

2017
Employment Land Availability Study
1st April 2016 - 31st March 2017



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Section One

Introduction

This document has been prepared by the Planning Policy Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 158 of the NPPF requires local authorities to 'ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area... and that they take full account of relevant market and economic signals.'

Table 5 (p.113) of the Newark and Sherwood Local Development Framework Core Strategy Development Plan Document (DPD) sets out the District's employment land requirements for the plan period 2006 - 2026. The purpose of this report is to demonstrate the Council's position at 31/03/2017 and to provide monitoring data of employment land delivery in all areas of the District.

Employment land availability has been monitored for the period 1st April 2016—31st March 2017 to identify a supply of deliverable sites, and the data gathered has been used to produce this Report. Detailed monitoring has been carried out this year and some data has been verified to ensure its accuracy. Comparison data in this report has been recorded from 1st April 2006 to provide information from the start of the plan period (2006).

Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, although no guarantee is given that it is entirely free of errors.

The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific employment proposal, as this would be dependant upon consideration of any planning application and its particular characteristics at the time.

Data Sources

Data in this document is sourced from Newark and Sherwood District Council planning and building control records using Uniform systems.

Additional commencement and completion data has been provided by Approved Inspectors.

This report is available to view online at www.newark-sherwood-dc.gov.uk/planningpolicy should you require a written copy please contact the Planning Policy Business Unit at the address below: This document can be made available in other forms upon request.

Planning Policy Business Unit

Castle House

Great North Road

Newark

Notts NG24 1BY

E-mail: planningpolicy@nsdc.info

TEL: 01636 655862

Employment Land Requirement

Figure 1: Employment Land Provision and Distribution 2006 - 2026 (Extracted from the Core Strategy DPD Adopted March 2011– Page 113 Section D Housing and Employment Figures)

	Newark Area	Sherwood Area	Southwell Area	Mansfield Fringe Area	Nottingham Fringe Area	Total for District
Land developed 2006—2009	25.27	5.23	0.20	1.51	-	32.21
Land with Planning Permission (31/03/2009)	44.70	23.87	1.41	12.84*	0.11	82.93
Employment Land Need - New Allocations	80 –87	0	6-7	10-11	Up to 1.00	97-106
Total Employment Land Provided For	150 - 157	29	7-8	24-25	1	211-220 hectares

*This figure reflects the permission at Clipstone Drive, Clipstone whereby outline planning permission (reference 08/01905/OUTM) was granted, superseding a previous permission (Reference 02/02296/RMAM) and resulting in a reduction 18.66 hectares of land with planning

Employment Land Commitments at 01/04/2017

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	55.27
Rural South Sub - Area (2)	0.83
Rural North Sub - Area (3)	1.69
Southwell Area	0.56
Nottingham Fringe Area	0.00
Sherwood Area	8.01
Mansfield Fringe Area	1.30
Total Hectares	67.66

Figure 2 show the hectares of land by plan area with extant planning permission for employment use. Permissions included are for B1,B2 and B8 use with outline or detailed permission at 01/04/2017.

Section Two

Figure 3: Employment Land Provision at 01/04/2017. Figure 2 shows a summary of employment land provision for B class uses only. Later sections in this document give more detailed analysis of how these figures have been calculated.

Hectares (H/a) of Land Completed	Newark Area			Southwell Area	Nottingham Fringe Area	Sherwood Area	Mansfield Fringe Area	Total for District
	Newark & Rural South Sub Area (1)	Collingham Sub Area (2)	Rural North Sub Area (3)					
01/04/06 - 31/03/07	20.61	0	0.01	0.2	0	3.23	0.11	24.16
01/04/07 - 31/03/08	3.34	0	0	0	0	1.7	1.13	6.17
01/04/08 - 31/03/09	0	0	1.31	0	0	0.3	0.37	1.98
01/04/09 - 31/03/10	1.58	0	0	0	0	2.04	0.5	4.12
01/04/10 - 31/03/11	0	1.35	0.34	0	0	0	0	1.69
01/04/11 - 31/03/12	1.67	2	1.78	2.07	0.11	4.81	0.84	13.28
01/04/12 - 31/03/13	0.02	0	0	0.02	0	0.49	0.38	0.91
01/04/13 - 31/03/14	0.01	0	5.25	0.77	0	0.3	0.1	6.43
01/04/14 - 31/03/15	1.76	0.01	0.19	0.47	0	1.77	0	4.2
01/04/15 - 31/03/16	0.4	0	0	0.4	0	2	0.3	3.1
01/04/16 - 31/03/17	1.73	0	0.9	0.03	0.01	4.08	0.33	7.08
H/a of Land Completed 01/04/06 - 31/03/17	31.12	3.36	9.78	3.96	0.12	20.72	4.06	73.12
H/a of land with outline permission	50	0.75	0	0	0	0	0.15	50.9
H/a of land with detailed planning permission	5.27	0.08	1.69	0.56	0	8.01	1.15	16.76
H/a of land under construction	5.16	0.08	0	0.56	0	2.87	0.19	8.86
H/a of land with no start	50.11	0.75	1.69	0	0	5.14	1.11	58.8
H/a of commitments at 01/04/2017	55.27	0.83	1.69	0.56	0	8.01	1.3	67.66
Available employment land in a designated employment area	31.48	0	0	0	0	2.08	0	33.56
Losses 01/04/2010 - 31/03/2017 * Losses prior to 2010 have been factored in to overall requirements	2.27	0	0	0.61	0	2.15	0	5.03
Core Strategy Allocation - Land around Fernwood	15	0	0	0	0	0	0	15
Sites in the Adopted Allocations & Development Management DPD (without a valid pp)	19.93	0	0	4.89	0	6.17	17.5	48.49
Newark Sub Area Totals	150.53	4.19	11.47					
Remaining h/a outside of plan period (post 2026)	37	0	0	0	0	0	12	49
Total Hectares of Land Provided up to 2026		129.19		8.8	0.12	34.83	10.86	183.8
Lower Requirements by Core Strategy Area		150		7	1	29	24	211
Under /Over Provision h/a (Assuming lower requirement)		-20.81		1.8	-0.88	5.83	-13.14	-27.2
Higher Requirements by Core Strategy Area		157		8	1	29	25	220
Under /Over Provision h/a (Assuming higher requirement)		-27.81		0.8	-0.88	5.83	-14.14	-36.2

Figure 4: Summary Table for B and Non B Use Class Commitments and Completions between 01/04/2006 and 31/03/2017

