

North Lincolnshire
Retail Survey
2015



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1 Executive Summary

- 1.1 Scunthorpe is the largest retail centre in North Lincolnshire. The primary retail offer occurs along the High Street with adjacent retail offer along Frodingham Road, Doncaster Road and Oswald Road. There are many access routes into Scunthorpe, with adequate highway links, bus services and a railway station providing shoppers with multiple viable modes of transport.
- 1.2 Scunthorpe has the highest shop unit total in North Lincolnshire, with 349 units in Scunthorpe Town Centre and a further 103 units along Frodingham Road, 51 units along Doncaster Road and 53 units along Oswald Road. While reference is made to Doncaster Road and Oswald Road, they are not included as retail centres in their own right.
- 1.3 Key findings of this report include;
- The combined number of units in North Lincolnshire's retail centres has risen by almost 2% over the period, from 1,260 in 2012 to 1,280 in 2015.
 - Two of the units identified in the 2012 survey have since been demolished, one in Ashby retail centre and one in Crowle retail centre.
 - There are 516 units with A1¹ use in North Lincolnshire's retail centres, a slight increase on the result of 513 identified in the 2012 survey. There has been an increase of eight units in the C3² use class, from 225 in 2012 to 233 in 2015.
 - There has been a slight increase in the Service category³ since the last survey. With 452 units within North Lincolnshire's retail centres in this category, it now represents 35.3% of all units.
 - 125 units contribute to the night-time economy of the identified retail centres in North Lincolnshire. With 21 units, Scunthorpe Town Centre is third highest of all the retail centres, after Barton (24 units) and Brigg (22 units). However, there would be 45 units contributing to the night-time economy in Scunthorpe if the adjacent areas of Doncaster Road and Oswald Road are included.
 - There are 126 units vacant in North Lincolnshire (9.8% of all units), which is higher than the 2012 result of 9.0%. Nationally, the vacancy rate for Great Britain, according to the Local Data Company, was 13% (July 2015), considerably higher than the North Lincolnshire average.
- 1.4 It is important to note that this report only provides data on the current retail situation. Comparisons between the 2015 Retail Survey and the 2012 Retail Survey are based on data collected at two 'snapshots in time' and do not provide information on what occurred in between the two surveys.

1 Shops

2 Residential

3 Banks, building societies etc.

2 Introduction

- 2.1 This is the second retail survey to be conducted since the adoption of the North Lincolnshire Core Strategy in June 2011. The Core Strategy, as part of the Local Development Framework (LDF), aims to promote the vitality and viability of the area's shopping hierarchy and assists in setting a proactive planning policy framework to deliver the vision for the area and support the sustainable delivery of new and improved shopping, cultural, leisure and tourism facilities across North Lincolnshire. The Core strategy states that "Having access to a range of shops, cultural and leisure facilities that meet local needs is vital to creating sustainable communities and promoting a good quality of life for residents in North Lincolnshire. Shopping, culture, leisure and tourism are also important parts of creating a successful and vibrant economy".
- 2.2 The strategy aims to ensure that the area's network of centres is preserved and enhanced. This will be achieved through the establishment of a retail hierarchy. The hierarchy will ensure that future retail development is directed to the correct location, taking account of the function and role of the centre.
- 2.3 Scunthorpe Town Centre is at the pinnacle of the retail hierarchy. The Market Town centres of Barton upon Humber (hereafter Barton) and Brigg follow this, with further smaller town centres in Crowle and Epworth providing for convenience and comparison shopping needs. These town centres also offer a range of leisure facilities and other supporting services.
- 2.4 Kirton in Lindsey (hereafter Kirton) and Winterton are also classed as Market Towns and are important service centres, but due to limited services and retail provision are considered to be district centres rather than town centres. Below the market towns fall the district centres of Ashby High Street and Frodingham Road, both of which are located in the Scunthorpe urban area.
- 2.5 The state of the local, national and world economy has led to some significant changes in retail provision in recent years. These developments have had an important bearing on shopping patterns in North Lincolnshire. Therefore, the 2015 retail survey updates the 2012 retail survey and identifies any changes that have occurred to shopping, service and other uses within the town and district shopping areas defined in the North Lincolnshire Local Plan. Kirton and Winterton do not currently have adopted defined shopping areas, so the areas chosen to survey are what are regarded as the primary shopping area for that settlement.
- 2.6 Although the survey is concerned mainly with retail in North Lincolnshire, it also looks at uses in each retail area that form the basis for the evening economy – uses such as pubs, clubs, café bars, restaurants and takeaway food outlets. The Core Strategy views the evening economy as "... a particular facet of the cultural sector, which poses both a major opportunity and a challenge. It generates jobs and has the potential to add vitality to town centres".
- 2.7 The 2015 retail survey includes an assessment of the physical appearance of each property. This has been included in order to gain a better understanding of the health and vitality of each retail centre.

- 2.8 Included within the pages for each town and district centre are plans that show the spatial distribution of three of the main use categories, along with smaller plans showing the vacant units, night-time economy and property condition, to give a better understanding of the composition of each retail centre.
- 2.9 The Appendix provides a 'Glossary of Terms' used in the study.

3 Methodology

- 3.1 Site visits for this survey were conducted during summer 2015 using the 2012 survey details as a basis from which to work. The retail centres surveyed were:
- Scunthorpe Town Centre
 - Barton upon Humber
 - Brigg
 - Crowle
 - Epworth
 - Kirton in Lindsey
 - Winterton
 - Ashby High Street
 - Frodingham Road
- 3.2 Additionally, Doncaster Road and Oswald Road are included in the survey for the first time. Although not retail centres, they have a distinct retail offer which impacts on the offer in Scunthorpe Town Centre.
- 3.3 The properties in this survey are linked to their Unique Property Reference Number (UPRN) in order to more accurately locate, plot and map the spatial distribution of properties. Every effort has been made to ensure this process is as accurate as possible. However, they cannot be regarded as 100% accurate and are to be used to provide a general overview of the spatial distribution of the units within the town and district centres.
- 3.4 Percentages used in the results section have been calculated as units as a proportion of the total count of units for the retail centre. It is felt this is a more accurate way of representing the increase or decrease of units as it takes account of demolitions or the addition of new units. It also allows for more accurate comparison between retail centres. Percentage figures have also been rounded to one decimal place.
- 3.5 There have been a number of assessors contributing to the production of this report. It should be noted that the survey assessing the physical appearance of the properties is based purely on an individual assessor's personal perception and opinion. Therefore, it does have its limitations with regard to consistency, but is useful to provide a general overview of the quality of buildings within the retail centre.

4 Town and District Centre Retail Trends

- 4.1 The following section shows the relative health of North Lincolnshire's nine town and district centres. It compares the retail offer in each of the centres highlighting common trends and differences between each one.
- 4.2 There are a total of 1,280 units in the retail centres of Scunthorpe, Brigg, Barton, Ashby High Street, Epworth, Frodingham Road, Crowle, Kirton and Winterton. This is an increase of 20 units from the number seen in the Retail Survey 2012, although two properties have been demolished since the last survey. Of the 1,280 units, 233 are residential properties.
- 4.3 There are 126 units vacant in North Lincolnshire, providing a vacancy rate of 9.8%. The 2012 survey provided a lower vacancy rate (9.0%) than the latest survey, with 113 vacant units. According to the Local Data Company the national vacancy rate for Great Britain was 13% (July 2015), which is considerably higher than the North Lincolnshire average.

Location	2012			2015		
	Number of Units	Vacant Units	Vacancy Rate %	Number of Units	Vacant Units	Vacancy Rate %
Scunthorpe Town Centre	341	46	13.5	349	61	17.5
Brigg	253	14	5.5	261	14	5.4
Barton	208	18	8.7	210	13	6.2
Ashby High Street	151	16	10.6	149	16	10.7
Epworth	98	3	3.1	103	5	4.9
Frodingham Road	103	9	8.7	103	8	7.8
Crowle	43	4	9.3	42	6	14.3
Kirton	33	1	3.0	33	1	3.0
Winterton	30	2	6.7	30	2	6.7
Total	1260	113	9.0	1280	126	9.8

- 4.4 The largest centre in North Lincolnshire is Scunthorpe Town Centre with 349 units, an increase from the 341 seen in the last survey. The Market Towns of Brigg and Barton have the next largest centres, with 261 and 210 units respectively. Winterton (30 units) and Kirton (33 units) are the smallest of North Lincolnshire Town and District Centres.

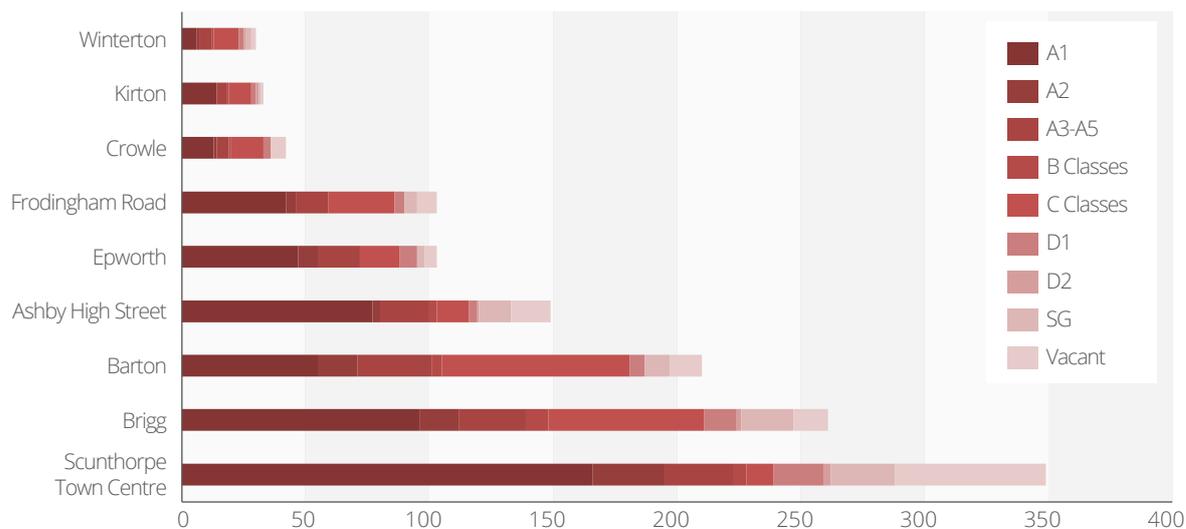
Use Class

4.5 The use classes referred to in this report are those identified in the Town and Country Planning (Use Classes) Order 1987 (as amended). The table below gives a brief description of units which fall into these categories (a full list can be found in the Appendices).

Category	Description
A1	Retail Outlets
A2	Financial and Professional Services
A3-A5	Food and Drink
B1-B8	Business
C1-C3	Residential
D1 & D2	Non-residential Institutions and Assembly & Leisure
SG	Other

4.6 There are 516 units in North Lincolnshire that fall into the A1 use class, accounting for over 40% of all units. However, Ashby, with 51.7% has a higher than average proportion of A1 units (77 units). Winterton, with 20%, has the lowest rate (6 units).

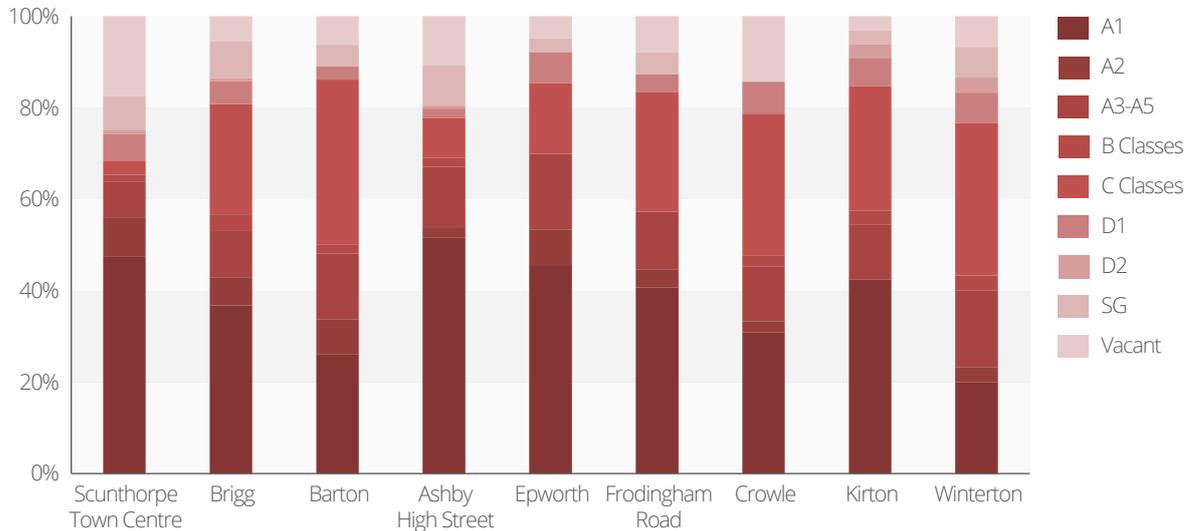
Town and District Centre Units by Use Class



4.7 There are 233 residential units within the town and district centres, 18.2% of the total units. Barton has the highest number of residential units (76 units), equating to 36.2% of the total units within Barton's retail boundary. With 11 units, Scunthorpe Town Centre has a rate of 3.2% residential units, the lowest rate of all the town and district centres.

4.8 There are 126 vacant units across all of the retail centres surveyed, providing an average vacancy rate of 9.8%. Of these, 61 vacant units are within Scunthorpe Town Centre, representing 17.5% of all units within the town centre boundary, the highest vacancy rate of all retail centres across North Lincolnshire. With only one vacant unit, Kirton had the lowest vacancy rate of 3%.

Proportion of Units by Use Class



Category

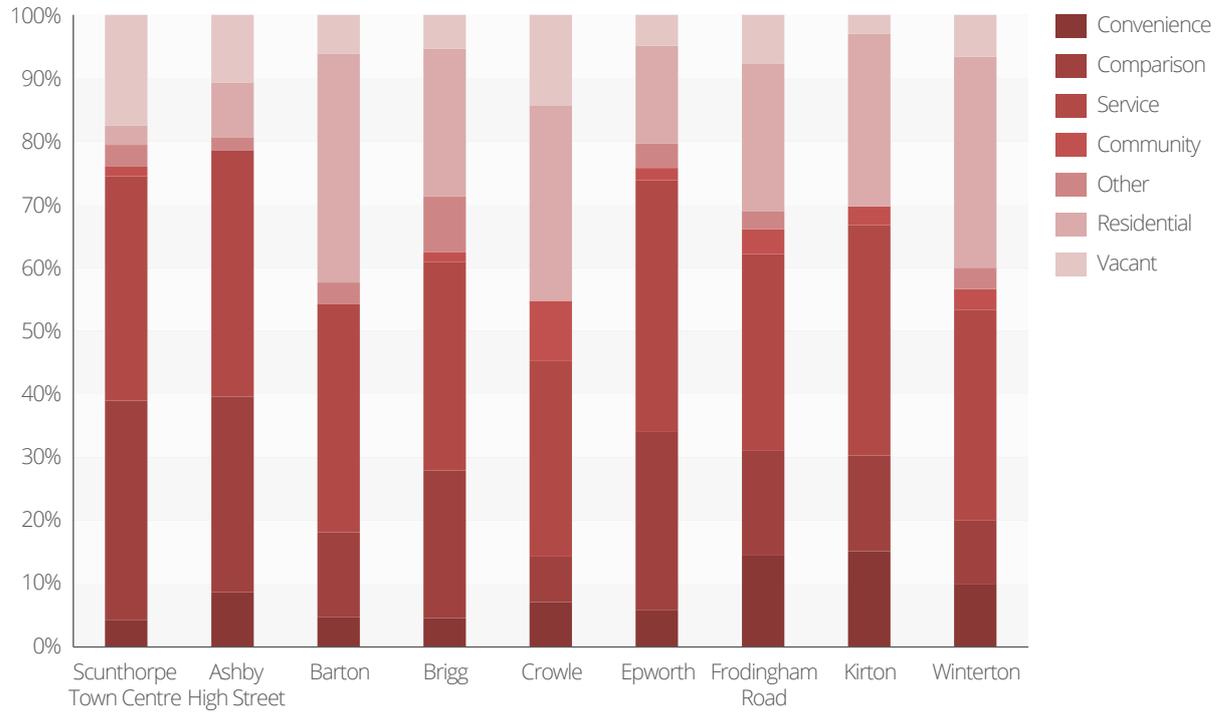
4.9 Industry standard practice is to categorise shop types at the broadest level into Comparison, Convenience and Service. In addition, this survey reports on Community, Residential and Vacant units to give a fuller overview of the area. To aid understanding, the table below gives examples of shop types which fall into these categories.

