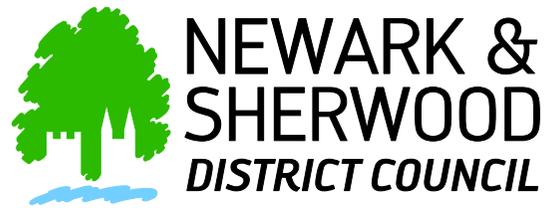


**2015**  
**Employment Land Availability Study**  
1st April 2014 - 31st March 2015



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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 “use a proportionate evidence base 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 to ensure that their assessment of employment uses are integrated and take full account of 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 Councils position at 31/03/2015 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 2014—31st March 2015 to identify a supply of deliverable sites, the data gathered has been used to update this Report. Detailed monitoring has been carried out this year and some data has been ratified to ensure it’s accuracy. Comparison data in this report has been recorded from 1st April 2006 to provide information from the start of the plan period (2006-2026)

### Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regards to possible 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](http://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  
Newark & Sherwood District Council  
Kelham Hall  
Newark

Notts NG23 5QX      E-mail: [planningpolicy@nsdc.info](mailto:planningpolicy@nsdc.info)      TEL: 01636 655805

## 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 01/04/2015

**Figure 2: Employment Land Commitments Summary**

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	55.38
Rural North Sub - Area (3)	0.13
Southwell Area	1.46
Sherwood Area	13.97
Mansfield Fringe Area	0.30
<b>Total Hectares</b>	<b>71.24</b>

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 01/04/2015

## Section Two

**Figure 3: Employment Land Provision at 01/04/2015.** Figure 2 shows a summary of employment land provision, 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	<b>24.16</b>
01/04/07 - 31/03/08	3.34	0.00	0.00	0.00	0.00	1.70	1.13	<b>6.17</b>
01/04/08 - 31/03/09	0.00	0.00	1.31	0.00	0.00	0.30	0.37	<b>1.98</b>
01/04/09 - 31/03/10	1.58	0.00	0.00	0.00	0.00	2.04	0.50	<b>4.12</b>
01/04/10 - 31/03/11	0.00	1.35	0.34	0.00	0.00	0.00	0.00	<b>1.69</b>
01/04/11 - 31/03/12	1.67	2.00	1.78	2.07	0.11	4.81	0.84	<b>13.28</b>
01/04/12 - 31/03/13	0.02	0.00	0.00	0.02	0.00	0.49	0.38	<b>0.91</b>
01/04/13 - 31/03/14	0.01	0.00	5.25	0.77	0.00	0.30	0.10	<b>6.43</b>
01/04/14 - 31/03/15	5.88	0.01	0.19	1.03	0.00	1.77	0.00	<b>8.88</b>
<b>H/a of Land Completed 01/04/06 - 31/03/15</b>	<b>33.11</b>	<b>3.36</b>	<b>8.88</b>	<b>4.09</b>	<b>0.11</b>	<b>14.64</b>	<b>3.43</b>	<b>67.62</b>
H/a of land with outline permission	50.00	0.00	0.00	0.50	0.00	0.00	0.00	<b>50.50</b>
H/a of land with detailed planning permission	5.38	0.00	0.13	0.96	0.00	13.97	0.30	<b>20.74</b>
H/a of land under construction	4.25	0.00	0.00	0.96	0.00	13.73	0.30	<b>19.24</b>
H/a of land with no start	51.13	0.00	0.13	0.50	0.00	0.24	0.00	<b>52.00</b>
<b>H/a of commitments at 01/04/2015</b>	<b>55.38</b>	<b>0.00</b>	<b>0.13</b>	<b>1.46</b>	<b>0.00</b>	<b>13.97</b>	<b>0.30</b>	<b>71.24</b>
Available employment land in a designated employment area	31.48	0.00	0.00	0.00	0.00	9.74	0.00	<b>41.22</b>
Losses 01/04/2010 - 31/03/2014 * Losses prior to 2010 have been factored in to overall requirements	2.07	0.00	0.00	0.43	0.00	0.43	0.00	<b>2.93</b>
Core Strategy Allocation - Land around Fernwood	15.00	0.00	0.00	0.00	0.00	0.00	0.00	<b>15.00</b>
Sites in the Adopted Allocations & Development Management DPD (without a valid pp)	27.72	0.75	0.00	4.89	0.00	6.45	18.50	<b>58.31</b>
<b>Newark Sub Area Totals</b>	<b>160.62</b>	<b>4.11</b>	<b>9.01</b>					
Remaining h/a outside of plan period (post 2026)	17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Hectares of Land Provided up to 2026</b>		<b>156.74</b>		<b>10.01</b>	<b>0.11</b>	<b>44.37</b>	<b>22.23</b>	<b>233.46</b>
<b>Lower Requirements by Core Strategy Area</b>		<b>150</b>		<b>7</b>	<b>1</b>	<b>29</b>	<b>24</b>	<b>211</b>
<b>Under /Over Provision h/a (Assuming lower requirement)</b>		<b>6.74</b>		<b>3.01</b>	<b>-0.89</b>	<b>15.37</b>	<b>-1.77</b>	<b>22.46</b>
<b>Higher Requirements by Core Strategy Area</b>		<b>157</b>		<b>8</b>	<b>1</b>	<b>29</b>	<b>25</b>	<b>220</b>
<b>Under /Over Provision h/a (Assuming higher requirement)</b>		<b>-0.26</b>		<b>2.01</b>	<b>-0.89</b>	<b>15.37</b>	<b>-2.77</b>	<b>13.46</b>