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined Totals
	Commitments at 01/04/2017	Completions between 01/04/2006 & 31/03/2017	B1, B2 & B8 Totals	Commitments at 01/04/2017	Completions between 01/04/2006 & 31/03/2017	Totals	
Newark and Rural South Sub Area (1)	55.27	31.12	86.39	6.64	8.38	15.02	101.41
Collingham Sub Area (2)	0.83	3.36	4.19	2.08	0.05	2.13	6.32
Rural North Sub Area (3)	1.69	9.78	11.47	0.00	0.00	0.00	11.47
Newark Area Totals	57.79	44.26	102.05	8.72	8.43	17.15	119.20
Southwell Area	0.56	3.96	4.52	0.65	1.58	2.24	6.76
Nottingham Fringe Area	0.00	0.12	0.12	0.00	2.29	2.29	2.41
Sherwood Area	8.01	20.72	28.73	4.26	9.48	13.74	42.47
Mansfield Fringe Area	1.30	4.06	5.36	0.26	2.10	2.36	7.72
Totals	67.66	73.12	140.78	13.89	23.88	37.78	178.56

Figure 4 above shows a summary of commitments of B and non B use class (C1, C2, C2a, D1, D2 and SG) commitments at 01/04/2017 and completions between 01/04/2006 and 31/03/2017. This table has been produced to summarise the combined position of land with planning consent categorised for 'Business Use' and for other 'Economic Development Uses'.

Definitions of use classes can be found at Figure 2 of the Appendix to this report.

Employment Land Commitments by Plan Area: Status at 01/04/2017

Key

NB	New build	B	Brownfield
CU	Change of use	G	Greenfield
NS	No start	Ha	Hectares
UC	Under construction		

Figure 5: Newark and Rural South Sub Area (1)

Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description
Fernwood Business Park	Fernwood	06/01776/RMAM	Detailed	NB	UC	B1a	1.87	G	24 Semi detached office units 3 detached & 2, 3 storey units.
Bowbridge Lane (Land South of Newark)	Balderton	10/01586/OUTM	Outline	NB	NS	B1, B2,B8	50.00	G	Mixed use commercial estate with up to 50 Ha of B1, B2 and B8 use
Hawton Lane (Land off)	Balderton	14/01022/OUT	Detailed	NB	UC	B1c	0.38	B	Construction of 10 Commercial Starter Units and Vehicle Parking
Beacon Hill Business Park	Newark	04/01444/FULM	Detailed	NB	UC	B1, B2, B8	1.6	B	Business park for B1, B2 and B8 use
Low Street (Stoke Fields Farm)	Elston	16/00008/FUL	Detailed	CU	NS	B1	0	B	Proposed Change of Use of existing barn to form live / work unit
Northern Road (Holdens)	Newark	16/00845/FUL	Detailed	CU	NS	B1,B8	0.11	B	Split existing warehouse unit to warehouse and bespoke furniture manufacturing unit
Northern Road (Turnbull & Co Ltd)	Newark	16/02101/FULM	Detailed	NB	UC	B8	1.31	B	Proposed New General Purpose Warehouse
Total Ha for Newark and Rural South Sub Area (1)							55.27		

Figure 6: Rural South Sub Area (2)

Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Carlton Ferry Lane (Wharf Cottage)	Collingham	15/00565/FUL	Detailed	CU	UC	B1a	0.08	B	Change of use of stable block to office
Station Road (Braemar Farm)	Collingham	12/00895/OUTM	Outline	NB	NS	B1a/b/c	0.75	G	Outline application for mixed use development
Total Ha for Rural South Sub Area (2)							0.83		

Figure 7: Rural North Sub Area (3)

Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Great North Road (Redroofs Farmyard)	Weston	14/00854/FUL	Detailed	CU	NS	B2	0.13	B	Change of use of existing agricultural building from store and workshop to agricultural engineering workshop (B2 Use)
43 Great North Road	Sutton-on-Trent	15/01580/FULM	Detailed	NB	NS	B2	1.56	B	Proposed commercial agricultural maintenance and vehicle repair garage.
Total Ha for Rural North Sub Area (3)							1.69		

Figure 8: Southwell Area

Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Hexgreave Hall	Farnsfield	13/00423/FUL	Detailed	NB	UC	B1	0.56	G	Building of three new Live Work Units comprising residential property with integral office space. Unit 3 comp.
Total Ha for Southwell Area							0.56		

Figure 9: Sherwood Area

Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Darwin Drive (Thoresby House)	Ollerton	14/01240/FUL	Detailed	NB	NS	B1a B1c	0.24	B	Proposed Commercial Units along with New Access, Landscaping and Associated Parking
Sherwood Energy Village	Ollerton	01/00875/OUT	Detailed	NB	UC	Mixed use	2.73	B	Mix of industry, housing, recreation, education and associated works
The Green (Thoresby Home Farm)	Perlethorpe	15/00731/FUL	Detailed	CU/NB	UC	B1a	0.39	B	Partial Demolition, Restoration and Refurbishment works to an existing single storey farm building to provide commercial/office accommodation.
Maun Way	Boughton	15/01615/FULM	Detailed	NB	UC	B2	0.14	B	Proposed new storage building
Clipstone Road (Holly Farm)	Edwinstowe	16/01208/FUL	Detailed	NB	NS	B1a	2.03	B	Proposed change of use of agricultural land and buildings to B1(a) (office) use
Latimer Way (Land adj)	Ollerton	15/01979/FULM	Detailed	NB	NS	B1/B2	1.28	G	Erection of 3 No. buildings, comprising 10 separate units (B1 light industrial/ B2 general industrial use)
Forest Lane (Noble Foods Ltd., Oakham Farm)	Walesby	16/00990/FULM	Detailed	CU	NS	B8	1.2	B	Change of Use of Former Egg Production Sheds to Storage and Distribution Use (B8)
Total Ha for Sherwood Area							8.01		

Figure 10: Mansfield Fringe Area

Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Gilbert Way (Industrial Land at)	Blidworth	15/00662/FULM	Detailed	NB	NS	B2	0.33	B	New industrial unit
Burma Road (Land at)	Blidworth	16/00827/OUT	Outline	NB	NS	B1	0.15	B	Erection of an office building and proposed
Crewe Close (Adjoining Unit C)	Blidworth	17/00058/FUL	Detailed	NB	UC	B1c	0.19	B	Proposed extension to existing light industrial unit with office accommodation at first floor
Leach Way (Corden Manufacturing Ltd)	Blidworth	16/00821/FUL	Detailed	NB	NS	B2	0.63	B	Proposed extension to the industrial building for manufacturing (B2) ancillary to the existing production facility
Total Ha for Mansfield Fringe Area							1.30		