Category	Description
Convenience	Food and groceries, alcoholic and non-alcoholic drinks, newspapers/magazines and confectionery and tobacco.
Comparison	Clothing, footwear, household and recreational goods sold in town centres.
Service	Banks, building societies, estate agents, travel agents, cafes, restaurants, hot food takeaways, hairdressers and public houses.
Community	Libraries, museums, village halls, community centres etc.
Other	Offices, healthcare facilities etc.
Residential	Houses

4.10 The largest category within North Lincolnshire's Town and District Centres is Service, with 452 (35.3%) units. Proportionally Epworth, with 39.8%, has the highest rate of Service units (41 units) of all the town and district centres. Scunthorpe Town Centre has 121 Comparison units and the highest proportional rate of all the town and district centres, at 34.7%.

4.11 Scunthorpe Town Centre and Frodingham Road District Centre have the highest number of Convenience units, both with 15 units. However, proportionally Kirton with 5 units (15.2%) has the highest rate of Convenience units of all the town and district centres.

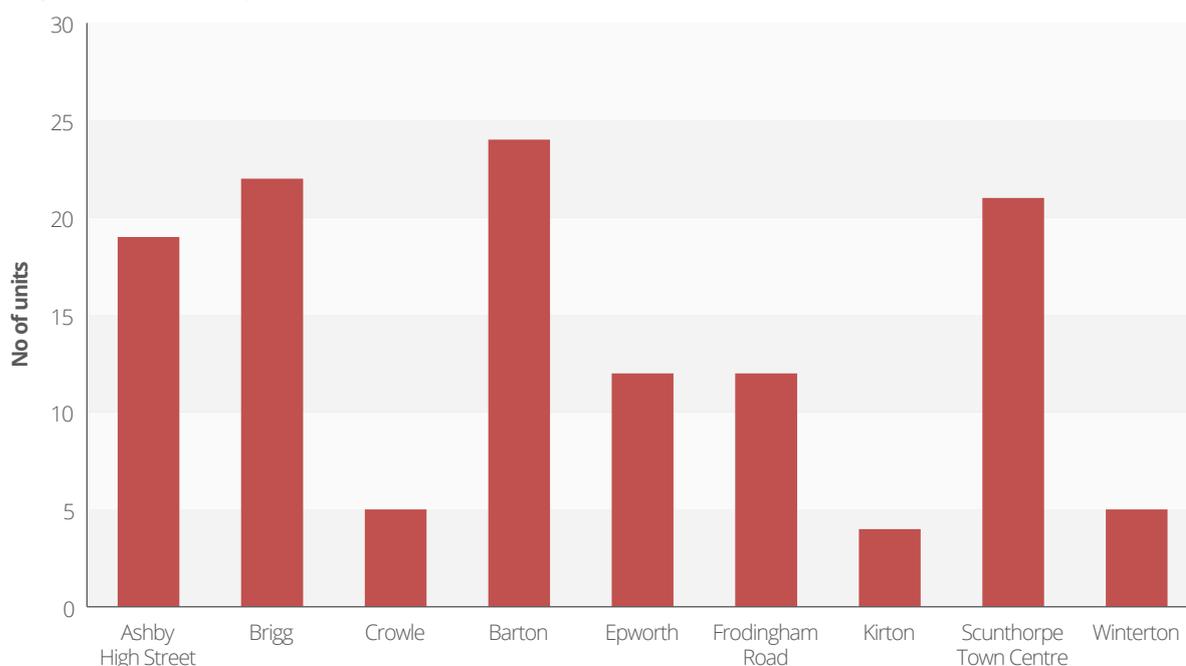
Town and District Centres by Category



Night-time Economy

- 4.12 One of the significant changes in town centres in recent years is the growth of the evening economy between 5pm and 9pm and the night economy after 9pm. Aspects of the evening economy include pubs, clubs, café bars, restaurants and takeaway food outlets. Use classes; A3 - Restaurants & Cafes, A4 - Drinking Establishments, and A5 - Hot Food Takeaways make a significant contribution to the vitality of town and district centres, particularly at night.
- 4.13 Barton Town Centre has the largest number of units participating in the night-time economy, with 24 units, representing a proportional rate of 11.4%. Scunthorpe Town Centre had the third highest number of units (21), but this only represents 6% of the town centre units. This could be due, in part, to the night-time economy of the wider Scunthorpe area taking place along Doncaster Road, Oswald Road and Frodingham Road. When looking at the three areas together, there are 57 units engaged in the night-time economy.
- 4.14 Only five of the units in Winterton participate in the night-time economy. However, this represents a rate of 16.7% of all units in Winterton, the highest rate of all the town and district centres in North Lincolnshire.

Night-time Economy



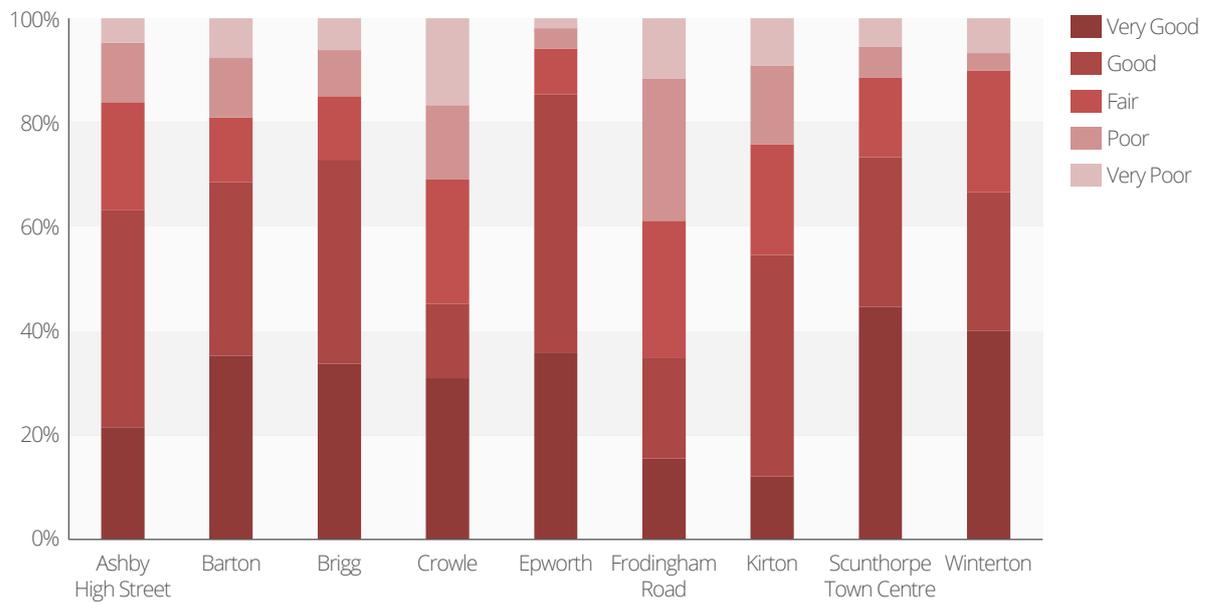
- 4.15 Improving the management of the night time economy is an important part of economic growth in town centres. A successful night-time economy needs accessibility, cleanliness, choice, atmosphere, and safety, the same as the day-time economy. Town centres with lively streets and people moving around in them make people feel safer and more inclined to visit.
- 4.16 At 125, the number of units participating in the night-time economy in North Lincolnshire has remained almost constant since the previous survey, with almost 10% of all units contributing to the offer within the retail centres.

Condition of Properties

4.17 Epworth Town Centre is very well presented, with 85.4% of units described as in 'Good' or 'Very Good' condition. As the home of John Wesley and the Methodist movement, Epworth has a thriving tourism industry, which contributes to the health of the local economy and the subsequent condition of the properties.

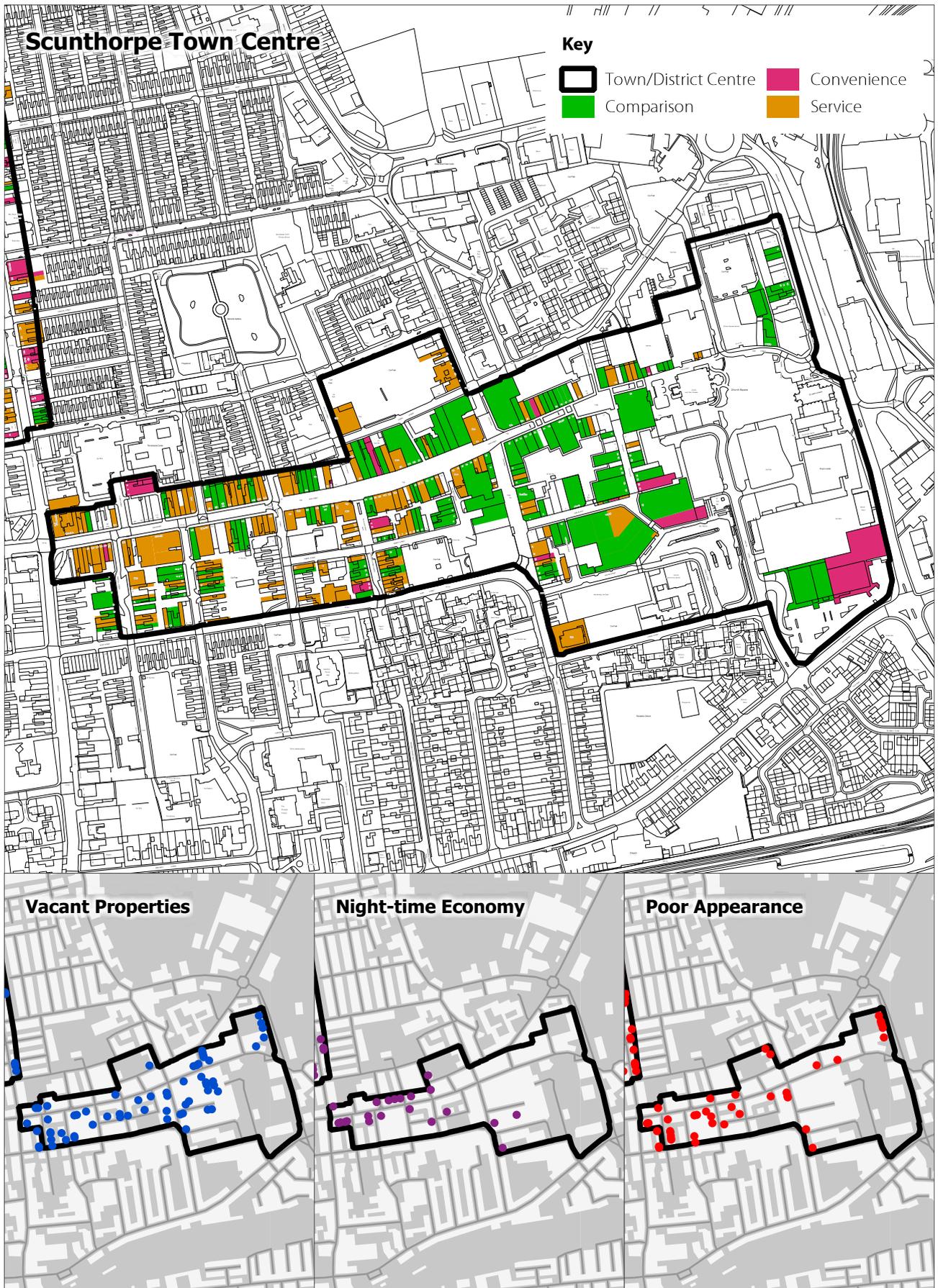
4.18 However, with only 35% of properties described as in 'Good' or Very Good' condition and 38.8% described as in 'Poor' or 'Very Poor' condition, Frodingham Road District Centre scores lowest for physical appearance. With 40 units, Frodingham Road has the same number of units in poor condition as Scunthorpe Town Centre, an area with over three times the number of units.

Condition of Properties



5 Scunthorpe Town Centre

- 5.1 Scunthorpe urban area includes the wards of Ashby, Bottesford, Brumby, Burringham and Gunness, Crosby and Park, Frodingham, Kingsway with Lincoln Gardens and Town. These wards have a total population of over 81,000 (ONS MYE 2014) and a total of 34,840 dwellings (Census 2011). Scunthorpe urban area contains the retail centres of Scunthorpe Town Centre (along with the adjacent areas of Doncaster Road and Oswald Road), Frodingham Road and Ashby High Street.
- 5.2 Scunthorpe Town Centre is the largest retail centre in North Lincolnshire with the largest number of retail and service units. The town centre extends along High Street from Frodingham Road/Oswald Road in the west to Brigg Road in the east. The primary shopping area is concentrated around The Parishes and The Foundry.
- 5.3 The Parishes shopping quarter includes national multiples, as well as the town centre bus station, VUE multi-screen cinema and a multi-storey car park. The Foundry is a refurbished shopping precinct and includes the covered Southgate Mall, Westgate department store and several national retailers located along the pedestrianised High Street, including Boots, WH Smiths and Primark.
- 5.4 The eastern side of the town centre includes the indoor market, library, 20-21 Visual Arts Centre and Church Square House. The western end of the centre is more secondary retail in character with a stronger focus on service uses such as pubs, bars and takeaways towards Britannia Corner. The side streets in this part of the town centre, such as Dunstall Street and Ravendale Street, have a range of smaller independent retailers and leisure uses.
- 5.5 A key priority of the Core Strategy is to safeguard and enhance Scunthorpe Town Centre as a major sub-regional shopping destination as envisaged by the Scunthorpe Urban Renaissance Programme. The Core Strategy's vision is to establish a high quality, well designed built environment and public realm. Encouraging the introduction of a new mix of uses to the town centre will help to secure and enhance opportunities for retail and cultural development. This will substantially improve the town centre's retail offer in terms of quality and quantity.
- 5.6 Of all the retail centres surveyed, Scunthorpe is unique as it has four distinct areas, the town centre, Frodingham Road (included as a retail centre within this report), Doncaster Road and Oswald Road. Doncaster Road and Oswald Road, although not classified as district centres, have distinct retail offers which impact on the offer in Scunthorpe Town Centre and, as such, will be included in this section of the report.



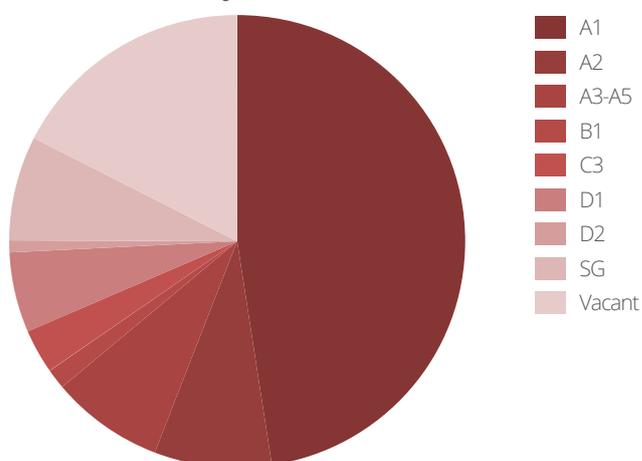
Changes to Town Centre retail boundary

5.7 Since this survey was conducted the town centre boundary has been reduced in size. The information contained in this section of the report relates to the pre 2016 boundary, although subsequent surveys will be based on the new boundary.

