

2018
Employment Land Availability Study
1st April 2017 - 31st March 2018



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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 31/03/2018 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 2017 - 31st March 2018 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 records using Uniform systems.

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 formats upon request.

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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 01/04/2018

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	54.10
Rural South Sub - Area (2)	0.75
Rural North Sub - Area (3)	1.56
Southwell Area	0.12
Nottingham Fringe Area	0.00
Sherwood Area	6.34
Mansfield Fringe Area	0.48
Total Hectares	63.35

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 01/04/2018.

Section Two

Figure 3: Employment Land Provision at 01/04/2018. 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
01/04/17 - 31/03/18	0.35	0.08	0.00	0.84	0.00	1.84	0.08	3.19
H/a of land completed 01/04/06 - 31/03/18	31.47	3.44	9.78	4.80	0.12	22.56	4.14	76.31
H/a of land with outline permission	50.38	0.75	0	0	0	0	0.15	51.28
H/a of land with detailed planning permission	3.72	0	1.56	0.12	0	6.34	0.33	12.07
H/a of land under construction	3.85	0	0	0.12	0	5.14	0	9.11
H/a of land with no start	50.25	0.75	1.56	0	0	1.2	0.48	54.24
H/a of commitments at 01/04/2018	54.10	0.75	1.56	0.12	0	6.34	0.48	63.35
Available employment land in a designated employment area	31.48	0	0	0	0	2.08	0	33.56
Losses 01/04/2010 - 31/03/2018 * Losses prior to 2010 have been factored in to overall requirements	2.3	0	0	0.61	0	2.15	0	5.06
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)	19.72	0	0	4.89	0	6.17	17.5	48.28
Newark Sub Area totals	149.47	4.19	11.34					
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		128		9.2	0.12	35	10.12	182.44
Lower requirements by Core Strategy Area		150		7	1	29	24	211
Under /over provision h/a (assuming lower requirement)		-22		2.2	-0.88	6	-13.88	-28.56
Higher requirements by Core Strategy Area		157		8	1	29	25	220
Under /over provision h/a (assuming higher requirement)		-29		1.2	-0.88	6	-14.88	-37.56

Figure 4: Summary table for B and Non B use class commitments and completions between 01/04/2006 and 31/03/2018

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined totals
	Commitments at 01/04/2018	Completions between 01/04/2006 & 31/03/2018	B1, B2 & B8 totals	Commitments at 01/04/2018	Completions between 01/04/2006 & 31/03/2018	Non B1, B2 and B8 Totals	
Newark and Rural South Sub Area (1)	54.1	31.47	85.57	5.14	10	15.14	100.71
Collingham Sub Area (2)	0.75	3.44	4.19	2.08	0.05	2.13	6.32
Rural North Sub Area (3)	1.56	9.78	11.34	0	0.18	0.18	11.52
Newark Area Totals	56.41	44.69	101.1	7.22	10.23	17.45	118.55
Southwell Area	0.12	4.8	4.92	0.49	1.61	2.1	7.02
Nottingham Fringe Area	0	0.12	0.12	0	2.29	2.29	2.41
Sherwood Area	6.34	22.56	28.9	4.25	11.97	16.22	45.12
Mansfield Fringe Area	0.48	4.14	4.62	0	2.14	2.14	6.76
Totals	63.35	76.31	139.66	11.96	28.24	40.20	179.86

Figure 4, above, shows a summary of commitments of B and non B use class (C1, C2, C2a, D1, D2 and SG) commitments at 01/04/2018 and completions between 01/04/2006 and 31/03/2018. 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 01/04/2018

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	1.60	B	Business park for B1, B2 and B8 use
Low Street (Stoke Fields Farm)	Elston	16/00008/FUL	Detailed	CU	NS	B1	0.00	B	Proposed Change of Use of existing barn to form live / work unit
Mill Gate (The Old Wheelwrights Building)	Newark	17/00652/FUL	Detailed	CU	NS	B1	0.04	B	Proposed conversion including first floor extension, from a wheelwrights to new offices following demolition of part of the existing building
Telford Drive (Plot 15E)	Newark	17/00514/FUL	Detailed	NB	NS	B8	0.21	G	Creation of secure, fenced compound with gates, fencing and hard standing
Total Ha for Newark and Rural South Sub Area (1)							54.10		