**Figure 4: Summary Table for B and Non B Use Class Commitments and Completions between 01/04/2006 and 31/03/2015**

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined Totals
	Commitments at 01/04/2015	Completions between 01/04/2006 & 31/03/2015	B1, B2 & B8 Totals	Commitments at 01/04/2015	Completions between 01/04/2006 & 31/03/2015	Totals	
Newark and Rural South Sub Area (1)	55.38	33.11	88.49	1.38	7.56	8.94	97.43
Collingham Sub Area (2)	0.00	3.36	3.36	0.00	0.05	0.05	3.41
Rural North Sub Area (3)	0.13	8.88	9.01	0.00	0.00	0.00	9.01
<b>Newark Area Totals</b>	<b>55.51</b>	<b>45.35</b>	<b>100.86</b>	<b>1.38</b>	<b>7.61</b>	<b>8.99</b>	<b>109.85</b>
Southwell Area	1.46	4.09	5.55	1.07	1.57	2.64	8.19
Nottingham Fringe Area	0.00	0.11	0.11	0.07	2.29	2.36	2.47
Sherwood Area	13.97	14.64	28.61	1.00	4.65	5.65	34.26
Mansfield Fringe Area	0.30	3.43	3.73	0.18	1.92	2.10	5.83
<b>Totals</b>	<b>71.24</b>	<b>67.62</b>	<b>138.86</b>	<b>3.70</b>	<b>18.04</b>	<b>21.74</b>	<b>160.6</b>

Figure 4 above shows a summary of commitments of B and non B use class (C1,C2,C2a,D1,D2 and SG) commitments at 01/04/2015 and completions between 01/04/2006 and 31/03/2015. 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 01/04/2015

### 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. Units A (2 units) F (2 Units) H (1 unit) & G (1 unit) Completed Previously but never counted
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
Plot 15 Telford Drive	Newark	11/01572/FULM	Detailed	NB	NS	B1a, B1c	0.26	B	Erection of an Office and Light Manufacturing Building with Associated Car Parking
Units 1,2 and 8 Newark Business Park Units 3 Brunel Drive	Newark	12/00928/FUL	Detailed	CV	UC	B2	0.40	B	Proposed shot blasting bay, secure storage unit & canopy between shot blasting and existing paint shop
Adjacent Filling Station Bow-bridge Road	Newark	13/01489/FUL	Detailed	NB	NS	B1 and B2	0.08	B	Erection of Four Start-Up Industrial Units with Associated Parking
Northern Road (Falcon Motors)	Newark	15/00068/FUL	Detailed	CU	NS	B8	0.25	B	Proposed change of use of part of site for siting of 5 No. shipping containers for self storage use
Former British Rail Property, Bathley Lane	North Muskham	12/00402/FUL	Detailed	CU	NS	B2	0.54	B	Change of use to agricultural engineering business and the erection of a single storey building
<b>Total Ha for Newark and Rural</b>							<b>55.38</b>		

**Figure 6: 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)
<b>Total Ha for Rural North Sub Area (3)</b>							<b>0.13</b>		

**Figure 7: 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.
Hockerton Moor Farm, Kirklington Road	Southwell	12/00752/FUL	Detailed	CU	UC	B1	0.40	B	Renovation and conversion of traditional brick and tile buildings from agricultural use to B1 office/ light industrial and a single three bedroom dwell-
Ash Farm Cockett Lane	Farnsfield	13/01072/OUTM	Outline	NB	NS	B1 and B2	0.5	G	Outline planning application for the erection of up to 88 no. dwellings with associated infrastructure, along with up to 0.5 ha of B1 and B2 employment development (including 2 no means of access to the dwellings and employment development re-
<b>Total Ha for Southwell Area</b>							<b>1.46</b>		

**Figure 8: Sherwood Area**

Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Belle Eau Park	Bilsthorpe	14/01782/FULM	Detailed	NB	UC	B8	11.00	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 works.
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
<b>Total Ha for Sherwood Area</b>							<b>13.97</b>		

**Figure 9: 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
Burma Road	Blidworth	10/00342/FUL	Detailed	NB	UC	B2/B8	0.30	B	New industrial unit
<b>Total Ha for Mansfield Fringe Area</b>							<b>0.30</b>		