Breakdown of units by use class

5.8 The number of properties within the retail centre boundary is 349, a rise from the 341 units since the 2012 survey. The distribution of units in each use class in Scunthorpe Town Centre's retail centre boundary can be seen in the chart below.

Mix of Land Use by number of units



5.9 Of the units within the retail centre boundary, 11 (3.2%) are C3 use, much lower than that seen in the other retail centres. A1 is the largest use class with 166 units, a fall from the previous surveys figure of 173 units but still representing 47.6% of all units within the town centre boundary. D1 use has increased by four units (from 16 in 2012 to 20 in 2015), resulting in a proportion of 5.7% of all units.

Use Class Code	Scunthorpe Town Centre	Oswald Road	Doncaster Road	Total
A1	166	7	10	183
A2	29	25	1	55
A3-A5	28	4	19	51
B1	5	1	1	7
B2	-	-	1	1
C3	11	-	5	16
D1	20	5	1	26
D2	3	-	1	4
SG	26	4	4	34
Vacant	61	7	8	76
Total Units	349	53	51	453

5.10 Scunthorpe retail centre has 29 A2 units, representing 8.3% of its total units. However, with a further 25 A2 units along Oswald Road, Scunthorpe has around half of all the A2 units trading in North Lincolnshire's retail centres.



The Foundry

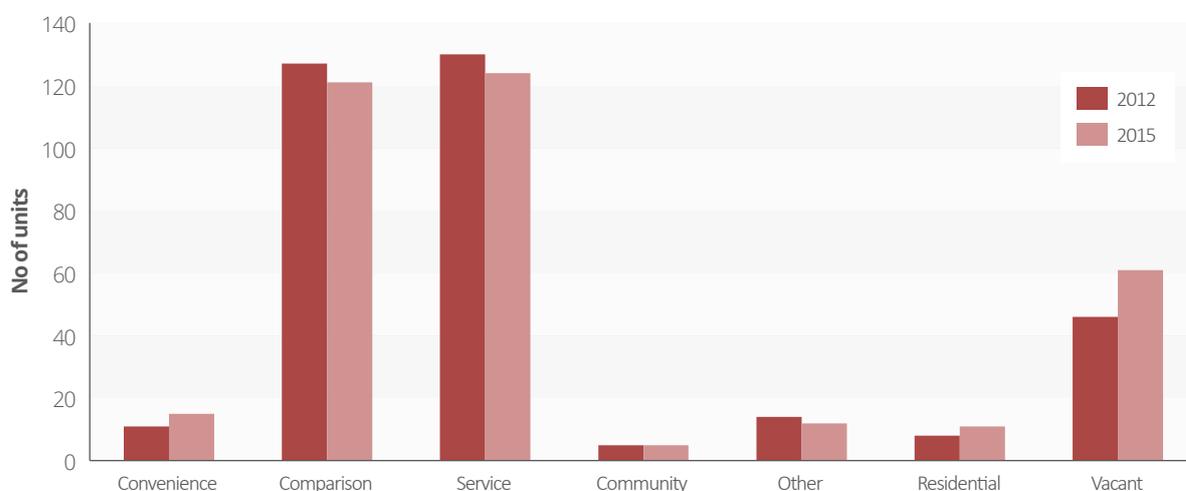


5.11 With only 28 units (8.0%), Scunthorpe Town Centre has the lowest rate of A3-A5 (Food and Drink) units of all the retail centres surveyed. This is due, in part, to the Doncaster Road area of Scunthorpe being home to a further 19 units, shifting the A3-A5 use class units out of the town centre.

Breakdown of units by retail category

5.12 The composition of the units in the retail centre boundary in Scunthorpe Town Centre has remained stable since the Retail Survey 2012, with a mixture of Convenience, Comparison, Service and Community units. There are also a number of residential units, 11 units (3.2%), this is an increase from the 8 units reported in the last survey.

Breakdown of units by retail category



5.13 Service and Comparison units are by far the largest category, with 124 (35.5%) and 121 (34.7%) units, respectively. However, both categories have seen a fall of six units each from their 2012 level.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%
A3 - Restaurants & Cafes	6	1.8	7	2.0
A4 - Drinking Establishments	4	1.2	4	1.1
A5 - Hot Food Takeaway	3	0.9	2	0.6
D2 - Assembly and Leisure	1	0.3	1	0.3
Sui Generis	8	2.3	7	2.0
Total	22	6.5	21	6.0

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

5.14 Only Scunthorpe Town Centre has both D2 and Sui Generis use class units that contribute to the night-time economy. These include a cinema, amusements and night clubs. As such they have been included in this section of the report.

- 5.15 The retail centre has 21 (6.0%) of its units providing a night-time economy, a fall from the 22 (6.5%) seen in 2012. This is due, in part, to the closure of Teddy's Amusement Arcade on the High Street. The majority of the night-time economy takes place along the High Street towards Doncaster Road. This is part of the town centre that will no longer be included in the newly adopted town centre boundary.
- 5.16 Although Scunthorpe Town Centre is the largest of all the centres surveyed, it has only the third largest number of units participating in the night-time economy. The area around Doncaster Road, although not part of the town centre boundary, has its own thriving night-time economy. With 19 units, almost 40% of the units along Doncaster Road participate in this sector.

Property Appearance

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	19	21	53	100	156
%	5.4%	6.0%	15.2%	28.7%	44.7%

- 5.17 Scunthorpe scores well with regard to the physical appearance of the properties surveyed. Within the retail centre, 156 units (44.7%) are classed as 'Very Good', with a further 100 (28.7%) classed as 'Good'.
- 5.18 Only 11.4% of buildings surveyed (40 units) scored as 'Poor' or 'Very Poor', the third lowest rate of all the centres surveyed.

Vacant Units

- 5.19 There are 61 vacant units within the retail centre boundary accounting for 17.5% of the total units. This is a significant deterioration from the 2012 results, with a four percentage point increase in the number of vacant units. However, 19 of the 61 vacant units were also vacant during the 2012 survey.
- 5.20 Of the 42 vacant units that were trading in 2012, 14 were categorised as Service Use, 23 as Comparison Use and five as Other. When looking at the use class of the units, over half were A1 use class during the 2012 survey.
- 5.21 There were 46 units vacant in 2012, 27 of which are now occupied. Of these, 14 are now occupied as A1 use class units, with a further two units changing use into residential properties. The main retail category of the newly occupied units is Comparison, with eleven units.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	15	8	11	18	9
%	25%	13%	18%	30%	15%

- 5.22 Looking at the condition of the 61 vacant units, although the properties are vacant, nine are classed as in 'Very Good' condition, despite the fact that one of these properties was also vacant during the 2012 survey. However, six of the units vacant during both surveys are now in 'Very Poor' condition

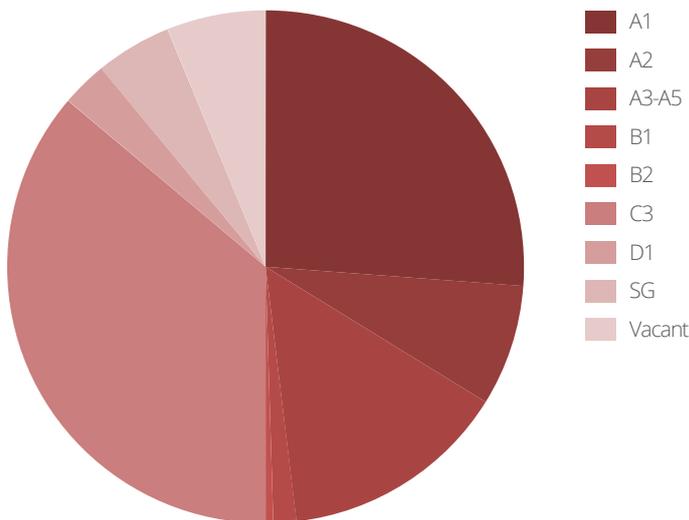
6 Barton-upon-Humber

- 6.1 Barton is a Market Town situated in Barton-upon-Humber ward on the A1077 to the east of the A15 on the southern edge of the Humber Estuary. It has a parish population of approximately 11,400 (ONS MYE 2014) with 5,104 dwellings (Census 2011).
- 6.2 Barton is a historic market town with a town centre that is generally linear in character, extending along High Street, King Street, George Street and Market Place. It has a high quality townscape and the defined town centre retail area is totally within Barton Conservation area.
- 6.3 Shopping provision here is dominated by independent retailers and the retail and commercial premises in Barton town centre are interspersed with a large number of residential properties.

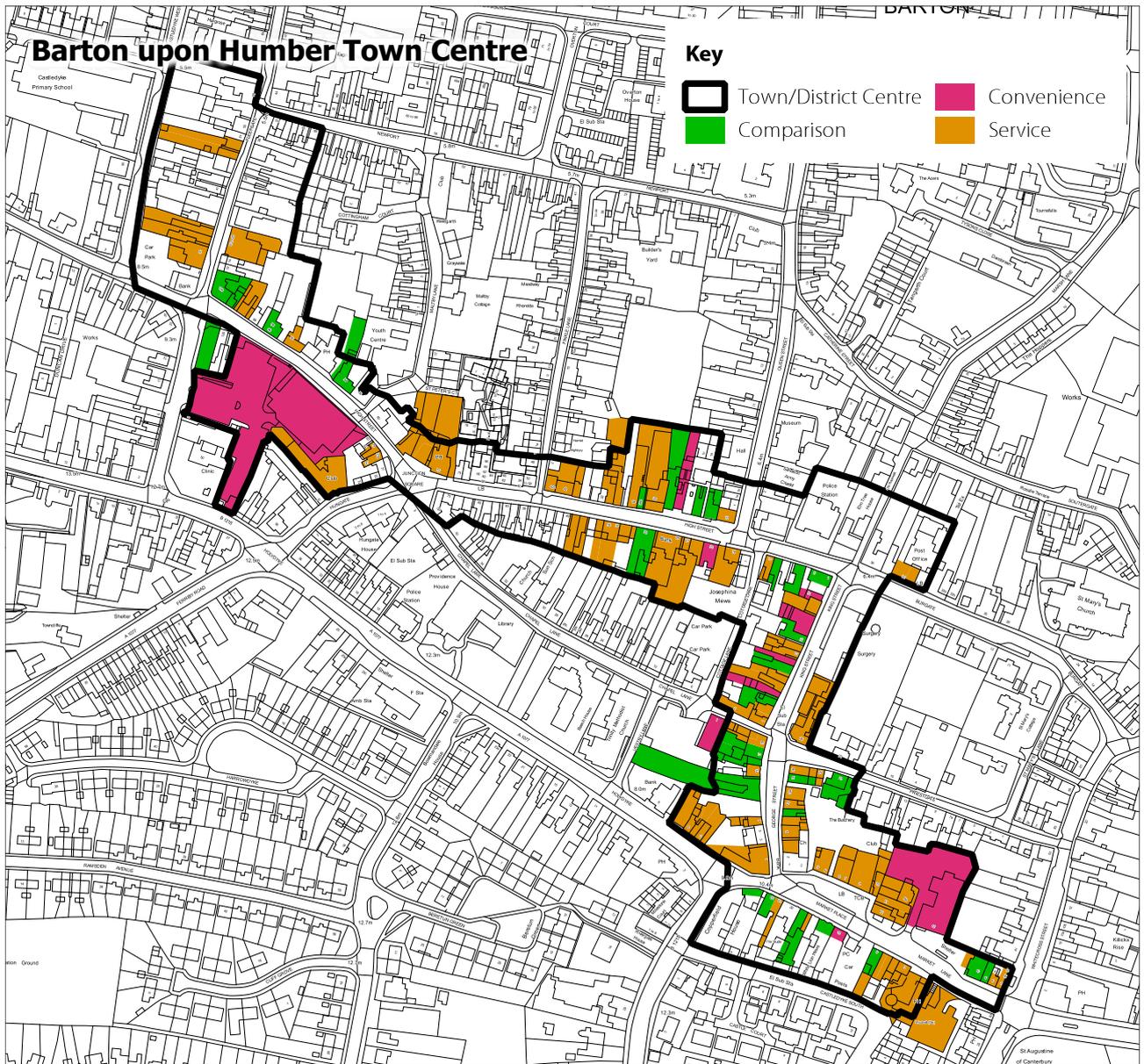
Breakdown of units by use class

- 6.4 The number of properties within the retail centre boundary is 210, an increase of two units since the 2012 survey. The distribution of units in each use class in Barton's retail centre boundary can be seen in the chart below.

Mix of land use by number of units



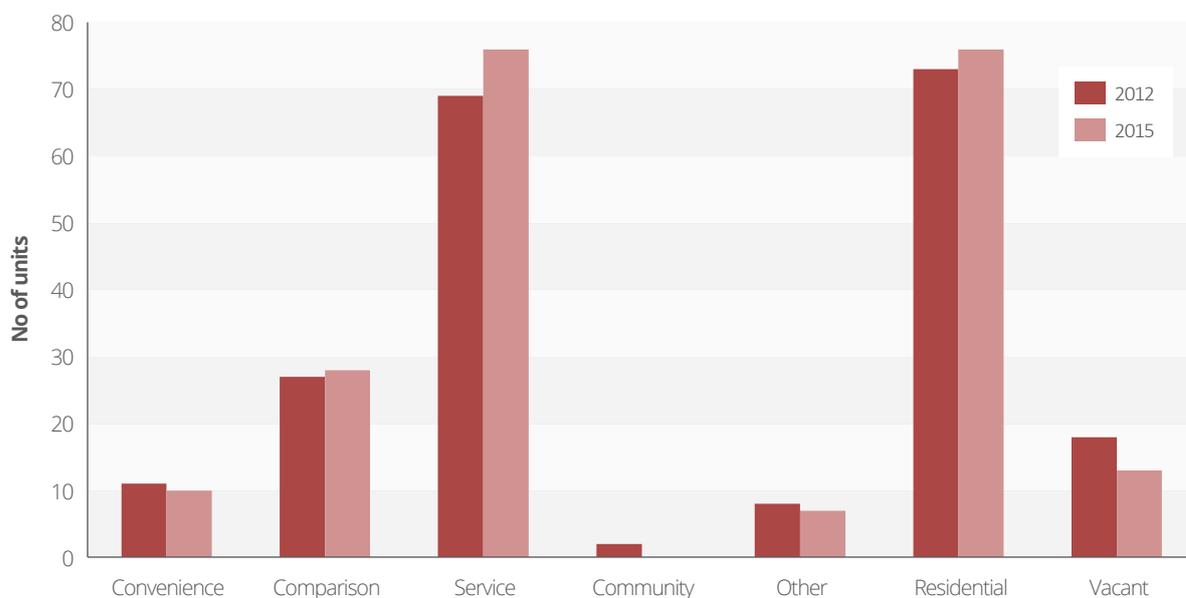
- 6.5 Of the units within the retail centre boundary, the largest proportion of units is C3, which account for 76 (36.2%) units. There are 55 (26.2%) units classed as A1 use. This was the largest retail use class and is slightly higher than the result seen in the 2012 survey.
- 6.6 There has been a small increase of two units in A3-A5 use, from 28 (13.5%) in 2012 to 30 (14.3%) in 2015. This is due to two properties changing use to reopen as cafés.



Breakdown of units by retail category

6.7 The overall structure of the town centre by retail category in Barton Town Centre has remained relatively consistent since 2012, with service and comparison goods uses still occupying the majority of the retail units.

