

Figure 3: Piggins Croft

6.4.12. The site is owned by Ashfield District Council, who have aspirations to see the site developed for a mixed use. It is anticipated that the site will largely be retained for car parking, but has the prospect of accommodating a variety of town centre uses to support the vitality of the town centre.

Kirkby in Ashfield

Land for Development:

6.4.13. There is currently land available both within (figure 4) and on the fringe (figure 5) of the District Shopping Centre, such as Pond Street and Land off Urban Road. The development of land within/close to the town centre is likely to attract further developer interest if the town becomes and vibrant and active environment, contributing to a successful centre.

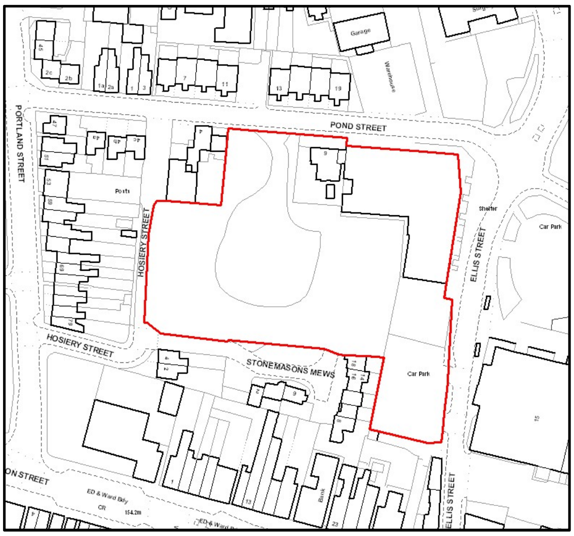


Figure 4: Land at Pond Street, Kirkby

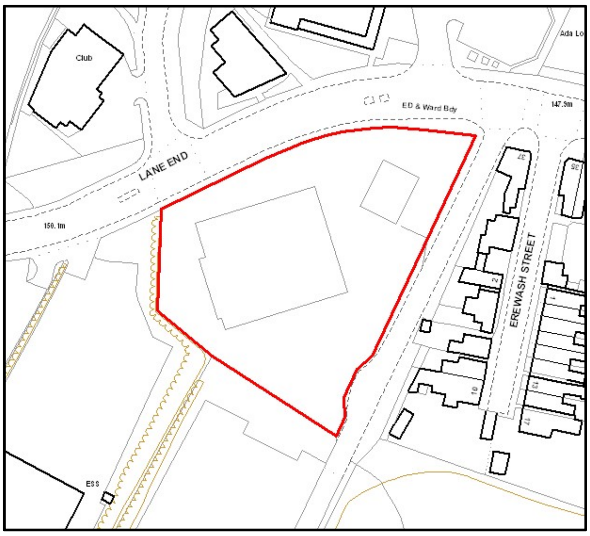


Figure 5: Land at Urban Road, Kirkby

Shop Front Investment:

6.4.14. The ‘Shop Front Improvements Grant Scheme’ aims to provide monetary grants to independent retailers to improve their shop front (replacement, improvement or repairs etc). It is hoped that such grants will enhance the visual appearance of retail shopping areas, thus creating a more attractive environment for shoppers.

6.4.15. Further investment is hoped to help develop vacant retail units within town centres.

6.4.16. Additional information and guidance on this can be found on the Council’s website, accessible on the following link for ease of reference: https://www.ashfield.gov.uk/media/8d85eddb542e7b8/guidance-shop-fronts.pdf

Table 3: General comparisons between 2017 and 2020 data

Area		Total Units 2017	Vacant Units 2017	Percentage of Units Vacant 2017	Total Units 2020	Vacant Units 2020	Percentage of Units Vacant 2020	Overall Percentage Change	Total E* Uses
Sutton-In-Ashfield	Primary Shopping Area	187	23	12.3%	192	27	14.0%	1.7%	150
	Local Shopping Area (Outram Street)	91	19	20.9%	89	17	19.0%	-1.9%	54
	Edge of Centre	33	4	12.1%	32	3	9.3%	-2.8%	21
	Out of Centre	126	15	11.9%	122	7	5.7%	-6.2%	80
Kirkby-In-Ashfield	Primary Shopping Area	116	14	12.1%	117	16	13.6%	1.5%	82
	Edge of Centre	47	6	12.8%	47	14	29.7%	16.9%	25
	Out of Centre	72	8	11.1%	72	8	11.1%	0%	45
Hucknall	Primary Shopping Area	99	6	6.0%	99	7	7.0%	1.0%	76
	Local Shopping Area (Annesley Road)	38	10	26.3%	37	8	21.6%	-4.7%	19
	Local Shopping Area (Watnall Road)	31	1	3.2%	32	1	3.1%	-0.1%	23
	Edge of Centre	51	7	13.7%	46	5	10.8%	-2.9%	39
	Out of Centre	76	4	5.3%	76	7	9.2%	3.9%	49
Other Local	Huthwaite	45	4	8.9%	45	4	8.8%	-0.1%	28
	Jacksdale	25	3	12.0%	25	1	4.0%	-8.0%	19

	Stanton Hill	29	5	17.2%	29	6	20.6%	3.4%	18
Smaller Retail Areas	Selston	23	0	0.0%	23	0	0.0%	0.0%	15
	Skegby	17	2	11.8%	16	1	6.2%	-5.6%	8
	Underwood	11	1	9.1%	11	1	9.1%	-0.0%	4
	Other**	2	0	0.0%	2	0	0.0%	0.0%	1
Totals	**Sutton**	437	61	14.0%	435	54	12.4%	-1.6%	305
	Kirkby	235	28	11.9%	236	38	16.1%	4.2%	152
	Hucknall	295	28	9.5%	290	28	9.6%	0.1%	206
	Other Local Centres	99	12	12.1%	99	11	11.1%	-1.0%	65
	Small Retail Areas	53	3	5.7%	52	2	3.8%	-1.9%	28
	ASHFIELD DISTRICT	**1119**	**132**	**11.8%**	**1112**	**133**	**11.9%**	**0.1%**	**756**

*The E Uses Class for 'Commercial, Business and Service Uses' comprises those Use Classes previously identified as A1, A2, A3, and B1, with the additional of certain elements from the previous D1 and D2 uses. Please see Appendices 2 and 3 for further information.

**Other includes: Jubilee and Lower Bagthorpe.

6.5. General Comparison of the Ashfield Retail Stock (2017-20)

6.5.1. Table 3 summarises the key changes in the composition of the Ashfield District retail stock between 2017 and 2020. Overall in the District the figures show that there has been a net decrease of 7 retail units. Across the District the areas which have seen slight decreases include: Sutton, Hucknall and the smaller retail areas. While the total number of retail units across the District has decreased overall, the total number of vacant units has increased by 0.1% across the district.

Table 4: Comparison of Vacant and A1/E Units (2017-2020)

Area	Total A1 Units 2017	Total Vacant Units 2017	Total E Units 2020	Total Vacant Units 2020
Sutton	248	61	305	54
Kirkby	118	28	152	38
Hucknall	156	28	206	28
Other Local Centres	54	12	65	11
Smaller Retail Areas	26	3	28	2
Ashfield District	602	132	756	133

6.5.2. Table 4 illustrates that there has been an increase in the number of units within an E (Commercial, Business and Service) use across the Ashfield District since 2017, however this is largely representative of the aforementioned changes to Use Class Order. It is therefore useful to look at the vacancy rates in association with use class data.

6.6. Vacancy Rates

6.6.1. One of the most vital statistics to be analysed in the Floor space Survey is the rate of vacant units throughout the district and the change of this rate since the previous study. Throughout the district, there are a number of vacant units in each retail centre. This is attributable to factors such as the challenging economic times and the proliferation of large food stores and retail warehouses, whose range of products and attractive prices are difficult for many smaller shops to contend with. In addition to this, the COVID-19 Pandemic and associated economic recession is likely to have a degree of impact on retailers.

6.6.2. Generally, the District has seen a minor decrease in vacant units since the 2017 survey, with a reduction of 0.1%. The most improved retail area is Sutton seeing a decrease in vacant units by 11.4%, whilst Kirkby has witnessed an increase in vacancy rates by 35.7% (-1.6% and 4.2% respectfully when calculating the vacancy rates of each town proportionate to the total number of units). Hucknall remains unchanged from previous data, whilst the vacancy rates in the Other Local Centres and Smaller Retail Areas remains relatively consistent.

6.6.3. More specifically, in the Primary Shopping Areas of Sutton, Hucknall and Kirkby, vacancy rates have increased since 2017 in all three district centres, with Sutton's Primary Shopping Area having the highest vacancy rate at 14.0% out of the three.