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
	Collingham	12/00895/OUTM	Outline	NB	NS	B1a/b/c	0.75	G	Outline application for mixed use development comprising up to 80 dwellings (including affordable housing) up to 60 class C2 extra-care units, up to 0.75ha use class B1 (a) (b) & (c) employment development; and public open spaces; together with associated roads and car parking, drainage, utility services and green infrastructure, with vehicular accesses from Station Road & Swinderby Road
Total Ha for Rural South Sub Area (2)							0.75		

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
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)							1.56		

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
Maythorne Lane (All Mines Cakes By The Lake)	Southwell	17/01328/FUL	Detailed	CU	UC	B2	0.12	B	Change of use of Maythorne Fishing Lodge to host new catering kitchen for existing cake making business, to include cafe/tea room.
Total Ha for Southwell Area							0.12		

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
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	16/01187/LBC	Listed Building Consent	CU	UC	B1	0.38	B	Refurbish existing listed barns to provide commercial space
Clipstone Road (Holly Farm)	Edwinstowe	16/01208/FUL	Detailed	NB	UC	B1a	2.03	B	Proposed change of use of agricultural land and buildings to B1(a) (office) 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							6.34		

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 new access arrangements
Total Ha for Mansfield Fringe Area							0.48		

Figure 11: Existing employment land with planning permission for an increase in floorspace (at 01/04/2018)

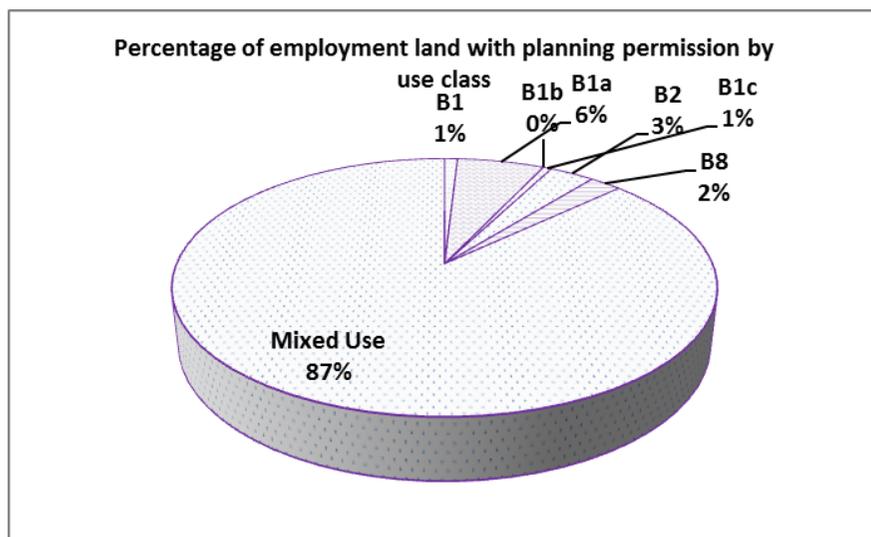
Plan Area	Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	New floor-space (square metres)	Brown-field/ Greenfield	Description of Proposal
Newark and Rural South Sub Area (1)	Great North Road (British Sugar Corporation)	Newark	17/00587/FUL	Detailed	NB	NS	B8	180	B	Install a sand separation plant and construct of an additional soil storage shed
Newark and Rural South Sub Area (1)	Abbots Way (A Rose (Newark) Ltd)	Newark	17/01760/FUL	Detailed	NB	NS	B1	86	B	Construction of new office to centralise the main office on the existing transport site on Newark Industrial Estate
Newark and Rural South Sub Area (1)	Jessop Way (Abachem Engineering Limited)	Newark	17/02237/FUL	Detailed	NB	NS	B2	608	B	Proposed extension to existing industrial unit
Newark and Rural South Sub Area (1)	Albert Street (E Gills And Sons (Memorials) Ltd)	Newark	17/02004/FUL	Detailed	NB	NS	B8	96.60	B	Demolition of existing storage buildings, new build of portal frame multi use storage unit
Newark and Rural South Sub Area (1)	Jessop Way (Bakkavor Desserts)	Newark	17/01430/FULM	Detailed	NB	UC	B2	7010.80	B	Proposed factory extension and ancillary units
Total sqm for Newark and Rural South Sub Area (1)								7981.40		
Rural North Sub Area (3)	Ingram Lane (Hutchinson Engineering Services Ltd)	Sutton-on-Trent	15/00501/FULM	Detailed	NB	UC	B2	1443	B	Erection of storage/paint-shop/shot-blast building
Rural North Sub Area (3)	Old Great North Road (Mercia Garden Products Ltd)	Sutton-on-Trent	17/01976/FULM	Detailed	NB	NS	B2	480	B	Erection of a steel structured storage shed attached to current factory unit
Rural North Sub Area (3)	Old Great North Road (Mercia Garden Products Ltd)	Sutton-on-Trent	17/01977/FULM	Detailed	NB	UC	B2	724	B	Erection of a steel structured extension to factory unit
Total sqm for Rural North Sub Area (3)								2647		
Nottingham Fringe	Trentside (Instant Storage)	Gunthorpe	17/01853/LDC	Lawful Development Certificate	NB	NS	B8	45	B	The insertion of two doors in west elevation and addition of first floor to existing building to be used for storage
Total sqm for Nottingham Fringe Area								45		