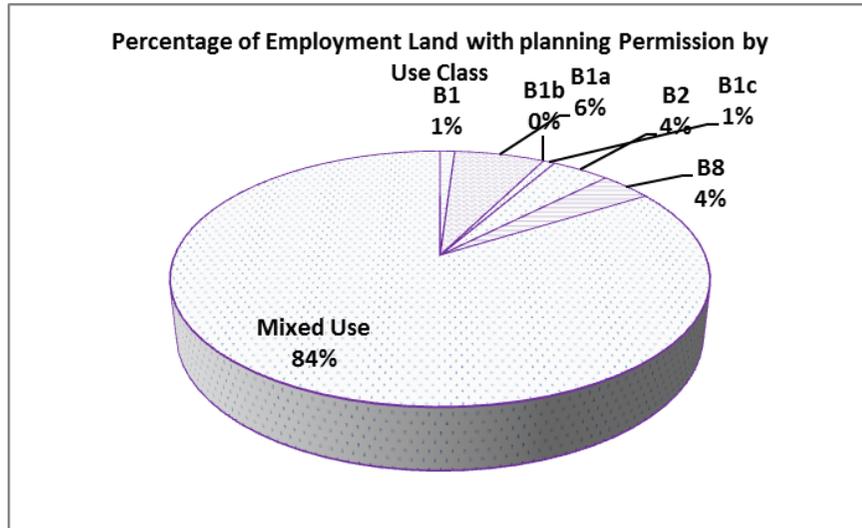
Figure 11: Existing Employment Land with Planning Permissions for Increased Use (Status at 01/04/2017)

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Rural North Sub Area (3)	Ingram Lane (Hutchinson Engineering Services Ltd)	Sutton-on-Trent	15/00501/FULM	Detailed	NB	NS	B2	1.80	B	Erection of storage/paint-shop/shot-blast building
Total Ha for Rural North Sub Area (3)								1.80		
Sherwood Area	Rufford House, Darwin Drive, Sherwood Energy Village	Ollerton & Boughton	15/00566/FUL	Detailed	NB	NS	B1 and B8	0.33	B	Proposed Rear and Side Extensions
Total Ha for Sherwood Area								0.33		
Total Ha of Increased Area								2.13		

Figure 12: Existing Employment Land with Planning Permissions for Redevelopment (Status at 01/04/2017)

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Mansfield Fringe	Unit B Crewe Close	Blidworth	16/00125/FUL	Detailed	CU	NS	B1a	0.19	B	Change of use of Unit B from light industrial (Use class B1 (c)) to form office accommodation (Use Class B1(a)). Erection of 2.1 m high Palisade fencing and entrance gates to the site perimeter and between Units A/B and C.
Total Ha for Mansfield Fringe Area								0.19		
Newark 1	Telford Drive (Plot 15C)	Newark	16/00600/FUL	Detailed	Partial CU	NS	B1a/c	0.24	B	Change of Use of 'Warehouse and Office Building' to B1 Business (B1a Office and B1c Light Industrial)
Total Ha for Newark Area								0.24		
Total Ha of Redeveloped Area								0.43		

Figure 13: Percentage of Employment Land with Planning Permission by Use Class at 01/04/2017



Mixed Use is a combination of B1,B2 and B8 Uses

Figure 14: Available Employment Land in a Designated Employment Area

Plan Area	Planning Reference	Location	Settlement	Site Area (Ha)	Proposed Employment Use
Newark and Rural South Sub Area (1)	07/01081/OUTM	Fernwood Business Park	Fernwood	10.93	B1 Business Development
Newark and Rural South Sub Area (1)	06/01187/OUTM	Land off Beacon Hill Road (G Park)	Newark	15.60	B2,B8 and ancillary offices
Newark and Rural South Sub Area (1)	07/01085/FULM	Plot 16 Telford Drive	Newark	0.55	B1, B2 and B8
Newark and Rural South Sub Area (1)	08/00235/OUTM	South Airfield Farm	Winthorpe	4.40	B1, B8
Total Ha for Newark and Rural South Sub Area (1)				31.48	
Sherwood Area	02/01392/OUTM	Bilsthorpe Colliery Eakring Road	Bilsthorpe	2.08	B2 and B8
Total Ha of Available Employment Land in a Designated Employment Area				33.56	

Figure 14: Non B1/B2 and B8 Commitments at 01/04/2017

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Newark and Rural South Sub Area (1)	Newark Road (Greenfield Close Residential Home)	Coddington	14/01627/FULM	Detailed	NB	UC	C2	0.06	B	Erection of 7 apartments and associated ancillary accommodation and 4 stand alone activity rooms - Use Class C2.
Newark and Rural South Sub Area (1)	The Willows Main Street	North Muskham	15/00633/FUL	Detailed	NB	NS	C2	0.24	B	Single Storey Extension to Existing Rehabilitation Unit
Newark and Rural South Sub Area (1)	Great North Road (Land Adjacent To The Cattle Market)	Newark	15/01469/FULM	Detailed	NB	UC	SG	1.39	B	Proposed new council office and civic accommodation on existing public car park
Newark and Rural South Sub Area (1)	Field Reference 2564, A17	Winthorpe	16/01796/FULM	Detailed	NB	UC	SG	4.95	G	Erection of a three storey building to accommodate vehicle/plant servicing and repair workshop, storage and ancillary office
Total Ha : Newark and Rural South Sub Area (1)								6.64		
Collingham Sub Area (2)	Fosse Road (Little Danethorpe Farm)	Brough	16/01602/FUL	Detailed	NB	NS	D2	2.08	G	Erection of 12 stables, a turn out pen, menage and the relocation of an existing Dutch barn
Total Ha : Collingham Sub Area (2)								2.08		

