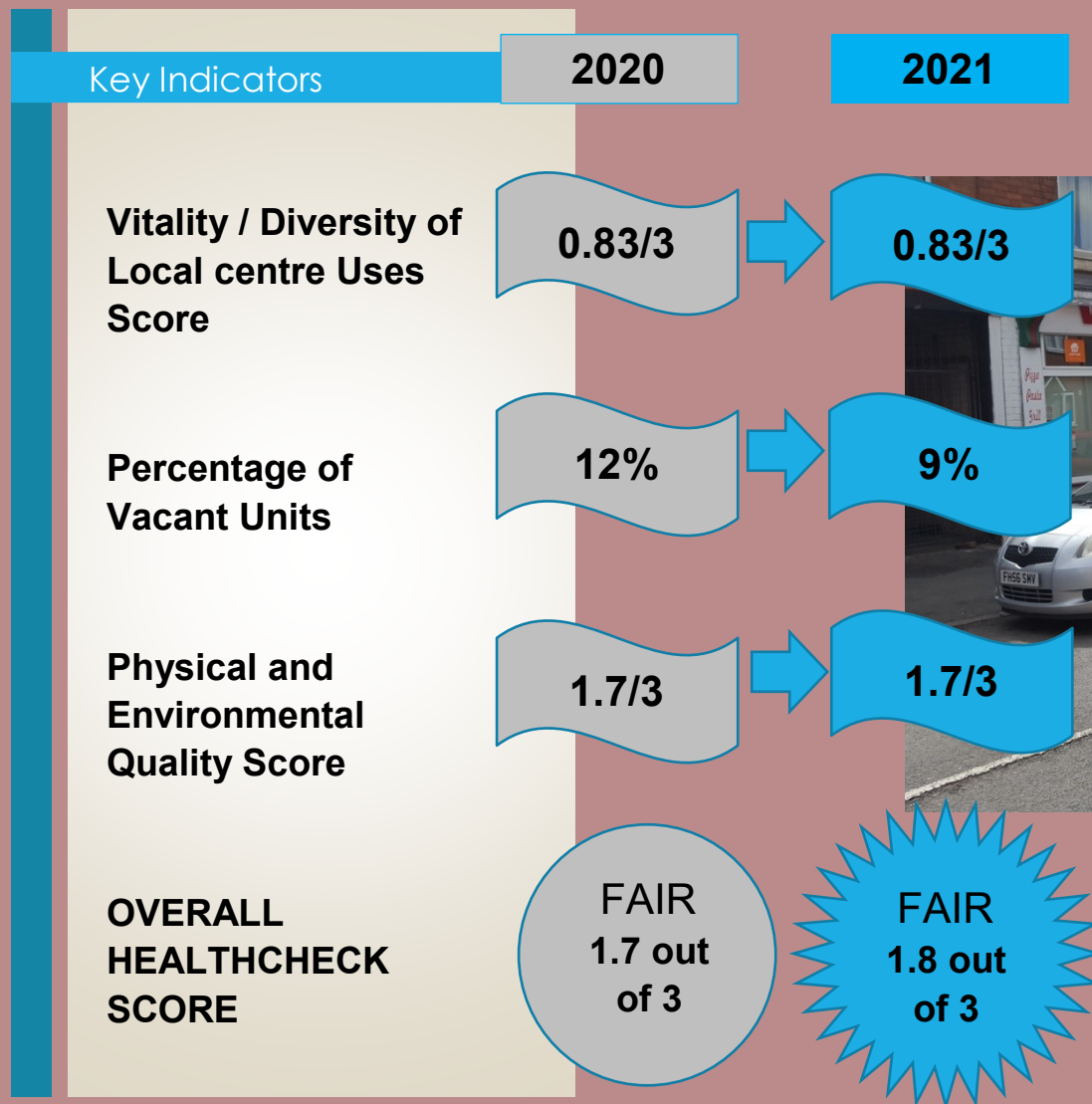


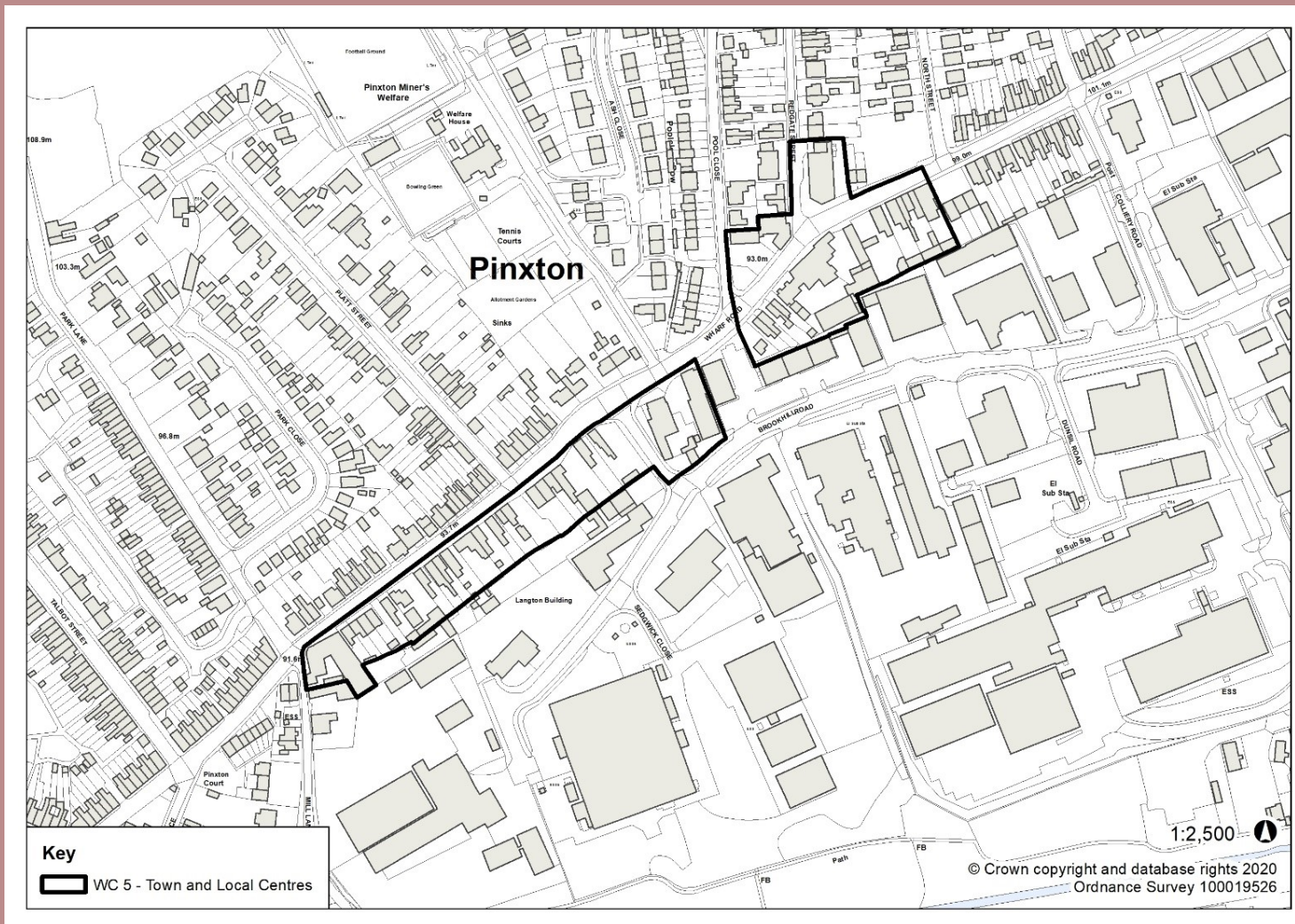
Pinxton – Local Centre Health Check Summary



Introduction

Pinxton is a large village in the South of the District, and one of the main service centres for Bolsover District, providing a good range of services and amenities not widely available in the smaller settlements surrounding Pinxton.

The local centre is focussed primarily around one major street, Wharf Road, and the uses on the centre are primarily limited to just this one stretch of road.



Structure of the Local Centre

Designated Local centre

To ensure that the vitality and viability of Pinxton local centre is supported and that it is retained as the focus for local centre uses and the heart of community life, the Local Plan for Bolsover District has designated the area shown on the plan above.

Small clusters of retail units are distributed in a linear pattern along Wharf Road; however, the residential properties in this area fragment the retail offer available.

The land uses immediately adjacent to Wharf Road include; the Brookhill Industrial Estate to the south; to the west is open countryside, to the north and east the uses are predominantly residential with some commercial uses. The M1 motorway bounds Wharf Road to the east side of the village.