Breakdown of units by retail category



Other – includes Medical, Places of worship, Other (retail uses)

6.8 Service provision in Barton retail centre has seen an increase of seven units (76 units), which has increased the proportion of units in this category to 36.2%. Comparison units (28 units) have also increased by one and constitute the second highest number of retail units (13.3%).

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	7	3.4	7	3.3	0.0
A4 - Drinking Establishments	6	2.9	6	2.9	0.0
A5 - Hot Food Takeaway	11	5.3	11	5.2	-0.1
Total	24	11.5	24	11.4	-0.1

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

6.9 The retail centre has 24 units (11.4%) providing a night-time economy, in the same proportions as that seen in 2012. However, there have been changes to the units in the A4 use class, with the closure of the Coach and Horses public house (A4), and the change of use of Frankie's Toys (A1) to Frankie's Bar (A4).

Property Appearance

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	16	24	26	70	74
%	7.6%	11.4%	12.4%	33.3%	35.2%

6.10 Barton scores very well with regard to the physical appearance of the properties surveyed. Within the retail centre 68.5% of units are classed as 'Good' or 'Very Good'. There are 74 units (35.2%) classed as 'Very Good', with a further 70 units (33.3%) classed as 'Good' for physical appearance. This compares to only 40 units (19%) classed as 'Poor' or 'Very Poor' for physical appearance.

Vacant Units

6.11 There are 13 vacant units within the retail centre boundary accounting for 6.2% of the total units. This is a significant improvement since 2012, with a 2.5 percentage point decrease in the number of vacant units. However, of the 13 vacant units, eight were also vacant in 2012.

6.12 Of the five vacant units that were trading in 2012, three were categorised as Service Use, one as Comparison Use and one Community. The use class of these units were one each of A1, A2, A4, B1 and D1. The loss of the A2 unit occurred with the closure of the Nat West Bank, leaving only Barclays Bank trading in the town centre.

6.13 There were 18 units vacant in 2012, ten of which are now occupied. Of these, seven are now occupied as A1 use class units. The main retail category of the newly occupied units is Comparison, with five units.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	6	2	3	2	0
%	46.2%	15.4%	23.1%	15.4%	0.0%

6.14 The condition of the 13 vacant units is not good, with 61.5% classed as in 'Poor' or 'Very Poor' condition. Only two properties are classed as in 'Good' condition. Four of the eight units that were vacant in 2012 are now classed as in very poor condition, suggesting that they have been vacant for some time.

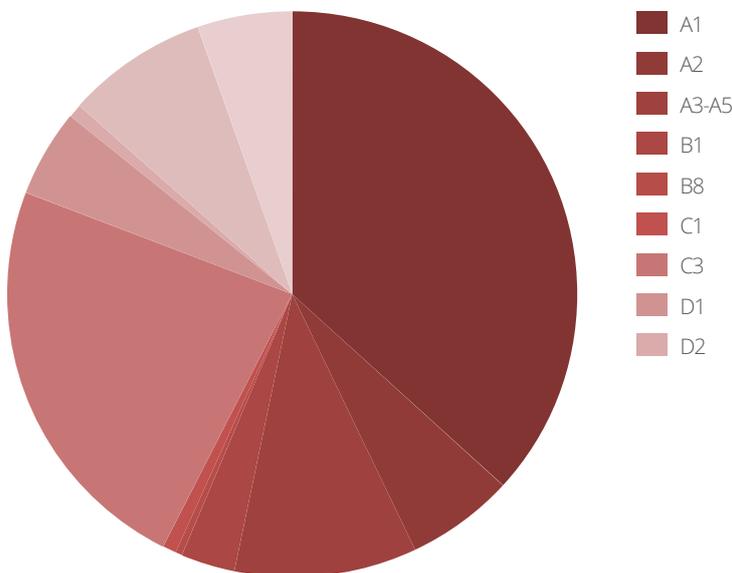
7.1 Brigg is a Market Town situated in Brigg and Wolds ward on the A18 to the south of the M180. It has a parish population of approximately 5,700 (ONS MYE 2014) with 2,628 dwellings (Census 2011).

7.2 Brigg is a historic market town established along the banks of the River Ancholme. It has an attractive town centre, which is mostly within a conservation area. The majority of the centre is now pedestrianised along Market Place and Wrawby Street. The main retail centre is characterised by the relatively large number of independent retailers.

Breakdown of units by use class

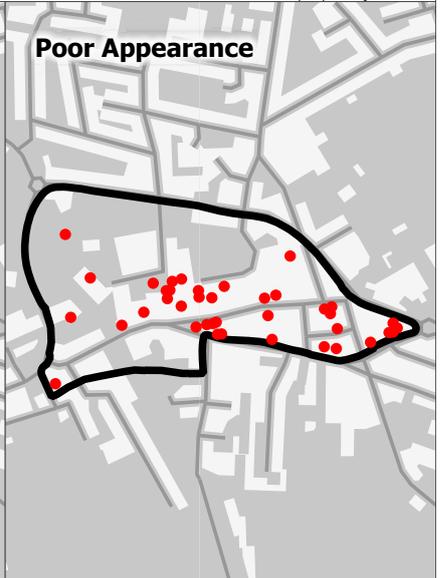
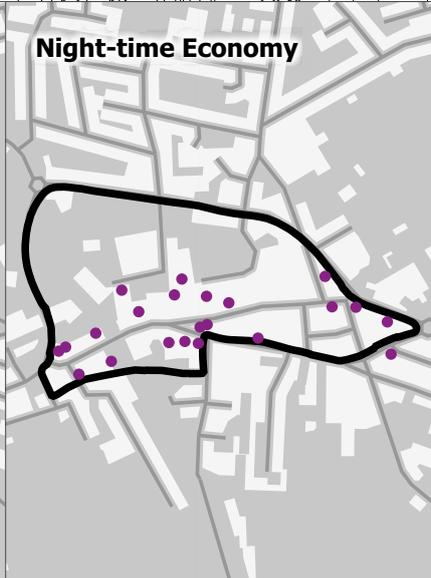
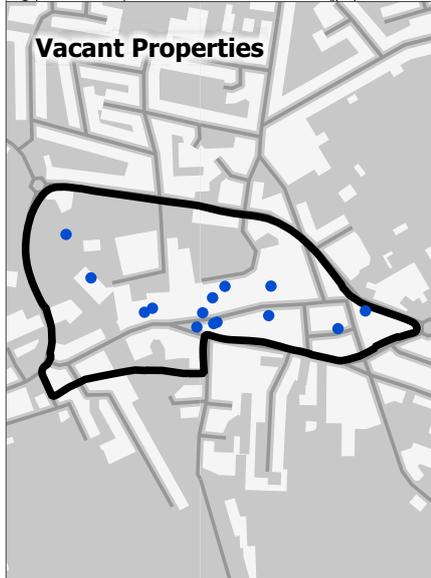
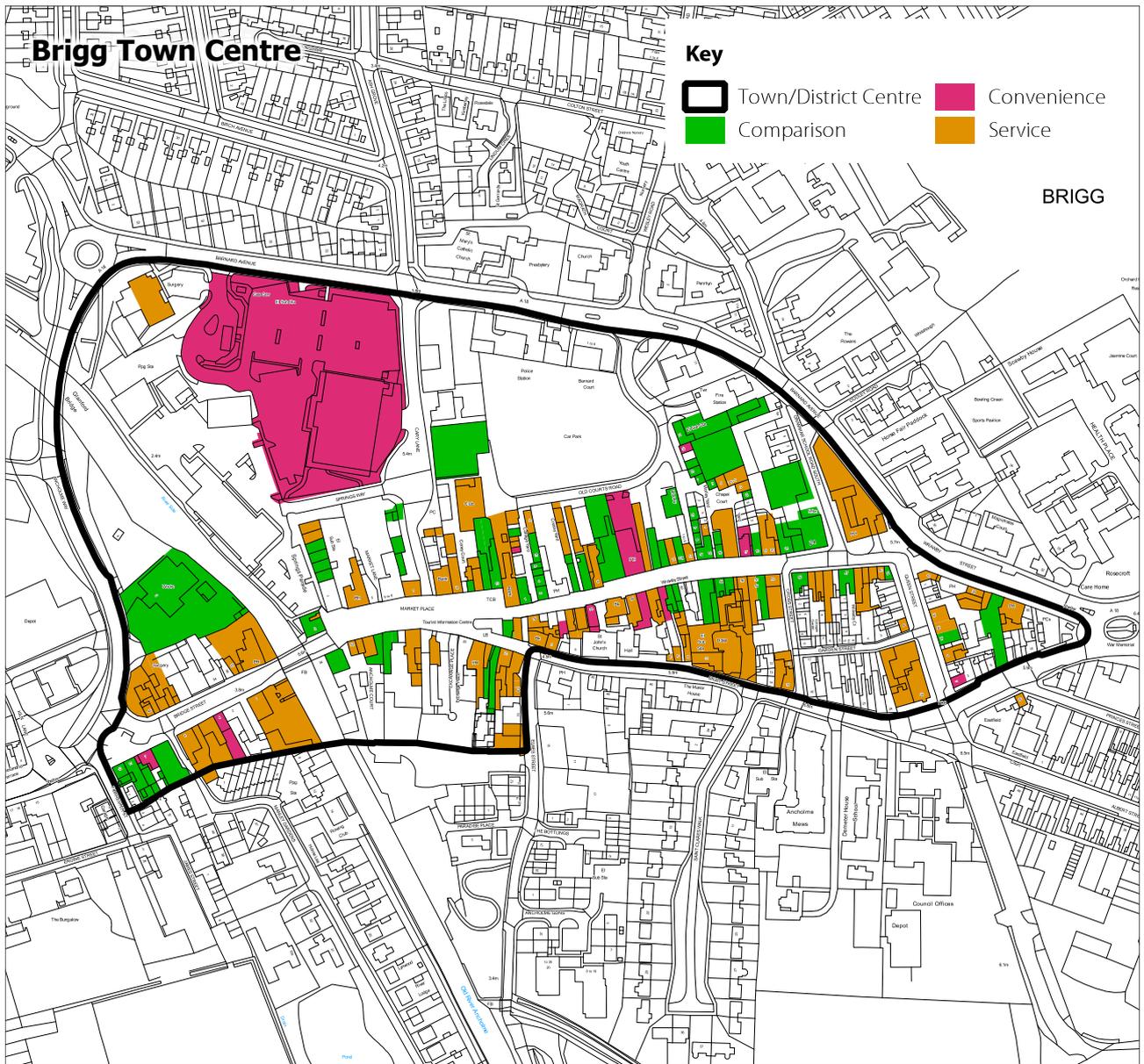
7.3 The number of properties within the shopping centre boundary is 261, an increase of eight units since the 2012 survey. The distribution of units in each use class in Brigg's retail centre boundary can be seen in the chart below.

Mix of Land Use by number of units



7.4 Of the units within the retail centre boundary, 61 (23.4%) are C3 use, the same number as in 2012. There are 96 (36.8%) units classed as A1 use. This is the largest use class and is the same number as seen in the 2012 survey.

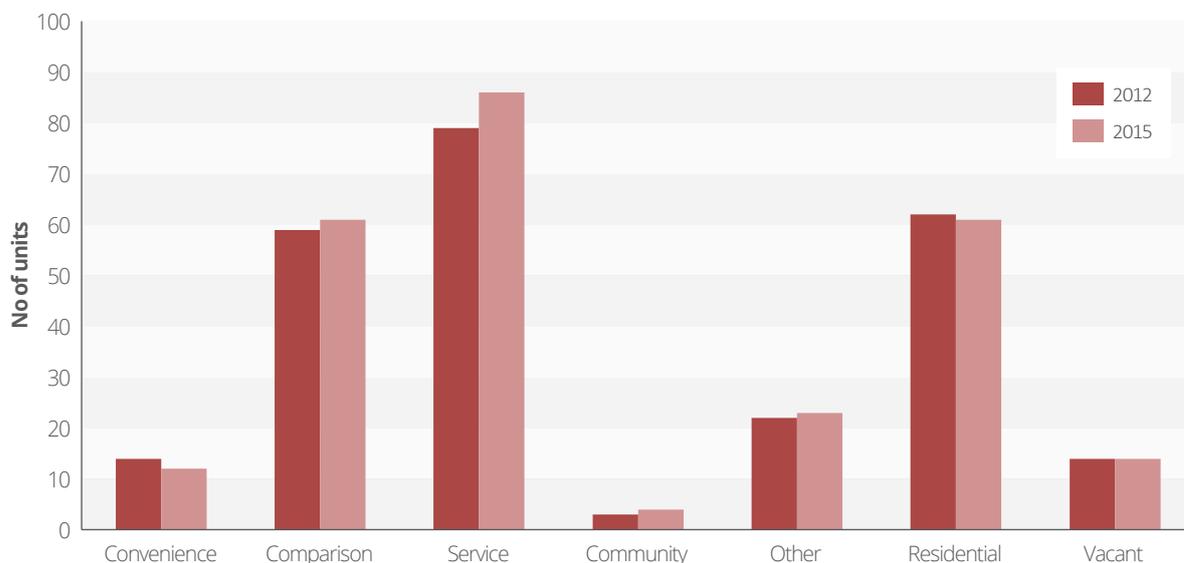
7.5 The largest increase has been the 6 additional Sui Generis units created since 2012, a rise of 2.1 percentage points. There has been a small increase of two units in A3-A5 use (Food and Drink), from 25 (9.9%) in 2012 to 27 (10.3%) in 2015. This is due, in part, to two previously vacant properties reopening, one as a takeaway and one as a café.



Breakdown of units by retail category

7.6 The general breakdown of units by retail category in Brigg town centre has remained relatively stable since 2012, with service and comparison goods uses still occupying the majority of the retail units.

Breakdown of units by retail category



Other - includes Medical, Places of worship, Other (retail uses)

7.7 Service provision in Brigg has seen an increase of seven units (86 units), which has slightly increased the proportion of units in this category (33.0%). Comparison units (61 units) have also increased by two and constitute the second highest number of retail units (23.4%).

7.8 There has been a decline in the number of convenience units, following the change of use of a fruit and vegetable outlet to a tearoom and a supermarket no longer trading. There has also been a reduction of one residential unit, following the change of use of a care home to a hostel.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	9	6.0	7	4.7	-1.3
A4 - Drinking Establishments	3	2.0	3	2.0	0.0
A5 - Hot Food Takeaway	10	6.6	10	6.7	0.1
Total	22	14.6	20	13.3	-1.3

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

7.9 The retail centre has 20 (13.3%) units providing a night-time economy, which is a decrease from the 22 (14.6%) seen in 2012. The decrease in the number of units is due to a public house and a restaurant becoming vacant.

Property Appearance

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	16	23	32	102	88
%	6.1%	8.8%	12.3%	39.1%	33.7%

7.10 Brigg scores very well with regard to the physical appearance of the properties surveyed. Within the retail centre 72.8% of units are classed as 'Good' or 'Very Good'. There are 88 units (33.7%) classed as 'Very Good', with a further 102 units (39.1%) classed as 'Good' for physical appearance. This compares to only 39 units (14.9%) classed as 'Poor' or 'Very Poor' for physical appearance.

Vacant Units

7.11 There are 14 vacant units within the retail centre boundary accounting for 5.4% of the total units. This was the same result as in 2012. Of the 14 vacant units, six were also vacant in 2012.

7.12 Of the eight now vacant units that were trading in 2012, four were categorised as Service Use, three as Comparison Use and one Convenience. The use class of the units was four A1, one A2, A3 and A4 and a B1.