Figure 14: Non B1/B2 and B8 Commitments at 01/04/2016... Continued

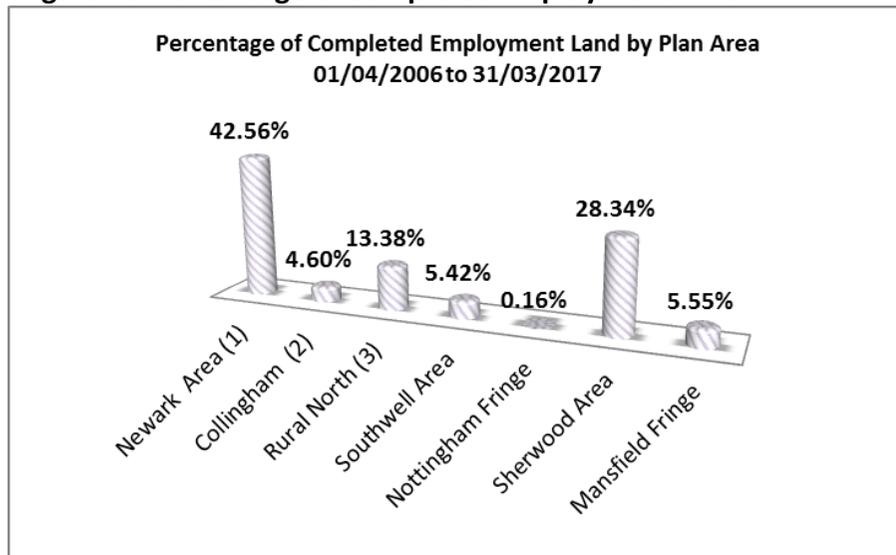
Plan Area	Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Southwell Area	Hockerton Road (Lodge Farm)	Upton	11/00613/FUL	Detailed	CU	NS	C2	0.16	B	Change of use and conversion of dairy building to provide additional C2 care unit accommodation as an extension to the existing use.
Southwell Area	Hill Farm Priory Road	Thurgarton	15/01114/FUL	Detailed	CU	NS	C2	0.49	B	Change of use from Education to Residential Care Home
Total Ha: Southwell								0.65		
Sherwood Area	Edison Rise (Tesco)	Ollerton	14/01047/FUL	Detailed	NB	NS	SG	0.01	B	Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office
Sherwood Area	Eakring Road	Bilthorpe	13/01767/CMW	Detailed	NB	NS	SG	4.25	G	Proposed development of the Bilthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure
Total Ha: Sherwood								4.26		
Mansfield Fringe Area	Gilbert Way (Unit 5)	Blidworth	14/01759/FUL	Detailed	CU	NS	D2	0.06	B	Change of use from a B2 General Industry to a D2 Assembly and Leisure, for use as a Crossfit Facility, which is a type of gymnasium
Mansfield Fringe Area	Burma Road (Burma House)	Blidworth	14/01828/FUL	Detailed	CU	NS	D2	0.2	B	Change of Use of One Sub-Divided Area within the current building outlines with minor internal alterations to form Gymnastics Centre
Total Ha : Mansfield Fringe Area								0.26		
Total Ha : Non B1,B2 and B8 Commitments								13.89		

Section Three

Figure 15: Summary of Completions of Employment Land by Plan Area from 01/04/2006 to 31/03/2017

Hectares (Ha) of Land Completed	Newark & Rural South Sub Area (1)	Collingham Sub Area (2)	Rural North Sub Area (3)	Southwell Area	Nottingham Fringe Area	Sherwood Area	Mansfield Fringe Area	Total for District
01/04/06 - 31/03/07	20.61	0.00	0.01	0.20	0.00	3.23	0.11	24.16
01/04/07 - 31/03/08	3.34	0.00	0.00	0.00	0.00	1.70	1.13	6.17
01/04/08 - 31/03/09	0.00	0.00	1.31	0.00	0.00	0.30	0.37	1.98
01/04/09 - 31/03/10	1.58	0.00	0.00	0.00	0.00	2.04	0.50	4.12
01/04/10 - 31/03/11	0.00	1.35	0.34	0.00	0.00	0.00	0.00	1.69
01/04/11 - 31/03/12	1.67	2.00	1.78	2.07	0.11	4.81	0.84	13.28
01/04/12 - 31/03/13	0.02	0.00	0.00	0.02	0.00	0.49	0.38	0.91
01/04/12 - 31/03/14	0.01	0.00	5.25	0.77	0.00	0.30	0.10	6.43
01/04/14 - 31/03/15	1.76	0.01	0.19	0.47	0.00	1.77	0.00	4.20
01/04/15 - 31/03/16	0.40	0.00	0.00	0.40	0.00	2.00	0.30	3.10
01/04/16—31/03/17	1.73	0.00	0.9	0.03	0.01	4.08	0.33	7.08
Ha of Land Completed 01/04/06 - 31/03/17	31.12	3.36	9.78	3.96	0.12	20.72	4.06	73.12

Figure 16: Percentage of Completed Employment Land



Figures 15 and 16 show the completion of B1,B2 and B8 employment land in hectares by plan area for the periods 01/04/2006 to 31/03/2017

Newark Sub - Areas

Newark and Rural South: Sub– Area (1)

Collingham: Sub-Area (2)

Rural North: Sub-Area (3)

Figure 17: Completions of Employment Land by Plan Area Between 01/04/2016 and 31/03/2017

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Newark 1	Bowbridge Road (land at Quarry Farm)	Newark	15/01285/FUL	CU	B8	0.61	G	Change of use from agricultural land to B8 formation of a transport depot
Newark 1	Main Street (Smalleys Garage)	Bathley	16/00785/FUL	CU	B1	0.05	B	Change of use of existing car show room to B1 furniture repair workshop (Retrospective)
Newark 1	Newark Road (Willow Farm)	Hawton	15/02284/FUL	NB	B2/B8	0.12	B	Demolition of existing barn and erection of replacement barn for B1/B8 use
Newark 1	Brunel Drive (Cook House)	Newark	16/00500/FUL	NB	B1c	0.37	B	Erection of Light Industrial Unit
Newark 1	Beacon Hill Road (Beacon Hill Road Retail Park)	Newark	16/00942/FUL	CU	B2	0.26	B	Change of use from retail unit to Auto Centre - Vehicle servicing, repairs and MOT's and display of associated advertisements
Newark 1	Vicarage Lane (Kean Construction Ltd., Edgefield House)	North Muskham	16/01574/LDC	NB	B8	0.27	B	Lawful Development Certificate for an existing timber shed to the east of the main building
Newark 1	Long Hollow Way (Dixons Retail Plc Distribution Centre)	Winthorpe	16/00935/FUL	NB	B1a	0.05	B	Siting of two single storey portakabin Solus buildings to be used as offices for a temporary period of 3 years.
Total Ha completed in the Newark and Rural South Sub Area 1						1.73		
Newark 3	Poplar Farm, Old Great	Sutton on Trent	16/01221/FUL	NB	B1a	0.9	B	Proposed new ancillary office, training room and
Total Ha completed in the Rural North Sub Area 3						0.9		