6.6.4. In addition to the District Centres Primary Shopping Areas, the other areas within the District which currently have the highest vacancy rates are:

- Outram Street (Local Shopping Area) – 19%.
- Kirkby (Edge of Centre) – 29.7%.
- Kirkby (Out of Centre) – 11.1%.
- Hucknall (Local Shopping Area – Annesley Road) – 21.6%.
- Hucknall (Edge of Centre) – 10.8%.
- Stanton Hill – 20.6%.

Overall Kirkby's Edge of Centre locations have experienced the highest increase in vacancy rates since 2017, seeing a 16.9% increase.

6.7. Diversity of Uses

6.7.1. Table 5 illustrates the use class of each retail unit as determined by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Table 5: Use Class Comparisons (2017-2020)

	Location	2017							2020			
		A1	A2	A3	A4	A5	Other	Vacant	E	Sui Generis[21]	Other	Vacant
Sutton-In-Ashfield	Primary Shopping Area	114	27	14	2	3	4	23	150	13	1	27
	Local Centre (Outram Street)	48	4	7	0	9	4	19	54	16	0	17
	Edge of Centre	19	2	1	1	6	0	4	21	7	1	3
	Out of Centre	67	3	4	9	13	15	15	80	34	0	7
	Total	**248**	**36**	**26**	**12**	**31**	**23**	**61**	**305**	**70**	**2**	**54**
Kirkby-In-Ashfield	Primary Shopping Area	60	15	4	2	9	12	14	82	19	0	16
	Edge of Centre	21	2	3	0	9	6	6	25	8	0	14
	Out of Centre	37	3	6	4	6	8	8	45	19	0	8
	Total	**118**	**20**	**13**	**6**	**24**	**26**	**28**	**152**	**46**	**0**	**38**
Hucknall	Primary Shopping Area	51	20	7	7	5	3	6	76	16	0	7
	Local Centre (Annesley Road)	16	1	2	2	4	3	10	19	10	0	8
	Local Centre (Watnall Road)	15	4	2	2	4	3	1	23	9	0	1
	Edge of Centre	31	4	2	1	3	3	7	39	9	0	5
	Out of Centre	43	5	3	4	12	5	4	49	20	0	7
	Total	**156**	**34**	**16**	**16**	**28**	**17**	**28**	**206**	**64**	**0**	**28**
Other Local	Huthwaite	24	2	2	2	7	4	4	28	13	0	4
	Jacksdale	13	3	1	2	2	1	3	19	5	0	1

[21] A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order.

	Stanton Hill	17	1	1	0	5	0	5	18	5	0	6
	Total	**54**	**6**	**4**	**4**	**14**	**5**	**12**	**65**	**23**	**0**	**11**
Smaller Retail	Selston	14	1	0	2	1	5	0	15	7	1	0
	Skegby	8	0	0	2	2	3	2	8	6	1	1
	Underwood	3	0	1	3	0	3	1	4	7	0	1
	Other	1	0	0	1	0	0	0	1	1	0	0
	Total	**26**	**1**	**1**	**8**	**3**	**11**	**3**	**28**	**21**	**2**	**2**
Overall Total		**602**	**97**	**60**	**46**	**100**	**82**	**132**	**756**	**224**	**4**	**133**

6.7.2. Utilising the data from Table 5, the most prevalent use in each area across the District (with the exception of Underwood) is E. This is largely reflective of the latest amendment to the Use Class Regulations, which as previously discussed, has grouped multiple uses within Class E.

6.7.3. This is a similar situation with the Sui Generis Use Class, which now encapsulates more uses (such as the previous A4 (drinking establishments) and A5 (hot food takeaways) uses) than it did previously. This would explain why this use class is now the most prevalent use within Underwood, and the second most prevalent across the remainder of the District.

Table 6: Approximate Conversion of Overall District 2017 data

	Totals Under 1987 Use Class Order (as amended)						**Approximate Totals if Converted Under the 2020 Use Class Order**	
Use Class	A1	A2	A3	A4	A5	Other*	E	Sui Generis
Overall Totals	602	97	60	46	100	82	759	228

*It is assumed from data trends that the Sui Generis Use Class would make up the largest proportion of this category.

6.7.4. As displayed in table 6, if the 2017 use class data was to be represented in a new format which reflects the new 2020 Use Class Order, it would indicate that the level of retail uses within the District has remained moderately similar since 2017.

6.7.5. Although there appears to be no significant overall change in the level of retail provision, the new Use Class Order has made it more difficult to monitor the diversifying nature of the Districts centres due to the use of more broad Use

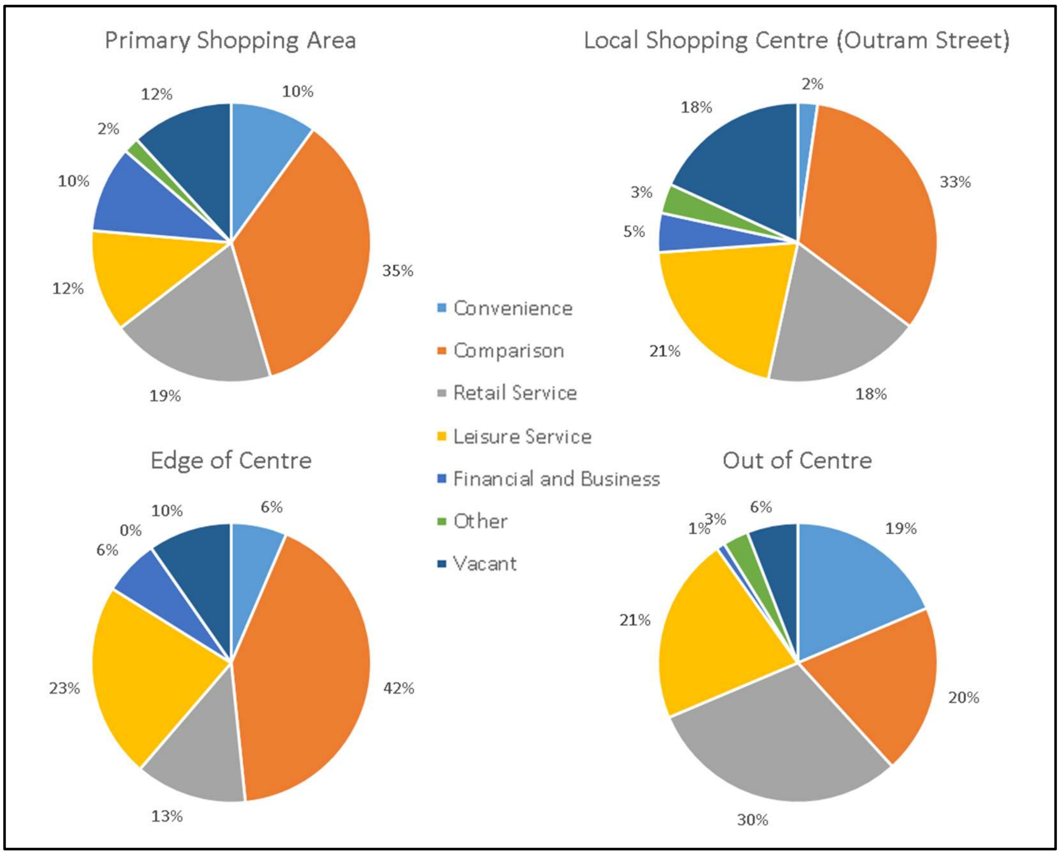
Classes. However simplifying the Use Classes Order makes it easier for high street uses to change use without the need for planning permission.

6.8. Retail Service Provision

6.8.1. As well as collecting data of the use classes of retail units, the units have also been classified by the type of service they provide. Comparison and convenience service provisions are the most frequently compared services when assessing the retail characteristics of an area. Convenience retailing represents the provision of everyday essential items, including food, drinks, newspapers, tobacco and confectionary. Comparison retailing is the provisions of items not obtained on a frequent basis. This includes items such as clothing, footwear, and household and recreational goods. Other types of services included in the survey are Leisure, Retail and Financial and Business. A full list of services and the types of retail activity of which they comprise can be found in Appendix 4.

6.8.2. The following charts (Figures 1-4) illustrate the composition of service types in relation to all retail units surveyed in 2020.