7.13 There were fourteen units vacant in 2012 and eight of these units are now trading, with three trading as A1 use class units. The main retail category of the newly occupied units is Service, with three units.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	6	4	3	1	0
%	42.9%	28.6%	21.4%	7.1%	0.0%

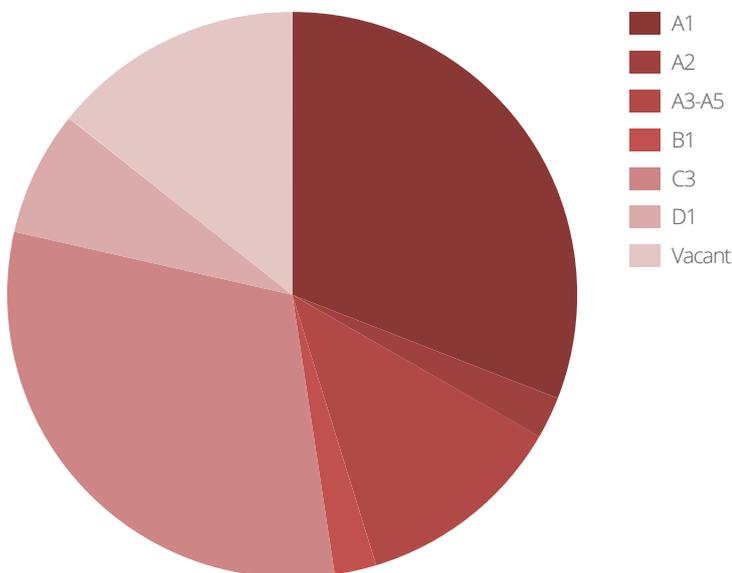
7.14 The condition of the 14 vacant units is not good, with 71.4% classed as in 'Poor' or 'Very Poor' condition. Only one property is classed as in 'Good' condition. Four of the vacant units that are classed as in 'Very Poor' condition were also vacant in 2012, according to the last retail survey, suggesting that they may have been vacant for some time.

- 8.1 Crowle is situated in Axholme North ward on the A161 to the north of the M180. It has a parish population of approximately 4,900 (ONS MYE 2014) and a total of 2,122 dwellings (Census 2011).
- 8.2 Throughout its history Crowle has had strong agricultural links and there have been markets held there since medieval times. The main shopping centre in Crowle is focused along the High Street and around the Market Place. The small number of shops and services are mainly independents, along with a number of other small businesses. Crowle Market Place has recently undergone transformation as part of a regeneration project.

Breakdown of units by use class

- 8.3 The number of properties within the retail centre boundary is 42, a fall of one unit since the 2012 survey, due to the demolition of a property in the Market Place. The distribution of units in each use class in Crowle's retail centre boundary can be seen in the chart below.

Mix of Land Use by number of units

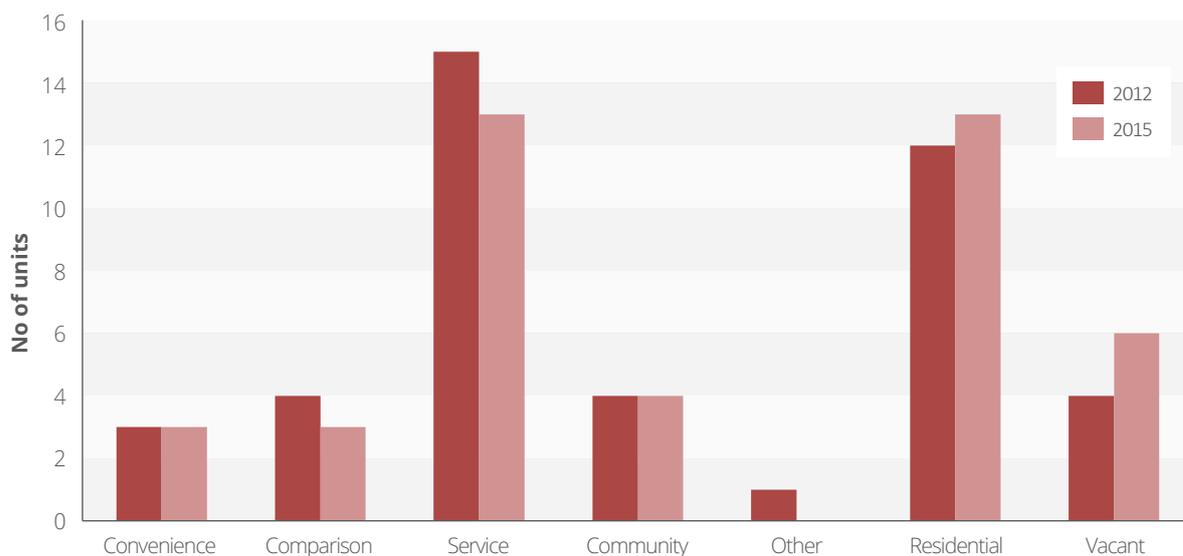


- 8.4 Of the units within the retail centre boundary, 13 (31.0%) are C3 use, with the same number A1 use. There has been an increase of one unit in A1, A5 and C3 uses, which equates to an increase of 2.3 percentage points in the period between 2012 and 2015.
- 8.5 D1 use has reduced by two units and Sui Generis units have reduced from two units to zero since 2012. This may be a reflection of the current economic climate.

Breakdown of units by retail category

8.6 The composition of the units in the retail centre boundary in Crowle has remained stable since the Retail Survey 2012, with a mixture of Convenience, Comparison, Service and Community units. There are also a number of residential units, this number rising to 13 (31.0% of all units) since the last survey.

Breakdown of units by retail category



8.7 There are 13 Service units accounting for the majority of the retail provision (31.0%), with four Community units making up the second highest proportion (9.5%) of non-residential units.

8.8 However, there has been a significant decrease (-3.9 percentage points) in the number of Service units over the period.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	-	-	-	-	-
A4 - Drinking Establishments	1	2.4	1	2.4	-
A5 - Hot Food Takeaway	3	7.1	4	9.5	2.4
Total	4	9.5	5	11.9	2.4

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

8.9 The retail centre has five (11.9%) of its units providing a night-time economy, an increase from the four (9.3%) seen in 2012. This is due to a new Hot Food Takeaway opening in the retail centre. The majority of the night-time economy takes place in close proximity along the High Street.

Property Appearance

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	7	6	10	6	13
%	16.7%	14.3%	23.8%	14.3%	31.0%

8.10 Crowle scores well with regard to the physical appearance of the properties surveyed. Within the retail centre, 13 units (31.0%) are classed as 'Very Good', the largest sector for physical appearance.

8.11 The majority (69.0%) of buildings surveyed are scored as 'Fair' or better, with only 31.0% being 'Poor' or 'Very Poor'.

Vacant Units

8.12 There are six vacant units within the retail centre boundary accounting for 14.3% of the total units. Of the six vacant units, three were also vacant in 2012.

8.13 Of the three now vacant units that were trading in 2012, two were categorised as Service Use and one Comparison use. The use class of the units was one A1, one D1 and one SG units.

8.14 There were four units vacant in 2012 and one of these units is now trading, reopening as a hairdressers.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	2	1	0	1	2
%	33.3%	16.7%	0%	16.7%	33.3%

8.15 Looking at the condition of the six units, although the properties are vacant, two are classed as in 'Very Good' condition, despite the fact that one of these properties was also vacant in the 2012 Retail Survey. One of the vacant units classed as in 'Very Poor' condition was also vacant in 2012, suggesting that it may have been vacant for some time.

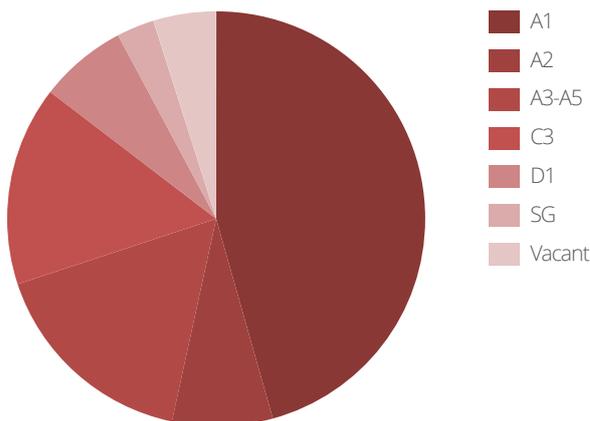
9 Epworth

- 9.1 Epworth is situated in Axholme Central ward on the A161 to the south of the M180. It has a parish population of approximately 4,400 (ONS MYE 2014) with 1,947 dwellings (Census 2011).
- 9.2 Epworth is a small historic market town, its development based largely upon agriculture. It is famous for being the home of the Wesley family, the founders of Methodism. Tourism, encouraged by the Wesley connection, has contributed to the continued vitality of the town.
- 9.3 The main retail and service centre in Epworth is located mostly along High Street, around the Market Place and on Church Street. It is a thriving and attractive centre within a conservation area and is larger than Crowle town centre. It has a greater range and number of shops and services, with many independents, including a number of high quality retailers, a local branch of the HSBC bank and a Co-op supermarket.

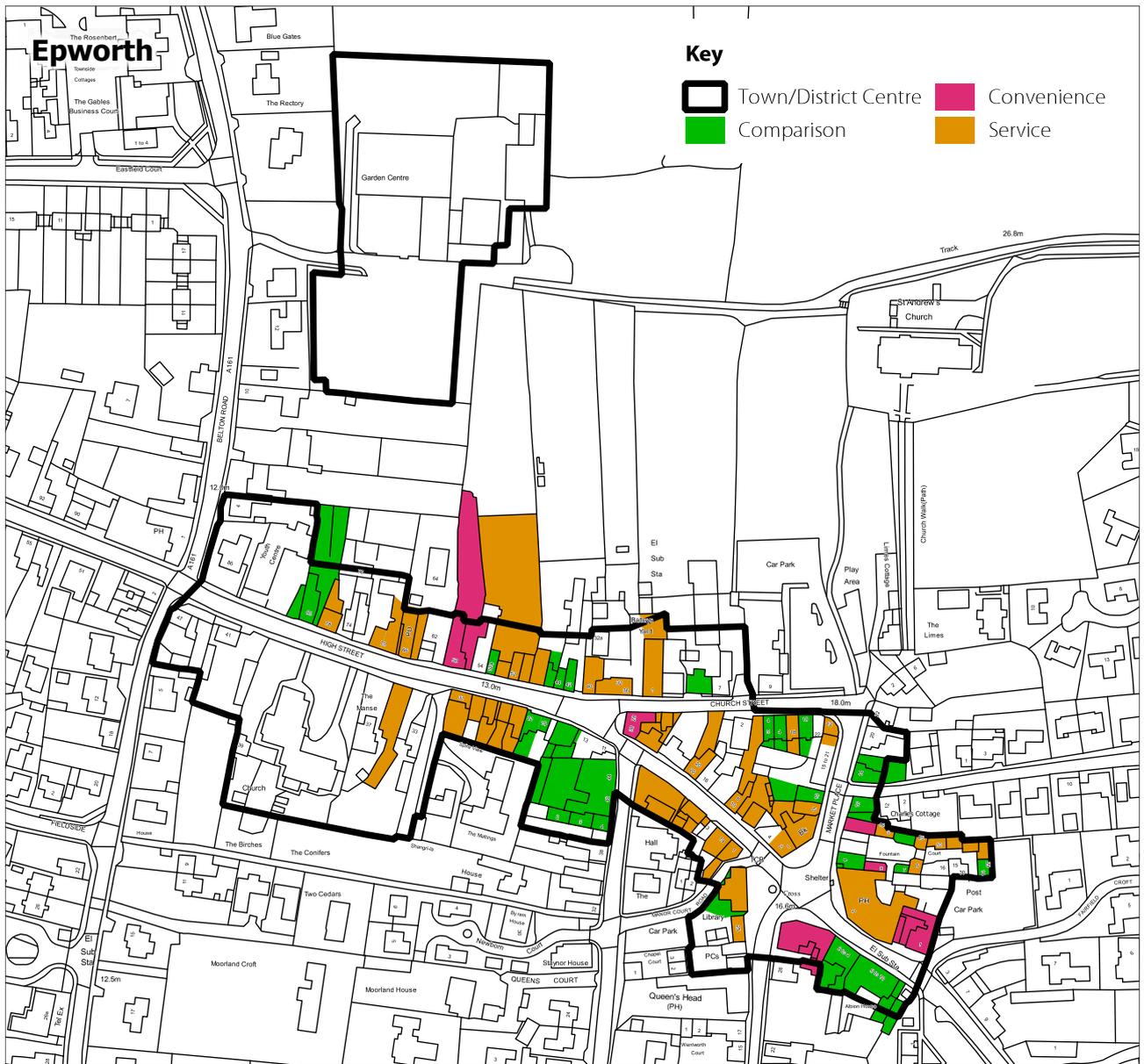
Breakdown of units by use class

- 9.4 The number of properties within the retail centre boundary is 103, an increase of five units since the 2012 survey, due in part to four new builds in Mayfair Court. The distribution of units in each use class in Epworth's retail centre boundary can be seen in the chart below.

Mix of Land Use by number of units



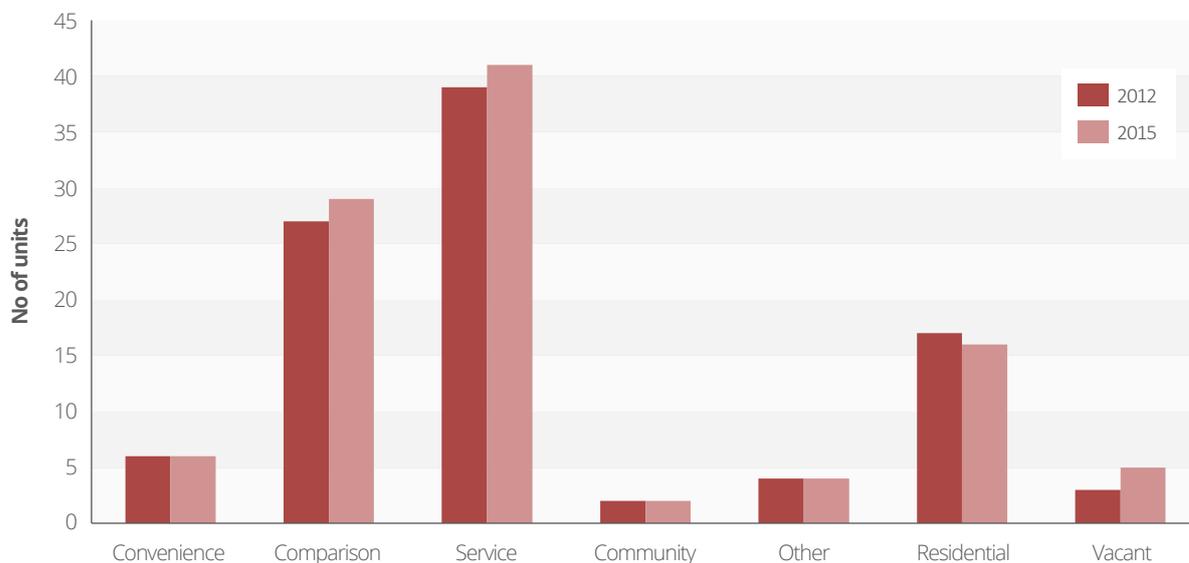
- 9.5 Of the units within the retail centre boundary, 16 (15.5%) are C3 use, a decrease from 17 in 2012 as one unit has opened as a craft shop. There are 47 (45.6%) units classed as A1 use. This is the largest use class and has increased from the 45 units seen in the 2012 survey.
- 9.6 There has been an increase of four units in A3-A5 use, from 13 (13.3%) in 2012 to 17 (16.5%) in 2015. This is due, in part, to two previously vacant properties reopening, one as a tea room and one as a café.
- 9.7 Both B1 and D2 have decreased from one unit to zero, following the closure of a fitness centre and an energy company.



Breakdown of units by retail category

9.8 The general Breakdown of units by retail category in Epworth town centre follows the same pattern as that seen in the Retail Survey 2012.

Breakdown of units by retail category



Other - includes Medical, Places of worship, Other (retail uses)

9.9 Service provision in Epworth has seen an increase of two units (41 units), although this has had no effect on the proportion of units in this category (39.8%) due to the increase in the overall number of units. Comparison units (29 units) have also increased by two and constitute the second highest number of units (28.2%).