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Southwell Area	Burgage (Southwell Police Station)	Southwell	16/01461/FUL	CU	B1	0.03	B	Change of Use from Police Station (Sui Generis) to B1 Business use
Total Ha completed in the Southwell Area						0.03		
Nottingham Fringe	Epperstone Road (Lowdham Joinery Ltd., The Old Stables)	Lowdham	16/00673/ CPRIOR	CU	B1	0.01	B	Change of use of barn from Agricultural Use to use for B1 Business use (Involving Joinery manu-
Total Ha completed in the Nottingham Fringe Area						0.01		
Mansfield Fringe	Mansfield Road (10B Hatzfeld House)	Blidworth	15/02251/FUL	NB	B1a	0.33	B	Proposed erection of dedicated reception and office building.
Total Ha completed in the Mansfield Fringe Area						0.33		
Sherwood Area	Kneesall Road (Outbuildings at Laxton	Laxton and Moorhouse	15/00539/FUL	CU	B1a	0.22	B	Conversion of existing farm buildings to form offices [B1(a)] with ancillary garage
Sherwood Area	Boughton Industrial Estate (Land Adjacent Units 157 - 169)	Kirton	15/00391/FULM	NB	B2	1.24	B	Development and Operation of a Plant Training and Testing Centre including erection of offices, training room, welfare facilities, secure com-
Sherwood Area	Belle Eau Park	Bilsthorpe	14/01782/FULM	NB	B8	2.62	B	Erection of a total of 26,200sqm floorspace (GIA) for B8 use (storage and distribution) including 1,550sqm ancillary office space (Use Class B1), the construction of a ground mounted solar farm totalling 2.2ha in size and associated
Total Ha completed in the Sherwood Area						4.08		
Total Ha of completed employment land between 01/04/2015 and 31/03/2016						7.08		

Figure 18

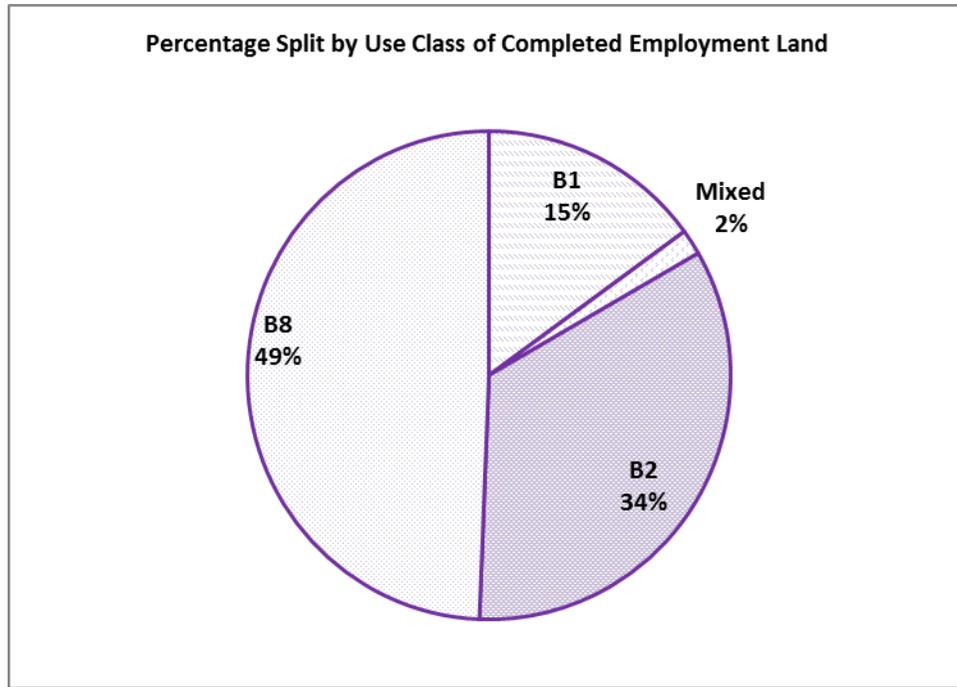


Figure 18 shows the percentage split by use class of employment land completed between 01/04/2016 and 31/03/2017 (Mixed use includes a combination of B1, B2 and B8 Uses)

Figure 19 shows the percentage split of completed employment land by area (completions in the Nottingham Fringe and Swithwell Areas are less than 0.5% and round down to zero)

Figure 19

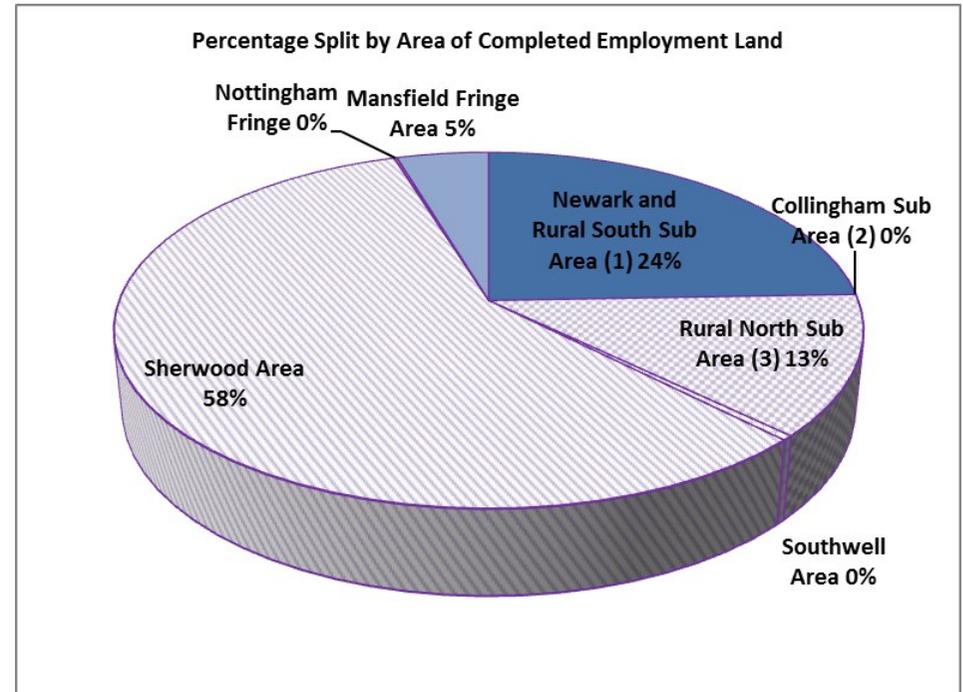


Figure 20: Completions of Non B1, B2 and B8 Use Land Between 01/04/2016 and 31/03/2017