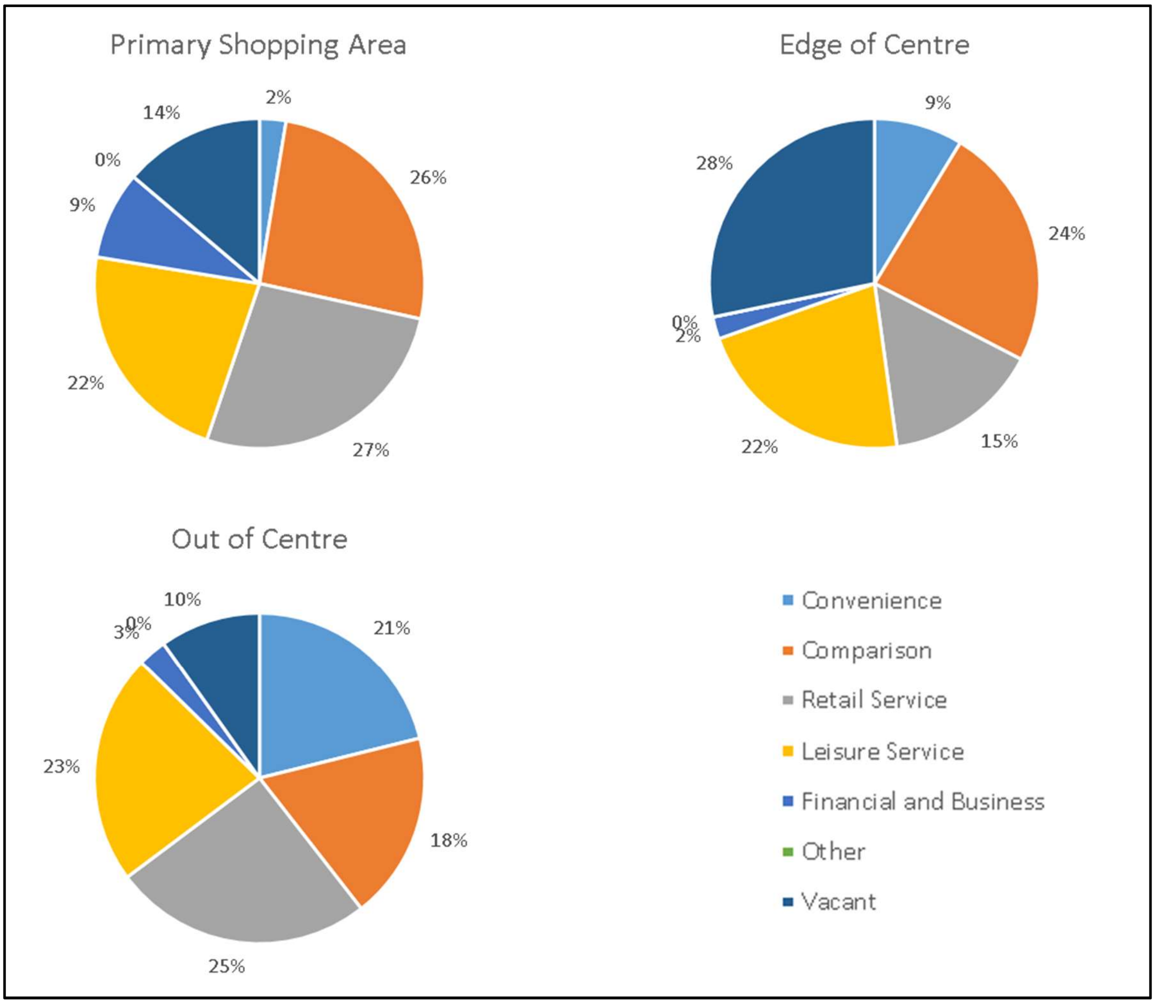
Figure 6: 2020 Retail Service Provision – **Sutton in Ashfield** (Measured in Retail Units)



6.8.3. Figure 6 illustrates that the most common types of service within the overall Sutton area are comparison goods, retail services and leisure services. It is also evident that Out of Centre locations are where convenience services are most prevalent. The location of convenience stores in Out of Centre locations such as this, is often associated with increased vacancy rates in more central locations, due to larger stores locating on the outskirts of towns and detracting custom away from traditional retail centres, as well as providing competition for smaller, independent retailers.

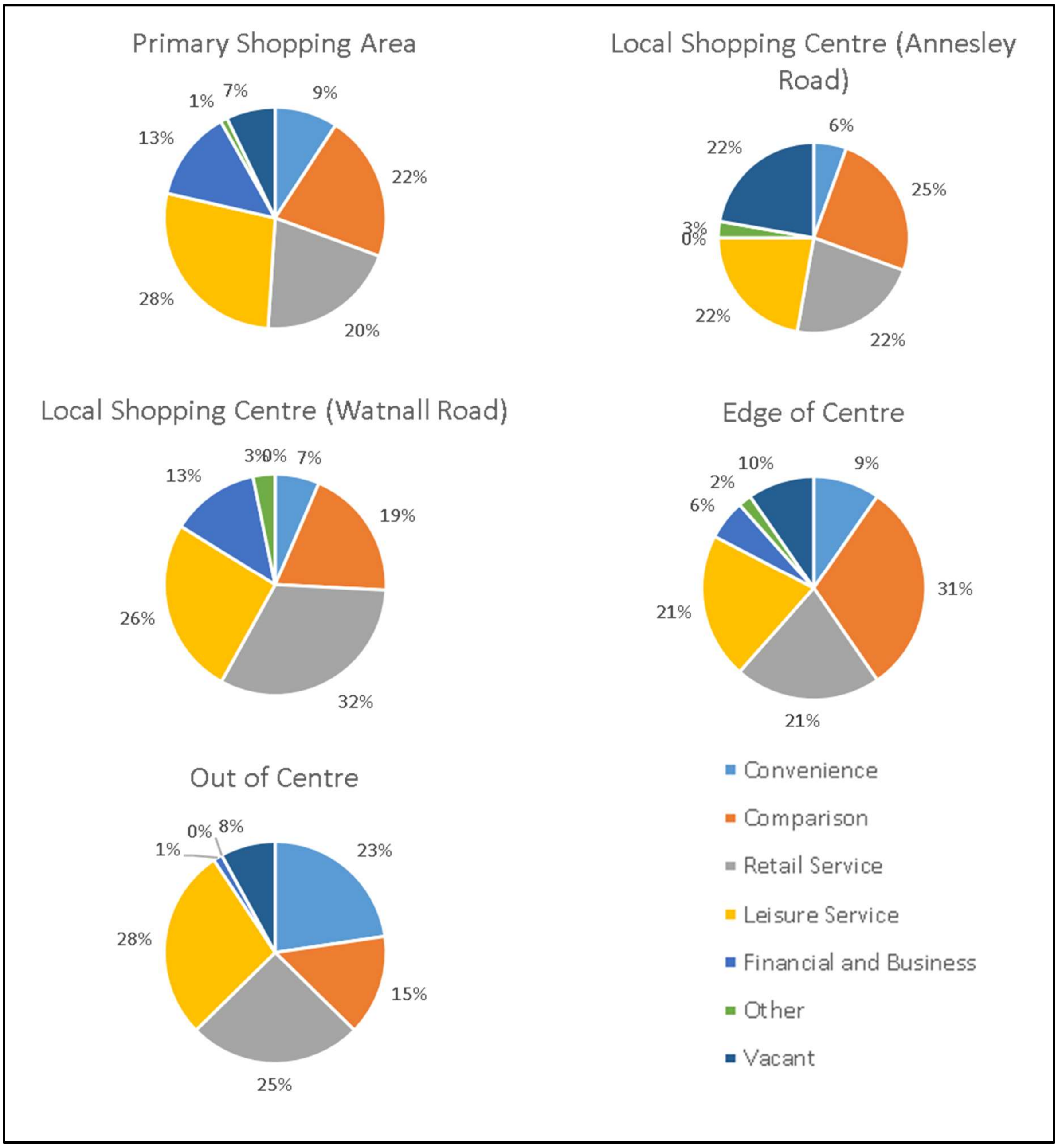
6.8.4. As figure 6 shows, the levels of both comparison and financial and business services decrease with physical distance away from the district centre, while the level of convenience services increases.

Figure 7: 2020 Retail Service Provision – **Kirkby in Ashfield** (Measured in Retail Units)



6.8.5. The Kirby area experiences a pattern showing that convenience services tend to have a positive correlation in line with distance from the Primary Shopping Area, whilst comparison services have an opposite outcome, having greater presence in the Primary Shopping Area. This again highlights the example of evolving distribution where large scale convenience retail tends to be located in less central locations, and large comparison retailers such as Boots and Superdrug, tend to favour a town centre presence. Financial and business services in the Kirby area are concentrated largely in edge of centre locations.