9.10 There has been a decline in the number of residential units, following the conversion of a house into a retail unit.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	3	3.1	3	2.9	0.2-
A4 - Drinking Establishments	1	1.0	2	1.9	0.9
A5 - Hot Food Takeaway	6	6.1	7	6.8	0.7
Total	10	10.2	12	11.7	1.5

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

9.11 The retail centre has 12 (11.7%) units providing a night-time economy, an increase from the ten (10.2%) seen in 2012. There is now a new bar in the Market Place, following the closure of a restaurant. The increase in the number of units is due to a new restaurant and a new takeaway opening on the high street.

Property Appearance

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	2	4	9	51	37
%	1.9%	3.9%	8.7%	49.5%	35.9%

9.12 Epworth scores very well with regard to the physical appearance of the properties surveyed. Within the retail centre, 37 units (35.9%) are classed as 'Very Good', with a further 51 units (49.5%) classed as 'Good' for physical appearance.

9.13 Only six units (5.8%) are classed as 'Poor' or 'Very Poor' for physical appearance.

Vacant Units

9.14 There are five vacant units within the retail centre boundary accounting for 4.9% of the total units. This is an increase on the three vacant units seen in 2012. Of the five vacant units, four were trading in 2012, the fifth being newly built since 2012.

9.15 Of the four vacant units that were trading in 2012, two were categorised as Service Use and two as Comparison use. The use class of the units was two A1, one A2 and one SG units.

9.16 There were three units vacant in 2012. All three of these units are now trading, with one opening as a home furnishings shop and two as cafés.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	2	0	0	2	1
%	40.0%	0.0%	0.0%	40.0%	20.0%

9.17 Looking at the condition of the five units, although the properties are vacant, only two are classed as in 'Very Poor' condition. The other three properties are classed as in 'Good or 'Very Good' condition. Both of the vacant units that are classed as in 'Very Poor' condition were in 'Good' condition according to the 2012 retail survey.

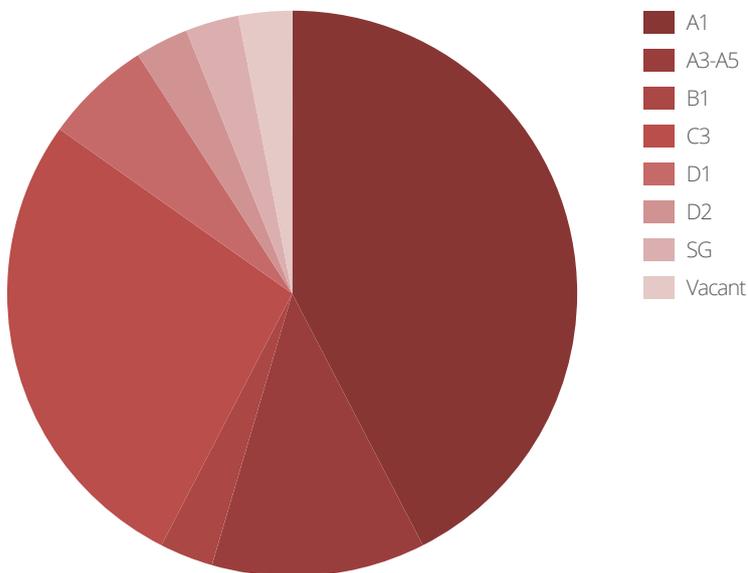
10 Kirton in Lindsey

- 10.1 Kirton is situated in Ridge ward on the B1398, west of the A15 and to the south of Scunthorpe. It has a parish population of approximately 3,106 (ONS MYE 2014) and a total of 1,384 dwellings (Census 2011).
- 10.2 Kirton is classed as a Market Town and is an important service centre, but due to fewer services and retail provision is considered to be a district centre. Kirton comprises two distinct 'centres' – the downhill area around the church of St. Andrew and the uphill area around the market place. The principal shopping area in Kirton is located along High Street and around the market place. It is within a conservation area and comprises of a number of listed buildings.

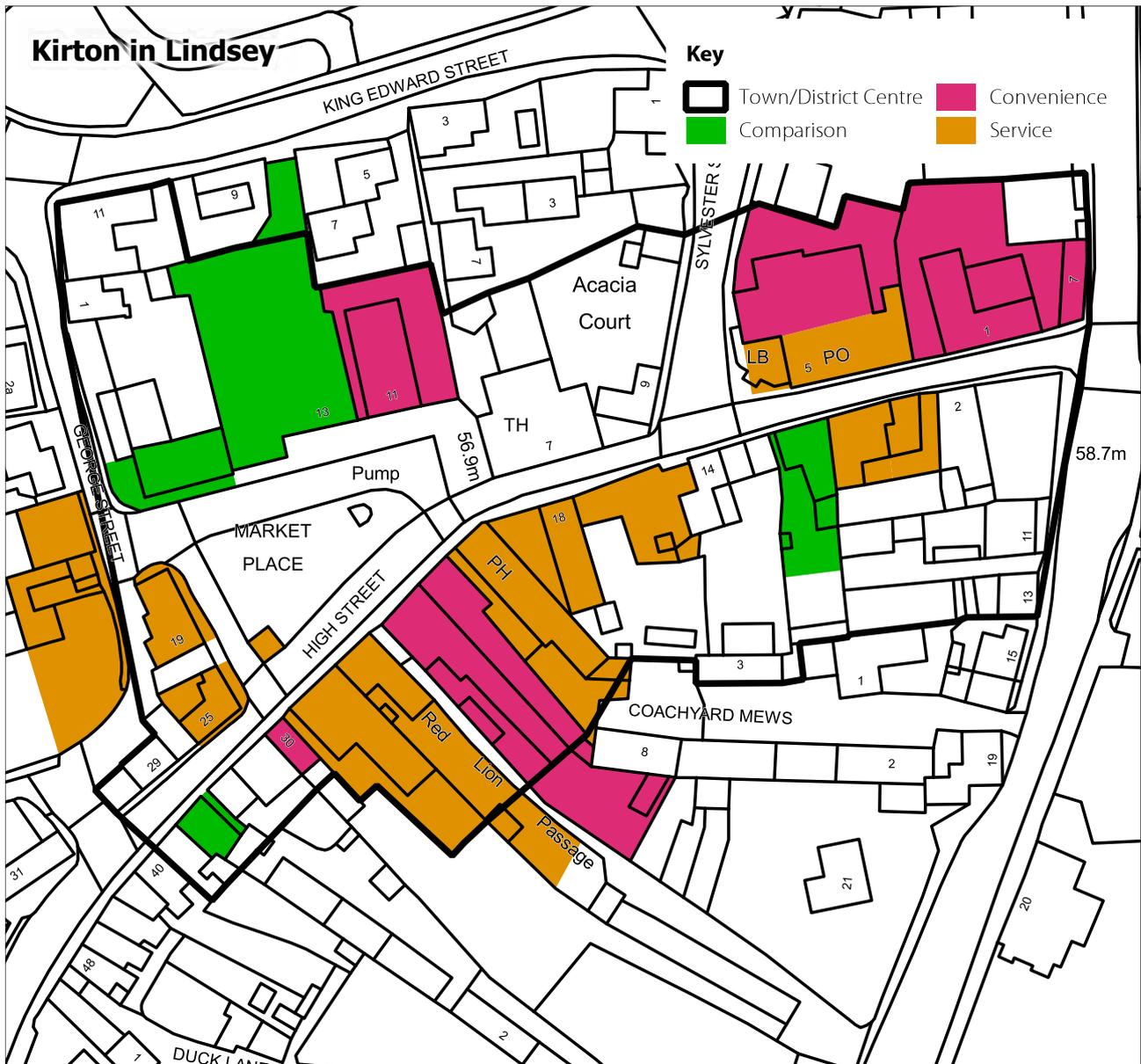
Breakdown of units by use class

- 10.3 The number of properties within the retail centre boundary is 33, which is the same as the 2012 survey. The distribution of units in each use class in Kirton's retail centre boundary can be seen in the chart below.

Mix of Land Use by number of units



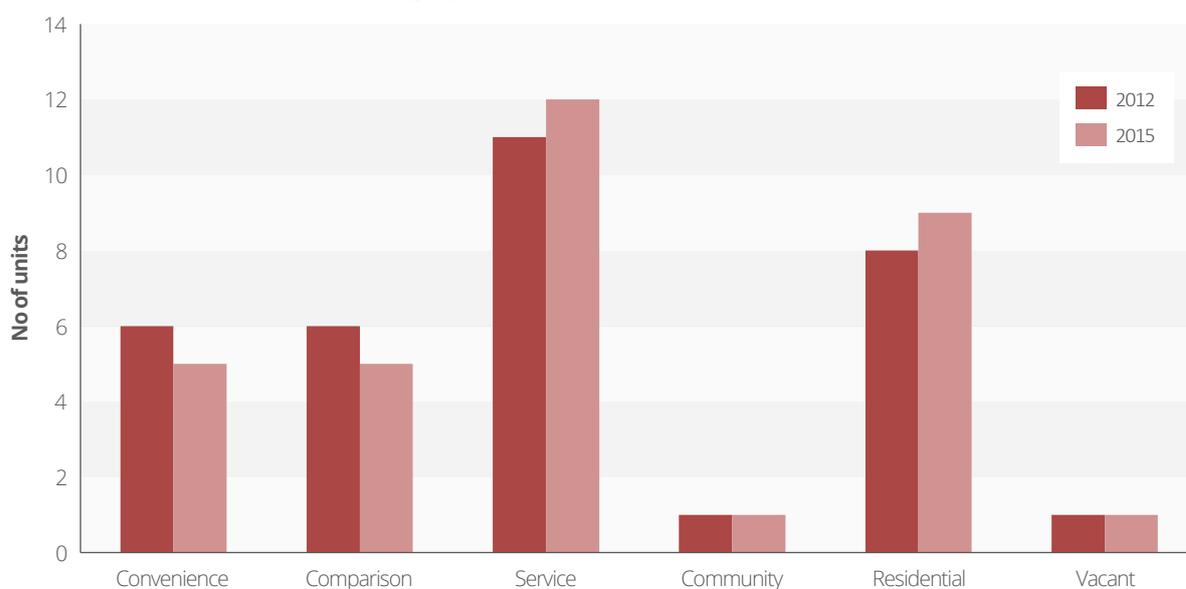
- 10.4 Of the units within the retail centre boundary, 14 (42.4%) are A1 use, with 9 units (27.3%) C3 use. There has been an increase of one unit in C3 use following the change of use of a craft shop to a house.
- 10.5 This equates to an increase of 3.0 percentage points in C3 use in the period between 2012 and 2015 and has had a corresponding effect on the number of A1 use class units, reducing the number from 15 in 2012 to 14 in 2015.



Breakdown of units by retail category

10.6 The composition of the units in the retail centre boundary in Kirton has remained generally stable since the Retail Survey 2012, with a mixture of Convenience, Comparison, Service and Community units. There are also a number of residential units, this number rising to 9 (27.3% of all units) since the last survey.

Breakdown of units by retail category



10.7 There are 12 Service units accounting for the majority of the retail provision (36.4%), followed by Convenience and Comparison units (both with five units) making up the second highest proportion (15.2%).

10.8 However, there has been a decrease of one unit in the number of both Convenience and Comparison use units over the period due to the change of use of a shop to a dwelling and a unit becoming vacant.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	1	3.0	1	3.0	0.0
A4 - Drinking Establishments	1	3.0	1	3.0	0.0
A5 - Hot Food Takeaway	2	6.1	2	6.1	0.0
D2	1	3.0	1	3.0	0.0
Total	5	15.2	5	15.2	0.0

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

10.9 The retail centre has five (15.2%) of its units providing a night-time economy, which is the same as that seen in 2012. One of these, Kirton Town Hall, is classed as a Community building. However, it includes a function room which is open in the evenings and weekends.

Property Appearance

10.10 Kirton scores well with regard to the physical appearance of the properties surveyed. Within the retail centre 54.5% are classed as 'Good' or 'Very Good'. Less than a quarter of all properties surveyed are classed as being 'Poor' or 'Very Poor'.

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	3	5	7	14	4
%	9.1%	15.2%	21.2%	42.4%	12.1%

Vacant Units

10.11 There was only one vacant unit within the retail boundary, accounting for 3% of the total units, the same number as recorded in the 2012 Retail Survey. The vacant unit was previously occupied as a greengrocer according to the last survey.

10.12 The vacant unit recorded in the 2012 survey has now reopened as a hairdresser.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	1	0	0	0	0
%	3.0%	0.0%	0.0%	0.0%	0.0%

10.13 The condition of the vacant unit is classed as in 'Very Poor' condition, despite the fact that the property was occupied when the 2012 Retail Survey was conducted.

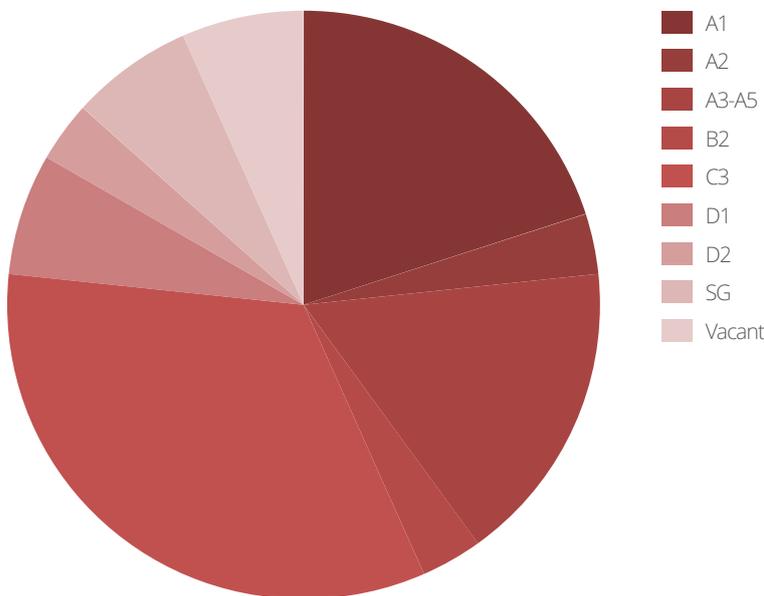
11 Winterton

- 11.1 Winterton is situated in Burton upon Stather and Winterton ward, east of the A1077 to the north of Scunthorpe. It has a parish population of approximately 4,906 (ONS MYE 2014) and a total of 2,093 dwellings (Census 2011).
- 11.2 Winterton is classed as a Market Town and is an important service centre, but due to fewer services and retail provision is considered to be a district centre. The principal shopping area in Winterton is located along High Street, Market Street and King Street. It is within a conservation area and comprises of a number of listed buildings. It is the smallest retail centre of all the centres surveyed and takes an unusual dispersed form.

Breakdown of units by use class

- 11.3 The number of properties within the retail centre boundary is 30, which is the same as the 2012 survey. The distribution of units in each use class in Winterton's retail centre boundary can be seen in chart below.