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description	Year Loss Of Employment Land Recorded (if relevant)
Southwell	Crink Lane	Southwell	14/00676/FUL	NB	SG	0.01	B	4 No. stables to be used for Livery purposes	NA
Total Ha of Non B Use completions for the Southwell Area						0.01			
Sherwood	NCC Highways Department, Bilsthorpe Business Park, Eakring Road	Bilsthorpe	16/00224/FULR3N	NB	SG	4.58	B	Erection of a modular building with a link canopy	NA
Sherwood	Darwin Drive (Pathfinders Neurological Care Centre)	Ollerton	16/02114/FULM	NB	C2	0.09	B	Phase 3 Care Block	NA
Total Ha of Non B Use completions for the Sherwood Area						4.67			
Newark and Rural South Sub Area (1)	Barnby Road (Moorhouse)	Balderton	16/00672/FUL	CU	D2	0.46	B	Change of Use to Equestrian & Proposed Erection of Lean-to Stabling and retention of existing menage.	NA
Total Ha of Non B Use completions for the Newark and Rural South Sub Area (1)						0.46			
Collingham Sub Area (2)	High Street (The Old Farmhouse)	Harby	16/00566/FUL	CU	D2	<0.01	B	Change of use from domestic use to commercial use health spa (retrospective)	NA
Total Ha of Non B Use completions for the Collingham Sub Area (2)						0			
Total Ha of Non B Use completions						5.14			

Section Four

Figure 21: Loss of Employment Land between 01/04/2016 and 31/03/2017

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	New Land Use	Site Area (Ha)	Description of Loss of Employment Land
Newark 1	Edward Avenue (Newark and Sherwood Play Support Group)	Newark	16/00992/FUL	Detailed	CU	A1	0.08	Change of use of premises from B1 Offices to A1 (retail) to include a butchery and tea room
Sherwood Area	Brake Lane	Boughton	16/00372/FUL	Detailed	CU	C3	1.66	Conversion of existing office space to create 9 no. dwellings, insertion of 4 no. new external windows and 2 No. rooflights
Total loss of Ha of employment land between 01/04/2016 and 31/03/2017							1.74	

*0.04 of a hectare has been taken off the figure for loss of employment land in 2015 - 2016 due to a site being included erroneously.

Section Five

Status of Employment Allocations

The Core Strategy DPD was adopted by the Authority in March 2011, independent examination of the Publication Allocations & Development Management DPD was held in December 2012. The document was formally adopted in July 2013 and replaced the previous local plan. The [Inspectors Report](#) can be viewed at the Newark and Sherwood District Council website by following the link.

Figure 22 below shows the status of Sites allocated for employment use in the Adopted Core Strategy and Figure 23 on the following page shows the status of employment sites in the Allocations and Development Management DPD at 01/04/2017.

Figure 22: Status of sites allocated for employment use in the adopted Core Strategy

Core Strategy Reference	Allocation Type	Location	Proposed Use	Total Ha of Allocation Assumed for Employment Use	Status at 31/03/2017	Available Ha without a valid planning permission
NAP2A	Mixed Use	Land South of Newark	B2 & B8	50.00	Valid Planning Permission	0.00
NAP2C	Mixed Use	Land around Fernwood	B1	15.00	Available	15.00
Total Ha of employment land allocated in the Core Strategy				65.00		15.00

* Note NAP2B Land East of Newark does not have a specific employment allocation

Figure 23: Status of sites in the adopted Allocations & Development Management DPD at 01/04/2017

Allocation Reference	Allocation Type	Location	Proposed Use	Total Ha of allocation assumed for employment use	Status at 31/03/2017	Available Ha without a valid planning permis-
NUA/E/2	Employment	Stephenson Way Newark	B1, B2 & B8	12.24	Part has planning permission	9.56
NUA/E/3	Employment	Land off Telford Drive Newark (The southern	B1, B2 & B8	1.4	Partly available	1.24
NUA/E/4	Employment	Former Notts CC Highways Depot Newark	B1,B2 & B8	2.07	Available	2.07
NUA/MU/1 Total site area 21.79 Ha assumed 50% employment)	Mixed Use	North of the A17 Newark	B CLASS (Not specified)	10.88	Planning permission granted for 4.95 ha	5.93
NUA/MU/2 (Site area 4.65 Ha 33% (1.55 ha) assumed for employment	Mixed Use	Brownhills Motor Homes Newark (0.42 completed B1/B2 use)	B1,B2 & B8	1.55	Partly available	1.13
Sub - total for Newark & Rural South Sub Area (1)				28.14		19.93
Co/MU/1	Mixed Use	Swinderby Road & Station Road Collingham	B1	0.75	Planning permission	0
Sub - total for Collingham Sub Area (2)				0.75		0
So/E/2	Employment	East of Crew Lane Southwell	B1,B2 & B8 use	2.71	Available	2.71
So/E/3	Employment	South of Crew Lane Southwell	B1,B2 & B8 use	2.18	Available	2.18
Fa/MU/1	Mixed Use	West of Cockett Lane Farnsfield	B1 & B2	0.5	Being built out	0
Sub -total for Southwell Area				5.39		4.89
OB/E/3	Employment	South of Boughton Industrial Estate Boughton	B Class (Not	3.78	Available	3.78
Bi/E/1	Employment	Southern Side of Brailwood Road, Bilsthorpe (Part of the site is in use)	B Class (Not specified)	2.67	Partly available	2.39
Bi/E/2	Employment	Northern Side of Brailwood Road, Bilsthorpe	B Class (Not specified)	0.35	Completed	0
Sub - total for Sherwood Area				6.8		6.17
Ra/E/1	Employment	West of Colliery Lane, Rainworth	B1,B2 & B8	5.5	Available	5.5
CI/MU/1	Mixed Use	Former Clipstone Colliery Clipstone	B1,B2 & B8	12	Available	12
BI/E/1	Employment	Blidworth Industrial Park Blidworth (The part off Leach Way is in use, the part off Gilbert Way (0.33) has planning permission)	B1,B2 & B8	1	Allocation has planning permission	0
Sub - total for Mansfield Fringe Area				18.5		17.5
Total Ha of land allocated in the				59.58		48.49

Section Six

Illustrative trajectories for the remainder of the Plan Period 2017 to 2026

Section Six shows illustrative trajectories for the delivery of employment land by area for the remainder of the plan period to 2026. Trajectories include sites with extant planning permissions, core strategy allocations and allocations in the adopted Allocations & Development Management DPD.