Figure 8: 2020 Retail Service Provision – **Hucknall** (Measured in Retail Units)

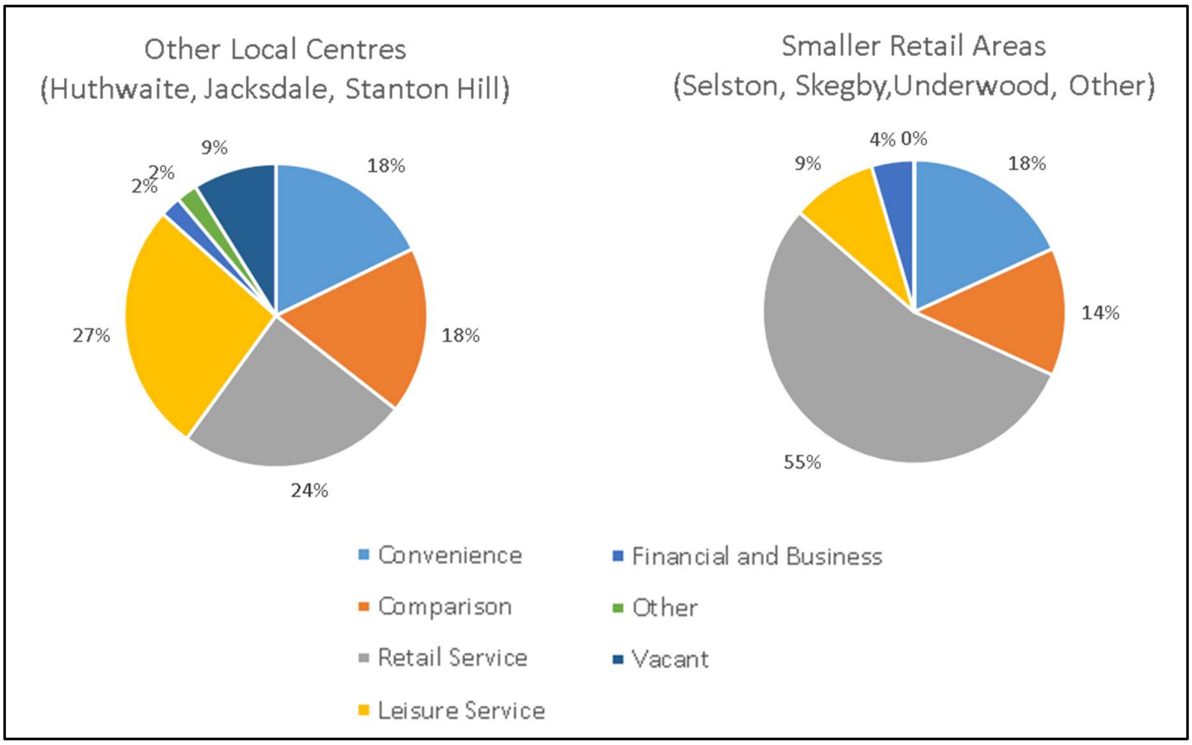


6.8.6. Hucknall's Primary Shopping Area has different characteristics to that of the other Primary Shopping Areas across the District. As illustrated in figure 8, there is a higher proportion of leisure services in contrast to the other Primary Shopping Areas in Sutton and Kirkby. The higher proportion of leisure services is attributed to a number of pubs, cafes and takeaways that are located in Hucknall's retail areas. This is also evident in all other locations across Hucknall, including Edge and Out of Centre locations in addition to the local centres.

6.8.7. Hucknalls Edge and Out of Centre locations have a proportionately higher distribution of convenience and camparison services comparative to the areas more central shopping areas.

6.8.8. Within the Local Centre of Annesley Road, the proportion of vacant units still remains one of the main dominant variables comparative to other service types, displaying the second highest proportion of vacant units (behind Kirkbys' Edge of Centre) across the surveyed area.

Figure 9: 2020 Retail Service Provision – **Other Local Centres and Smaller Retail Areas** (Measured in Retail Units)



6.8.9. As larger multiple stores are less likely to locate in smaller retail areas, local services such as butchers, bakers and delicatessens are more likely to thrive in the longer term. Overall, in the Smaller Retail Areas of Selston, Skegby and Underwood, vacancy rates are non-existent, whilst vacancy rates in the Other Local Centres of Huthwaite, Jacksdale and Stanton Hill are proportionally low.

6.8.10. In the case of the Other Local Centres, leisure services have a notable proportion, which is ascribed to the existence of local pubs in these areas. On the other hand, in the Smaller Retail Areas retail services are the most prevalent.

6.9. Retail Service Provision – Conclusions

6.9.1. With reference to figures 6-9, it is important to note that whilst the charts appear to indicate a high proportion of shops selling comparison goods, the 2011 Retail Study Update undertaken by WYG concludes that there is a 'healthy' proportion of comparison market share across the district.

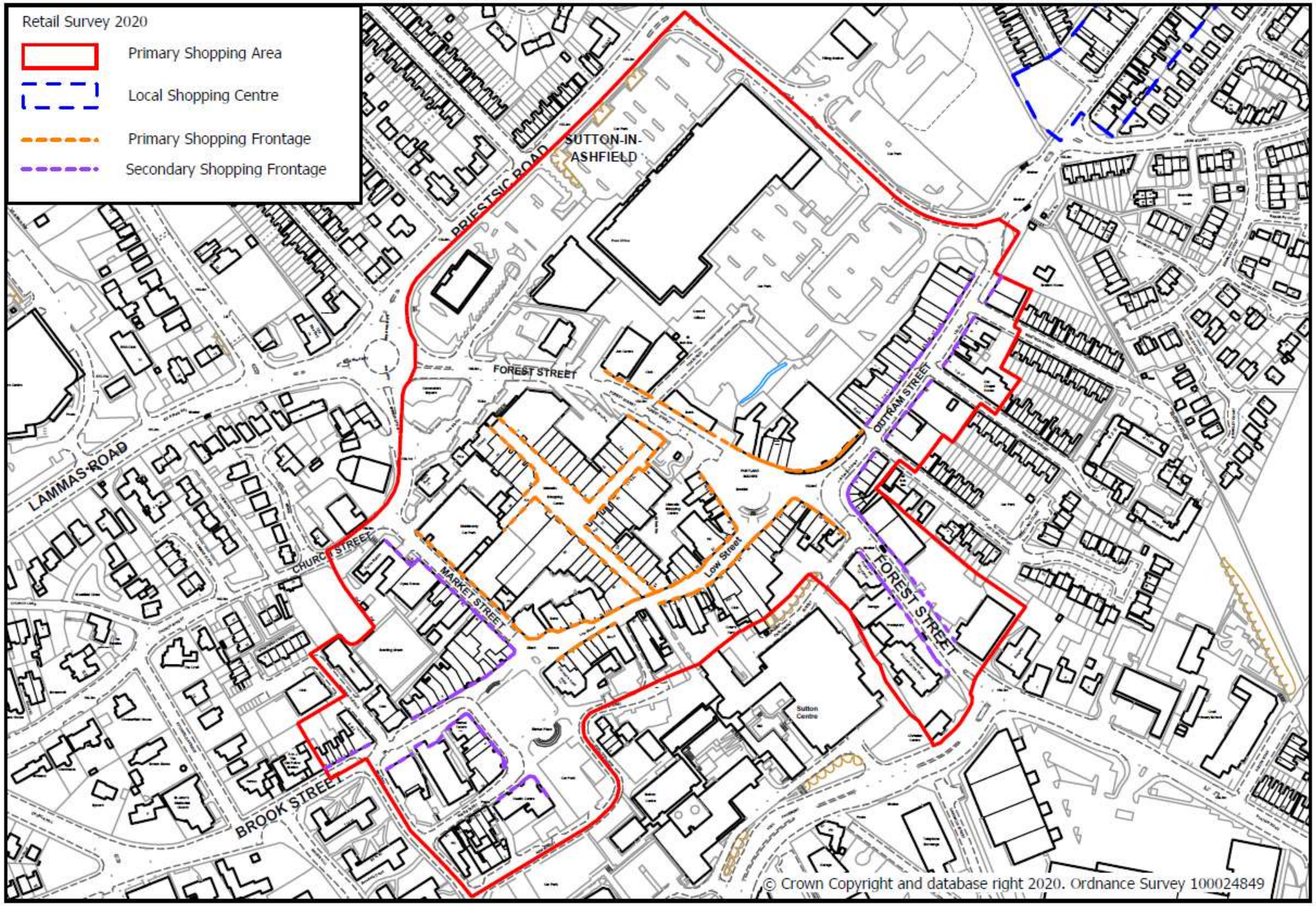
6.9.2. All the charts in this Retail Survey have been produced using data on the number of retail units as opposed to floorspace values and expenditure, as set out in the 2011 Retail Study. Therefore, whilst the frequency of comparison goods units is high, the actual volume of comparison market floorspace may not be in line with this. Conversely, whilst convenience goods units are less frequent in number, they are, in general, much larger in terms of floorspace values and market share, with large multiples such as Tesco, Morrisons and Aldi dominating the market. It is therefore necessary to consider this factor when interpreting the data.