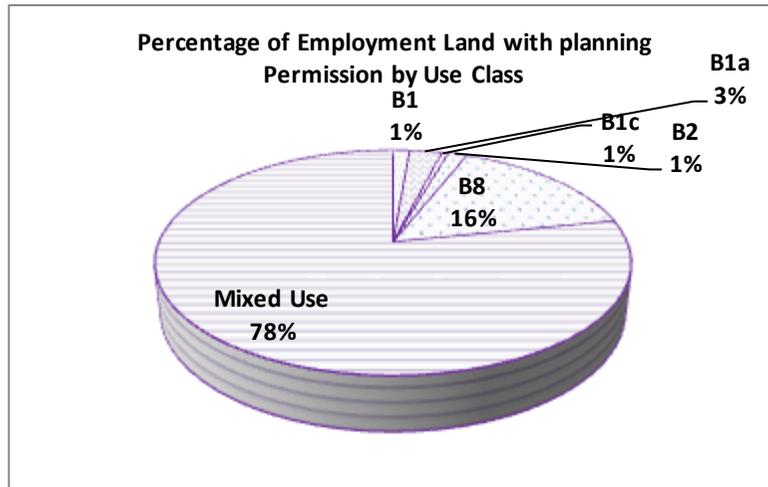
**Figure 10: Existing Employment Land with Planning Permissions for Increased Use (Status at 01/04/2015)**

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Grenfield	Description of Proposal
Newark and Rural South Sub Area (1)	Jessop Way (Charles Lawrence International Ltd)	Newark	14/00417/FUL	Detailed	NB	NS	B1a	0.53	B	Erection of two-storey extension to existing office
<b>Total Ha for Newark and Rural South Sub Area (1)</b>								<b>0.53</b>		
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 val-eting operation including installation of an office
<b>Total Ha for Sherwood Area</b>								<b>0.01</b>		
Nottingham Fringe Area	Creagh Concrete Factory, Off Thurgaton Lane	Hoveringham	12/00927/FUL	Detailed	NB	NS	B1	0.001	B	Proposed redesign of existing factory internal office area and construction of proposed new factory administration office block
<b>Total Ha for Nottingham Fringe Area</b>								<b>0.001</b>		
<b>Total Ha of Increased Area</b>								<b>0.54</b>		

**Figure 11: Existing Employment Land with Planning Permissions for Redevelopment (Status at 01/04/2015)**

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Grenfield	Description of Proposal
Newark and Rural South Sub Area (1)	Hawton Lane(Flowserve)	Balderton	07/01840/OUTM	Outline	NB	NS	B2	16.12	B	Demolish and replace factory unit
Newark and Rural South Sub Area (1)	Brunel Drive (Grosvenor Court)	Newark	14/02212/FUL	Detailed	CU	NS	B8 to B1 & B2	0.42	B	Change of use from B8 to B2 for Unit 1 & B8 to B1 for Units 3 &4.
<b>Total Ha for Newark and Rural South Sub Area (1)</b>								<b>16.54</b>		
Sherwood Area	Noble Foods Ltd, Oakham Farm, Forest Lane	Walesby	12/00795/FULM	Detailed	CU	NS	B8	3.76		Change of Use of Former Egg Production Sheds to Storage and Distribution Use (B8)
<b>Total Ha for Sherwood Area</b>								<b>3.76</b>		
<b>Total Ha of Redeveloped Area</b>								<b>20.30</b>		

**Figure 12: Percentage of Employment Land with Planning Permission by Use Class at 01/04/2015**



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	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
<b>Total Ha for Newark and Rural South Sub Area (1)</b>				<b>31.48</b>	
Sherwood Area	02/01392/Outm	Bilsthorpe Colliery Eakring Road	Bilsthorpe	9.74	B2 and B8
<b>Total Ha of Available Employment Land in a Designated Employment Area</b>				<b>41.22</b>	

**Figure 14: Non B1/B2 and B8 Commitments at 01/04/2015**

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)	2 Brisbane Court	Balderton	12/01330/Ful	Detailed	CU	NS	D1	0.01	B	Change of use of a retail unit (Use Class A1) to a Sports Injury clinic (Use Class D1)
Newark and Rural South Sub Area (1)	Barnby Road ( Woodlands Bungalow)	Balderton	14/02220/FUL	Detailed	CU	NS	SG	0.23	G	Change of use of land to cattery and small animal hotel and erection of animal units
Newark and Rural South Sub Area (1)	Lincoln Road (Brownhills Leisure World)	Newark	10/00684/Outm	Outline	NB	NS	C1	0.87	B	Erection of 120 Bedroom Hotel and Ancillary Uses, 120 Car Parking Spaces, Access Road and Off Site Highway Improvements (Extant Permission 10/00684/OUTM please see plans relating to this application)
Newark and Rural South Sub Area (1)	Northern Road (Ampertonic Ltd)	Newark	14/00782/FUL	Detailed	CU	NS	A1/SG	0.13	B	Change of use from light industrial (manufacturing) and offices to retailing motor homes and offices.
Newark and Rural South Sub Area (1)	68 Wolsey Road	Newark	13/01751/Ful	Detailed	CU	NS	D2	0.03	B	Change of use of the Lower floor to a Day nursery, demolition of the existing garage, re-surface driveway and front garden to provide off street parking, demolition of room at the rear of the property, erection of a larger single storey room
Newark and Rural South Sub Area (1)	Newark Road (Greenfield Close Residential Home)	Coddington	14/01627/FULM	Detailed	NB	NS	C2	0.06	B	Erection of 7 apartments and associated ancillary accommodation and 4 stand alone activity rooms - Use Class C2.
<b>Total Ha : Newark and Rural South Sub Area (1)</b>								<b>1.33</b>		
Southwell Area	Crink Lane	Southwell	14/00676/FUL	Detailed	NB	NS	SG	0.01	B	4 No. stables to be used for Livery purposes
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.
<b>Total Ha : Southwell Area</b>								<b>0.17</b>		

Figure 14: Non B1/B2 and B8 Commitments at 01/04/2015... Continued

Plan Area	Address	Settlement	Planning Reference	Application Type	New Build / Change of	Status	Land Use	Site Area (Ha)	Brown-field/ Grenfield	Description of Proposal
Nottingham Fringe Area	Car Park Francklin Road	Lowdham	12/01544/FUL	CU	NS	D1	1	0.07	B	Erection of a porta frame modular building to be used as a GP medical centre for a period of three years
<b>Total Ha : Nottingham Fringe</b>								<b>0.07</b>		
Sherwood Area	North Laid Farm	Kneesall	11/01591/FUL	Detailed	CU	NS	C1	0.10	B	Proposed change of use of out-buildings from light industrial use (B1) to a bed and breakfast facility
<b>Total Ha : Sherwood</b>								<b>0.10</b>		
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,
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
Mansfield Fringe Area	Burma Road (Unit 1)	Blidworth	15/00097/FUL	Detailed	CU	NS	SG	0.12	B	Change of use of land and buildings from B1 (Business) and B8 (Storage and Distribution) for the use of Sales
Mansfield Fringe Area	The Keepers Bothy Mansfield Road	Old Clipstone	12/00209/FUL	Detailed	CU	NS	SG	0.06	B	Change of use from domestic out-building to micro brewery.
Mansfield Fringe Area	67 Mansfield Road	Blidworth	13/00298/FUL	Detailed	NB	NS	D1	0.12	B	Erection of single storey extension to residential autistic persons care
<b>Total Ha : Mansfield Fringe Area</b>								<b>0.56</b>		
<b>Total Ha : Non B1,B2 and B8 Commitments</b>								<b>2.23</b>		

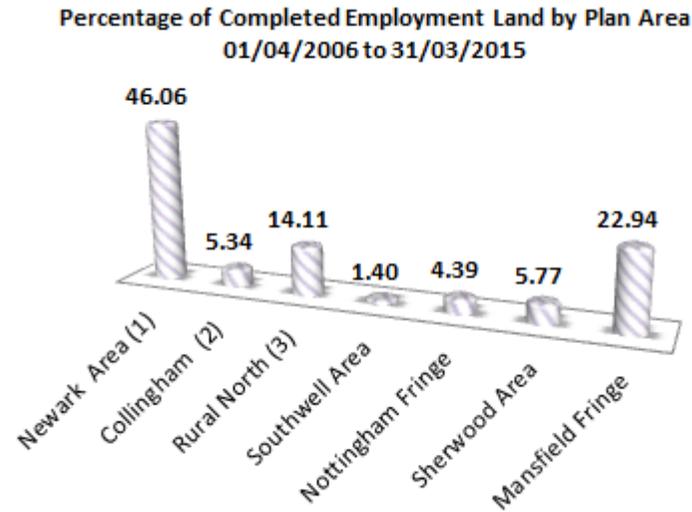
## Section Three

### Summary of Completions at 01/04/2015

**Figure 15: Summary of Completions of Employment Land by Plan Area from 01/04/2006 to 31/03/2015**

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	<b>24.16</b>
01/04/07 - 31/03/08	3.34	0.00	0.00	0.00	0.00	1.70	1.13	<b>6.17</b>
01/04/08 - 31/03/09	0.00	0.00	1.31	0.00	0.00	0.30	0.37	<b>1.98</b>
01/04/09 - 31/03/10	1.58	0.00	0.00	0.00	0.00	2.04	0.50	<b>4.12</b>
01/04/10 - 31/03/11	0.00	1.35	0.34	0.00	0.00	0.00	0.00	<b>1.69</b>
01/04/11 - 31/03/12	1.67	2.00	1.78	2.07	0.11	4.81	0.84	<b>13.28</b>
01/04/12 - 31/03/13	0.02	0.00	0.00	0.02	0.00	0.49	0.38	<b>0.91</b>
01/04/12 - 31/03/14	0.01	0.00	5.25	0.00	0.77	0.10	0.30	<b>6.43</b>
01/04/14 - 31/03/15	1.76	0.01	0.19	0.47	0.00	1.77	0.00	<b>4.20</b>
<b>Ha of Land Completed 01/04/06 - 31/03/14</b>	<b>28.99</b>	<b>3.36</b>	<b>8.88</b>	<b>2.76</b>	<b>0.88</b>	<b>14.44</b>	<b>3.63</b>	<b>62.94</b>