Figure 24: Newark Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2017 to 2022	5-9 Yrs 2022 to 2026	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	9.56	4.24	5.32	
NUA/E/3 (Adj by 0.16 Ha to take account of extension of adjacent unit) (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	1.24	1.24	0.00	
NUA/E/4 (Employment)	Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	2.07	0.00	
NUA/MU/1 Total site area 21.79 Ha assumed 50% employment) (Mixed use)	Allocations & Development Management DPD	North of the A17, Newark	5.93	2.97	2.96	
NUA/MU/2 (Total site area 4.65Ha 33% assumed for employment use) (Mixed use)	Allocations & Development Management DPD	Brownhills Motor Homes, Newark	1.13	0.00	1.13	
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	0.00	5.00	10.00
Various	Extant Permissions	Newark Plan Areas (1,2 & 3)	7.79	3.37	4.42	
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	5.00	18.00	27.00
07/01081OUTM, 06/01187OUTM, 07/01085OUTM	Available employment land in a designated employment area with a recent lapse of permission	Fernwood Business Park (10.93ha) Land off Beacon Hill Road (15.60 ha) Plot 16 Telford Drive (0.55 ha) South Airfield Farm, Wintorpe (4.4 ha)	31.48	7.08	24.40	
Total ha for Newark Area			124.20	25.97	61.23	37.00

Figure 25: Southwell Area

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2017 to 2022	5-9 Yrs 2022 to 2026	Remaining Ha outside of plan period
So/E/2	Allocations & Development Management DPD	East of Crew Lane, Southwell	2.71	1.35	1.36	
So/E/3	Allocations & Development Management DPD	South of Crew Lane, Southwell	2.18	1.09	1.09	
13/00423/FUL	Extant Permission	Southwell Plan Area	0.56	0.56	0.00	
Total ha for Southwell Area			5.45	3.00	2.45	

Figure 26: Sherwood Area

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2017 to 2022	5-9 Yrs 2022 to 2026	Remaining Ha outside of plan period
OB/E/3	Allocations & Development Management DPD	South of Boughton Industrial Estate Boughton	3.78	1.89	1.89	
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilshorpe	2.39	1.20	1.19	
Various	Extant permissions	Sherwood Plan Area	8.01	4.15	3.86	
02/01392Outm	Available employment land in a designated employment area with a recent lapse of per-mission	Bilsthorpe Colliery, Bilsthorpe	2.08	1.04	1.04	
Total ha for Sherwood Area			16.26	8.28	7.98	

Figure 27: Mansfield Fringe Area

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2017 to 2022	5-9 Yrs 2022 to 2026	Remaining Ha outside of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	2.75	2.75	
Cl/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	0.00	0.00	12.00
Various	Extant permissions	Mansfield Fringe Plan Area	1.30	1.15	0.15	
Total ha for Mansfield Fringe Area			18.80	3.90	2.90	12.00

Figure 28: Lower Level Trajectories for the Remainder of the Plan Period to 2026

Target	Completed between 01/04/2006 - 31/03/2017	Losses 01/04/2010 - 31/03/2017	0-5ys 2017 to 2022	5-9yrs 2022 to 2026	Total	+/- Ha
211	73.12	5.03	41.15	74.56	183.80	-27.20

Figure 29: Higher Level Trajectories for the Remainder of the Plan Period to 2026

Target	Completed between 01/04/2006 - 31/03/2017	Losses 01/04/2010 - 31/03/2017	0-5ys 2017 to 2022	5-9yrs 2022 to 2026	Total	+/- Ha
220	73.12	5.03	41.15	74.56	183.80	-36.20

Figure 30: Lower Level Trajectory

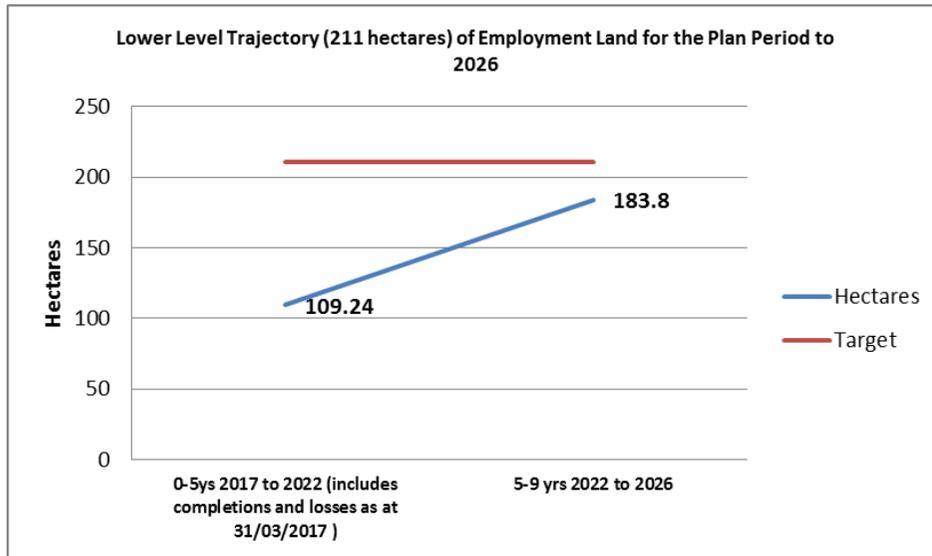
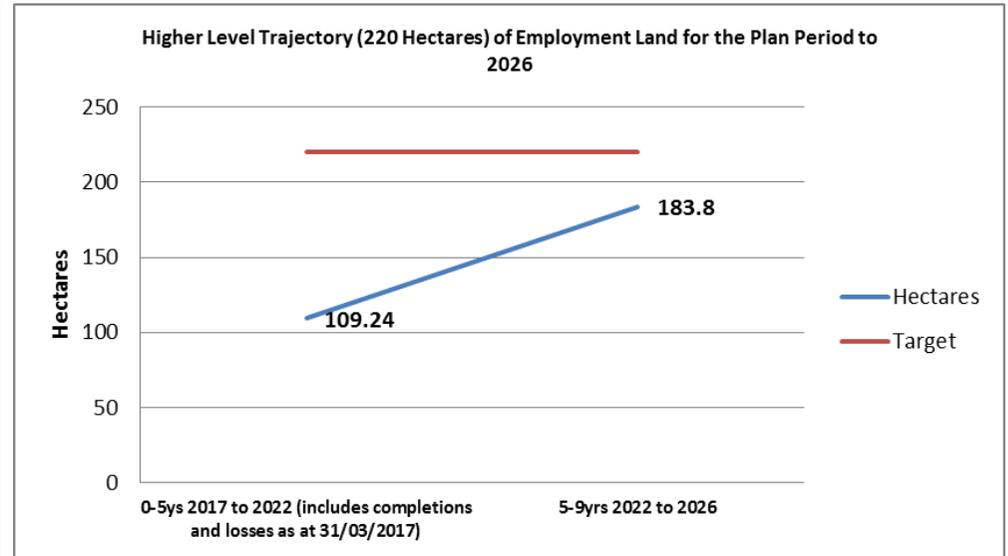