Appendix 1

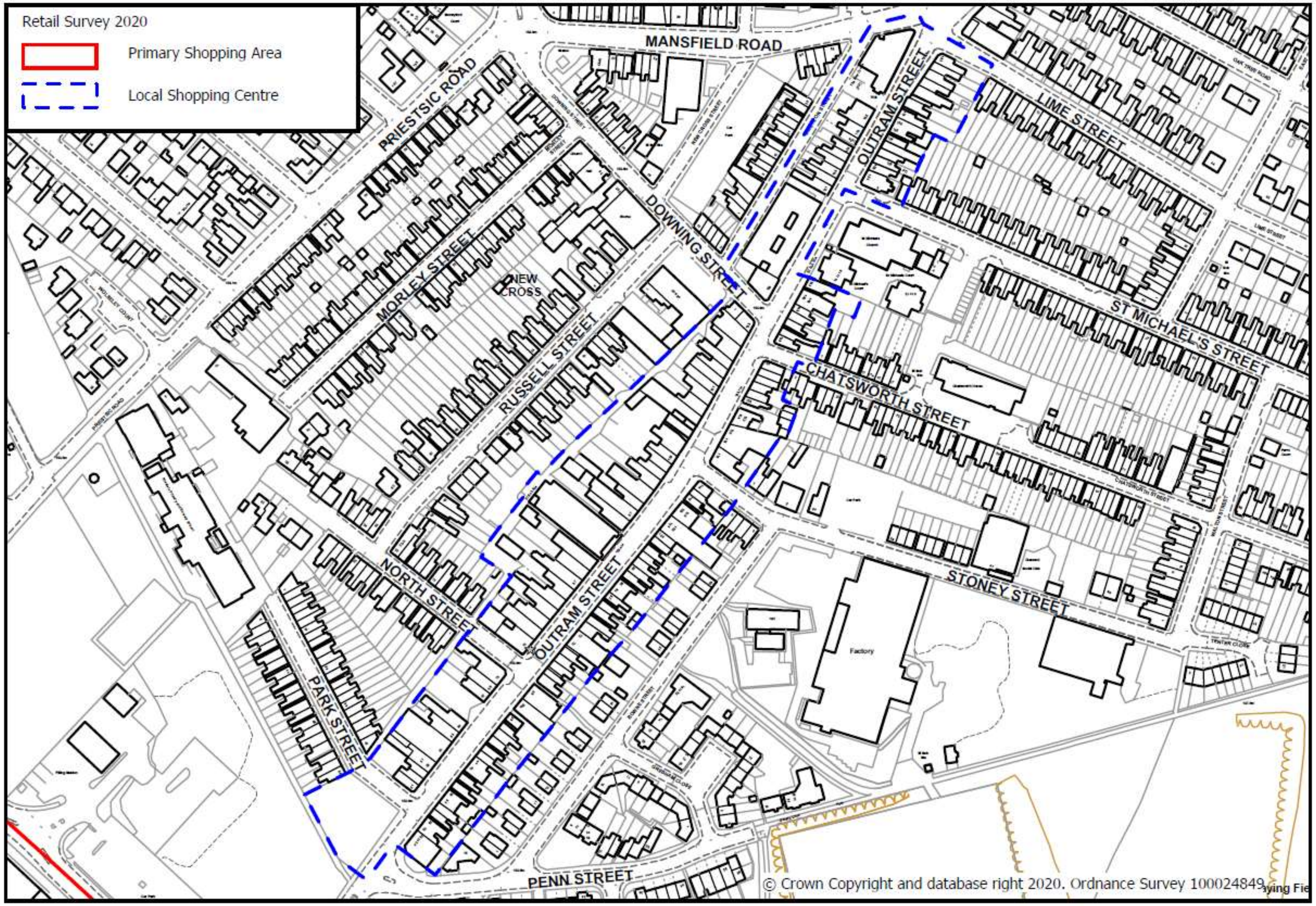
Maps Illustrating the Extent of Each Study Area

(Based on Locations Defined within the Ashfield Local Plan Review 2002)

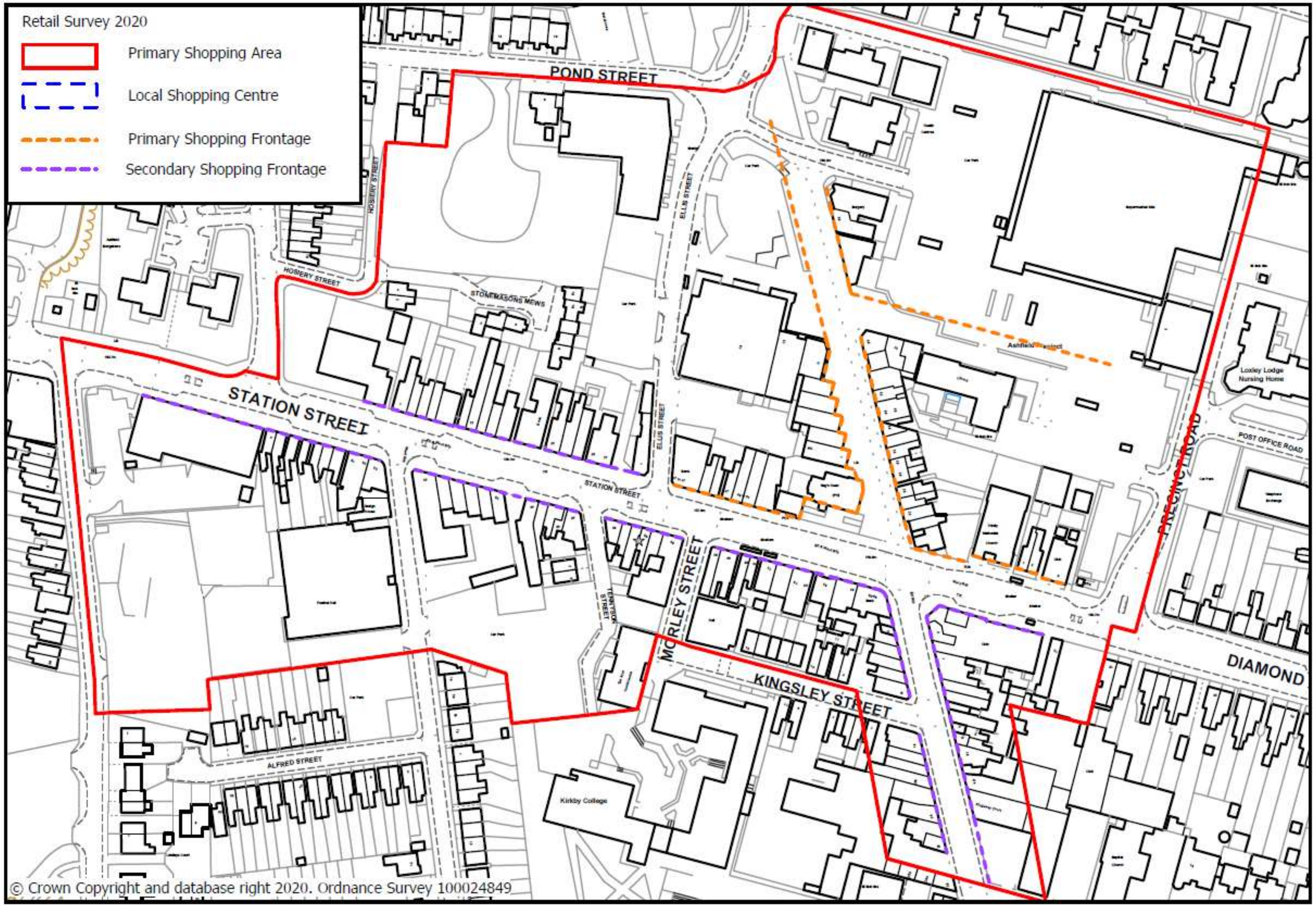
Map 1: Sutton in Ashfield – Town Centre Retail Zones



