

SHOPPING FLOORSPACE IN DARLINGTON: STATISTICAL UPDATE TO DARLINGTON RETAIL STUDY 2008

This note updates some of the base information on shopping floorspace contained in the Darlington Retail Study 2008. The Council will try to keep the note up-to-date but cannot take responsibility for errors or omissions.

1. CURRENT PROVISION

1.1 The table below shows the scale, and broad distribution and type, of class A1 shop floorspace within Darlington Borough according to the most recent Council section surveys. It updates Table 2.1 of the 2008 Study which contained estimates at August 2008 (but see note 5 to the table). Property-level floorspace data comes from a variety of sources: planning permissions, agents' particulars and scale maps.

Shop Floorspace (Use Class A1) in Darlington Borough, June 2011

Location	Convenience		Comparison		A1 services		Other A1		Vacant A1		Total A1	
	no	sqm	no	sqm	no	sqm	no	sqm	no	sqm	no	sqm
Town centre: shops	25	5,700	200	80,600	61	6,500	0	0	40	7,600	326	100,400
Town centre: cov'd market stalls	11	400	19	500	1	*	0	0	7	200	38	1,100
Town centre fringe areas	9	900	49	7,700	20	1,900	4	1,100	22	2,800	104	14,400
District centre: Cockerton	10	2,300	16	1,100	10	700	1	100	1	100	38	4,300
District centre: North Rd	6	8,200	24	5,700	4	300	2	200	2	100	38	14,500
Local centre: Mowden	2	500	2	300	3	200	0	0	0	0	7	1,000
Local centre: Neasham Rd	2	1,400	1	4,200	0	0	0	0	1	400	4	6,000
Local centre: Whinfield	2	5,300	0	0	1	100	0	0	0	0	3	5,400
Local centre: Yarm Road	4	4,000	1	100	1	100	0	0	0	0	6	4,200
Local centre: West Park	1	400	1	100	1	200	0	0	0	0	3	700
Local centre: Middleton St Geo.	2	300	2	200	2	200	0	0	0	0	6	700
Morton Park	1	7,900	11	8,500	2	200	0	0	1	100	15	16,700
Darlington Retail Park	0	0	11	17,600	0	0	0	0	0	0	11	17,600
Haughton Rd/Blackett Rd	1	1,100	1	2,400	0	0	0	0	0	0	2	3,500
Victoria Road	1	6,100	0	0	0	0	0	0	0	0	1	6,100
Russell Street	0	0	3	3,500	0	0	0	0	2	2,300	5	5,800
John Street/Leadenhall St	0	0	3	3,600	0	0	0	0	0	0	3	3,600
Meynell Road	0	0	3	5,800	0	0	0	0	0	0	3	5,800
Valley Street North	0	0	3	3,300	1	*	0	0	1	300	5	3,700
Local shops	77	10,000	49	7,200	58	4,000	0	0	22	1,900	206	23,100
Ancillary locations	18	1,000	6	900	0	0	1	2,200	1	100	26	4,200
TOTAL BOROUGH	172	55,400	405	153,400	165	14,400	8	3,600	100	15,800	850	242,600

Notes:

1. Based on DBC planning surveys in June 2011.

2. Areas are gross floorspace, rounded to nearest 100 sqm; totals may not sum as a result; * indicates less than 50 sqm.

3. The boundaries of the town, district and local centres and fringe areas are as defined in the Borough of Darlington Local Plan, plus the additional local centres designated in the Darlington Core Strategy, adopted May 2011.

4. The split between convenience and comparison floorspace needs to be treated with caution as floorspace in 'food' superstores and supermarkets is all allocated here to 'convenience' whereas in reality much is given over to the sale of comparison goods.

5. The figures for 'local shops' published in the DRS dated not from August 2008, as implied (and as was the case for all other location categories), but from August 2007.

