

Meeting **JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT**

Date **15th JUNE 2007** agenda item number

From **JOINT OFFICER STEERING GROUP**

Report

GREATER NOTTINGHAM RETAIL STUDY

Purpose of Report

- 1 To inform the Committee of the intention to undertake a Retail Study for the Greater Nottingham Area.

Background

- 2.1 A retail study for the conurbation was last carried out by CB Hillier Parker and the results published in 2002. This pre-dated latest government advice (PPS6), and was also partial in that it did not include a shoppers survey, so made assumptions about shoppers' spending and behaviour patterns. It informed the preparation of the Nottinghamshire and Nottingham Joint Structure Plan and the current round of Local Plans.
- 2.2 The retail sector is undergoing a period of major change and consolidation, both in town and out of town, and in both convenience and comparison sectors. Major changes are also afoot in terms of floorspace provision, for example in the new Broad Marsh and Trinity Square developments in Nottingham City, and in successful town centres like Beeston. Other town centres are not performing so well and will require action to improve them.
- 2.3 A new study is required now to assess the need and capacity for additional retail floorspace in Greater Nottingham up to 2016 and to extrapolate this to 2026. This will provide the necessary evidence base for the emerging Development Plan Documents. The Study will also advise how best to accommodate any retail growth, taking into account existing commitments.
- 2.4 The study will encompass the administrative area of Nottingham City along with Broxtowe, Gedling and Rushcliffe borough councils. Ashfield District Council and Erewash Borough Council have recently completed their own retail studies and have indicated that they will make their results available so that a comprehensive picture of shopping within the conurbation can be drawn. The study will be managed by a group of officers drawn from these councils along with officers from Nottinghamshire County Council.

- 2.5 The cost of the Study is likely to be in the region of £60,000 - £70,000. The City and County Councils have each committed £20,000 and the borough councils £10,000 each to make up the total figure.
- 2.6 Invitations to tender were issued in May and the contract awarded as soon as practical thereafter. It is vital that the survey of residents is carried out over the early summer months before the main holiday period, in order to maximise the validity of the survey. Therefore it is envisaged that this will feature prominently as an early component of the successful bid. The final report will be delivered before 5.00pm on Monday October 15th 2007.
- 2.7 The study will be managed by a steering group comprising officers from the constituent authorities. Relevant Town Centre managers will be invited to participate.
- 2.8 The findings of the Study will directly inform planning decisions taking account of the requirements in PPS6 and make assessments of the centres listed in Appendix 1.

*Report drafted prior to closing date for bids.

RECOMMENDATION

- 3 It is RECOMMENDED members of the Committee note the contents of the report.

Background Papers

Greater Nottingham Retail Study Report - June 2002 – CB Hillier Parker
Planning Policy Statement 6: Planning for Town Centres – 2005

Contact Officers

Sally Gill, Environment Department, Nottinghamshire County Council
Tel 0115 977 4537
E-Mail sally.gill@nottscc.gov.uk

Niles Holroyde, City Development Department, Nottingham City Council
Tel 0115 915 5484
E-Mail niles.holroyde@nottinghamcity.gov.uk

Appendix 1

Shopping Centres in Nottingham

Nottingham City Centre
Bulwell
Clifton
Hyson Green
Sherwood

All as defined as Town Centres in the Nottingham Local Plan Nov 2005

Shopping Centres in the remainder of the conurbation

Arnold - Gedling
Beeston - Broxtowe
Bingham - Rushcliffe
Carlton Square - Gedling
Eastwood - Broxtowe
Kimberley - Broxtowe
Mapperley Plains - Gedling
Netherfield - Gedling
Stapleford - Broxtowe
West Bridgford - Rushcliffe

As defined in the relevant Local Plans

Out of Centre Retail Parks in Nottingham

Lady Bay Retail Park - Meadow Lane,
Riverside Retail Park - Queens Drive,
Springfield Retail Park - Hucknall Lane,
Castle Retail Park - Radford Boulevard, and
Castle Meadow Retail Park - Castle Bridge Road

Out of Centre Retail Parks in the remainder of the conurbation

Victoria Retail Park - Gedling
Madford Retail Park - Gedling
Chilwell Retail Park - Broxtowe
Giltbrook Retail Park - Broxtowe