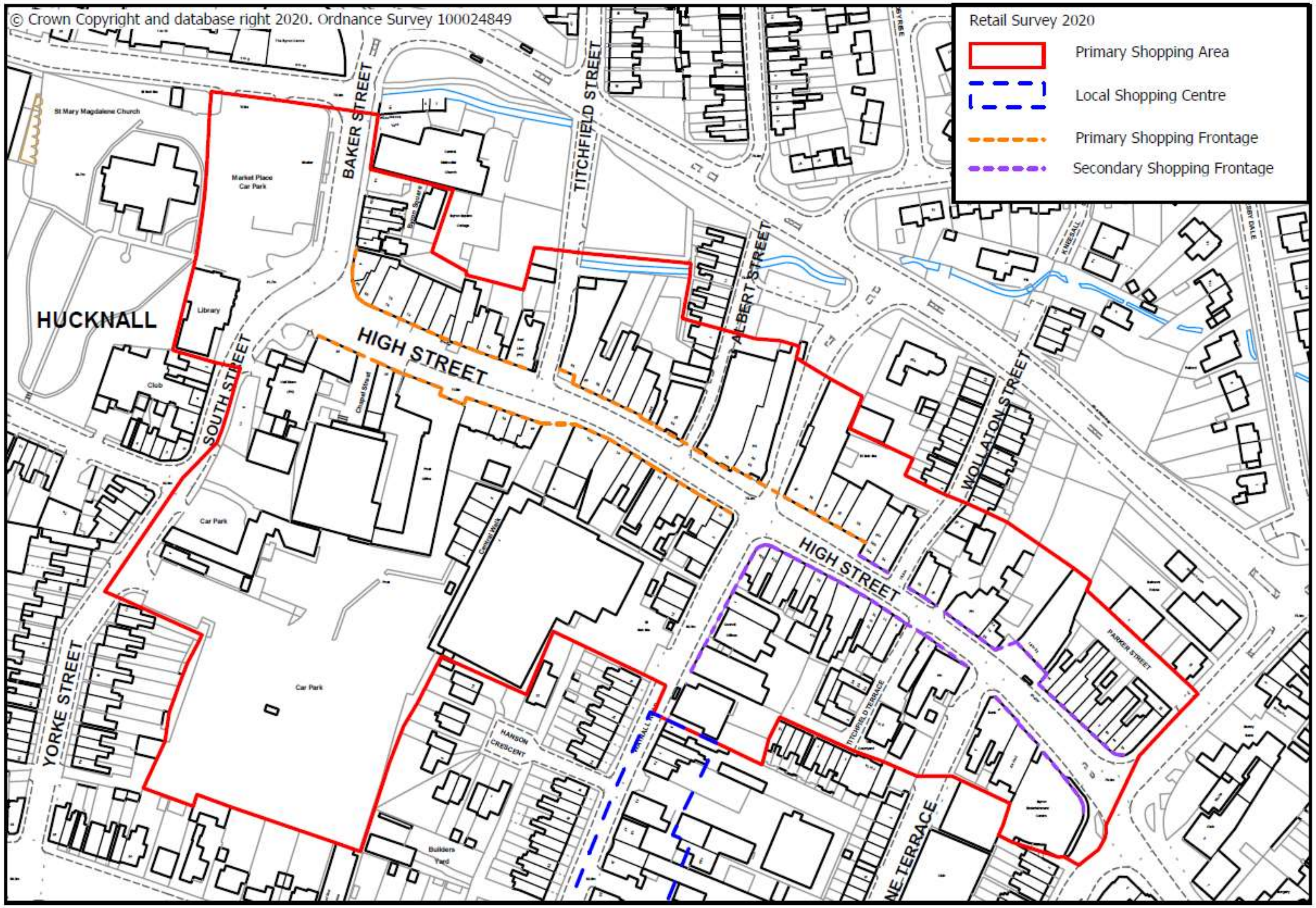
Map 2: Sutton in Ashfields Local Centre – Outram Street



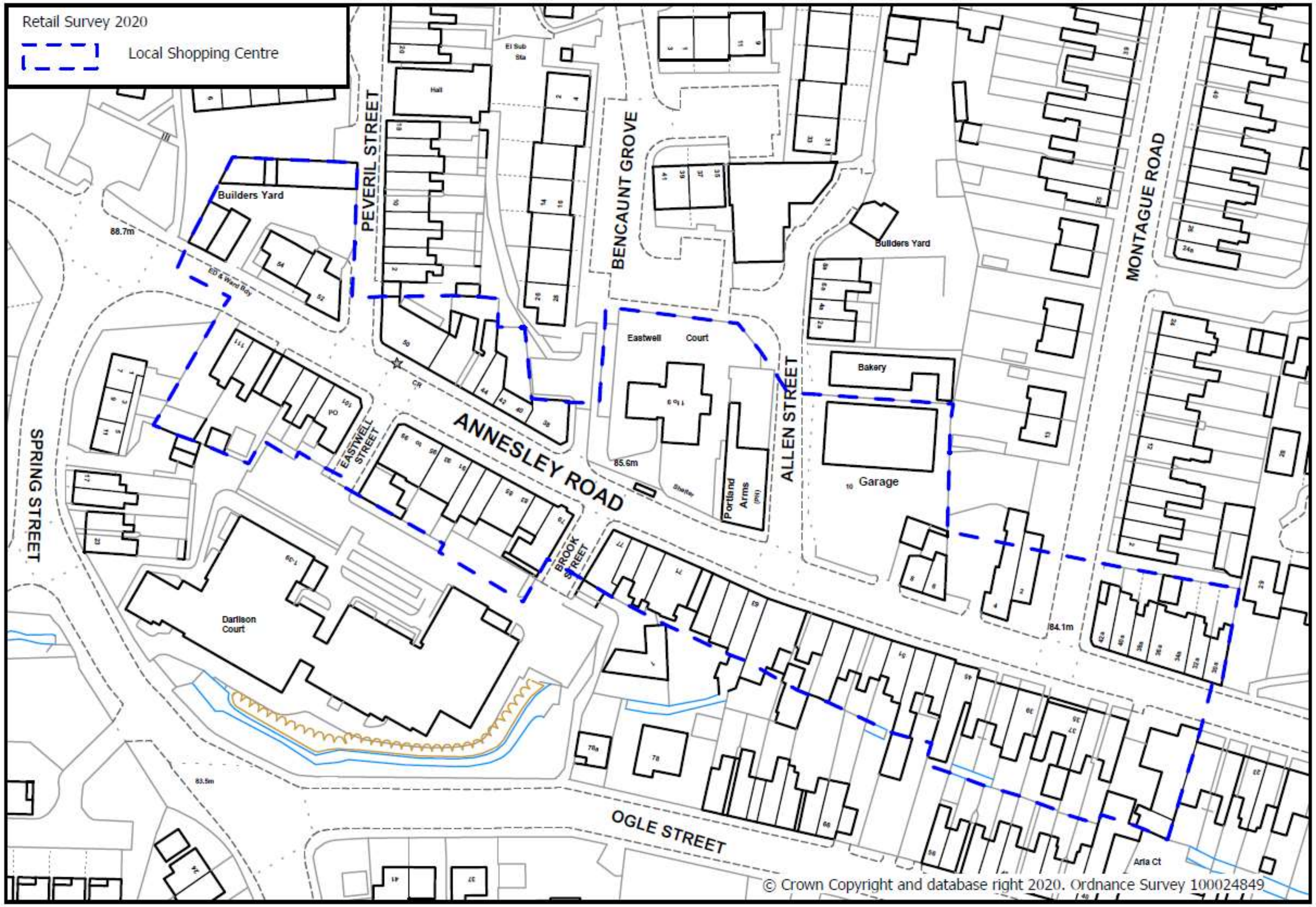
Map 3: Kirkby in Ashfield – Town Centre Retail Zones



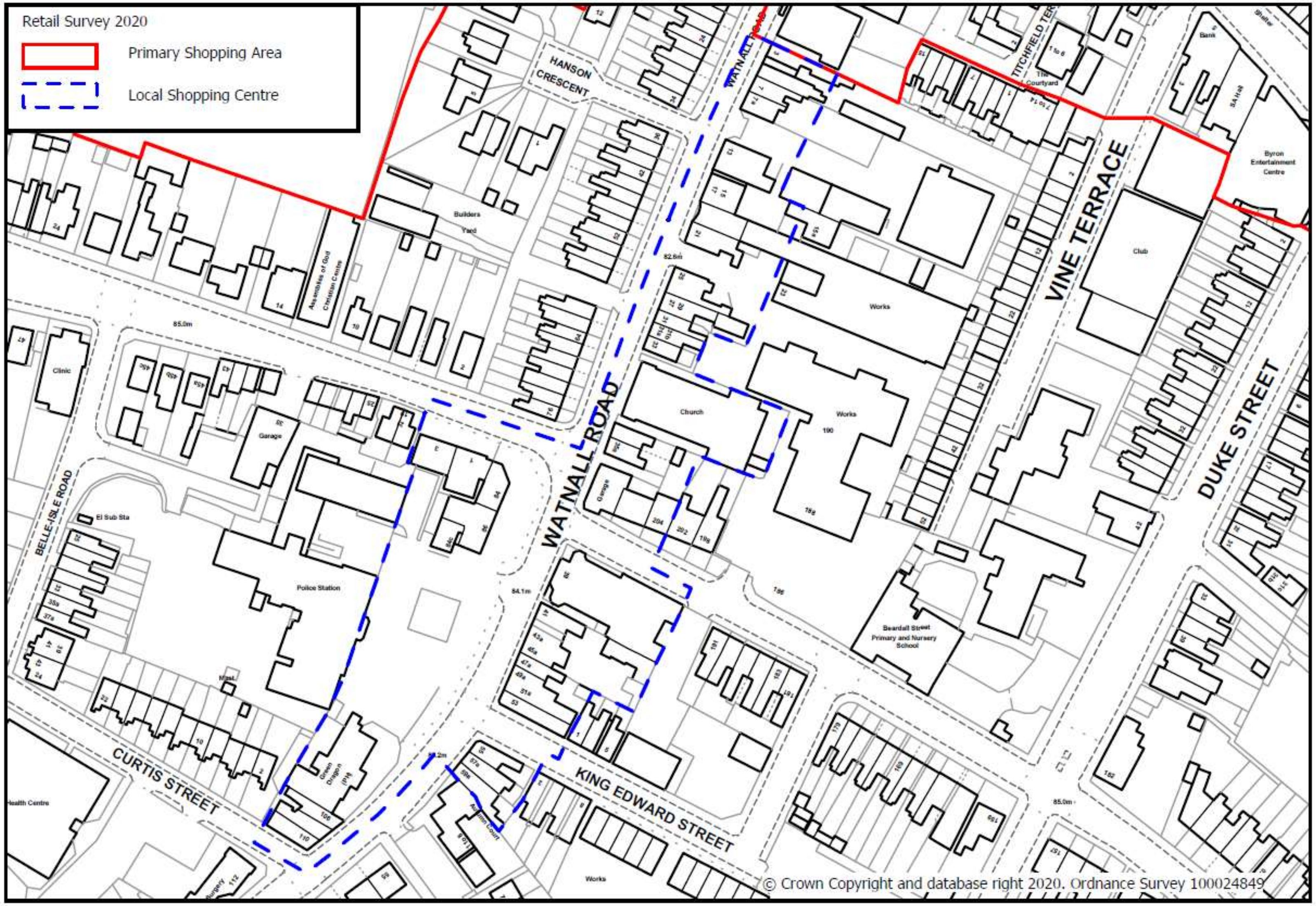
Map 4: Hucknall – Town Centre Retail Zones