**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 31/03/2015

#### **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 01/04/2014 and 31/03/2015**

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Newark and Rural South Sub Area (1)	Hawton Lane	Balderton	14/00407/LDC	NB	B1a	0.17	B	LDC to confirm a lawful start on 07/01200/FUL Extension to existing offices
Newark and Rural South Sub Area (1)	Fernwood Business Park	Fernwood	06/01776/RMAM	NB	B1a	0.75	G	24 Semi detached office units 3 detached & 2, 3 storey units. Units A (2 units) F (2 Units) H (1 unit) & G (1 unit) Completed Previously but never counted
Newark and Rural South Sub Area (1)	18 Friary Road	Newark	10/00161/FUL	CU	B2	0.00	B	Proposed erection of single storey rear extension and change of use to form an office
Newark and Rural South Sub Area (1)	Beacon Hill Business Park	Newark	04/01444/FULM	NB	B1a	0.35	B	Plot 8 C
Newark and Rural South Sub Area (1)	Beacon Hill Business Park	Newark	04/01444/FULM	NB	B1a	0.24	B	Plot 8 A
Newark and Rural South Sub Area (1)	Bowbridge Road (Oliver Quibell School)	Newark	11/00591/FUL	CU	B1	0.25	B	Change use class from D1 to B1
<b>Total Ha completed in Newark and Rural South Sub Area 1</b>						<b>1.761</b>		
Collingham Sub Area 2	Spring Wood Farm	Thorney	14/01086/FUL	NB	B1	0.01	G	Siting of Portable Office Building (Retrospective)
<b>Total Ha completed in Collingham Sub Area (2)</b>						<b>0.01</b>		
Rural North Sub Area (3)	The Beeches Caunton Road	Norwell	13/00416/FUL	CU	B1	0.19	B	Change of Use from C3 (Dwelling Houses) to B1 (Business)
<b>Total Ha completed in Rural North Sub Area (3)</b>						<b>0.19</b>		
Sherwood Area	Oakwood Fuels, Brailwood Road	Bilsthorpe	12/01000/CMA	NB	B8	0.34	B	Erection of 3 sided building to house non-oil processing activities from site 1 and siting of 2 horizontal tanks for rainwater harvesting and waste water storage. Additionally the installation of photovoltaic cells on the south facing roof of the proposed building.
Sherwood Area	Brailwood Close	Bilsthorpe	13/00135/FUL	NB	B8	0.96	G	Change of use of land for outside storage, erection of porta cabins and toilets
Sherwood Area	Land at Boughton Way	Ollerton &	03/02832/FUL	NB	B2	0.32	B	3 industrial buildings

**Figure 17: Completions of Employment Land by Plan Area Between 01/04/2014 and 31/03/2015 continued**

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Sherwood Area	Chestnut Farm, Wellow Road	Eakring	13/00410/FUL	CU	B1a	0.11	B	Change of use from cart shed to live-work-unit (development permitted under 13/00410/FUL)
Sherwood Area	Lamb Pens Farm, Edwinstowe	Edwinstowe	13/00062/FUL	CU	B8	0.01	G	Change of use of shed from agricultural to storage of railway items (Class B8)
Sherwood Area	Ollerton Road (Sherwood House)	Edwinstowe	14/00504/FUL	CU	B1	0.03	B	Change of use from retail A1 Use to office B1 Use.
<b>Total Ha completed in Sherwood Area</b>						<b>1.77</b>		
Southwell Area	Corkhill Lane	Kirklington	09/00416/FUL	CU	B1a	0.19	G	Change use of barns to office
Southwell Area	Hexgreave Hall	Farnsfield	13/00423/FUL	NB	B1	0.28	G	Building of three new Live Work Units comprising residential property with integral office space. Unit 3 only completed on 23/10/2015
<b>Total Ha completed in Southwell Area</b>						<b>0.47</b>		
<b>Total Ha of completed employment land between 01/04/2014 and 31/03/2015</b>						<b>4.20</b>		

**Figure 18**

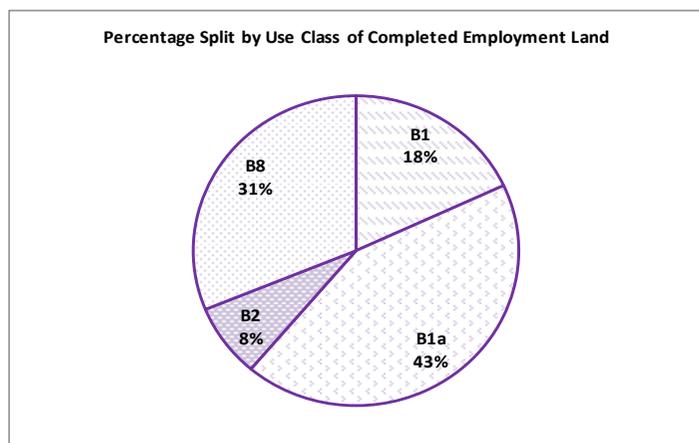
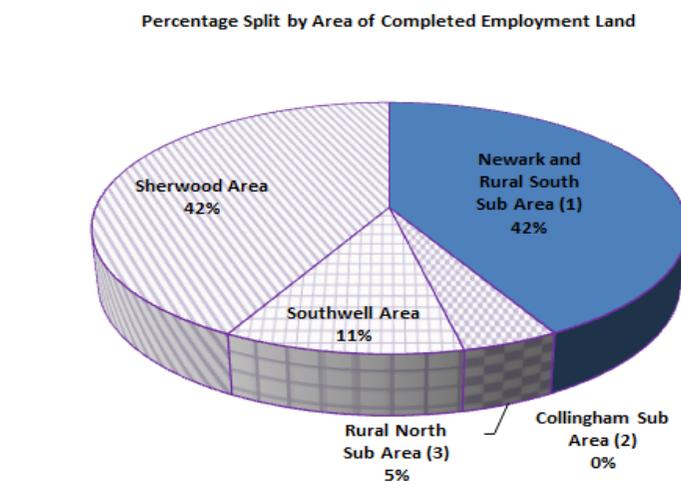


Figure 18 shows the percentage split by use class of employment land completed between 01/04/2014 and 31/03/2015 (Mixed use includes a combination of B1, B2 and B8 Uses)

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 01/04/2014 and 31/03/2015**

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)
Newark and Rural South Sub Area (1)	Bowbridge Lane (Lowfield House)	Balderton	14/00599/FUL	NB	SG	0.03	B	Proposed Cattery with Visitors Car Parking	NA
Newark and Rural South Sub Area (1)	Brunel Court	Newark	14/01376/FUL	CU	SG	0.15	B	Change of Use to Vehicle Hire	NA
Newark and Rural South Sub Area (1)	Sherwood Avenue (Emanuel Christian Centre)	Newark	14/01505/FUL	CU	D1	0.07	B	Change of use to D1 use with ancillary B1 offices	NA
Newark and Rural South Sub Area (1)	Block B, 65 Northgate	Newark	12/01220/FUL	CU	D1	0.02	B	Change of use from office (B1) to clinic/health centre (D1) for Ground floor, Block B, 65 Northgate, Newark NG24 1HD	14/15
Newark and Rural South Sub Area (1)	23-25 Slaughter House Lane	Newark	13/01808/FUL	CU	D2	0.01	B	Change of Use from A1 (Retail) to D2 (Pilates and Low Back Pain Studio)	NA
Newark and Rural South Sub Area (1)	Willis Trading Unit 9 Farrar Close	Newark	12/00999/CMA	CU	SG	0.03	B	Change of use from class B2 to Waste Electrical and Electronic Equipment (WEEE) Treatment Facility	14/15
Newark and Rural South Sub Area (1)	Mill Gate (51)	Newark	14/01897/FUL	CU	D2	0.02	B	Change of use of a section of the ground floor from A1 and B8 mixed use (discount furniture warehouse) to D2 Assembly and Leisure (boxing training gymnasium)	14/15
Newark and Rural South Sub Area (1)	Main Street (Leylandi)	North Muskhams	14/01238/FUL	CU	D2	0.23	G	Business use. Reoperation stables no riding.	NA
<b>Total Hectares of Non B Use Completions for Newark and Rural South Sub Area (1)</b>						<b>0.56</b>			

Figure 20: Completions of Non B1/B2 and B8 Use Land Between 01/04/2014 and 31/03/2015 continued

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 Area	Church Street (7A)	Southwell	14/01579/FUL	CU	SG	0.01	B	Change of Use to Dog Grooming Parlour	NA
Southwell Area	Priory Road (Hill Farm House)	Thurgarton	08/00353/FUL	CU	C2	0.41	B	Change use from dwelling to residential school	NA
<b>Total Hectares of Non B Use Completions for Southwell Area</b>						<b>0.42</b>			
Sherwood Area	The Big House, Church Street	Edwinstowe	12/01446/ FUR3N	NB	C2	0.90	B	Proposed two-storey building to provide a Children's Respite Home to the rear and within the current site of Edwinstowe Hall (The Big House),	NA
<b>Total Hectares of Non B Use Completions for Sherwood Area</b>						<b>0.90</b>			
<b>Total Hectares of Non B Use Completions</b>						<b>1.88</b>			

## Section Four

**Figure 21: Loss of Employment Land between 01/04/2014 and 31/03/2015**

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 and Rural South Sub Area (1)	Block B, 65 Northgate	Newark	12/01220/FUL	Detailed	CU	D1	0.02	Change of use from office (B1) to clinic/health centre (D1) for Ground floor
Newark and Rural South Sub Area (1)	Former CAB 2 Castle Gate	Newark	14/00135/FUL	Detailed	CU	A3 & A5	0.02	Change of use from B1 Business to A3 Restaurants and Cafes and A5 Hot food takeaways
Newark and Rural South Sub Area (1)	Willis Trading Unit 9 Farrar Close	Newark	12/00999/CMA	Detailed	CU	SG	0.03	Change of use from class B2 to Waste Electrical and Electronic Equipment (WEEE) Treat-
Newark and Rural South Sub Area (1)	Mill Gate (51)	Newark	14/01897/FUL	Detailed	CU	D2	0.02	Change of use of a section of the ground floor from A1 and B8 mixed use (discount furniture warehouse) to D2 Assembly and Leisure (boxing training
Southwell Area	Crew Lane	Southwell	14/00188/FUL	Detailed	CV	C3	0.15	Elevational changes, formation of vehicle parking and outdoor amenity area for exempt
Southwell Area	Southwell Diocesan Dunham House 8 Wes-	Southwell	12/01189/FUL	Detailed	CU	C3	0.28	Conversion of existing offices into seven apartments (resubmission)
<b>Total Loss of Ha of Employment Land between 01/04/2014 and 31/03/2015</b>							<b>0.52</b>	

## 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 21 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 01/04/2015.

**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 31/03/2014	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
<b>Total Ha of employment land allocated in the Core Strategy</b>				<b>65.00</b>		<b>15.00</b>

\* 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 01/04/2015**

Allocation Reference	Allocation Type	Location	Proposed Use	Total Ha of Allocation Assumed for Employment Use	Status at 31/03/2014	Available Ha without a valid planning permission
NUA/E/2	Employment	Stephenson Way Newark	B1, B2 & B8	12.24	Available	12.24
NUA/E/3	Employment	Land off Telford Drive Newark	B1, B2 & B8	1.40	Available	1.40
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	10.88
NUA/MU/2 (Site area 4.65 Ha 33% (1.55 ha) assumed for employment use)	Mixed Use	Brownhills Motor Homes Newark Part of site has permission for B1/B2 use (0.42)	B1,B2 & B8	1.55	Available and valid Permission	1.13
<b>Sub - total for Newark &amp; Rural South Sub Area (1)</b>				<b>28.14</b>		<b>27.72</b>
Co/MU/1	Mixed Use	Swinderby Road & Station Road Collingham	B1	0.75	Available	0.75
<b>Sub - total for Collingham Sub Area (2)</b>				<b>0.75</b>		<b>0.75</b>
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	Allocation has planning permission	0.00
<b>Sub -total for Southwell Area</b>				<b>5.39</b>		<b>4.89</b>
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	B Class (Not specified)	2.67	Available	2.67
Bi/E/2	Employment	Northern Side of Brailwood Road, Bilsthorpe	B Class (Not specified)	0.35	Completed	0.00
<b>Sub - total for Sherwood Area</b>				<b>6.80</b>		<b>6.45</b>
Ra/E/1	Employment	West of Colliery Lane, Rainworth	B1,B2 & B8	5.50	Available	5.50
CI/MU/1	Mixed Use	Former Clipstone Colliery Clipstone	B1,B2 & B8	12.00	Available	12.00
BI/E/1	Employment	Blidworth Industrial Park Blidworth	B1,B2 & B8	1.00	Available	1.00
<b>Sub - total for Mansfield Fringe Area</b>				<b>18.50</b>		<b>18.50</b>
<b>Total Ha of employment land allocated in the Adopted Allocations &amp; Development Management DPD</b>				<b>59.58</b>		<b>58.31</b>

## Section Six

### Illustrative Trajectories for the Remainder of the Plan Period 2014 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 2015 to 2020	5-10 Yrs 2020 to 2025	10-11 Yrs 2025 to 2026	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson way, Newark	12.24	2.24	5.00	5.00	
NUA/E/3 (Adj by 0.14 Ha to take account of extension of adjacent unit) (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	1.40	1.40	0.00	0.00	
NUA/E/4 (Employment)	Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	1.07	1.00	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	10.88	0.00	0.00	10.88	
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	0.00	
Co/MU/1 (Mixed use)	Allocations & Development Management DPD	Swinderby Road and Station Road, Newark	0.75	0.00	0.75	0.00	
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	0.00	5.00	5.00	5.00
Various	Extant Permissions	Newark Plan Areas (1,2 & 3)	5.51	4.00	1.51	0.00	
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	5.00	18.00	15.00	12.00
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, Winthorpe (4.4 ha)	31.48	7.08	14.40	10.00	
<b>Total Ha for Newark Area</b>			<b>130.46</b>	<b>20.79</b>	<b>46.79</b>	<b>45.88</b>	<b>17.00</b>

**Figure 25: Southwell Area**

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 Yrs 2024 to 2026	Remaining Ha outside of plan period
So/E/2	Allocations & Development Management DPD	East of Crew Lane, Southwell	2.71	1.35	1.36	0.00	
So/E/3	Allocations & Development Management DPD	South of Crew Lane, Southwell	2.18	1.09	1.09	0.00	
Various	Extant Permissions	Southwell Plan Area	1.46	0.96	0.50	0.00	
<b>Total h/a for Southwell Area</b>			<b>6.35</b>	<b>3.40</b>	<b>2.95</b>	<b>0.00</b>	

**Figure 26: Sherwood Area**

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 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	1.89	1.89	0.00	
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilshorpe	2.67	1.34	1.33	0.00	
Various	Extant permissions	Sherwood Plan Area	13.97	11	2.97	0.00	
02/01392Outm	Available employment land in a designated employment area with a recent lapse of per-mission	Bilsthorpe Colliery, Bilsthorpe	9.74	4.74	5.00	0.00	
<b>Total Ha for Sherwood Area</b>			<b>30.16</b>	<b>18.97</b>	<b>11.19</b>	<b>0.00</b>	

**Figure 27: Mansfield Fringe Area**

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 Yrs 2022 to 2026	Remaining Ha out-side of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	2.75	2.75	0.00	
Cl/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	0.00	6.00	6.00	
BL/E/1	Allocations & Development Management DPD	Blidworth Industrial Park, Blidworth	1.00	1.00	0.00	0.00	
Various	Extant permissions	Mansfield Fringe Plan Area	0.30	0.30	0.00	0.00	
<b>Total Ha for Mansfield</b>			<b>18.80</b>	<b>4.05</b>	<b>8.75</b>	<b>6.00</b>	

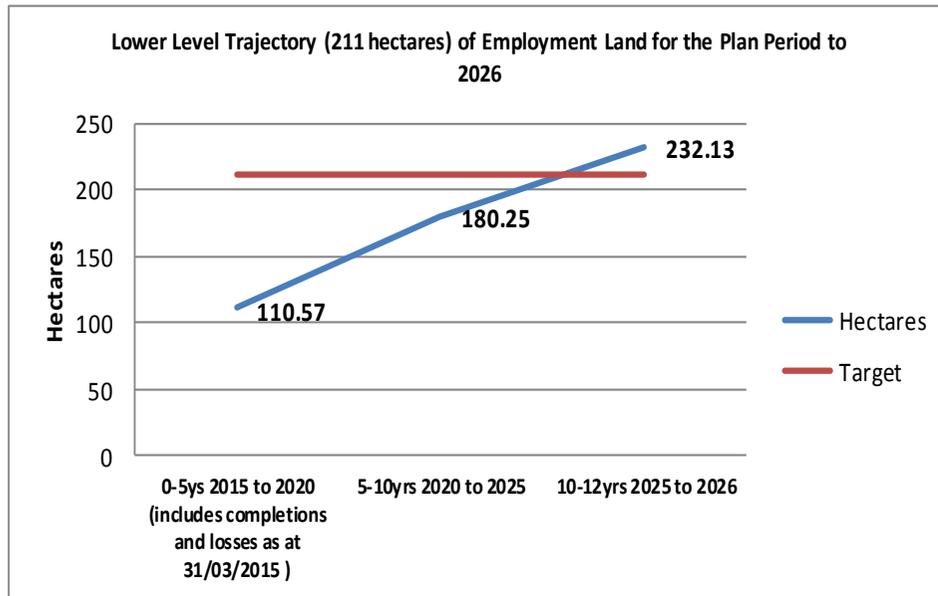
**Figure 28: Lower Level Trajectories for the Remainder of the Plan Period to 2026**

Target	Completed between 01/04/2006 - 31/03/2015	Losses 01/04/2010 - 31/03/2015	0-5ys 2014 to 2019	5-10yrs 2019 to 2024	10-12yrs 2024 to 2026	Total	+/- Ha
211	67.62	-2.93	45.88	69.68	51.88	232.13	<b>21.13</b>

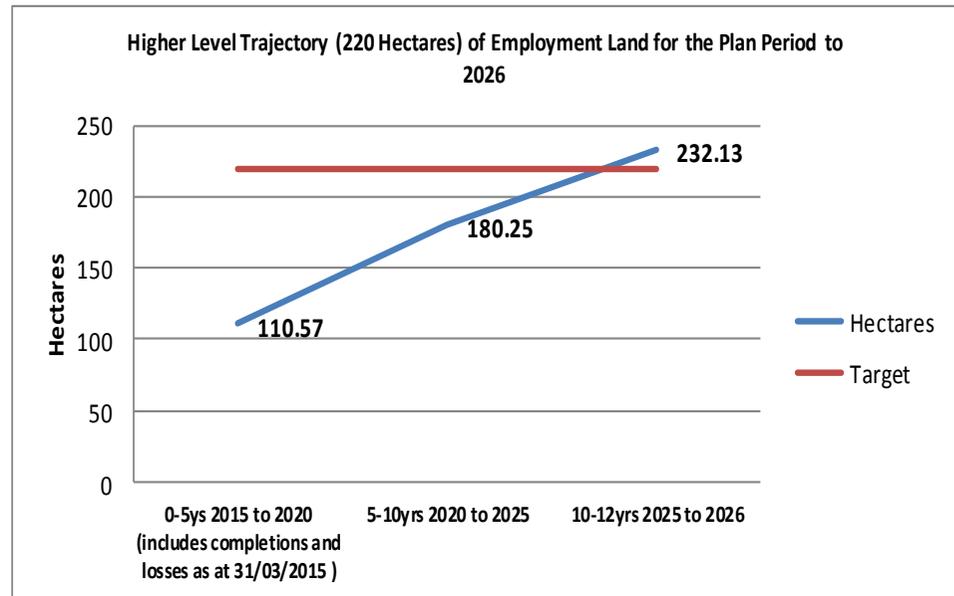
**Figure 29: Higher Level Trajectories for the Remainder of the Plan Period to 2026**

Target	Completed between 01/04/2006 - 31/03/2014	Losses 01/04/2010 - 31/03/2013	0-5ys 2013 to 2018	5-10yrs 2018 to 2023	10-13yrs 2023 to 2026	Total	+/- Ha
220	67.62	-2.93	45.88	69.68	51.88	232.13	<b>12.13</b>

**Figure 30: Lower Level Trajectory**



**Figure 31: Higher Level Trajectory**



Figures 30 and 31 show trajectories of employment land delivery for the periods 2015 to 2020 , 2020 to 2025 and 2025 to 2026. Trajectories take into consideration losses of employment land

There is an additional **17** 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 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		