Sherwood Area	Rufford House, Darwin Drive, Sherwood Energy Village	Ollerton & Boughton	15/00566/FUL	Detailed	NB	NS	B1 / B8	872	B	Proposed Rear and Side Extensions
Sherwood Area	Belle Eau Park	Bilsthorpe	17/01121/FUL	Detailed	NB	NS	B2	73	B	Proposed installation of a new biomass housing and 660kW biomass boiler
Sherwood Area	Maun Way	Boughton	15/01615/FULM	Detailed	NB	NS	B2	1269	B	Proposed new storage building
Total sqm for Sherwood Area								2214		
Mansfield Fringe	Crewe Close (Adjoining Unit C)	Blidworth	17/00058/FUL	Detailed	NB	UC	B1c	79	B	Proposed extension to existing light industrial unit with office accommodation at first floor
Mansfield Fringe	Leach Way (Corden Manufacturing Ltd)	Blidworth	16/00821/FUL	Detailed	NB	NS	B2	6259	B	Proposed extension to the industrial building for manufacturing (B2) ancillary to the existing production facility.
Total sqm for Mansfield Fringe Area								6338		
Total sqm of Increased Area								19225.40		

Figure 12: Existing employment land with planning permission for redevelopment (at 01/04/2018)

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)	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
Total Ha for Newark Area								0.11		
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		
Total Ha of Redeveloped Area								0.30		

Figure 13: Percentage of employment land with planning permission by use class at 01/04/2018



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 01/04/2018

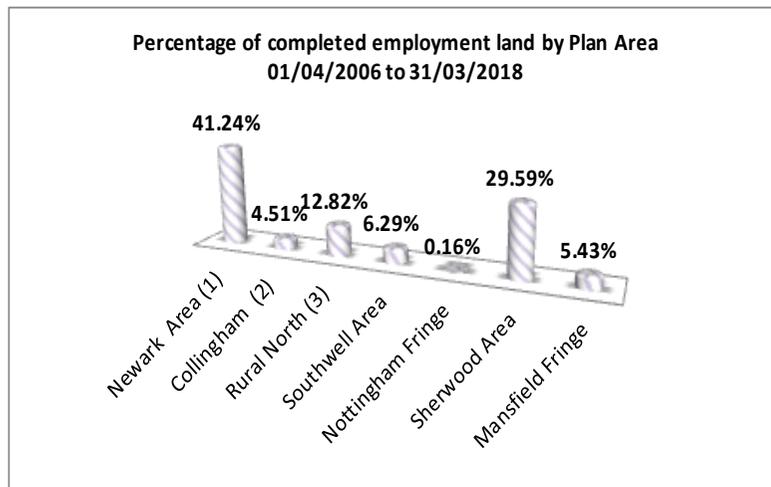
Plan Area	Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Newark and Rural South Sub Area (1)	Land off Cross Lane, Fernwood Business Park	Fernwood	17/01105/FUL	Detailed	NB	NS	D1	0.19	G	Proposed Wellness Centre incorporating new vehicular access and associated car parking and boundary treatments
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)								5.14		
Collingham Sub Area (2)	Fosse Road (Little Danethorpe Farm)	Brough	16/01602/FUL	Detailed	NB	UC	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		
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 Area								0.49		
Sherwood Area	Eakring Road	Bilsthorpe	13/01767/CMW	Detailed	NB	NS	SG	4.25	G	Proposed development of the Bilsthorpe 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
								4.25		
Total Ha : Non B1,B2 and B8 Commitments								11.96		