2. MAIN CHANGES SINCE THE 2008 STUDY

2.1 The Borough's **total stock** of class A1 shop gross floorspace (occupied plus vacant) has fallen by 2,200 sqm, to 242,600sqm, and the number of units from 912 to 850. The 'local shops' category shows by far the greatest change, a loss of 4,100sqm and 40 units (*after* allowing from the change in designation of the shops at Middleton St George), albeit (see note 5 above) that that decline has been over four years not three. Town centre shop units have fallen in number (by 13) since 2008 but gross floorspace has marginally increased (+400 sqm). The increase in floorspace at Darlington Retail Park (+1,000sqm) is partly due to the extension of a mezzanine floor in one of units and partly to a previous mezzanine construction going unrecorded as planning permission was not required for it.

2.2 There has been a significant increase in the level of A1 **vacancies** in the Borough, reflecting at least in part the national economic downturn which set in from mid-2008. The impact has been particularly noticeable in the comparison goods sector. Overall, vacant floorspace has increased from 5.5% of the Borough's stock to 6.5% (by 2,400 sqm to almost 16,000 sqm) but the comparison goods sector has seen a decline of 4,100 sqm of occupied space and 33 units. The town centre has a significantly greater-than-Borough average vacancy rate of 7.7% of A1

floorspace; its vacant stock of 7,600sqm accounts for nearly half (49%) of the Borough's entire vacant floorspace.

- 2.3 Other **significant changes** in floorspace provision since 2008 and reflected in the table above have been relatively few, as follows:

Shifts between comparison and convenience floorspace categories:

<i>Location</i>	<i>Convenience</i>	<i>Comparison</i>
Town centre	Cornmill/Tubwell Row: Tesco Express (400 sqm) opened in former comparison goods units, Nov 2008. Included in the 2008 DRS as a commitment.	-

Additions to floorspace:

<i>Location</i>	<i>Convenience</i>	<i>Comparison</i>
Town centre fringe areas	61-63 Duke Street: Sainsbury's Local convenience store (266 sqm) opened in former estate agents' office, Feb 2010. Not included in the 2008 DRS.	-
Local shops	Haughton Road PFS: Mace convenience store (estimated 415sqm, including a coffee shop area; unauthorised - planning permission exists for just 100 sqm A1/A5 shop and a 100 sqm A3 coffee bar). Opened June 2009. Not included in the 2008 DRS.	-
Out of centre: Darlington Retail Park	-	Currys, Darlington Retail Park: floorspace figure revised upwards to reflect installation of part-mezzanine (401sqm) prior to PP being needed, and additional part-mezzanine (602sqm) under PP 10/00180/FUL. Store rebranded Currys/PC World after the work in early 2011. Neither mezzanine included in 2008 DRS.

3. PIPELINE COMMITMENTS

- 3.1 The main retail planning commitments which postdate the 2008 Study and so are not included in it are as follows.

<i>Location</i>	<i>Convenience</i>	<i>Comparison</i>
Edge-of-centre	See right.	Sainsbury's, Victoria Road: planning permission granted on appeal 23 May 2011 (09/00775/FUL; PINS ref. APP/N1350/A/10/2138408) for alterations & extension and erection of filling station. Increase in store gross floorspace by 5,033sqm (to 11,117 sqm), plus 178sqm gross sales at PFS. Mainly to allow a greater sale of comparison goods: compn goods sales area 'not to exceed' 2,232sqm (of permitted net floorspace of 5,617sqm), of which 'no more than 842sqm' to be for the sale of clothing.
Local centre	-	Neasham Road local centre: five small new units for use within classes A1, A2 or A5. The units would range from 46.5 sqm to 92.9 sqm; total = 334 sqm. PP 10/00358/FUL 23 July 2010.
Local shops	Lingfield Point: mixed use regeneration scheme including local retail facilities of up to 2,700 sqm (total of class A1-A5 uses); largest unit to be a convenience store of no more than 1,000 sqm. DBC minded to grant PP 08/00638/OUT 29 July 2009; subject to S106 agreement.	-

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