There are no community facilities on Wharf Road as these are generally situated in more central locations in the village. Pinxton Library, Community Centre, Pinxton Nursery School and Village Hall are located on Kirkstead Road, a short distance to the north of Wharf Road.

Pinxton local centre has two competing retail and service centres of sub-regional significance within 10km (Mansfield and Sutton-in-Ashfield), two competing retail and service centre of local significance within 5km (Kirkby-in-Ashfield and South Normanton) and a further two competing retail and service centres of local significance within 10km (Hucknall and Ripley).



Survey dates

Survey findings

Pinxton Local Centre

Key

- Local Centre
- New Use Class
 - E(a)
 - E(c)(ii)
 - E(c)(iii)
 - F1(a)
 - SG
 - Vacant

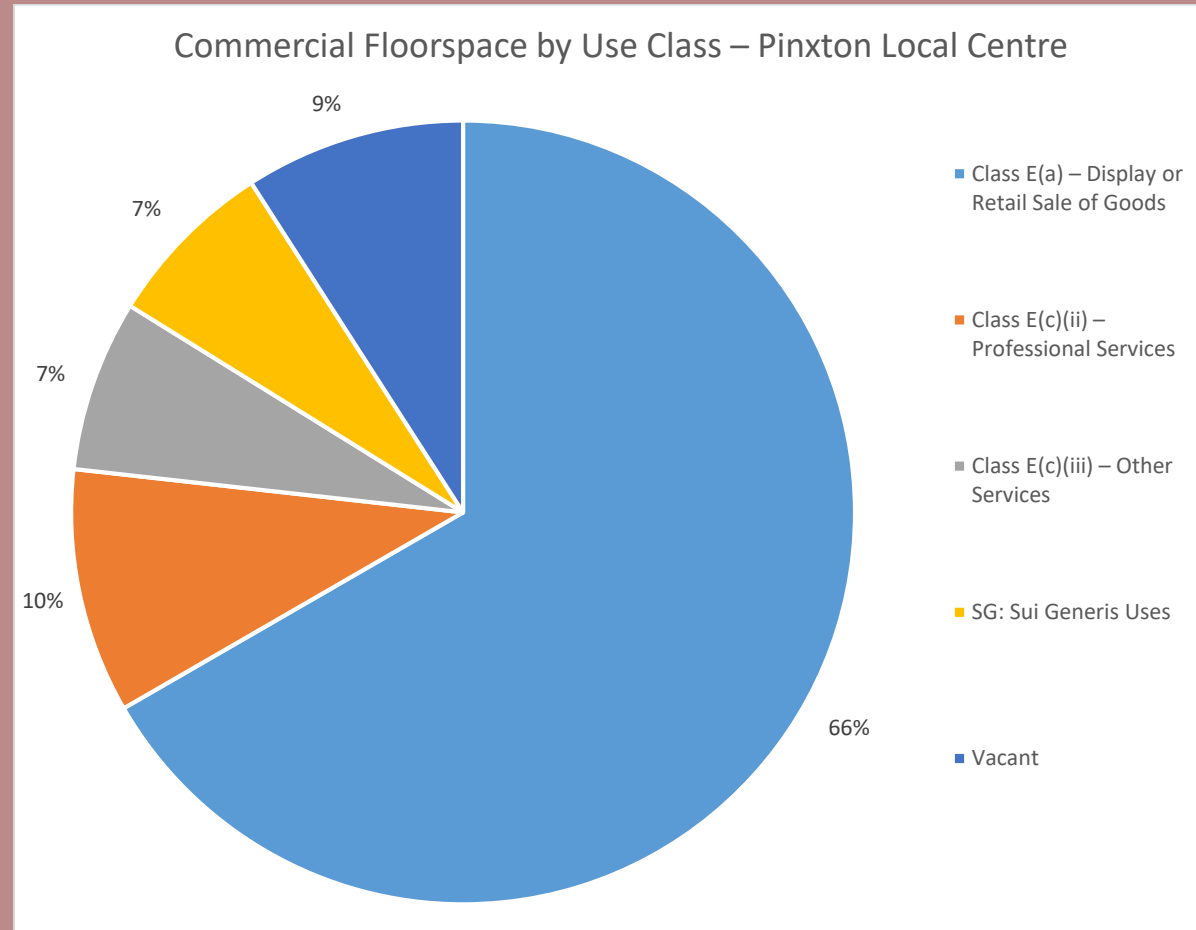
Pinxton

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Ordnance Survey (100019526)

1:1,500

Analysis of commercial use

There are 21 commercial properties providing 3,848m² floorspace in Pinxton local centre. These can be broken down into the following land use classes.



| Land Use Class | Number of Units | Total Floorspace m ² |
|--|-----------------|---------------------------------|
| Class E(a) – Display or Retail Sale of Goods | 7 | 2,557 |
| Class E(b) – Cafes & Restaurants | 0 | 0 |
| Class E(c)(i) – Financial Services | 0 | 0 |
| Class E(c)(ii) – Professional Services | 2 | 401 |
| Class E(c)(iii) – Other Services | 6 | 284 |
| Class E(d) – Indoor sport, recreation or fitness | 0 | 0 |
| Class E(g)(i) – Offices | 0 | 0 |
| SG: Sui Generis Uses | 4 | 271 |
| Vacant | 2 | 335 |
| Total | 21 | 3,848 |

An individual analysis for each of the commercial categories is provided below

Class E(a) – Display or Retail Sale of Goods

66% of the total commercial floorspace in Pinxton is used by retailers selling/ displaying goods, a total of 2,557m². There are 7 units selling comparison / convenience goods in Pinxton local centre, this includes two national multiples, a One Stop convenience store and a Co-operative. The E(a) uses in Pinxton are primarily on Wharf Road, the main thoroughfare through the centre.

Class E(b) – Cafes & Restaurants

There are no café or restaurants in the local centre.

Class E(c)(i) – Financial Services

There are no financial service units in the local centre.

Class E(c)(ii) – Professional Services

Professional services (other than health or medical services), make up 10% of the total commercial floorspace in the centre. There are 2 professional services in the centre, 401m², these services include an engineering service company, and a photographer / photography studio. These uses are both based along Wharf Road.

Class E(c)(iii) – Other Services

Other services, including retailers that provide services; account for 7% of the total commercial floorspace, 284m². There are 6 of these uses in the centre; 2 hairdressers, a health / beauty salon, a tattoo parlour, a vacuum repair / hire shop, and a post office. These uses are all located on Wharf Road

Class E(d) – Indoor sport, recreation or fitness

There are no indoor sport, recreation or fitness units in the local centre.

Class E(g)(i) – Offices

There are no administrative / operational office units in the local centre.

SG: Sui Generis Uses

Sui Generis Uses make up 7% of Pinxton local centre's commercial floorspace. There are 4 such uses in the centre. These uses include 2 hot food takeaways, 1 micro-pub, and an automotive garage, all of which are located on Wharf Road.

As indicated above, Pinxton local centre contains a number of national multiple retailers and as a general rule these type of recognizable national brands are seen as a strong indicator of the health of a local centre. In understanding this, a national multiple is an enterprise whose chain of outlets has a presence at national level (usually categorised by meeting a predefined threshold) and a multiple retailer is an enterprise that possesses a chain of outlets under the same management and dealing in the same merchandise.

Table Summarising National Multiples in Pinxton

| National Multiple | | |
|-------------------------------------|--------|-------------------------------------|
| Type of Retailer | Number | Name |
| Financial and Professional Services | 0 | n/a |
| Convenience Retailers | 2 | One Stop, Co-operative Supermarket, |
| Comparison Retailers | 0 | n/a |
| Misc. | 0 | n/a |
| Total | 2 | |



Conclusions

The health check assesses the overall vitality / diversity of Pinxton's local centre uses using the following established scoring system.

| | Very poor (0 points) | Poor (1 Point) | Fair (2 points) | Good (3 points) |
|--|--------------------------------|---|--|--|
| Class E(a) – Display or Retail Sale of Goods | No Convenience Retail | Under 15 retail units, OR, under 2,500m ² of GROSS retail floorspace. | 15 or more Convenience units, OR, over 2,500m ² of GROSS retail floorspace. | 20 or more Convenience units, OR, over 5,000m ² of GROSS convenience floorspace |
| Class E(b) & Class SG – Pubs, Cafes & Restaurants | No Pubs, Cafés & Restaurants | 3 and under A3 and A4 units, OR, under 1,000m ² of GROSS A3 & A4 floorspace | 4 or more A3 and A4 units, OR, over 1,500m ² of GROSS A3 & A4 floorspace | 7 or more A3 and A4 units, OR, over 2,500m ² of GROSS A3 & A4 floorspace |
| Class E(c)(i) – Financial Services | No Financial Services | 2 and under financial service units, OR, under 500m ² of GROSS financial service floorspace. No banks. | 3 or more financial service units, OR, over 500m ² of GROSS financial service floorspace. | 5 or more financial service units, OR, over 750m ² of GROSS financial service floorspace. |
| Class E(c)(ii) – Professional Services | No Professional Services | 2 and under professional service units, OR, under 500m ² of GROSS professional | 3 or more professional service units, OR, over 500m ² of GROSS professional service floorspace. | 5 or more professional service units, OR, over 750m ² of GROSS professional service |
| Class E(c)(iii) – Other Services | No Service Retail | Under 10 Service units, OR, under 500m ² of GROSS service floorspace. | 10 or more Service units, OR, over 750m ² of GROSS service floorspace. | 15 or more Service units, OR, over 1,000m ² of GROSS service floorspace |
| Class E(g)(i) – Offices | No Office Use | 2 and under units, OR, under 500m ² of GROSS floorspace | 3 or more units, OR, over 500m ² of GROSS floorspace | 5 or more units, OR, over 750m ² of GROSS floorspace |
| Number of National Multiple Retailers | No National Multiple Retailers | Under 5 National Multiple Retailers | 5 or more National Multiple Retailers | 10 or more National Multiple Retailers |

Against this, Pinxton local centre scored 'poor' for every category, save for financial services, and administrative office space, of which there are none in Pinxton. This gives Pinxton a rating of "Poor" overall and a score of 0.86 out of 3.

Vacant Units in the Local Centre

Survey findings

Based on the April 2021 survey, 2 of the non-residential units within the town centre boundary were found to be vacant – leading to a vacancy rate of 9%. The amount of vacant floorspace at the time of survey was 335m², which accounts for approximately 9% of the local centre's total floorspace. Both of the vacant units are at 81-85 Wharf Street, a small business centre that hosts a variety of different uses including B1a/c, A1 Services and A1 Comparison.

In addition to the proportion of vacant street level properties, it is helpful to understand the length of time that properties have been vacant for and the reasons for their vacancy.

Length of time units have been vacant

Of the 2 vacant units, one of them was also vacant during the last survey of the centre in 2021. Both of the vacant units are in the 81-85 Wharf Street mixed use area, which is a small complex on the edge of the centre that rents out units to private companies. Both units are former light Industrial uses and are currently advertised for let. Comparing the most recent surveys of vacant units in Pinxton, with previous surveys, it is apparent that units in the centre have largely remained occupied, or where smaller businesses have failed, units which were vacant tend to be quickly filled.



Local Centre Physical and Environmental Quality

Survey dates

To inform the physical and environmental quality of Pinxton's local centre, a survey of the local centre was carried out in April 2021.

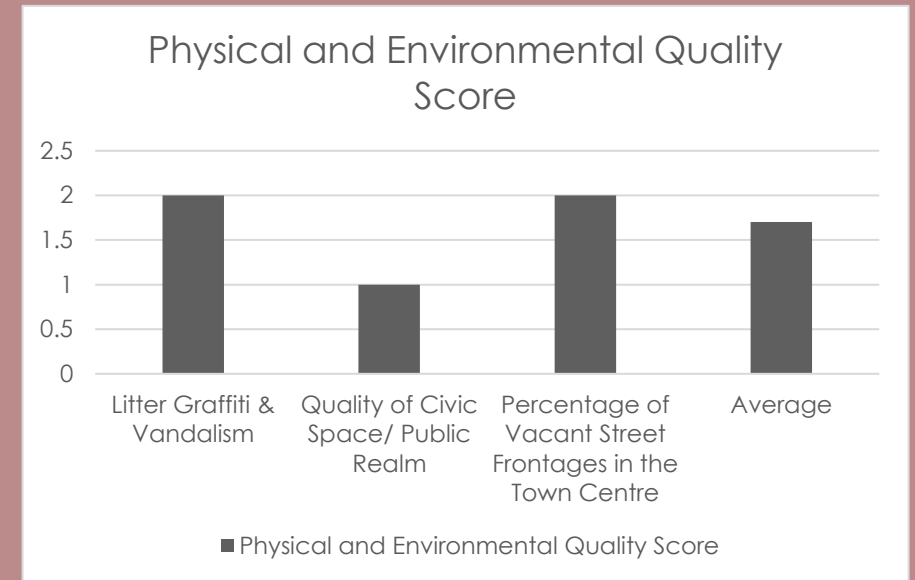
Survey findings

The retail offer on Wharf Road is fragmented and large segments of the road are predominantly residential in nature, particularly to the west of Wharf Road.

Wharf Road is generally clean and well maintained although there is some evidence of litter and graffiti. There is nothing in the way of public realm, public art or civic space in Pinxton centre.

There is very little in the way of available car parks or private parking on Wharf Road, and on-street parking is at a premium. The area feels congested as a consequence of this.

Pinxton local centre achieved a rating of "Fair" and a score of 1.7 out of 3 on the local centre Environmental and Physical Quality matrix.



| Key Indicators: Changes between 2020 & 2021 summaries | 2020 | 2021 |
|--|----------|----------|
| <p><u>Vitality / Diversity of Town Centre Uses</u></p> <p>Overall the vitality and diversity of uses in the town centre have broadly remained the same between the surveys carried out in February 2020 and April 2021 despite the economic challenges of the global Covid-19 pandemic and the associated lockdown arrangements for town centres across the country. In both years the town centre scored 0.83, 'poor', overall for the diversity of its town centre uses.</p> <p>On the ground there have been some minor changes, with some businesses closing and others moving in, but for the most part the overall diversity of uses in the town centre has remained stable. The key change is a slight decrease of 2 in the number of non-residential properties in the centre, although this change has not been large enough to revise the overall score for this key indicator.</p> | 0.83 / 3 | 0.83 / 3 |
| <p><u>Vacancies</u></p> <p>The vacancy rate in the town centre has changed. In the February 2020 survey and prior to the Covid-19 pandemic, the vacancy rate was 12% with 3 vacant properties in the town centre, equating to a total of 198m² of empty floorspace. In 2021 the vacancy rate is now lower at 9% with 2 vacant properties in the town centre, with a total floorspace of 335m².</p> | 12% | 9% |
| <p><u>Town Centre Physical and Environmental Quality</u></p> <p>There has been little in the way of change between 2020 and 2021 surveys as far as the physical and environmental quality of the centre goes. The physical and environmental quality of the centre is still scored as 'Fair', and there are still improvements that could be made through both community and council led initiatives.</p> | 1.7 / 3 | 1.7 / 3 |
| <p><u>Overall Health Check Score</u></p> <p>Perhaps surprisingly given the clear economic challenges of the Covid-19 pandemic, between the 2020 and 2021 Town Centre Health Check summaries the overall score for Pinxton town centre has improved slightly from 1.7 to 1.8 out of 3. This improvement is due to the reduced number of vacant buildings in the town centre.</p> | 1.7 / 3 | 1.8 / 3 |

Key Areas for Improvement

1) To support and enhance the diversity of uses in the centre

At the time of the 2021 survey, Pinxton local centre contained a poor mix of uses. Supporting and enhancing the diversity of centre's commercial uses is an important task, as currently the centre scored poorly for most of its commercial town centre uses.

2) Tackle the vacant units

Whilst vacant units do not dominate the town centre, the reasons for the existing vacancies should be investigated and addressed, and new uses should be encouraged within these vacant units. To help tackle this problem of vacant buildings, the Council's Vacant Town Centre Buildings project has been extended to include buildings in the District's four local centres.

3) Improve the quality of the civic space/ public realm in the centre

There are a number of opportunities to improve Pinxton centre, such as increasing the amount of street furniture along Wharf Road, and where possible adding in more greenspace and public art in order to make the centre a more attractive and vibrant place to visit. Furthermore the creation of a car park, or an improvement to the existing parking in the centre, would go a long way to improving the appeal and feel of the centre by encouraging many of the cars that are parked along Wharf Road, sometimes obstructively, to park elsewhere. The centre could also benefit from some kind of civic place for residents and visitors to meet up and spend time in.

4) Positively manage the local centre

To try and ensure that Pinxton local centre is supported, a well thought out positive local centre management strategy, supported by both officer time and financial resources, should be prepared. In doing this, a partnership between local centre traders, stakeholders and the public authorities should be established that seeks to improve the visitor offer, tackle vacant units and encourage local schemes to encourage greater footfall across the whole local centre. This management strategy should then be implemented and sustained.