Section Three

Figure 15: Summary of completions of employment land by Plan Area from 01/04/2006 to 31/03/2018

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	0.90	0.03	0.01	4.08	0.33	7.08
01/04/17 - 31/03/18	0.35	0.08	0.00	0.84	0.00	1.84	0.08	3.19
Ha of land completed 01/04/06 - 31/03/18	31.47	3.44	9.78	4.80	0.12	22.56	4.14	76.31

Figure 16: Percentage of completed employment land by Plan Area



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 31/03/2018

Figure 17: Completions of employment land by Plan Area between 01/04/2017 and 31/03/2018

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Newark 1	Mill Gate (23)	Newark	17/01752/FUL	CU	B1	0.03	B	Change of use from Clinic to Offices
Newark 1	Great North Road (Land Adjacent Railway Line)	North Muskham	17/01644/ FULR3N	NA	B8	0.32	B	Use of land for the importation, storage and processing of construction and infrastructure
Total Ha completed in the Newark and Rural South Sub Area 1						0.35		
Newark 2	Carlton Ferry Lane (Wharf Cottage)	Collingham	15/00565/FUL	CU	B1a	0.08	B	Change of use of stable block to office
Total Ha completed in the Collingham Sub Area 2						0.08		
Southwell Area	Hexgreave Hall	Farnsfield	13/00423/FUL	NB	B1	0.84	G	Building of three new Live Work Units comprising residential property with integral office space
Total Ha completed in the Southwell Area						0.84		
Sherwood Area	Latimer Way (Land adj)	Ollerton	15/01979/FULM	NB	B1 / B2	1.28	G	Erection of 3 No. buildings, comprising 10 separate units (B1 light industrial/ B2 general industrial use)
Sherwood Area	Chapel Lane (28 and 28A)	Walesby	17/02079/LDC	CU	B8	0.17	B	Certificate of Lawfulness to continue the existing use of land to the rear of 28 & 28A Chapel Lane to store up to six trailers with associated commercial plant stored on the trailers
Sherwood Area	The Green (Thoresby Home Farm)	Perlethorpe Cum Budby	16/01184/FUL	NB	B1	0.39	B	Demolition of existing agricultural building and construction of new commercial/office accommodation (Resubmission of 15/00731/FUL)
Total Ha completed in the Sherwood Area						1.84		
Mansfield Fringe	Main Road (Castle Lodge)	Kings Clipstone	17/00272/LDC	CU	B2	0.08	B	Certificate of lawfulness for the change of use of land and buildings for Residential Use (C3 Use class) and for the repair, servicing, and sale of motor vehicles
Total Ha completed in the Mansfield Fringe Area						0.08		
Total Ha of completed employment land between 01/04/2017 and 31/03/2018						3.19		