Mix of Land Use by number of units



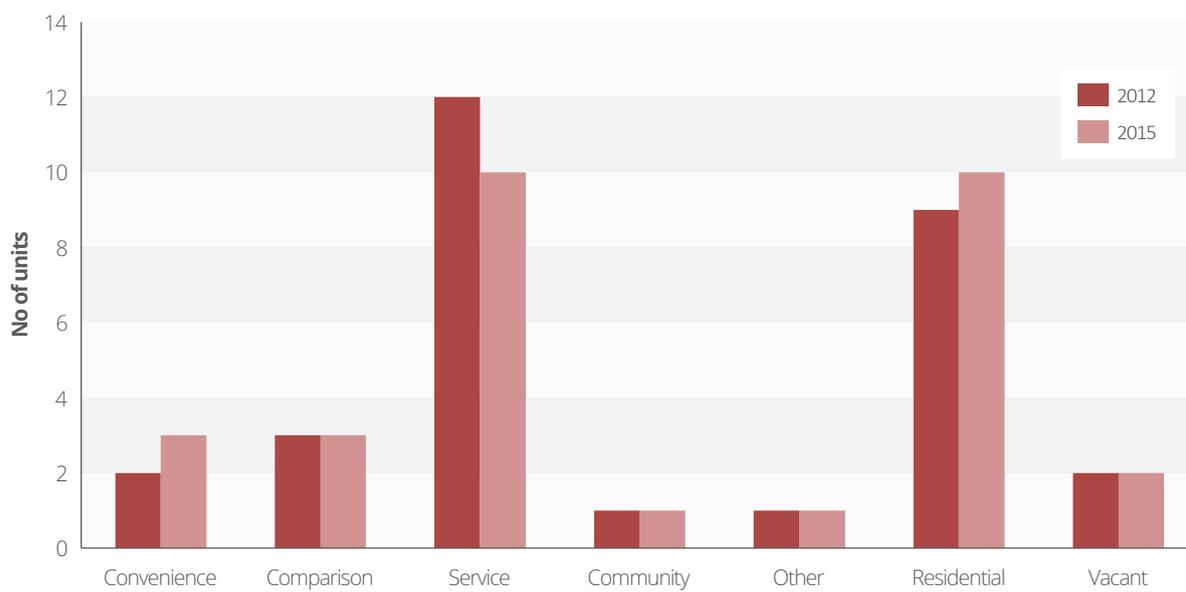
- 11.4 Of the units within the retail centre boundary, 10 (33.3%) are C3 use, with 6 (20.0%) A1 use. There has been an increase of one unit in C3 uses, which equates to an increase of 3.3 percentage points in the period between 2012 and 2015. This is due to a vacant unit now occupied and being classed as a residential unit.
- 11.5 A4 use has reduced from three units to two units since 2012. This was the result of a change of use of the former Cross Keys public house to a Tesco Express, which may be a reflection of the current economic climate.



Breakdown of units by retail category

11.6 The composition of the units in the retail centre boundary in Winterton has remained generally stable since the Retail Survey 2012, with a mixture of Convenience, Comparison, Service and Community units. There are a number of residential units that have increased to 10 (33.3% of all units) since the last survey.

Breakdown of units by retail category



11.7 There are 10 Service units accounting for the majority of the retail provision (33.3%), with Convenience and Comparison units (both with 3 units) making up the second highest proportion (10.0%).

11.8 However, there has been a significant decrease (-6.7 percentage points) in the number of Service uses over the period due to the change of use of a public house and a unit becoming vacant.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	0	0.0	0	0.0	0.0
A4 - Drinking Establishments	3	10.0	2	6.7	3.3-
A5 - Hot Food Takeaway	3	10.0	3	10.0	0.0
Total	6	20.0	5	16.7	3.3-

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

11.9 The retail centre has five (16.7%) of its units providing a night-time economy, a decrease from the six (20.0%) seen in 2012. This is due to the change of use of the Cross Keys Public House in the retail centre.

Property Appearance

11.10 Winterton scores very well with regard to the physical appearance of the properties surveyed. Within the retail centre the majority (66.7%) are classed as 'Good' or 'Very Good' and, of those, 12 units (40.0%) are classed as 'Very Good'. Only 10.0% of properties surveyed are classed as being 'Poor' or 'Very Poor'.

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	2	1	7	8	12
%	6.7%	3.3%	23.3%	26.7%	40.0%

Vacant Units

11.11 There are two vacant units within the retail boundary, accounting for 6.7% of the total units, the same as the 2012 survey. Of the two vacant units, one was also vacant in 2012, according to the Retail Survey 2012.

11.12 The vacant unit that was trading in 2012 was a Barbers, categorised as Service and use class A1.

11.13 Of the two units that were vacant (according to the 2012 survey), one is now in use and classed as a C3 unit due to the vacant unit being turned into a residential property.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	2	0	0	0	0
%	6.7%	0%	0%	0%	0%

11.14 The two vacant units are classed as 'Very Poor' condition, despite the fact that one of these properties was occupied in the 2012 Retail Survey.

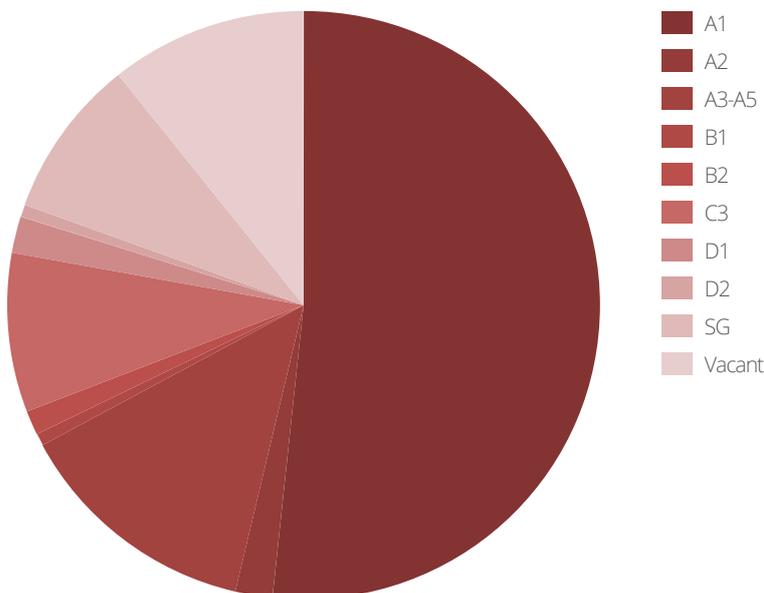
12 Ashby High Street

12.1 Ashby district shopping centre is a linear retail centre located predominantly along Ashby High Street. It is situated in Ashby ward within the Scunthorpe and Bottesford urban area. It has a ward population of approximately 12,811 (ONS MYE 2014) and a total of 5,306 dwellings (Census 2011).

Breakdown of units by use class

12.2 The number of properties within the retail centre boundary is 149, which is a reduction of two units since the 2012 survey as a result of the demolition of a vacant unit and the conversion of two units into one. The distribution of units in each use class in Ashby's retail centre boundary can be seen in the chart below.

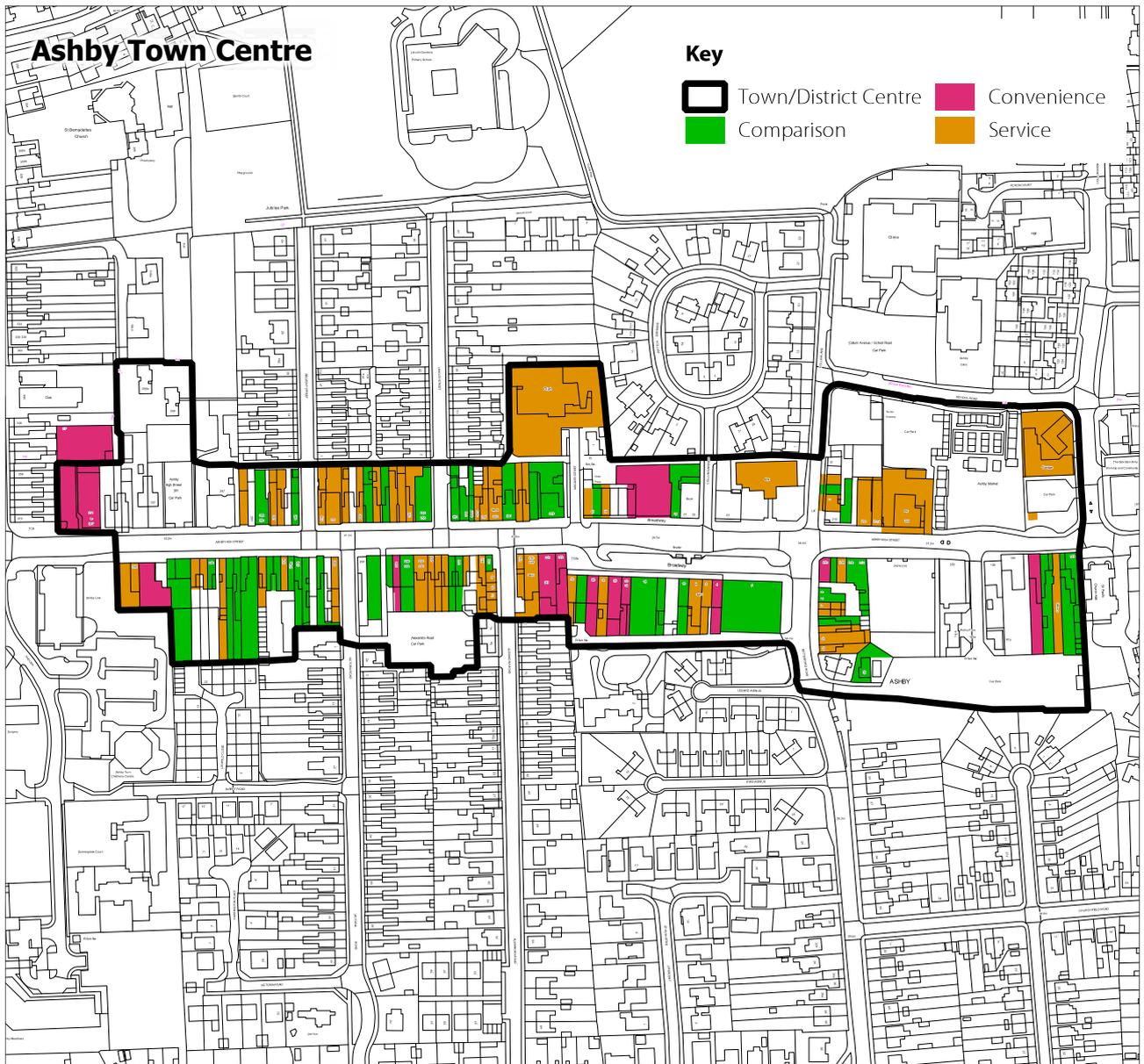
Mix of Land Use by number of units



12.3 Of the units within the retail centre boundary, 77 (51.7%) are A1 use, with 13 units each (8.7%) for C3 and Sui Generis use. There has been an increase of three units in A1 uses, which equates to an increase of 2.7 percentage points in the period between 2012 and 2015.

12.4 A2 use units have reduced from six units to three units. This fall is the result of the closure of three banks (Yorkshire Bank and two branches of Santander), leaving Ashby High Street district shopping centre with only one bank, Lloyds Bank.

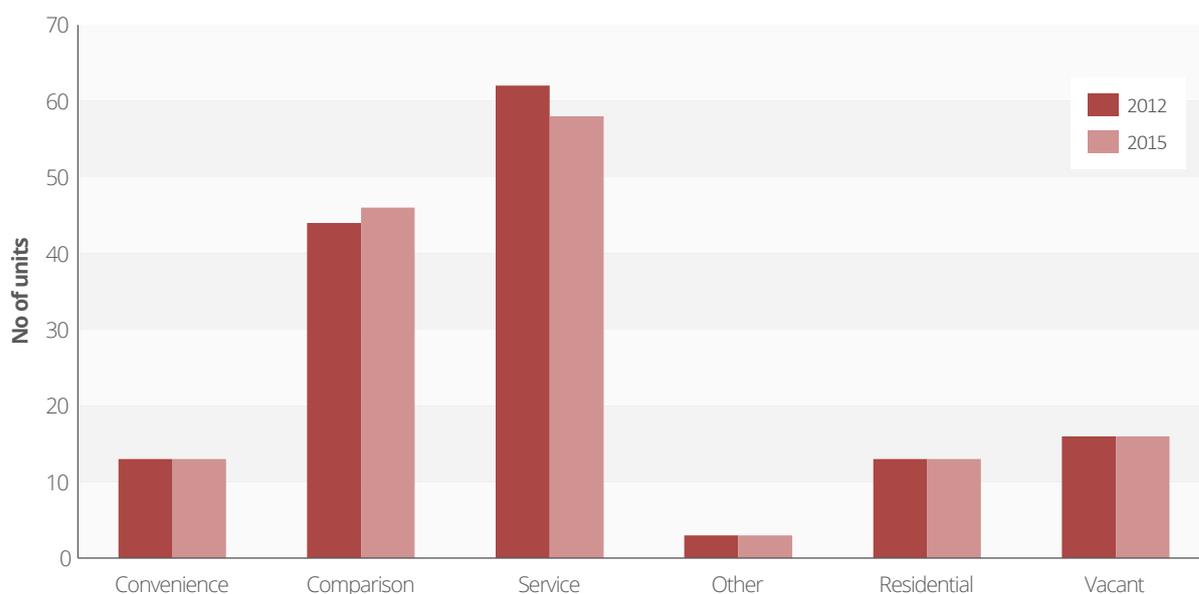
12.5 A3 use has reduced by two units to seven since 2012 following the closure of a restaurant and a café, with both units now vacant.



Breakdown of units by retail category

12.6 The composition of the units in the retail centre boundary in Ashby High Street has remained generally stable since the Retail Survey 2012, with a mixture of Convenience, Comparison and Service units. There are also a number of residential units, which have remained at 13 (8.7% of all units) since the last survey.

Breakdown of units by retail category



12.7 Despite a decrease (-2.1 percentage points) in the number of Service units over the period, the 58 Service units account for the majority of the retail provision (38.9%), followed by Comparison (30.9%) and Convenience (8.7%) units. Comparison units have seen a small increase since 2012 (1.7 percentage points) as a result of previously vacant units coming back into use.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	5	3.3	4	2.7	-0.6
A4 - Drinking Establishments	3	2.0	3	2.0	0
A5 - Hot Food Takeaway	9	6.0	10	6.7	0.7
D2 - Assembly & Leisure	1	0.7	1	0.7	0
SG - Sui Generis	1	0.7	1	0.7	0
Total	19	12.6	19	12.8	0.1

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

12.8 The retail centre has 19 units (12.8%) providing a night-time economy, which is equal to the number of units seen in 2012. There has been a decline in the number of A3 units due to the closure of a restaurant, but an increase in A5 units as a result of the opening of a new takeaway.

Property Appearance

- 12.9 Ashby High Street scores very well with regard to the physical appearance of the properties surveyed. Within the retail centre 63.1% are classed as 'Good' or 'Very Good'. This compares to 16.1% of properties surveyed classed as being 'Poor' or 'Very Poor'.

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	7	17	31	62	32
%	4.7%	11.4%	20.8%	41.6%	21.5%

Vacant Units

- 12.10 There are 16 vacant units within the retail centre boundary, accounting for 10.7% of the total units, the same figure reported during the 2012 survey. Of the 16 units now vacant, four were also vacant according to the 2012 survey.
- 12.11 Of the 16 units vacant in 2015, twelve were trading in 2012. Seven of those were categorised as Service Use and five as Comparison Use. The use class of the units was six A1, two A2, two A3, one B2 and one D1.
- 12.12 There were 16 units reported vacant during the 2012 survey. Four of those are still vacant, one combined with a neighbouring unit to form a larger establishment and one has been demolished. The remaining ten units that were vacant in 2012 are now trading, eight as A1 use class, one as A5 use class and one as B1 use class. The main retail category of the newly occupied units is Comparison, with seven units.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	3	4	5	3	1
%	19%	25%	31%	19%	6%

- 12.13 The condition of the vacant units in Ashby High Street are predominantly in a poor state, with 44% in 'Poor' or 'Very Poor' condition, compared to 25% assessed as 'Good' or 'Very Good'. Of the three units classed as in 'Very Poor' condition, all were trading when the 2012 survey was conducted.

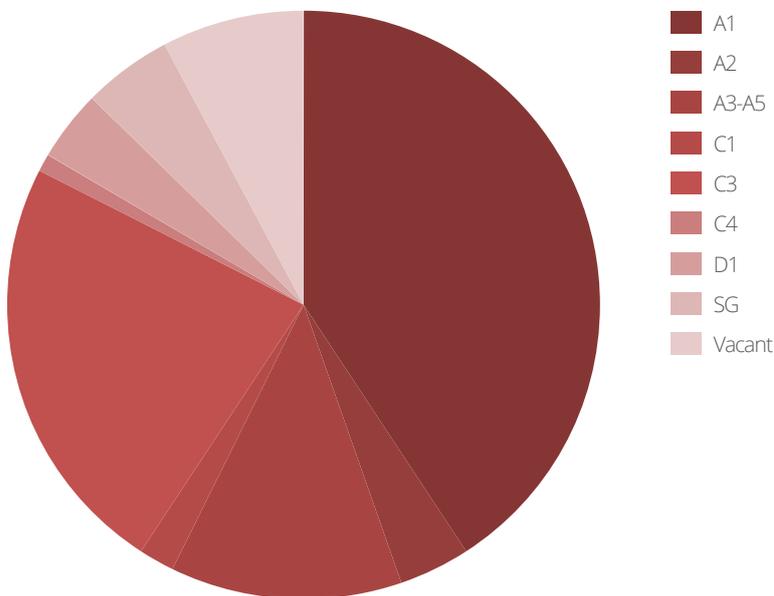
13 Frodingham Road

- 13.1 Frodingham Road district shopping centre is a linear retail centre extending along Frodingham Road to the north of the High Street and Doncaster Road in Scunthorpe. The majority of the retail centre is situated in Crosby and Park ward (partly also within Town ward) within the Scunthorpe and Bottesford urban area. Crosby and Park has a ward population of approximately 13,836 (ONS MYE 2014) and a total of 5,361 dwellings (Census 2011).
- 13.2 Frodingham Road largely serves the needs of residents in the Crosby area. The district centre is characterised by a unique variety of worldwide restaurants and shops.

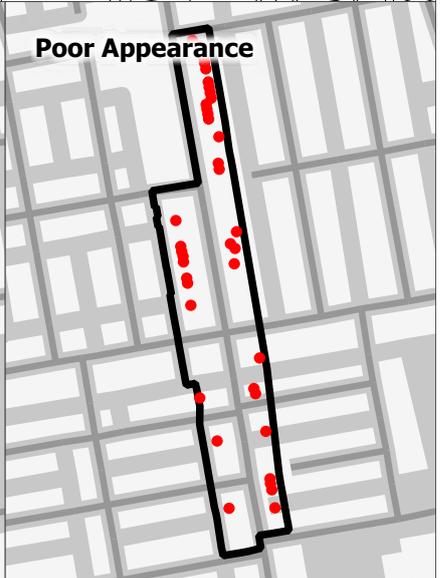
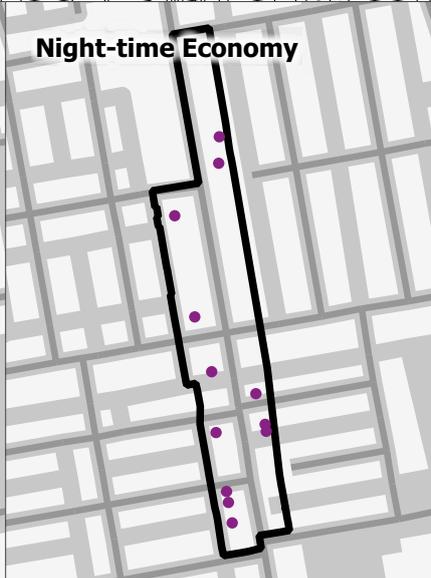
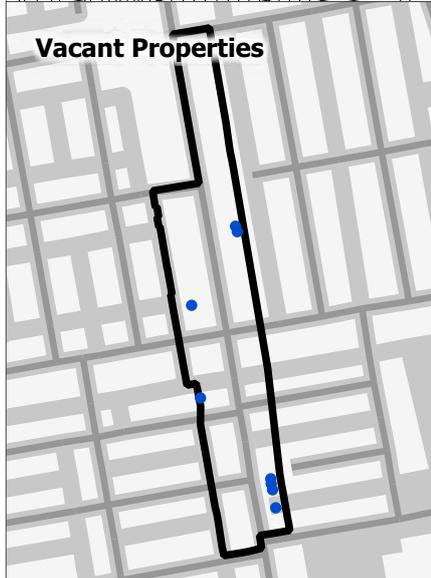
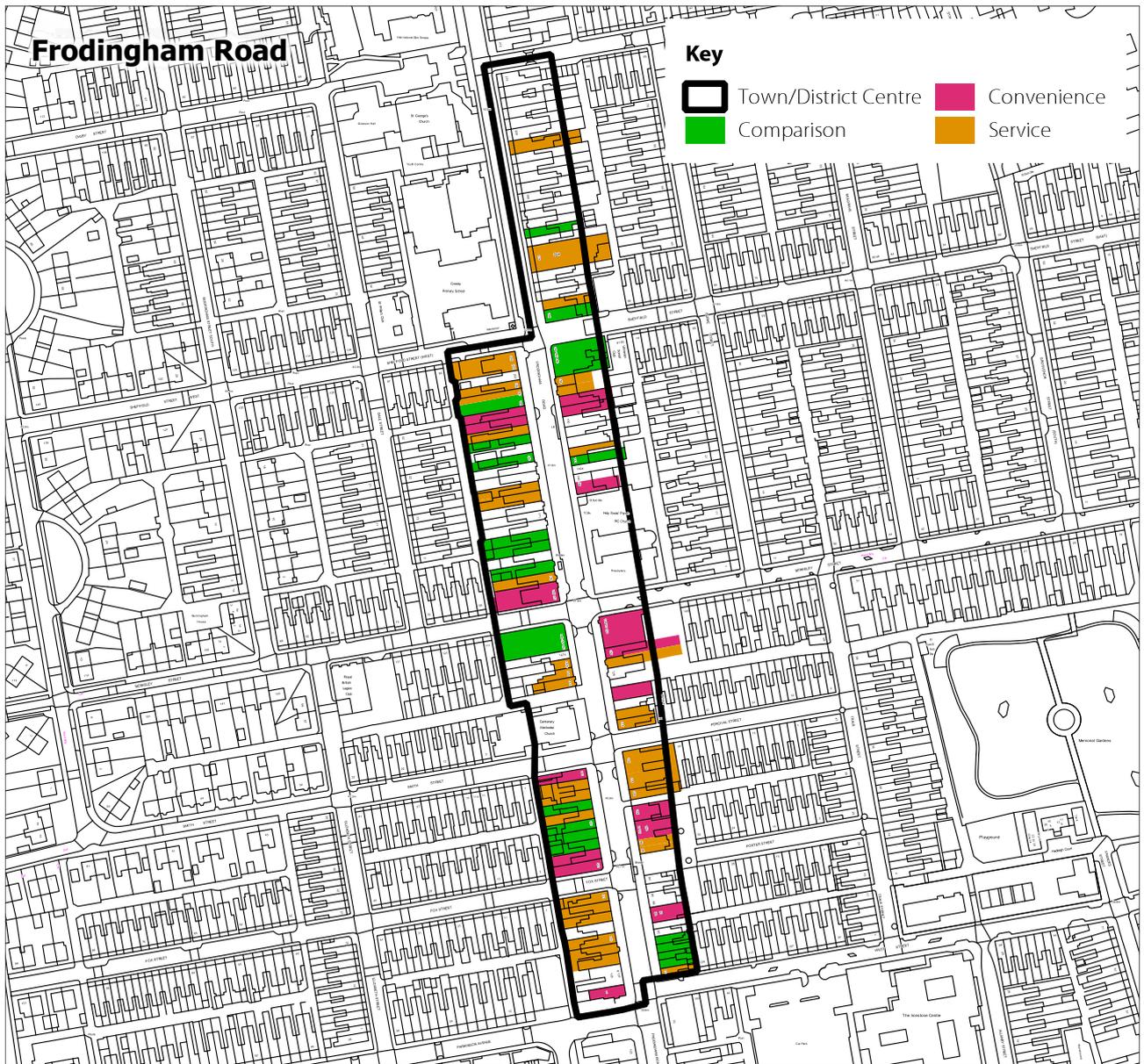
Breakdown of units by use class

- 13.3 The number of properties within the retail centre boundary is 103, which is the same result as the 2012 survey. The distribution of units in each use class in Frodingham Road's retail centre boundary can be seen in the chart below.

Mix of Land Use by number of units



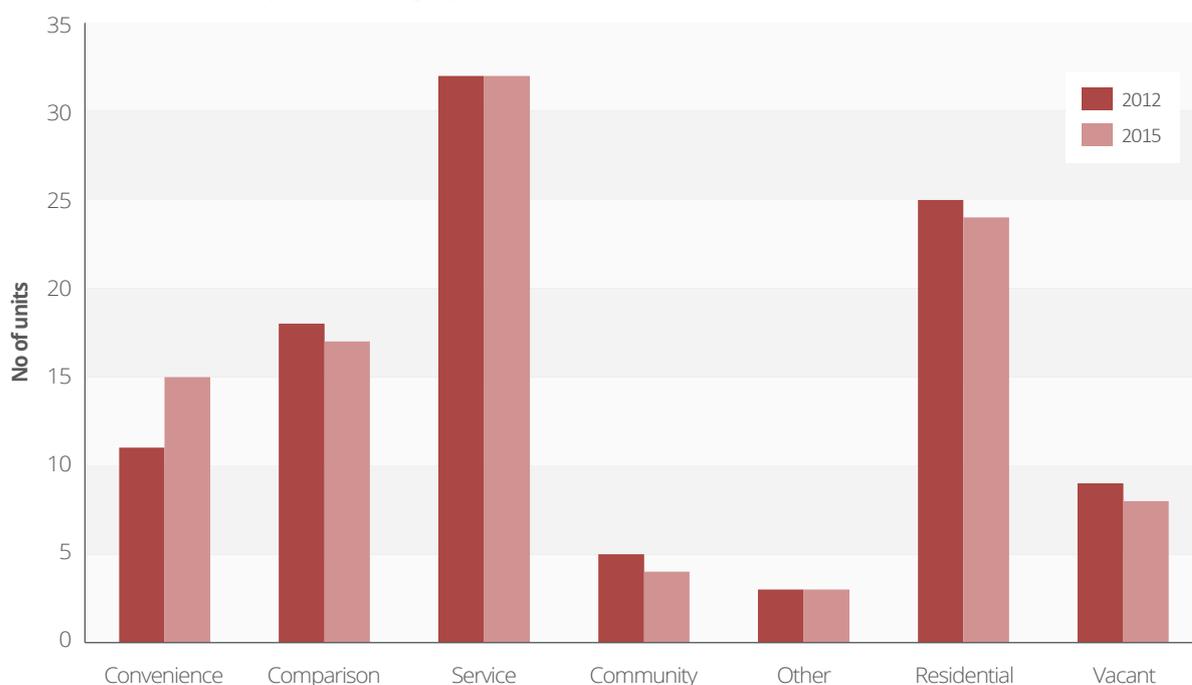
- 13.4 Of the units within the retail centre boundary, 42 (40.8%) are A1 use, with 24 units (23.3%) C3 and 13 (12.6%) A3-A5 use. There has been an increase of three units in A1 uses, which equates to an increase of 2.9 percentage points in the period between 2012 and 2015.
- 13.5 There has been a reduction by one unit each in A2, A3 and D1 uses since 2012. This was due to the change of use of one unit and two units becoming vacant.



Breakdown of units by retail category

13.6 The composition of the units in the retail centre boundary in Frodingham Road has remained generally stable since the Retail Survey 2012, with Service units dominating the retail mix. There are also a large number of residential units (24), accounting for 23.3% of all units.

Breakdown of units by retail category



13.7 Despite the number of Service units remaining the same (32 units) over the period, they account for the majority of the retail provision (31.1%). Convenience units have seen a significant increase (3.9 percentage points) and Comparison units have seen a small decrease (1.0 percentage points) since 2012. This has seen the gap between Convenience and Comparison units decrease from nearly 7% to 2%.

Night-time economy

Classification	Number of Units 2012	%	Number of Units 2015	%	% +/-
A3 - Restaurants & Cafes	5	4.9	4	3.9	1.0-
A4 - Drinking Establishments	1	1.0	1	1.0	0.0
A5 - Hot Food Takeaway	8	7.8	8	7.8	0.0
Total	14	13.6	13	12.6	1.0

Note - Night-time economy (Bars, Restaurants, Café Bars, Takeaways, Cinema, Theatre etc.)

13.8 The retail centre has 13 units (12.6%) providing a night-time economy, which is a decrease of one unit since 2012. This is due to a reduction in the number of A3 units as a result of a restaurant becoming vacant.

Property Appearance

- 13.9 The physical appearance of the properties surveyed on Frodingham Road is of average quality, with the highest score ranging from 'Fair' to 'Poor' (53.4%). This is similar to the result in the 2012 survey.

Physical Appearance of the properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	12	28	27	20	16
%	11.7%	27.2%	26.2%	19.4%	15.5%

Vacant Units

- 13.10 There are eight vacant units within the retail centre boundary, which accounts for 7.8% of the total units. This is one less than the nine units reported vacant when it was last surveyed in 2012. Of the eight units now vacant, four were also vacant according to the 2012 survey.
- 13.11 Of the eight units vacant in 2015, four units were trading in 2012. These were one each of the categories Comparison, Convenience, Service and Other. The use class of the units was two A1, one A3 and one D1.
- 13.12 There were nine units reported vacant in 2012 survey. Four of those are still vacant, three are now A1 use class (trading as convenience stores), and two are Sui Generis. The main retail category of the newly occupied units is Comparison, with three units.

Physical Appearance of Vacant Properties					
	Very Poor	Poor	Fair	Good	Very Good
Count	4	3	1	0	0
%	50%	38%	13%	0%	0%

- 13.13 The condition of the vacant units in Frodingham Road are predominantly in a very poor state, with 88% in 'Poor' or 'Very Poor' condition. There are no vacant units assessed as 'Good' or 'Very Good'. All four of the units classed as in 'Very Poor' condition were also vacant during the 2012 survey.

Appendix

Glossary of Terms

Convenience	These are everyday essential items, including food and groceries, alcoholic and non-alcoholic drinks, newspapers/magazines and confectionery and tobacco.
Comparison	These include non-food retail goods, such as clothing, footwear, household and recreational goods sold in town centres. These are usually not obtained on a frequent basis.
Service	Commercial non-retail uses in a shopping centre, such as banks, building societies, estate agents, travel agents, cafes, restaurants, hot food take-aways, hairdressers and public houses.
Other	This category is for uses that do not fall into the three other main categories within a retail centre, such as offices and healthcare facilities etc.
A1	Shops: The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).
A2	Financial and Professional Services: Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).
A3	Restaurants and Cafés: i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises.
A4	Drinking Establishments: Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).
A5	Hot Food Take-away: i.e. premises where the primary purpose is the sale of hot food to take-away.
B1	Business: a) Offices, other than a use within Class A2 (Financial Services), b) Research and development of products or processes, c) Light industry.
B2	General Industrial: use for the carrying out of an industrial process.
C1	Hotels: Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.

- C2** Residential Institutions: Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).
- C3** Dwelling Houses: Use as a Dwelling House (whether or not as a sole or a main residence), a) by a single person or people living together as a family, or b) by not more than six residents living together as a single household (including a household where care is provided for residents).
- D1** Non-residential Institutions: Clinics & Health Centres, Crèches, Day Nurseries & Day Centres, Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Court, Non-Residential Education & Training Centres. Places of Worship, Religious Instruction & Church Halls.
- D2** Assembly and Leisure: Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.
- Sui-generis (SG)** Where uses do not fall within the four main use classes they are classified as sui-generis. Includes: Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms. This list is not exhaustive.

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