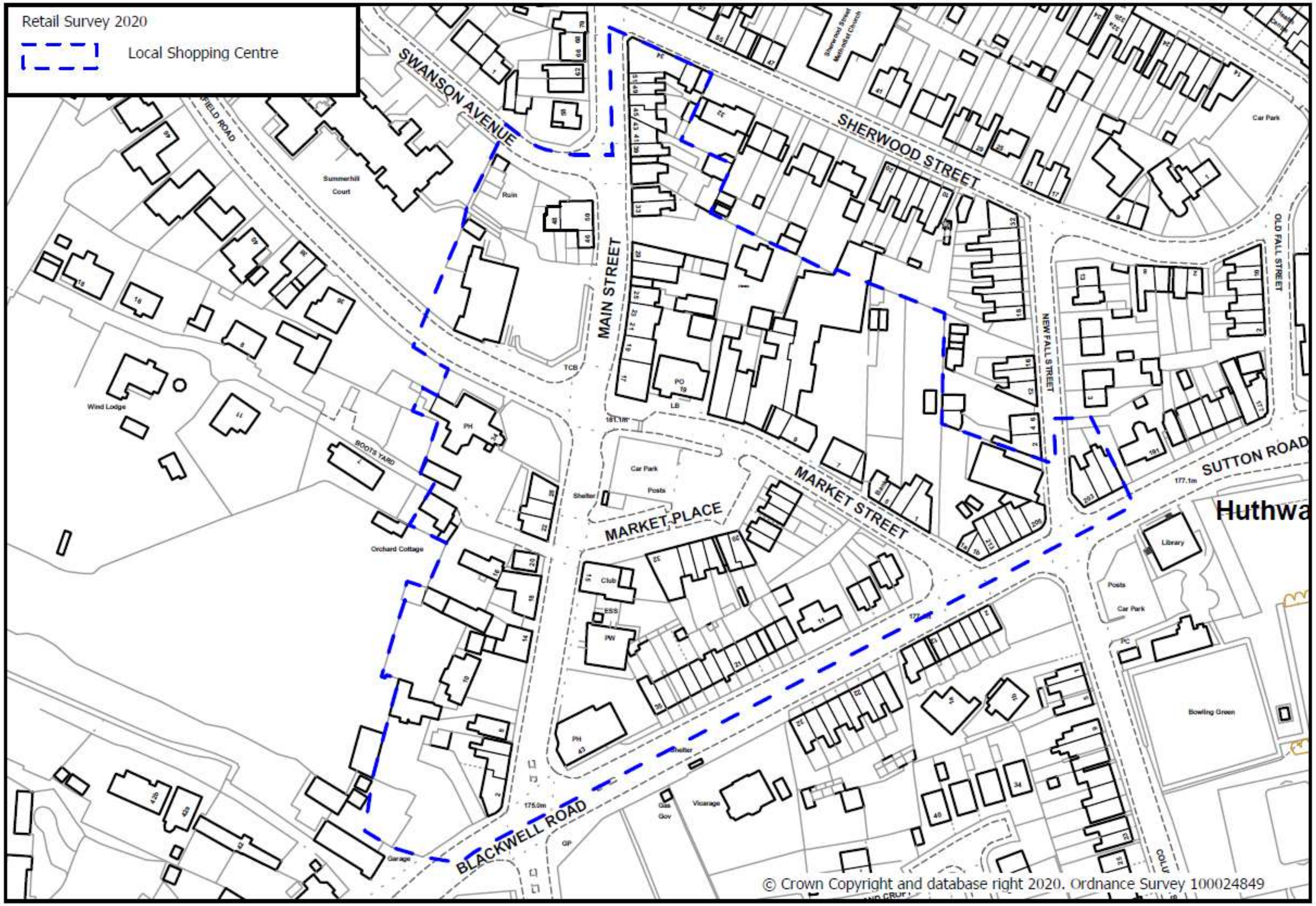
Map 5: Hucknall's Local Centre – Annesley Road



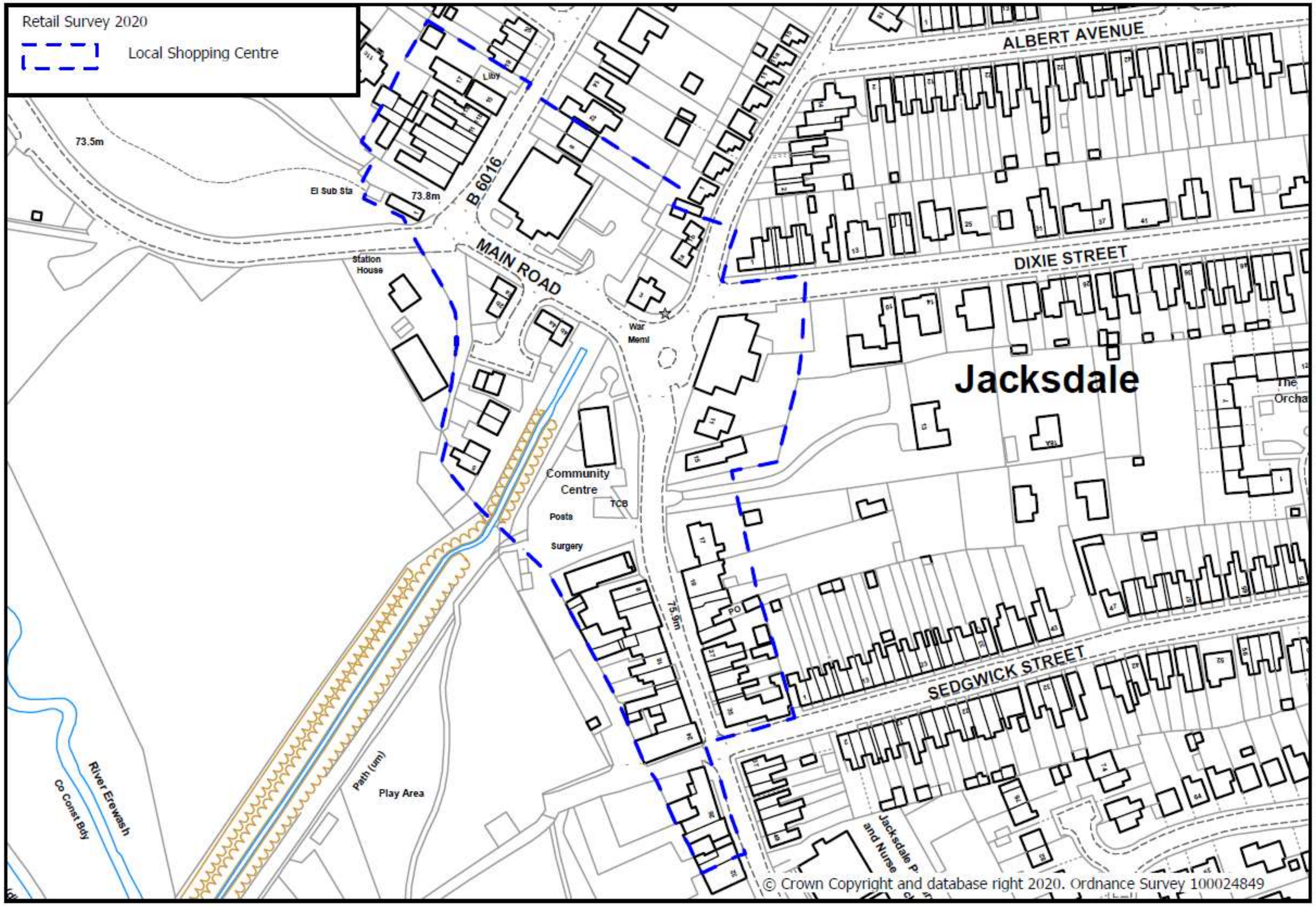
Map 6: Hucknall's Local Centre – Watnall Road



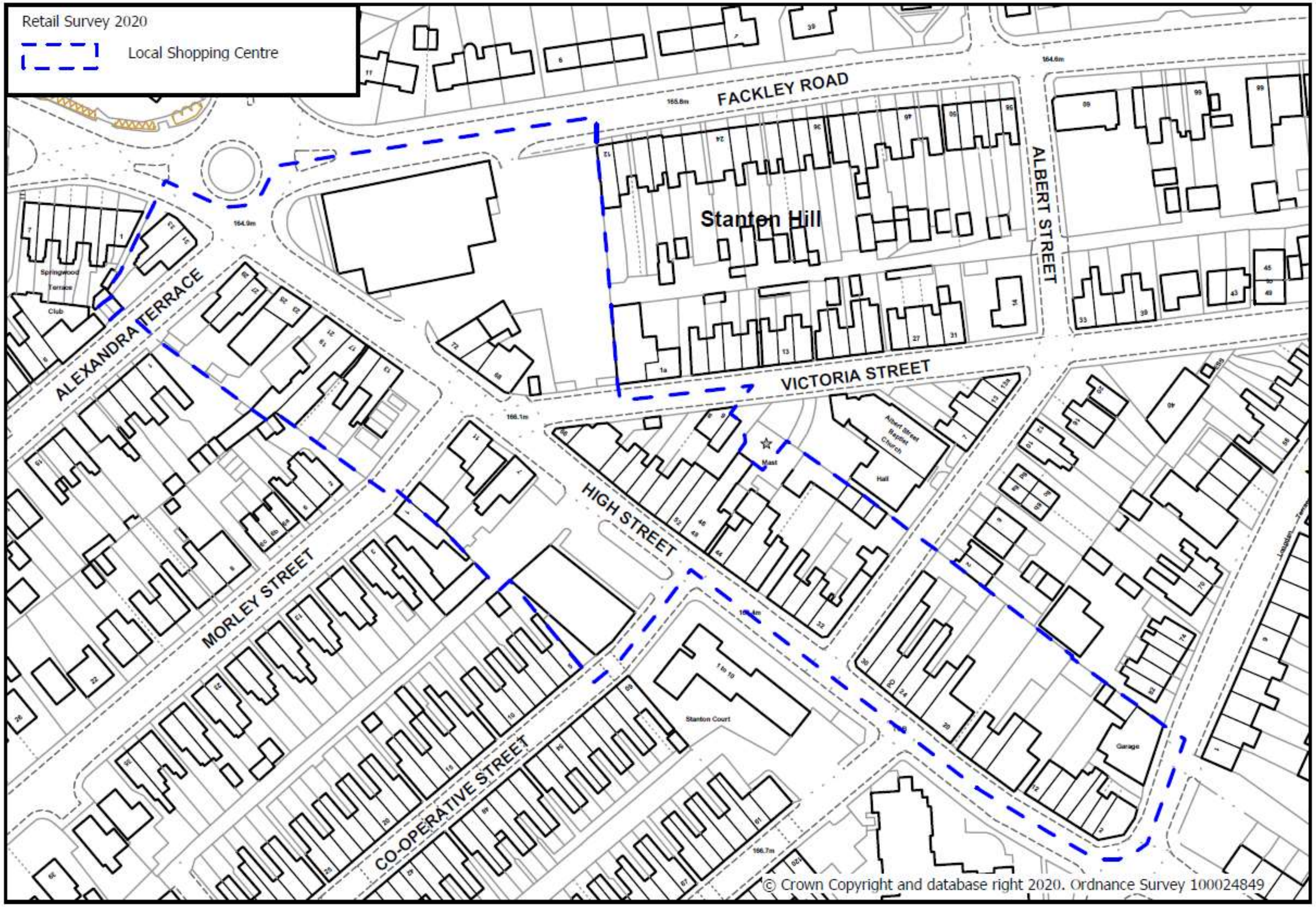
Map 7: Huthwaite – Local Shopping Centre



Map 8: Jacksdale – Other Local Centre



Map 9: Stanton Hill – Other Local Centre



Appendix 2

Town and Country Planning (Use Classes) Order 1987 (as amended) and Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Use Classes Order and Permitted Changes of Use (England) 2014		
Use Classes (2014 Amendment Order)	**Description**	**Permitted Change**
A1 Shops	Shops, retail warehouses, sandwich bars, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, showrooms, domestic hire shops, funeral directors, internet cafés etc.	Mixed use as A1 and up to two flats above.
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional and financial services, betting offices.	Permitted change to A1 where ground floor display window exists. Temporary permitted change (2 years) to A1, A2 or B1.
A3 Restaurants & Cafes	Restaurants, snack bars, cafes	Permitted change to A1 or A2. Temporary permitted change (2 years) to A1, A2 or B1.
A4 Drinking Establishments	Public house, wine bar or other drinking establishments.	Permitted change to A1, A2 or A3. Temporary Permitted change (2 years) to A1, A2, A3 or B1.
A5 Hot Food Takeaways	The sale of hot food for consumption off the premises i.e. Takeaways.	Permitted change to A1, A2 or A3. Temporary permitted change (2 years) to A1, A2, A3 or B1.
Sui Generis	Shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations.	None – Except Casino to D2.

The Use Class Order 1987 classifies buildings into distinct uses and the GPDO 1995, as amended, highlights when planning permission is required to change the use of a unit. The latest revision of the General Permitted Development Order (GPDO) came into force on 6th April 2014 and updates the 1995 principle order. The permitted changes introduced in 2014, offer further flexibility for change of use, subject to limitations, time periods and conditions including prior approval requirements.

Only retail uses are demonstrated in the above table for the purposes of this study.

Appendix 3

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Use Classes <u>before</u> 1st September 2020	**Use Class <u>after</u> 1st September 2020**
A1 (shops). A2 (financial and professional services – i.e. banks and estate agents). A3 (food and drink – i.e. cafes and restaurants). B1 (A – offices, B – research and development, and C – light industrial). D1 (medical or health services, crèche, day nursery or day centre). D2 (gymnasiums, indoor recreation not involving motorised vehicles or firearms).	E
A4 (public house, wine bar, or drinking establishment (including those with an expanded food provision)). A5 (hot food takeaway). D2 (cinema, bingo hall, dancehall).	Sui Generis* *A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order.

The above table is a simplified list identifying the relevant associated retail uses for the purposes of this study.

Appendix 4

Service Definitions

The table below outlines what types of retailing activity classify as which service type, as defined by Experian Goad, 2010.

Convenience	• Bakers & Confectioners • Butchers • Confectionery, Tobacco & News • Convenience Stores • Fishmongers • Frozen Foods • Greengrocers • Grocers & Delicatessens • Health Foods • Markets • Off Licences • Shoe Repairs & Key Cutting • Supermarkets
Comparison	• Antique Shops • Art & Art Dealers • Booksellers • Carpets & Flooring • Catalogue Showrooms • Charity Shops • Chemist & Drugstores • Children's & Infant Wear • Clothing General • Crafts, Gifts, China & Glass • Cycles & Accessories • Department & Variety Stores • DIY & Home Improvement • Electrical & Other Durable Goods • Florists • Furniture Fitted • Furniture General • Gardens & Equipment • Hard wear & Household Goods • Jewellery, Watches & Silver • Ladies & Men's Wear & Accessories • Ladies Wear & Accessories • Leather & Travel Goods • Men's Wear & Accessories • Music & Musical Instruments • Music & Video Recordings • Newsagents & Stationers • Office Supplies • Other Comparison Goods • Photographic & Optical • Second-hand Goods, Books etc.

	• Sports, Camping & Leisure Goods • Telephones & Accessories • Textiles & Soft Furnishings • Toiletries, Cosmetics & Beauty Products • Toys, Games & Hobbies • Footwear • Vehicle & Motorcycle Sales • Vehicle Accessories
Retail Services	• Clothing & Fancy Dress Hire • Dry Cleaners & Laundrettes • Filling Stations • Health and Beauty • Opticians • Other Retail Services • Photo Processing • Photo Studio • Post Offices • Repairs, Alterations & Services • Travel Agents • TV, Cable & Video Rental • Vehicle Rental • Vehicle Repairs & Services • Video Tape and Rental
Leisure Services	• Bars & Wine Bars • Bingo & Amusements • Cafes • Casinos & Betting Offices • Cinemas, Theatres & Concert Halls • Clubs • Disco, Dance & Nightclubs • Fast Food • Hotels & Guest Houses • Public Houses • Restaurants • Sports & Leisure Facilities • Take Away
Financial & Business Services	• Building Societies • Building Supplies & Services • Business Goods & Services • Employment & Careers • Financial Services • Legal Services • Other Business Services • Printing & Copying • Property Services • Retail Banks
Vacant Buildings	• Retail • Non- Retail

END

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