Figure 18

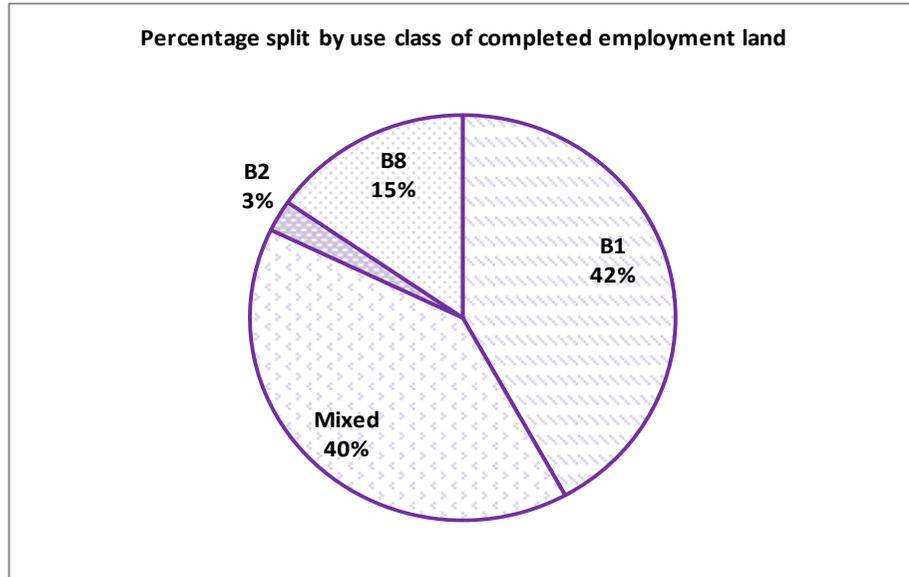


Figure 18 shows the percentage split by use class of employment land completed between 01/04/2017 and 31/03/2018 (Mixed use includes a combination of B1,B2 and B8 Uses)

Figure 19 shows the percentage split of completed employment land by area

Figure 19

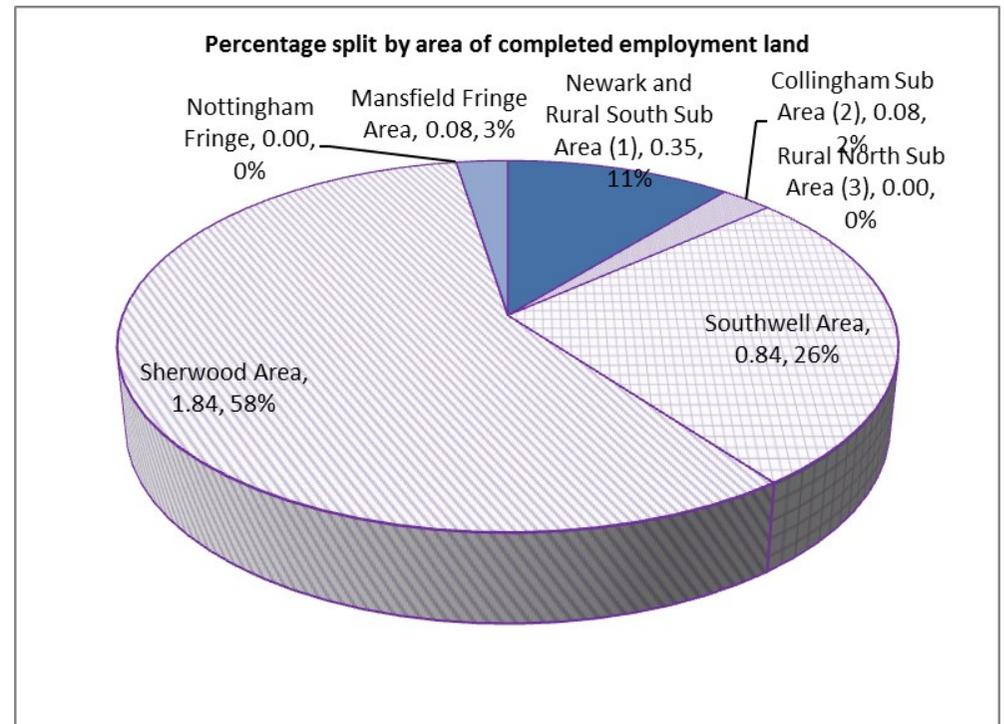


Figure 20: Completions of non B1, B2 and B8 use land between 01/04/2017 and 31/03/2018

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
Newark and Rural South Sub Area (1)	Barnby Road (Ivy House)	Balderton	17/00473/FUL	CU	C2	0.12	B	Change of use of 3 bedroom dwelling (C3) on the same site as school to vacation/respite centre (C2)	NA
Newark and Rural South Sub Area (1)	Great North Road (Land Adjacent To The Cattle Market)	Newark	15/01469/FULM	NB	SG	1.39	B	Proposed new council office and civic accommodation on existing public car park	NA
Newark and Rural South Sub Area (1)	Moor Lane (Land off)	East Stoke	17/02317/LDC	CU	SG	0.11	B	Certificate of Lawfulness to continue the existing use for the parking of one trailer	NA
Total Ha of Non B Use completions for the Newark and Rural South Sub Area (1)						1.62			
Rural North Sub Area (3)	Great North Road (57)	Sutton on Trent	17/01098/FUL	CU	C2	0.18	B	Change of use from dwelling house to children's residential home	NA
Total Ha of Non B Use completions for the Rural North Sub Area (3)						0.18			
Southwell	Hickling Lane (Nottingham Trent University)	Southwell	17/00893/FUL	NB	D1	0.03	G	Temporary consent for three years, for the siting of a hydroponic research and development unit	NA
Total Ha of Non B Use completions for the Southwell Area						0.03			
Sherwood	Inkersall Grange Road (Field Reference 4630)	Bilsthorpe	17/00816/FUL	NB	D2	2.37	G	Proposed Tipi Wedding Venue	NA
Sherwood	Tuxford Road (Boughton's Blooms)	Ollerton	17/00856/FUL	CU	D1	0.1	B	Application to convert a mixed residential and retail property into a Nursery (D1)	NA
Sherwood	Rufford Lane (Rufford Mill)	Rufford	17/00880/FUL	CU	D1 / D2	0.02	B	Change of Use of part of the former Rufford Abbey Sawmill, from Retail to Multi-functional	NA
Total Ha of Non B Use completions for the Sherwood Area						2.49			
Mansfield Fringe	Leach Way (Salvage Solutions Direct)	Blidworth	17/02206/FUL	CU	SG	0.04	B	Retrospective application for the retention of material change of use to vehicle salvage and storage (SG)	NA
Total Ha of Non B Use completions for the Mansfield Fringe						0.04			
Total Ha of Non B Use completions						4.36			

Section Four

Figure 21: Loss of employment land between 01/04/2017 and 31/03/2018

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	Dale Crescent (Ekklesia House)	Fernwood	16/00116/FUL	Detailed	CU	A2	0.01	Retrospective change of use from B1, B8 and A1 to Use Class A2
Newark 1	Lombard Street (21)	Newark	16/00556/FUL	Detailed	CU	A2	0.02	Change of use to A2 (Financial and Professional Offices)
Southwell Area	Main Street (The Jubilee Shop / Office)	Farnsfield	17/01179/FUL	Detailed	CU	A1	0*	Change of use from B1 Offices to A1 Shop
Total loss of Ha of employment land between 01/04/2017 and 31/03/2018							0.03	

* This site is so small that the figure for hectares rounds down to zero.

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 01/04/2018

Allocation Reference	Allocation Type	Location	Proposed Use	Total Ha of allocation assumed for employment use	Status at 31/03/2018	Available Ha without a valid planning permission
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 part of the site is in use)	B1, B2 & B8	1.4	Parts have planning permission	1.03
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 use)	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		19.72
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	Has been built out for housing	0
Sub -total for Southwell Area				5.39		4.89
OB/E/3	Employment	South of Boughton Industrial Estate Boughton	B Class (Not specified)	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 A&DM DPD				59.58		48.28

Section Six

Illustrative trajectories for the remainder of the Plan Period 2018 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 2018 to 2023	5-8 Yrs 2023 to 2026	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	9.56	5.24	4.32	
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	1.03	1.03	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	3.97	1.96	
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)	6.42	2.48	3.93	
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			122.61	26.87	58.74	37.00

Figure 25: Southwell Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2018 to 2023	5-8 Yrs 2023 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	0.12	0.12	0.00	
Total ha for Southwell Area			5.01	2.56	2.45	

Figure 26: Sherwood Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2018 to 2023	5-8 Yrs 2023 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, Bilsthorpe	2.39	1.20	1.19	
Various	Extant permissions	Sherwood Plan Area	6.34	3.61	2.73	
02/01392Outm	Available employment land in a designated employment area with a recent lapse of permission	Bilsthorpe Colliery, Bilsthorpe	2.08	1.24	0.84	
Total ha for Sherwood Area			14.59	7.94	6.65	

Figure 27: Mansfield Fringe Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2018 to 2023	5-8 Yrs 2023 to 2026	Remaining Ha outside of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	3.00	2.50	
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	0.48	0.33	0.15	
Total ha for Mansfield			17.98	3.33	2.65	12.00

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

Target	Completed between 01/04/2006 - 31/03/2018	Losses 01/04/2010 - 31/03/2018	0-5ys 2018 to 2023	5-8 yrs 2023 to 2026	Total	+/- Ha
211	76.31	5.06	40.70	70.49	182.44	-28.56

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

Target	Completed between 01/04/2006 - 31/03/2018	Losses 01/04/2010 - 31/03/2018	0-5ys 2018 to 2023	5-8 yrs 2023 to 2026	Total	+/- Ha
220	76.31	5.06	40.70	70.49	182.44	-37.56

Figure 30: Lower Level Trajectory

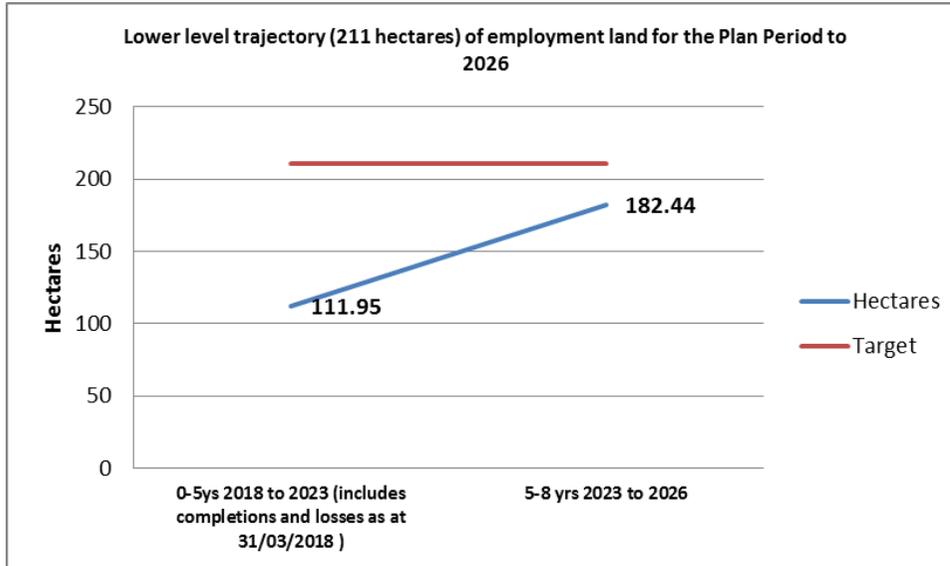
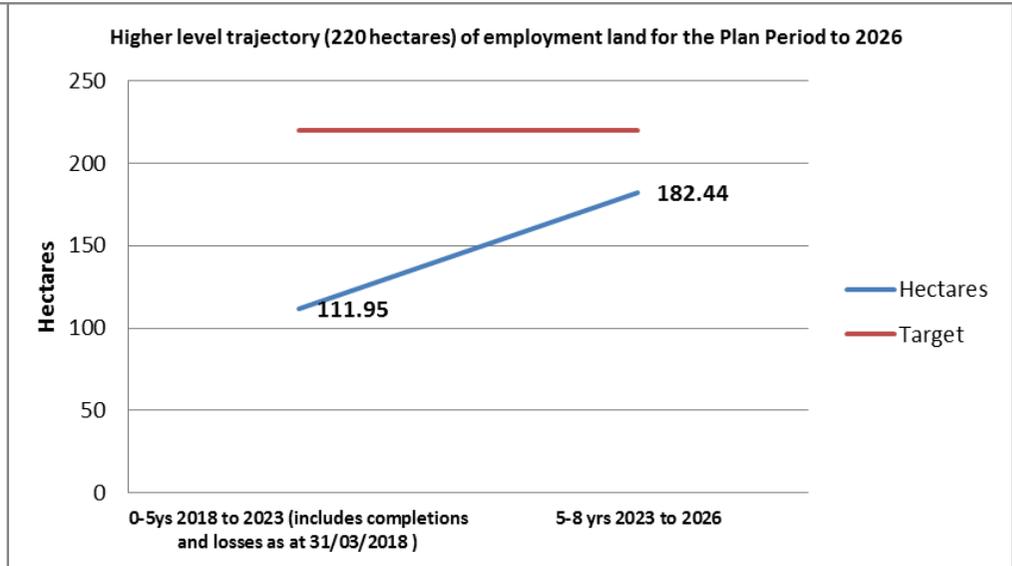


Figure 31: Higher Level Trajectory



Figures 30 and 31 show trajectories of employment land delivery for the periods 2018 to 2023, and 2023 to 2026. Trajectories take into consideration losses of employment land.

There is an additional 35 hectares of employment land available in Newark and Rural South Sub-Area (1), and 12 hectares in the Mansfield Fringe Area, but it is considered that this land may not be delivered until after the end of the current plan period in 2026. This will, however, 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 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		