Figure 31: Higher Level Trajectory



Figures 30 and 31 show trajectories of employment land delivery for the periods 2017 to 2022, and 2022 to 2026. Trajectories take into consideration losses of employment land.

There is an additional 40 hectares of employment land available in Newark and Rural South Sub-Area (1) but it is considered that this land may not be delivered until after the end of the current period 2026, however this will be dependent on market trends.

Appendix

Figure 1: Plan of Areas of Newark and Sherwood -Page

Figure 2: Use Class Guide for B and D Uses -Page

Figure 1 - Areas of Newark & Sherwood

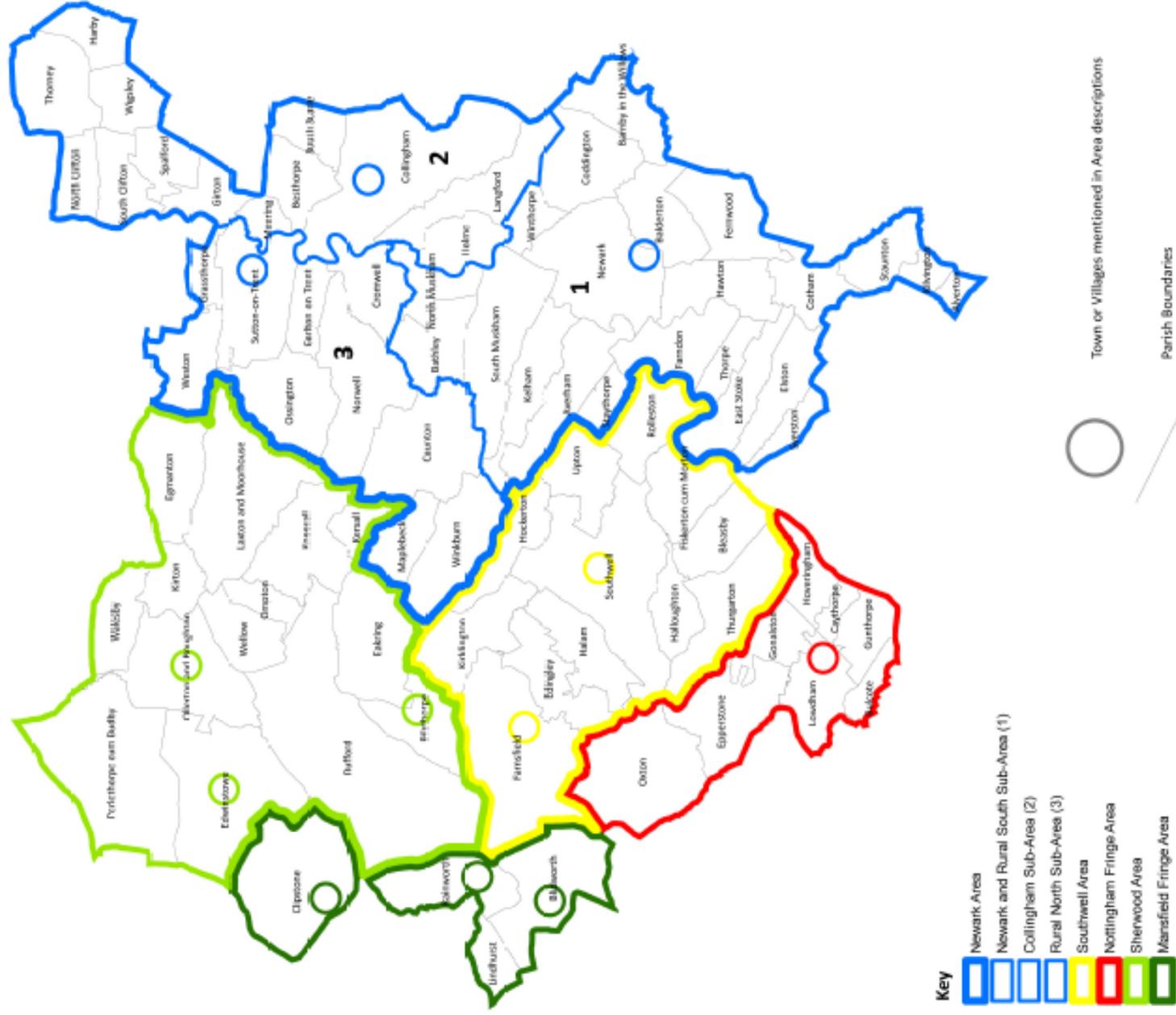


Figure 2: Use Class Guide 2013 (Relevant to this report)

Use Class	Description	Use Class	Description
B1 (Business)	A - Offices other than those in A2 B - Research and Development C- Light Industry	C2A (Secure residential institutions)	Secure residential accommodation—prisons, young offenders institutions, detention centres etc.
B2 (General Industry)	Use for any industrial process, other than that falling within B1	D1 (Non Residential Institution)	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, places of worship, public halls, exhibition halls, church halls, law courts, and non residential education and training centres
B8 (Storage or Distribution)	Storage or distribution, including open air storage	D2 ((Assembly and Leisure)	Cinemas, music and concert halls, bingo and dance halls, (but not night clubs) swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports or where firearms are used)
C1 (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided	Sui Generis (SG) Not in any use class	Uses include for example: Theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations, shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres.
C2 (Residential Institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres		