

2019
Employment Land Availability Study
1st April 2018 - 31st March 2019



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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 31/03/2019 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 2018 - 31st March 2019 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 01/04/2019

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	53.57
Rural South Sub-Area (2)	1.15
Rural North Sub - Area (3)	0
Southwell Area	0
Nottingham Fringe	0
Sherwood Area	14.32
Mansfield Area	0
Total Hectares	69.04

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 01/04/2019.

Section Two

Figure 3: Employment Land Provision at 01/04/2019. Figure 3 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	0.00	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
01/04/13 - 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
01/04/18 - 31/03/19	5.10	0.00	0.00	0.12	0.00	2.33	0.30	7.85
H/a of land completed 01/04/06 - 31/03/19	36.57	3.44	9.78	4.92	0.12	24.89	4.44	84.16
H/a of land with outline permission	50.00	0.75	0.00	0.00	0.00	8.11	0.00	59.24
H/a of land with detailed planning permission	3.57	0.40	0.00	0.00	0.00	6.21	0.00	12.06
H/a of land under construction	1.87	0.00	0.00	0.00	0.00	4.32	0.00	8.45
H/a of land with no start	51.70	1.15	0.00	0.00	0.00	10.00	0.00	62.85
H/a of commitments at 01/04/2019	53.57	1.15	0.00	0.00	0.00	14.32	0.00	69.04
Available employment land in a designated employment area	25.70	0.00	0.00	0.00	0.00	2.08	0.00	27.78
Losses 01/04/2010 - 31/03/2019 * Losses prior to 2010 have been factored in to overall requirements	2.39	0.00	0.00	0.61	0.00	2.53	0.00	5.53
Core Strategy Allocation - Land around Fernwood	15.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Sites in the Adopted Allocations & Development Management DPD (without a valid pp)	18.35	0.00	0.00	4.89	0.00	6.17	17.83	47.24
Newark Sub Area totals	146.8	4.59	9.78					
Remaining h/a outside of plan period (post 2026)	52.80	0.00	0.00	0.00	0.00	4.06	12.00	68.86
Total hectares of land provided up to 2026		108.37		9.20	0.12	40.87	10.27	168.83
Lower requirements by Core Strategy Area		150.00		7.00	1.00	29.00	24.00	211.00
Under /over provision h/a (assuming lower requirement)		-41.63		2.20	-0.88	11.87	-13.73	-42.17
Higher requirements by Core Strategy Area		157.00		8.00	1.00	29.00	25.00	220.00
Under /over provision h/a (assuming higher requirement)		-48.63		1.20	-0.88	11.87	-14.73	-51.17

Figure 4: Summary table for B and Non B use class commitments and completions between 01/04/2006 and 31/03/2019

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined totals
	Commitments at 01/04/2019	Completions between 01/04/2006 & 31/03/2019	B1, B2 & B8 totals	Commitments at 01/04/2019	Completions between 01/04/2006 & 31/03/2019	Non B1, B2 and B8 Totals	
Newark and Rural South Sub Area (1)	53.57	36.57	90.14	20.34	17.40	37.74	127.88
Collingham Sub Area (2)	1.15	3.44	4.59	2.08	0.41	2.49	7.08
Rural North Sub Area (3)	0.00	9.78	9.78	0.36	2.59	2.95	12.73
Newark Area Totals	54.72	49.79	104.51	22.78	20.40	43.18	147.69
Southwell Area	0.00	4.92	4.92	0.75	2.41	3.16	8.08
Nottingham Fringe Area	0.00	0.12	0.12	0.00	2.29	2.29	2.41
Sherwood Area	14.32	24.89	39.21	5.23	11.97	17.20	56.41
Mansfield Fringe Area	0.00	4.44	4.44	0.04	2.36	2.40	6.84
Totals	69.04	84.16	153.20	28.80	39.43	68.23	221.43

Figure 4, above, shows a summary of commitments of B and non B use class (C1, C2, C2a, D1, D2 and SG) commitments at 01/04/2019 and completions between 01/04/2006 and 31/03/2019. 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 01/04/2019

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	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield / Greenfield	Description
Flash Farm, Micklebarrow Hill, Averham	18/00433/FUL	Detailed	CU	NS	B1a	0.12	B	Conversion of Traditional Agricultural Building to B1 Office Use with Associated Access and Parking
Fernwood Business Park	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)	10/01586/OUTM	Outline	NB	UC	B1, B2, B8	50.00	G	Mixed use commercial estate with up to 50 Ha of B1, B2 and B8 use
Low Street (Stoke Fields Farm)	16/00008/FUL	Detailed	CU	NS	B1	0	B	Proposed Change of Use of existing barn to form live / work unit
Cross Lane (Plot N)	18/00637/FULM	Detailed	NB	NS	B1a	0.48	G	Erection of 3 Commercial Units along with Associated Car Parking and Landscaping
Jessop Close (Plot 9, Brunel Business Park)	18/00018/FULM	Detailed	NB	NS	B1, B2 and B8	1.1	G	Construction of 23 no. industrial units (use classes B1, B2 and B8) and all associated external works
Total Ha for Newark and Rural South Sub Area (1)						53.57		

Figure 6: Rural South Sub Area (2)

Address	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield / Greenfield	Description of Proposal
Braemar Farm, Station Road, Collingham	12/00895/OUTM	Outline	NB	NS	B1a/B1b/B1c	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
Co Op Supermarket, High Street, Collingham	18/02236/FUL	Detailed	CU	NS	B1	0.4	B	Change of use from A1 use to A1, A2, A5 & B1 uses and Alterations to convert the existing former food store into three independent units
Total Ha for Newark Sub Area 2						1.15		

Figure 7: Rural North Sub Area (3) Southwell Area and Nottingham Fringe

There are no commitments in the Rural North Sub Area (3) Southwell Area or the Nottingham Fringe Area in 2018 / 2019

Figure 8: Sherwood Area

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Land Adjacent Bif Services Ltd, Meden Road, Boughton	18/00542/FUL	Detailed	NB	UC	B2	0.39	G	Erection of 6 No. Industrial Units
Unit 1, Bilsthorpe Business Park, Eakring Road, Bilsthorpe	18/01745/FUL	Detailed	NB	NS	B8	1.02	B	Build 2 No. Small Industrial Units
Rufford Court, Wellow Road, Eakring	18/00771/FUL	Detailed	NB	NS	B1a	0.49	B/G	Erection of two new live/work units
Former Thoresby Colliery, Ollerton Road, Edwinstowe	16/02173/OUTM	Outline	NB	NS	B1 and B2	8.11	B	Residential Development up to 800 dwellings (Class C3), Strategic Employment Site comprising up to 4,855 sqm Class B1a, up to 13,760 sqm Class B1c, and up to 13,760 sqm Class B2, a new Country Park and a Local Centre
Sherwood Energy Village, Ollerton	01/00942/FUL	Detailed	NB	UC	Mixed use	2.73	B	Mix of industry, housing, recreation, education and associated works
Thorseby Home Farm, The Green, Perlethorpe Cum Budby	16/01187/LBC	Listed Building Consent	CU	NS	B1	0.38	B	Refurbish existing listed barns to provide commercial space
Noble Foods Ltd., Oakham Farm, Forest Lane, Walesby	16/00990/FULM	Detailed	CU	UC	B8	1.2	B	Change of Use of Former Egg Production Sheds to Storage and Distribution Use (B8)
Total Ha for Sherwood Area						14.32		

There are no commitments in the Mansfield Fringe Area in 2018 / 2019

Figure 9: Mansfield Fringe Area

Figure 10: Existing employment land with planning permission for an increase in floorspace (at 01/04/2019)

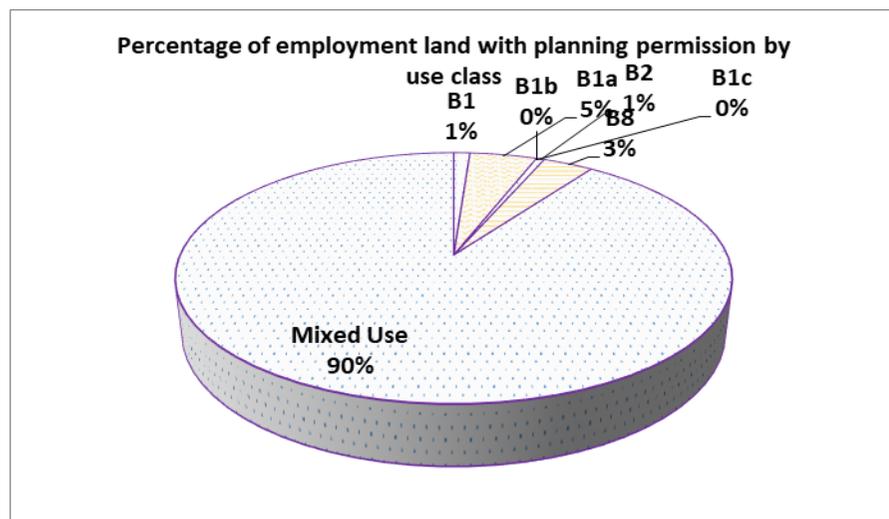
Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Increase in floorspace (Sqm)	Brown-field/ Greenfield	Description of Proposal
New 1	Northern Road (2), Newark	17/02193/ FUL	Detailed	NB	UC	B2	94	PDL	Proposed extension to provide two further service areas (full height ground and first floor)
New 1	Great North Road (British Sugar Corporation), Newark	17/00587/ FUL	Detailed	NB	NS	B8	180	PDL	Install a sand separation plant and construction of an additional soil storage shed.
New 1	Jessop Way (Bakkavor Desserts), Newark	17/01430/ FULM	Detailed	NB	UC	B2	7,010.80	PDL	Proposed factory extension and ancillary units.
New 1	Albert Street (E Gills And Sons (Memorials) Ltd), Newark	17/02004/ FUL	Detailed	NB	NS	B8	96.6	PDL	Demolition of existing storage buildings, new build of portal frame multi use storage unit
Total Sqm for Newark and Rural South Sub Area (1)							7381.40		
New 3	Ingram Lane (Hutchinson Engineering Services Ltd), Sutton-on-Trent	18/01502/ FUL	Detailed	NB	UC	B2	520	PDL	Extension to eastern elevation of storage/paint-shop/blast building and insertion of 3(no.) additional roller shutter doors to the northern elevation of existing building
New 3	Old Great North Road (Mercia Garden Products Ltd), Sutton-on-Trent	17/01976/ FULM	Detailed	NB	NS	B2	480	PDL	Erection of a steel structured storage shed attached to current factory unit
Total Sqm for Newark Sub Area (3)							1000.00		
Southwell	Longland Lane (Building No. 2, Longland Farm), Farnsfield	18/01860/ FULM	Detailed	NB	NS	B8	1400	PDL	Proposed extension to building 2 to form additional storage (B8)
Southwell	Crew Lane (Units 1 To 5 And Associated External Areas) Southwell Business Centre)	18/00755/ FUL	Detailed	NB/CU	NS	B1, B2 and B8	251	PDL	Convert units 3 & 4 from manufacturing/offices to light industrial and gym,demolish offices under existing flat roof,provide areas 4no storage containers and 2no portacabins,install a new foul sewage treatment plant and adjust the parking area and erect a new cycle shelter
Total Sqm for Southwell Area							1651.00		

Nottingham Fringe	Trentside (Instant Storage), Gunthorpe	17/01853/LDC	LDC	NB	NS	B8	45	PDL	Application for Certificate of Lawfulness for Proposed Development comprising 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	Belle Eau Park (Noble Foods Ltd), Bilsthorpe	18/00649/FUL	Detailed	NB	NS	B2	750	PDL	Proposed extension to mill including process building, warehouse and silo block
Sherwood	Belle Eau Park, Bilsthorpe	17/01121/FUL	Detailed	NB	NS	B2	73	PDL	Proposed installation of a new biomass housing and 660kW biomass boiler.
Sherwood	Newark Road (Murphy Pipelines Ltd), Ollerton	18/02090/FUL	Detailed	NB	NS	B2 and B8	369	PDL	Replacement of temporary structures and erection of a two-storey building in existing yard
Sherwood	Rufford House, Darwin Drive, Sherwood Energy Village, Ollerton	15/00566/FUL	Detailed	NB	NS	B1 and B8	872	PDL	Proposed Rear and Side Extensions
Total Sqm for Sherwood Area							2064.00		
Mansfield Fringe	Leach Way (Corden Manufacturing Ltd), Blidworth	16/00821/FUL	Detailed	NB	NS	B2	6259	PDL	Proposed extension to the industrial building for manufacturing (B2) ancillary to the existing production facility.
Mansfield Fringe	Crewe Close (Adjoining Unit C), Blidworth	17/00058/FUL	Detailed	NB	UC	B1c	79	PDL	Proposed extension to existing light industrial unit with office accommodation at first floor
Mansfield Fringe	Burma Road (Land at Hazel Court), Blidworth	18/00915/FUL	Detailed	NB	NS	B2	113	PDL	Construct Storage Unit
Total Sqm for Mansfield Fringe							6451		
Total Sqm of Increased Area							18592.40		

Figure 11: Existing employment land with planning permission for redevelopment (at 01/04/2019)

Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Grenfield	Description of Proposal
Sherwood	Rufford House, Darwin Drive, Sherwood Energy Village, Ollerton	18/00713/FUL	Detailed	CU	NS	B1/B8 to include B2	0.31	B	Change of use of the Factory from B1/ B8 uses to include B2 for manufacturing
Total Ha for Sherwood Area							0.31		
Total Ha of Redeveloped Area							0.31		

Figure 12: Percentage of employment land with planning permission by use class at 01/04/2019



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

Figure 13: Available employment land in a designated employment area

Plan Area	Planning Reference	Location	Grid Reference	Site Area (Ha)	Proposed Employment Use
Newark and Rural South Sub Area (1)	07/01081/Outm	Land North and South of Cross Lane Fernwood	482162/350383	6.25	B1 Business Development
Newark and Rural South Sub Area (1)	06/01187/Outm	Land off Beacon Hill Road (G Park) Newark	481823/354705	14.50	B2,B8 and ancillary offices
Newark and Rural South Sub Area (1)	07/01085/Fulm	Plot 16 Telford Drive	481197/355240	0.55	B1, B2 and B8
Newark and Rural South Sub Area (1)	08/00235/OUTM	South Airfield farm, Winthorpe	481479/355807	4.40	B1, B8
Total Ha for Newark and Rural South Sub Area (1)				25.70	
Sherwood Area	02/01392/Outm	Bilsthorpe Colliery Eakring Road		2.08	B2 and B8
Total Ha of Available Employment Land in a Designated Employment Area				27.78	

Figure 14: Non B1, B2 and B8 commitments at 01/04/2019

Plan Area	Address	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
New 1	Field Reference Number 5568 Land Off, Cross Lane, Fernwood	18/00103/FULM	Detailed	NB	UC	D1	3.3	G	Development of a 4FE Secondary School, 230 Place Sixth Form, Sports Hall, External Play Facilities, Access and Car Parking
New1	Land off Cross Lane, Fernwood Business Park	17/01105/FUL	Detailed	NB	NS	D1	0.19	G	Proposed Wellness Centre incorporating new vehicular access and associated car parking and boundary treatments
New 1	Hawton Waters, Cotham Lane, Hawton	18/01197/FULM	Detailed	NB	NS	C1/SG	16.73	B	Proposed development of 12 no. two bedroom holiday lodges and associated reception/office building, cafe/shop building, maintenance/store building, access track and vehicle parking set around existing lake
New 1	The Tom Mann Pavilion, Devon Park, Newark	18/01790/FUL	Detailed	NB	UC	D2	0.12	G	Ground floor side extension to pavilion and siting of storage container within car park
Total Ha : Newark and Rural South Sub Area (1)							20.34		
New 2	Little Danethorpe Farm, Fosse Road , 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		
New 3	Dunstall Lodge, Grassthorpe Road	19/00040/FUL	Detailed	CU	UC	D2	0.36	B	Change of use of barn to function/meeting room as part of farm diversification scheme
Total Ha : Rural North Sub Area (3)							0.36		
Southwell	Field Reference Number 0155, Longland Lane, Farnsfield	18/01866/FUL	Detailed	CU	UC	D2	0.55	G	Change of use of land for siting of 6 glamping pods and reception block with associated infrastructure including footpaths, lighting, access, planting and car parking
Southwell	Normanton Hall, Normanton Road, Normanton	18/00155/FUL	Detailed	CU	NS	C1	0.2	B	Conversion of redundant outbuilding (Stables) to form 1 unit for holiday rental
Total Ha: Southwell Area							0.75		

Continued overleaf

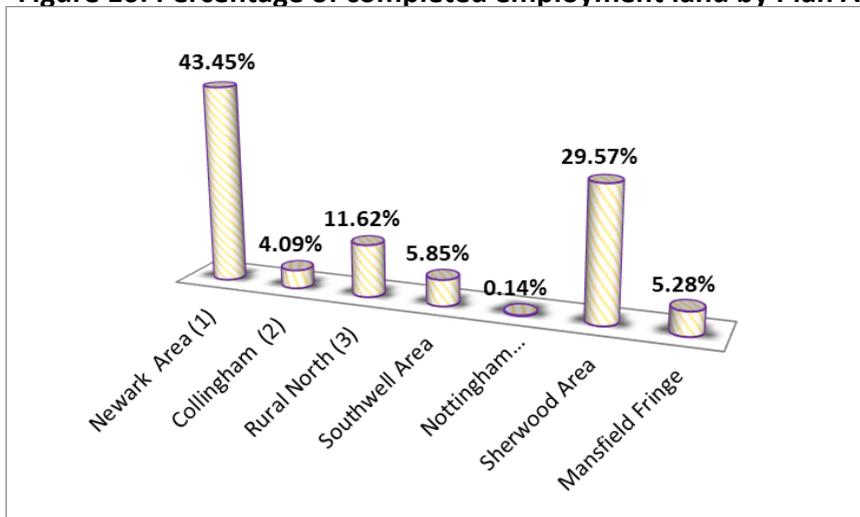
Sherwood	Eakring Road, Bilsthorpe	13/01767/CMW	Detailed	NB	NS	SG	4.25	G	Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure
Sherwood	Rear of Chapel Farm, Newark Road, Wellow	16/01638/FUL	Appeal Against Non Determination	NB/CU	UC	C1	0.98	G / B	Erection of buildings and change of use of existing buildings to form holiday let accommodation
Total Ha : Sherwood							5.23		
Mansfield Fringe	2 Forestry Holdings, Kings Clipstone	18/01563/FUL	Detailed	NB	UC	C1	0.04	B	Proposed removal of existing timber storage building and erection of holiday lodge
Total Ha : Mansfield Fringe							0.04		
Total Ha : Non B1,B2 and B8 Commitments							28.80		

Section Three

Figure 15: Summary of completions of employment land by Plan Area from 01/04/2006 to 31/03/2019

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
01/04/18 - 31/03/19	5.10	0.00	0.00	0.12	0.00	2.33	0.30	7.85
Ha of land completed	36.57	3.44	9.78	4.92	0.12	24.89	4.44	84.16

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 31/03/2019

Figure 17: Completions of employment land by Plan Area between 01/04/2018 and 31/03/2019

Plan Area	Address	Grid Reference	Planning Reference	New Build / Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description
Newark 1	Elston Lodge Farm, Lodge Lane, Elston	474693/348565	18/02227/FUL	CU	B2 and B8	0.16	PDL	Change of use of agricultural barns and land to Tractor/Mower machinery repair and storage (Retrospective)
Newark 1	Land To The North Of Corner House Farm, Hawton Lane, Farn-don	477471/351648	18/00770/LDC	CU	B8	0.51	PDL	Certificate of Lawfulness to continue the existing mixed Use of: 1) for B8 Storage 2) the siting of a maximum of 9 Shipping/Storage Containers; 3) the Parking of a maximum of 3 HGV Lorry Trailers; and 4) the siting and storage of a maximum of 6 items of plant and machinery
Newark 1	Units 10 - 12, 13 - 16 and 20 Har-dys Business Park, Hawton Lane, Farndon	477429/351581	18/01121/FULM	NB	B1, B2 and B8	0.25	Greenfield	Application to Retain Existing Buildings and Use Buildings for a Mixed Use of B1 (Business); B2 (General Industry); and B8 (Storage and Distribu-tion)
Newark 1	Land off Hawton Lane, Balderton	480617/351789	14/02195/RMA and 15/01215/DISCON	NB	B1c	0.38	PDL	Construction of 10 Commercial Starter Units and Vehicle Parking
Newark 1	Newark And Sherwood Play Sup-port Group, Edward Avenue, New-ark	479496/353551	18/01380/FUL	CU	B1 and B2	0.08	PDL	Change of use of A1 unit to a mixed use site to including a new Dental supply business and asso-ciated storage (B1) as well as a food preparation business (B2) and altercar parking area
Newark 1	The Old Wheelwrights Building, Mill Gate, Newark	479424/353773	17/00652/FUL	CU	B1	0.04	PDL	Proposed conversion including first floor exten-sion, from a Wheelwrights to new offices follow-ing demolition of part of the existing building
Newark 1	Keepers Cottage, Great North Road, Newark	479539/354228	18/00436/FUL	CU	B1	0.5	PDL	Change of use from A2 former Citizens Advice Bureau to B1 office accommodation
Newark 1	Beacon Hill Business Park, Newark	481084/354370	04/01444/FULM	NB	B1, B2, B8	1.6	PDL	Business park for B1, B2 and B8 use
Newark 1	Plot 15E, Telford Drive, Newark	481111/355233	17/00514/FUL	NB	B8	0.21	Greenfield	Creation of secure, fenced compound with gates, fencing and hard standing.
Newark 1	Compound 1, James Watt Road, Newark	481416/355489	18/00708/FUL	NB	B8	0.48	Greenfield	Change of use from vacant undeveloped land to fenced compound for use for containerised self-storage
Newark 1	Compound 2, James Watt Road, Newark	481448/355589	18/01122/FUL	NB	B8	0.89	Greenfield	Change of use of land from vacant undeveloped land to motorvehicle storage (B8 use)
Total Ha completed in the Newark and Rural South Sub Area 1						5.1		

Southwell Area	All Mine Cakes By The Lake,	Southwell	17/01328/FUL	CU	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. (resubmission of 17/00102/FUL)
Total Ha completed in the Southwell Area						0.12		
Sherwood Area	Holly Farm, Clipstone Road	Edwinstowe	16/01208/FUL	NB	B1a	2.03	B	Proposed change of use of agricultural land and buildings to B1(a) (office) use
Sherwood Area	Egmanton Hill Farm, Laxton Road	Egmanton	18/02338/FUL	CU	B2	0.3	B	Change of use of agricultural building to workshop
Total Ha completed in the Sherwood Area						2.33		
Mansfield Fringe	Land at Burma Road	Blidworth	16/00827/OUT	NB	B1	0.15	B	Erection of an office building and proposed new access arrangements
Mansfield Fringe	Unit 1, Joseph Court Burma Road	Blidworth	18/00918/FUL	CU	B1	0.15	B	Change of use of existing warehouse unit falling under use class; Sui Generis (Sale of cars and vehicles) to become B1 Office space, with minor alterations to the elevations and internal alterations
Total Ha completed in the Mansfield Fringe Area						0.3		
Total Ha of completed employment land between 01/04/2018 and 31/03/2019						7.85		

Figure 18

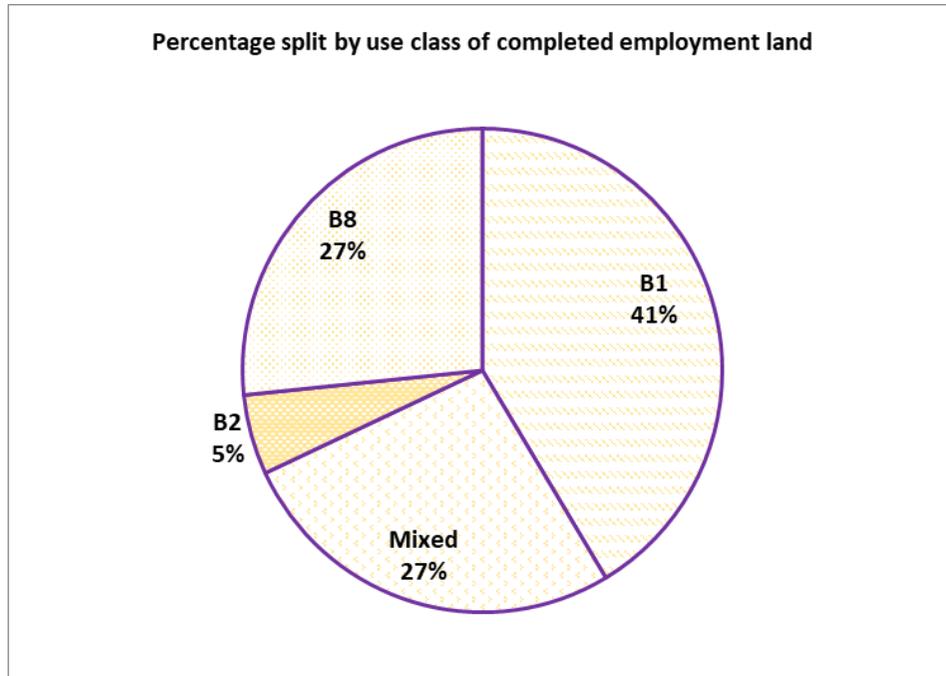


Figure 18 shows the percentage split by use class of employment land completed between 01/04/2018 and 31/03/2019 (Mixed use includes a combination of B1,B2 and B8 Uses)

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

Figure 19

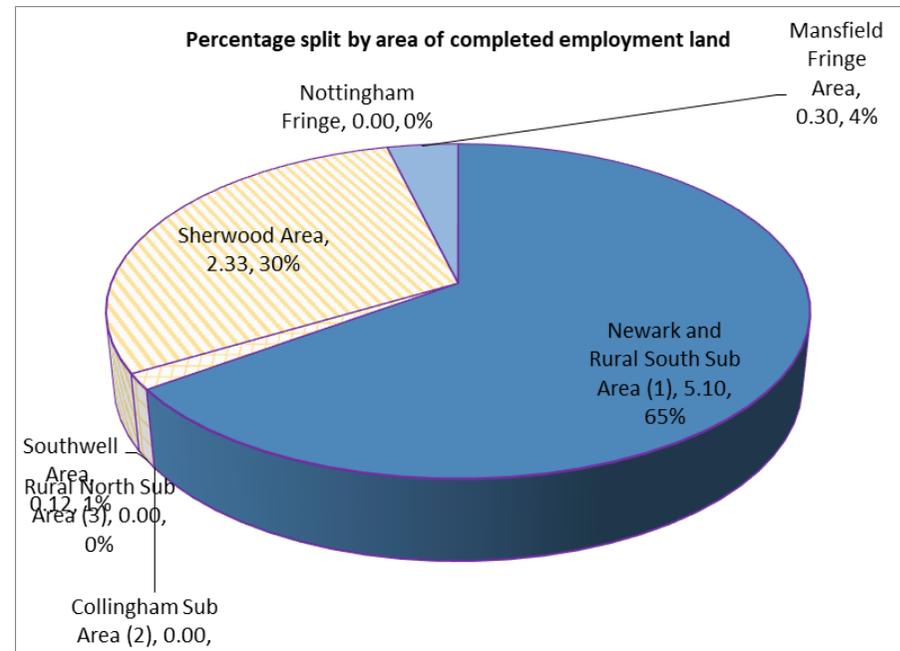


Figure 20: Completions of non B1, B2 and B8 use land between 01/04/2018 and 31/03/2019

Plan Area	Address	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brown-field / Greenfield	Proposal Description	Year Loss Of Employment Land Recorded (if relevant)
Newark 1	Eden Supported Living Ltd, International House, Cliff Nook Lane, Newark	17/00027/CPRIOR	CU	D1	0.03	PDL	Notification for Prior Approval for proposed change of use from Business (Class B1) Use to state funded school	NA
Newark 1	3 Sykes Lane, Balderton	18/01601/FUL	NB	SG	0.07	G	Erection of an outbuilding for use as a dog grooming parlour (Retrospective)	NA
Newark 1	Unit 4, Hardys Business Park, Hawton Lane, Farn-don	18/01117/FUL	CU	D2	0.13	B	Application to Retain Existing Building and Use Building and Forecourt for Use as a Gym (Use Class D2)	NA
Newark 1	Unit 17, Hardys Business Park, Hawton Lane, Farn-don	18/01118/FUL	NB	SG	0.15	G	Application to Retain Existing Building and Use as a Sui Generis Retail Warehouse Club with ancillary B1 (Business) and B8 (Storage and Distribution) uses	NA
Newark 1	Shine Car Wash, Fosse Road, Farndon	18/00421/FUL	CU	SG	0.31	B	Change of use to a hand car wash & val-eting service (Retrospective)	NA
Newark 1	Newark Lorry Park, Great North Road, Newark	18/00636/FUL	NB	D1	0.31	B	Provision of free standing Classroom, Tool Store, Portaloo and installation of removeable training test track	NA
Newark 1	A17, Field Reference 2564, Winthorpe	16/01796/FULM	NB	SG	4.95	G	Erection of a three storey building to accommodate vehicle/plant servicing and repair workshop, storage and ancil-lary office	NA
Newark 1	Land At Newark And Notts Showground, Fosse Road, Winthorpe	18/02020/FULM	CU	SG	1.45	B	Change of use of land for use as a con-struction industry and agricultural plant training centre and the construction of industrial and agricultural plant and lift-ing operations (retrospective)	NA
Total Hectares of Non B Use Completions for Newark and Rural South Sub Area (1)					7.40			
Newark 2	12 Besthorpe Road, Col-lingham	18/01060/FUL	CU	SG	0.2	B	Conversion of existing barns to micro brewery	NA
Newark 2	Annexe, Millwell House, Church Road, Harby	18/01330/FUL	CU	C1	0.16	B	Change the use of the annex from resi-dential to holiday let (retrospective)	NA
Total Hectares of Non B Use Completions for Newark Collingham Sub-Area (2)					0.36			

Continued overleaf

Newark 3	Claxhill Farm, Carlton Lane, Norwell	18/00987/FUL	CU	D2	2.4	G	Development of an outdoor riding area and fencing, change of use of a farm building from agriculture to a mixed use of agriculture and stabling of horses as a livery, change of use of land from agriculture to a mixed use of agriculture and grazing of horses as a livery, use of riding area for riding lessons (retrospective)	NA
Newark 3	64, Willow View, Crow Park Avenue, Sutton-on-Trent	18/01934/FUL	CU	SG	0.01	B	Change of use of domestic shed to be used as a dog grooming business	NA
Total Hectares of Non B Use Completions for Newark Rural North Sub-Area (3)					2.41			
Southwell	The Poplars, Upton Road, Southwell	18/01317/FUL	NB	D2	0.30	G	Change of use of field for siting of 6 Glamping Pods, Access Road, Footpath, Parking Area, Bin Store, Cycle Parking and Low Level Lighting	NA
Southwell	24B, The Ropewalk, Southwell	18/01386/FUL	CU	D1	0.01	B	Change of use of ground floor property (only) to commercial use (fitness assessment centre (NOT a gym), supported by treatment rooms for sports massage, nutrition etc)	NA
Southwell	Hill Farm, Priory Road, Thurgarton	15/01114/FUL	CU	C2	0.49		Change of use from Education to Residential Care Home	NA
Total Hectares of Non B Use Completions for Southwell Area					0.80			
Mansfield Fringe	1 King Johns Court, Main Road, Kings Clipstone	18/00819/FUL	CU	C2	0.22	B	Change of use from C3 (b) dwellinghouse to C2 (residential care home)(up to 9 residents) and provision of additional on-site parking (part retrospective)	NA
Total Hectares of Non B Use Completions for Mansfield Fringe Area					0.22			
Total Hectares of Non B Use Completions					11.16			

Section Four

Figure 21: Loss of employment land between 01/04/2018 and 31/03/2019

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	New Land Use	Site Area (Ha)	Description of Loss of Employment Land
Newark and Rural South Sub Area (1)	Eden Supported Living Ltd, International House, Cliff Nook Lane, Newark	480338/354239	17/00027/CPRIOR	Prior Approval	CU	D1	0.03	Notification for Prior Approval for proposed change of use from Business (Class B1) Use to state funded school
Newark and Rural South Sub Area (1)	Unit E, 8 George Street	480268/354333	18/00320/FUL	Detailed	CU	C3	0.06	Conversion of 2 storey warehouse into 2 residential apartments
Sherwood	Blackburn House, Boughton Pumping Station, Brake Lane, Boughton	466775/369241	18/00140/FUL	Detailed	CU	C3	0.38	Retention of wedding venue (Use Class D2) (excluding dwellings approved by 16/00372/FUL and 15/01530/FUL) and change of use of third floor from office to a self-contained managers flat
Total Loss of Ha of Employment Land between 01/04/2018 and 31/03/2019							0.47	

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. The Amended Core Strategy was adopted in March 2019 and the ELAS 2019-2020 will use the employment figures from this document.

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 01/04/2019.

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 01/04/2019

Allocation Reference	Allocation Type	Location	Proposed Use	Total Ha of Allocation Assumed for Employment Use	Status at 31/03/2019	Available Ha without a valid planning permission
NUA/E/2	Employment	Stephenson Way Newark	B1, B2 & B8	12.24	Partly completed	8.19
NUA/E/3	Employment	Land off Telford Drive Newark (The southern part of the site is in use)	B1, B2 & B8	1.40	Partly completed	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	Available 4.95ha developed	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	Available and valid Permission	1.13
Sub - total for Newark & Rural South Sub Area (1)				28.14		18.35
Co/MU/1	Mixed Use	Swinderby Road & Station Road Collingham	B1	0.75	Planning permission granted	0.00
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	0.50	Built out for housing	0.00
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	B Class (Not specified)	2.67	Partly available	2.39
Bi/E/2	Employment	Northern Side of Brailwood Road	B Class (Not specified)	0.35	Completed	0.00
Sub - total for Sherwood Area				6.80		6.17
Ra/E/1	Employment	West of Colliery Lane	B1,B2 & B8	5.50	Available	5.50
Cl/MU/1	Mixed Use	Former Clipstone Colliery Clipstone	B1,B2 & B8	12.00	Available	12.00
Bl/E/1	Employment	Blidworth Industrial Park Blidworth	B1,B2 & B8	1.00	Part completed	0.33
Sub - total for Mansfield Fringe Area				18.50		17.83
Total Ha of employment land allocated in the Adopted Allocations & Development Management DPD				59.58		47.24

Section Six

Illustrative trajectories for the remainder of the Plan Period 2019 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 2019 to 2024	5-7 Yrs 2024 to 2026	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	8.19	5.85	2.34	
NUA/E/3 (Adj by 0.16 Ha to take account of extension of adjacent unit)	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	4.62	1.31	
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	12.00	3.00	
Various	Extant Permissions	Newark Plan Areas (1,2 & 3)	4.72	3.62	1.1	
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	0.00	5.00	45.00
07/01081OUTM, 06/01187OUTM, 07/01085OUTM	Available employment land in a designated employment area with a recent lapse of permission	Land north and south of Cross Lane, Fernwood (6.25ha) Land off Beacon Hill Road (G park)(14.5 ha) Plot 16 Telford Drive (0.55 ha) South Airfield Farm, Winthorpe (4.4 ha)	25.70	14.00	3.90	7.80
Total ha for Newark Area			113.77	43.19	17.78	52.80

Figure 25: Southwell Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2019 to 2024	5-7 Yrs 2024 to 2026	Remaining Ha outside of plan period
So/E/2	Allocations & Development Management DPD	East of Crew Lane, Southwell	2.71	1.81	0.90	
So/E/3	Allocations & Development Management DPD	South of Crew Lane, Southwell	2.18	1.45	0.73	
Total ha for Southwell Area			4.89	3.26	1.63	

Figure 26: Sherwood Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2019 to 2024	5-7 Yrs 2024 to 2026	Remaining Ha outside of plan period
OB/E/3	Allocations & Development Management DPD	South of Boughton Industrial Estate Boughton	3.78	3.35	0.43	
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilsthorpe	2.39	1.95	0.44	
Various	Extant permissions	Sherwood Plan Area	14.32	7.96	2.3	4.06
02/01392Outm	Available employment land in a designated employment area	Bilsthorpe Colliery, Bilsthorpe	2.08	1.66	0.42	
Total ha for Sherwood Area			22.57	14.92	3.59	4.06

Figure 27: Mansfield Fringe Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2019 to 2024	5-7 Yrs 2024 to 2026	Remaining Ha outside of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	3.83	1.67	
CI/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	0.00	0.00	12.00
BI/E/1	Allocations & Development Management DPD	Blidworth Industrial Park Blidworth	0.33	0.33	0.00	
Total ha for Mansfield			17.83	4.16	1.67	12.00

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

Target	Completed between 01/04/2006 - 31/03/2019	Losses 01/04/2010 - 31/03/2019	0-5 Yrs 2019 to 2024	5-7 Yrs 2024 to 2026	Total	+/- Ha
211	84.16	5.53	65.53	24.67	168.83	42.17

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

Target	Completed between 01/04/2006 - 31/03/2019	Losses 01/04/2010 - 31/03/2019	0-5 Yrs 2019 to 2024	5-7 Yrs 2024 to 2026	Total	+/- Ha
220	84.16	5.53	65.53	24.67	168.83	51.17

Figure 30: Lower Level Trajectory

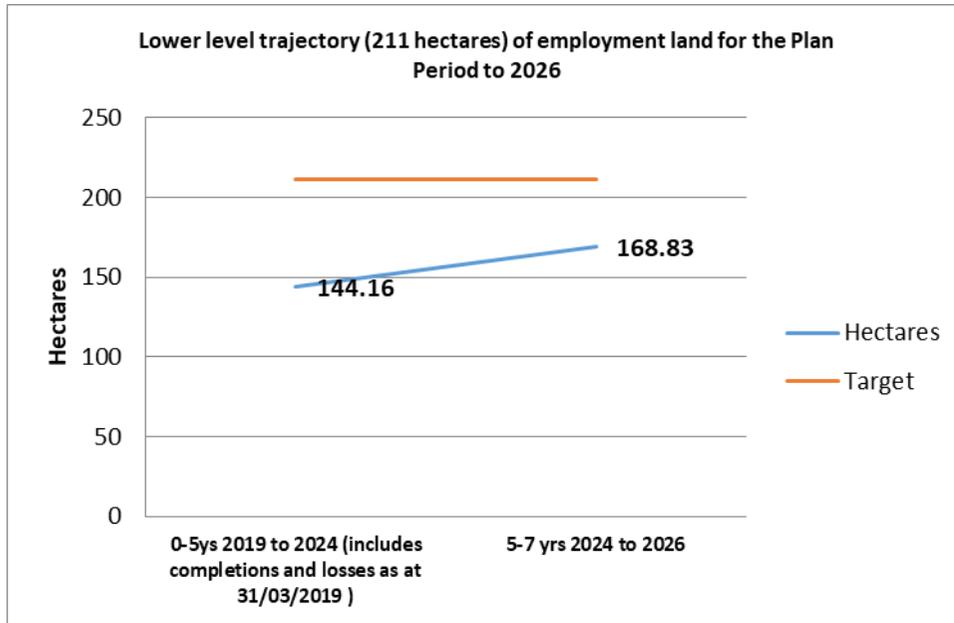
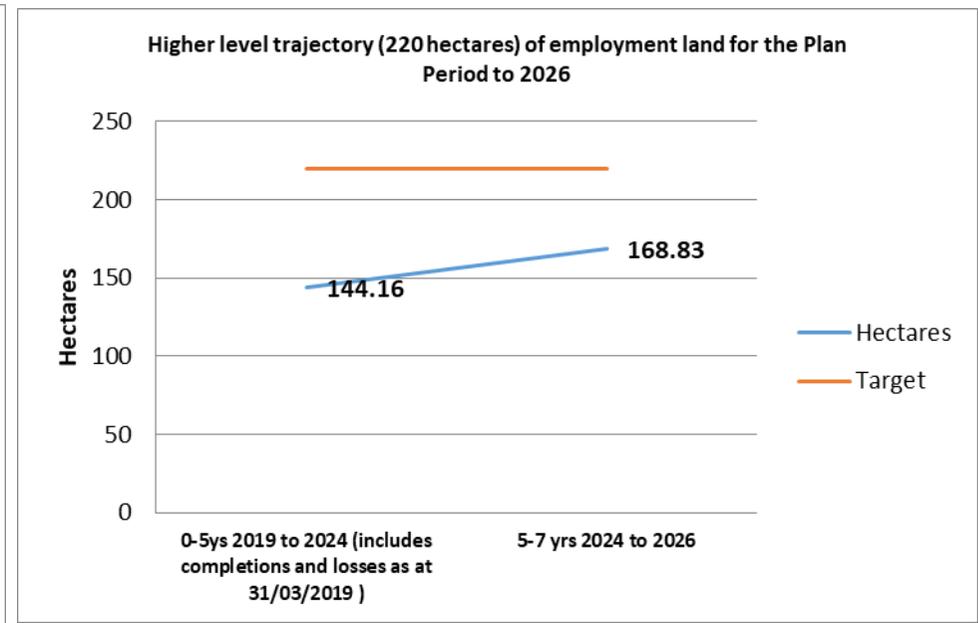


Figure 31: Higher Level Trajectory



Figures 30 and 31 show trajectories of employment land delivery for the periods 2019 to 2024, and 2024 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

Figure 2: Use Class Guide for B and D Uses

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, laundrettes, taxi businesses, amusement centres.
C2 (Residential Institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres		