

2020
Employment Land Availability Study
1st April 2019 - 31st March 2020



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Section One

Introduction

This document has been prepared by the Planning Policy and Infrastructure Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 31 of the NPPF states that ‘the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.’

Table 2 of Appendix C (p.138) of the Newark and Sherwood Local Development Framework Amended Core Strategy Development Plan Document (DPD) sets out the District’s employment land requirements for the plan period 2013 - 2033. The purpose of this report is to demonstrate the Council’s position at 31/03/2020 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 2019 - 31st March 2020 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 2013 to provide information from the start of the plan period.

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 <https://www.newark-sherwooddc.gov.uk/monitoring/>. This document can be made available in other formats upon request. Should you require a written copy please contact the Planning Policy and Infrastructure Business Unit at the address below:

Planning Policy and Infrastructure Business Unit
Castle House
Great North Road
Newark NG24 1BY

planningpolicy@newark-sherwooddc.gov.uk tel: 01636 650000

Employment Land Requirement

Figure 1: Employment Land Requirement 2013 to 2033 (Taken from page 138 of the Newark and Sherwood Local Development Framework Amended Core Strategy DPD)

Area	Overall employment land to be provided (In hectares)
Newark Area	51.9
Southwell Area	4.5
Nottingham Fringe Area	0.1
Sherwood Area	16 .2
Mansfield Fringe Area	10.4
Total	83.1

Employment Land Commitments at 01/04/2020

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	53.58
Rural North Sub - Area (2)	1.15
Rural North Sub - Area (3)	0
Southwell Area	0.02
Nottingham Fringe	0
Sherwood Area	9.67
Mansfield Area	0.00
Total Hectares	64.42

Figure 2 shows 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 01/04/2020.

Section Two

Figure 3: Employment Land Provision at 01/04/2020. 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 (Ha) of land completed	Newark Area			Southwell Area	Nottingham Fringe Area	Sherwood Area	Mansfield Fringe Area	Total for District
	Newark & Rural South	Collingham Sub Area (2)	Rural North Sub Area (3)					
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
01/04/19 - 31/03/20	0.49	0.00	0.00	0.22	0.00	1.53	0.00	2.24
Ha of land completed 01/04/13 - 31/03/20	9.84	0.09	6.34	2.85	0.01	13.85	1.11	34.09
Ha of land with outline permission	50.00	0.75	0.00	0.00	0.00	8.11	0.00	58.86
Ha of land with detailed planning permission	3.58	0.40	0.00	0.02	0.00	1.56	0.00	8.29
Ha of land under construction	1.87	0.00	0.00	0.00	0.00	0.39	0.00	4.99
Ha of land with no start	51.71	1.15	0.00	0.02	0.00	9.28	0.00	62.16
Ha of commitments at 01/04/2020	53.58	1.15	0.00	0.02	0.00	9.67	0.00	64.42
Available employment land in a designated employment	25.70	0.00	0.00	0.00	0.00	2.08	0.00	27.78
Losses 01/04/2013 - 31/03/2020	1.56	0.00	0.00	0.61	0.00	2.29	0.00	4.46
Amended 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)	18.24	0.00	0.00	4.89	0.00	6.17	17.83	47.13
Newark Sub Area totals	120.80	1.24	6.34					
Remaining ha outside of plan period (post 2033)	0.00	0.00	0.00	0.00	0.00	0.00	5.00	5.00
Total hectares of land provided up to 2033		128.38		7.15	0.01	29.48	13.94	178.96
Amended Core Strategy Requirement		51.90		4.50	0.10	16.20	10.40	83.10
Over provision ha		76.48		2.65	-0.09	13.28	3.54	95.86

Figure 4: Summary table for B and Non B use class commitments and completions between 01/04/2013 and 31/03/2020

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined totals
	Commitments at 01/04/2020	Completions between 01/04/2013 & 31/03/2020	B1, B2 & B8 totals	Commitments at 01/04/2020	Completions between 01/04/2013 & 31/03/2020	Non B1, B2 and B8 Totals	
Newark and Rural South Sub Area (1)	53.58	9.84	63.42	21.34	40.43	61.77	125.19
Collingham Sub Area (2)	1.15	0.09	1.24	0	2.44	2.44	3.68
Rural North Sub Area (3)	0.00	6.34	6.34	0.3	3.18	3.48	9.82
Newark Area Totals	54.73	16.27	71.00	21.64	46.05	67.69	138.69
Southwell Area	0.02	2.85	2.87	1.46	1.46	2.92	5.79
Nottingham Fringe Area	0.00	0.01	0.01	0.00	0.00	0.00	0.01
Sherwood Area	9.67	13.85	23.52	5.35	15.86	21.21	44.73
Mansfield Fringe Area	0.00	1.11	1.11	0.00	0.62	0.62	1.73
Totals	64.42	34.09	98.51	28.45	63.99	92.44	190.95

Figure 4, above, shows a summary of commitments of B and non B use class (C1, C2, C2a, D1, D2 and SG) commitments at 01/04/2020 and completions between 01/04/2013 and 31/03/2020. 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 01/04/2020

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	Status	Land Use	Site Area (Ha)	Brownfield / Greenfield	Description
Fernwood Business Park, Balderton	06/01776/RMAM	Detailed	NB	UC	B1a	1.87	Greenfield	24 Semi detached office units 3 detached & 2, 3 storey units (additional 0.75ha completed)
Bowbridge Lane (Land South of Newark), Balderton	10/01586/OUTM	Outline	NB	NS	B1, B2 and B8	50	Greenfield	Mixed use commercial estate with up to 50 Ha of B1, B2 and B8 uses
Cross Lane (Plot N), Fernwood	18/00637/FULM	Detailed	NB	NS	B1a	0.48	Greenfield	Erection of 3 Commercial Units along with Associated Car Parking and Landscaping
Appleton Gate (The Old Malt-house 71), Newark	20/00139/FUL	Detailed	CU	NS	B1	0.01	Brownfield	The conversion of an existing gym and associated accommodation to offices
Jessop Close (Plot 9, Brunel Business Park), Newark	18/00018/FULM	Detailed	NB	NS	B1, B2 and B8	1.1	Greenfield	Construction of 23 no. industrial units (use classes B1, B2 and B8) and all associated external works
London Road (The Grange Hotel 73), Newark	19/02179/FUL	Detailed	CU	NS	B1 / C2	0.1	Brownfield	Change of use from Hotel (C1) to 'Open' Change of use to B1(b) or C2 Uses
Pelham Street (20), Newark	19/01887/FUL	Detailed	CU	NS	B1	0.02	Brownfield	Change of use and extension of outbuilding to form office
Total Ha for Newark and Rural South						53.58		

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	Greenfield	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	PDL	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		

There are no commitments in the Rural North Sub Area (3) in 19/20

Figure 7: Southwell Area

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Oxton Road (Bankwood Farm), Thurgarton	19/00541/CPRIOR	Prior approval	CU	NS	B1	0.02	Brownfield	Notification of a Prior Approval for the proposed change of use of existing agricultural building to Use Class B1

There are no commitments in the Nottingham Fringe Area in 19/20

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
Meden Road (Land Adjacent Bif Services Ltd), Boughton	18/00542/FUL	Detailed	NB	UC	B2	0.39	Greenfield	Erection of 6 No. Industrial Units
Eakring Road (Unit 1, Bilsthorpe Business Park), Bilsthorpe	18/01745/FUL	Detailed	NB	NS	B8	1.02	Brownfield	Build 2 No. Small Industrial Units
Ollerton Road (Former Thoresby Colliery), Edwinstowe	16/02173/OUTM	Outline	NB	NS	B1 and B2	8.11	Brownfield	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, a Local Centre, "The Heart of the New Community" containing a mix of leisure (to include zip wire), commercial, employment, community, retail (up to 500 sqm), health, and residential uses, a Primary School, Open Space and Green Infrastructure (including SUDS), and associated access works including the details of the primary access junctions into the site from Ollerton Road
Brake Road (Walesby Forest Scout Centre), Walesby	19/01582/FUL	Detailed	CU	NS	B1	0.15	Brownfield	Conversion of Redundant Toilet Block to New (Additional) Office Accommodation
Total Ha for Sherwood Area						9.67		

There are no commitments in the Mansfield Fringe Area in 19/20

Figure 9: Existing employment land with planning permission for an increase in floorspace (at 01/04/2020)

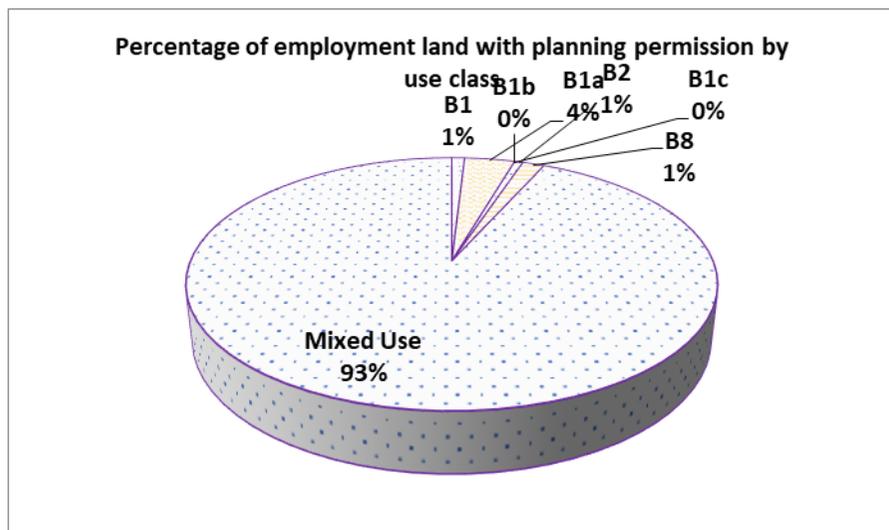
Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Increase in floorspace (Sqm)	Brown-field/ Grenfield	Description of Proposal
New 1	Albert Street (E Gills And Sons (Memorials) Ltd), Newark	17/02004/FUL	Detailed	NB	NS	B8	96.6	PDL	Demolition of existing storage buildings, new build of portal frame multi use storage unit
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.
Total Sqm for Newark and Rural South Sub Area (1)							7287.40		
New 3	Great North Road (The Dovecote)	19/01078/FUL	Detailed	NB	NS	B2	288	PDL	New store, office and showroom
Total Sqm for Newark Sub Area (3)							288.00		
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, Bilsthorpe	17/01121/FUL	Detailed	NB	NS	B2	73	PDL	Proposed installation of a new biomass housing and 660kW biomass boiler.
Sherwood	Brackner Lane (Brystewood Architectural Joinery)	19/00639/FUL	Detailed	NB	NS	B2	805	PDL	Proposed extension of an existing factory building
Sherwood	Newark Road (J.Murphy & Sons Ltd), Ollerton	19/01660/FUL	Detailed	NB	NS	B2	280	PDL	Erection of storage building
Total Ha for Sherwood Area							1158.00		
Mansfield Fringe	Burma Road (Land at Hazel Court), Blidworth	18/00915/FUL	Detailed	NB	NS	B2	113	PDL	Construct Storage Unit
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.
Total Sqm for Mansfield Fringe							6372		
Total Sqm of Increased Area							16801.40		

Figure 10: Existing employment land with planning permission for redevelopment (at 01/04/2020)

Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Grenfield	Description of Proposal
Newark	Brunel Drive (Units 3 And 4 Grosvenor Court), Newark	19/00947/FUL	Detailed	CU	NS	B2 to B8	0.19	PDL	Change of use from B2 to B8, proposed new display front entrances, new display signage, associated car parking &
Total Ha for Newark Area							0.19		
Sherwood	Sherwood Energy Village (Rufford House, Darwin Drive), Ollerton	18/00713/FUL	Detailed	CU	NS	B1/B8 to include B2	0.31	PDL	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							0.5		

Figure 11: Percentage of employment land with planning permission by use class at 01/04/2020



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

Figure 12: 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	Fernwood Business Park Balderton	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 13: Non B1, B2 and B8 commitments at 01/04/2020

Plan Area	Address	Planning Reference	Application Type	New Build / Change of	Status	Land Use	Site Area (Ha)	PDL / Greenfield	Description of Proposal
New 1	The Chestnuts, Alverton	19/02048/FUL	Detailed	CU	NS	C1	0.86	PDL	Change of use of existing out-building to bedrooms to be used for bed and breakfast (C1 Use (hotel/boarding house/guest
New 1	Building south-east of 3 Old Manor Court, Coddington	19/01826/FUL	Detailed	CU	NS	C1	0.1	PDL	Proposed Conversion and Alterations to Existing Storage Building to Allow Use for Holiday Accom-
New 1	Cross Lane (Field Reference Number 5568 Land Off), Fernwood	18/00103/FULM	Detailed	NB	UC	D1	3.3	Greenfield	Development of a 4FE Secondary School, 230 Place Sixth Form, Sports Hall, External Play Facilities, Access and Car Park-
New 1	Land off Cross Lane, Fernwood Business Park	17/01105/FUL	Detailed	NB	NS	D1	0.19	Greenfield	Proposed Wellness Centre incorporating new vehicular access and associated car parking and
New 1	Cotham Lane (Hawton Waters), Hawton	18/01197/FULM	Detailed	NB	NS	C1/SG	16.73	PDL	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
New 1	Appleton Gate (83 - 85), Newark	19/00654/FUL	Detailed	CU	NS	D1	0.16	PDL	Proposed change of use of building from a mixed use of A1 (Retail) & A3 (Food and Drink) to a mixed use comprising D1 (Non-Residential Institutions), A1 (Retail) & A3 (Food and Drink) to use building as a community centre, place of worship, cafe and
Total Ha : Newark and Rural South Sub Area (1)							21.34		

Continued overleaf

New 3	Great North Road (Beechtree Cottage), Cromwell	19/01470/FUL	Detailed	NB	NS	D2	0.24	PDL	Removal of existing outbuildings and the erection of a swimming pool with associated facilities for business purposes
New 3	Main Street, Sutton-on-Trent	19/00934/FUL	Detailed	CU	NS	C1	0.06	PDL	Conversion of redundant barn to form one unit for holiday rental use with associated replacement windows and doors
Total Ha : Rural North Sub Area (3)							0.3		
Southwell	Carvers Hollow (Turncroft Farm), Edingley	19/00808/FUL	Detailed	CU	NS	C1	0.18	PDL	Conversion of redundant agricultural farm building as a 'holiday
Southwell	Newhall Lane (Grange Farm), Edingley	19/00408/FUL	Detailed	CU/NB	UC	C1	0.31	PDL	Demolition and replacement of an existing dwelling and the refurbishment and conversion of a traditional stone barn building to form 2 no. units of holiday let accommodation. The proposal also incorporates the partial demolition of a portal building and the demolition of a partially collapsed out-
Southwell	Longland Lane (Field Reference Number 0155), Farnsfield	18/01866/FUL	Detailed	CU	UC	D2	0.55	Greenfield	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	Newark Road (St, Nicholas' Church), Hockerton	18/01902/FUL	Detailed	CU	UC	D2	0.11	PDL	Change of use to a glass blowing studio, with internal alterations
Southwell	Newark Road (St, Nicholas' Church), Hockerton	18/01903/LBC	Detailed	CU	UC	D2	0.11	PDL	Internal alterations to include creating a mezzanine office, spiral staircase, and disabled toilet
Southwell	Normanton Road (Normanton Hall), Norman- ton	19/01446/LBC	Listed Building Consent	CU	NS	C1	0.2	PDL	Conversion of redundant outbuilding to residential unit; remove cross brace component from existing truss to create useable first floor space and other minor amendments to previously ap-
Total Ha: Southwell Area							1.46		

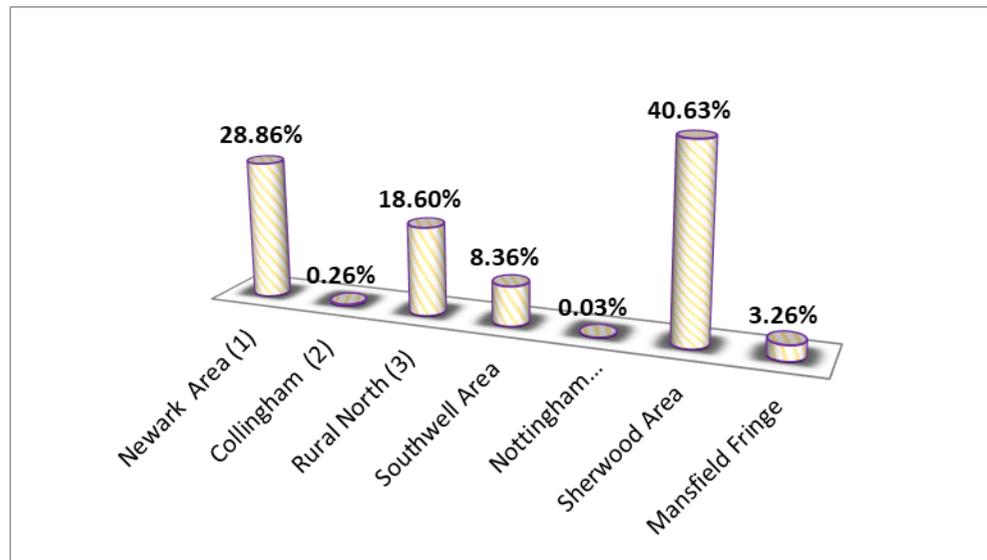
Sherwood	Eakring Road (Land at Bilsthorpe Business Park), Bilsthorpe	13/01767/CMW	Detailed	NB	NS	SG	4.25	Greenfield	Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with
Sherwood	Moorhouse Road (Brookdale Farm), Moorhouse	19/00220/FUL	Detailed	CU	NS	C1	0.12	PDL	Barn conversion to form 2 No. holiday cottages and creation of additional vehicular access
Sherwood	Newark Road (Rear of Chapel Farm), Wellow	16/01638/FUL	Appeal Against Non Determination	NB/CU	UC	C1	0.98	Greenfield / PDL	Erection of buildings and change of use of existing buildings to form holiday let accommodation
Total Ha : Sherwood							5.35		
Total Ha : Non B1,B2 and B8 Commitments							28.45		

Section Three

Figure 14: Summary of completions of employment land by Plan Area from 01/04/2013 to 31/03/2020

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
01/04/13 - 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
01/04/19 - 31/03/20	0.49	0.00	0.00	0.22	0.00	1.53	0.00	2.24
Ha of land completed 01/04/13 - 31/03/20	9.84	0.09	6.34	2.85	0.01	13.85	1.11	34.09

Figure 15: Percentage of completed employment land by Plan Area



Figures 14 and 15 show the completion of B1,B2 and B8 employment land in hectares by plan area for the periods 01/04/2013 to 31/03/2020

Figure 16: Completions of employment land by Plan Area between 01/04/2019 and 31/03/2020

Plan Area	Address	Parish	Planning Reference	New Build / Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description
New 1	Flash Farm, Micklebarrow Hill	Averham	18/00433/FUL	CU	B1a	0.12	PDL	Conversion of Traditional Agricultural Building to B1 Office Use with Associated Access and Parking
New 1	Land South Of Newark, Bowbridge Lane	Balderton	19/01377/RMA	NB	B1a	0.30	Greenfield	Reserved matters approval for construction of a two-storey building for use as an office and cafe, together with provision of access, parking and landscaping (part retrospective)
New 1	Elm Cottage, Low Street	Elston	19/00288/FUL	CU	B1a	0.07	PDL	Change of use from domestic garage to enable the operation of a business for the production and storage of cured meat products
Total Ha completed in the Newark and Rural South Sub Area 1						0.49		
Southwell	Agricultural Building, Manor Farm	Halloughton	19/00764/FUL	CU	B2	0.21	PDL	Retrospective application for the continued use of an established agricultural workshop for the commercial repair of external vehicles and machinery alongside its continued lawful use as an agricultural and equestrian vehicle and machinery workshop
Southwell	Brackenhurst Campus, Brackenhurst Lane	Southwell	19/00851/FUL	NB	B1	0.01	PDL	Single storey timber clad staff office unit
Total Ha completed in the Southwell Area						0.22		
Sherwood	Rufford Court, Wellow Road	Eakring	18/00771/FUL	NB	B1a	0.49	PDL	Erection of two new live/work units
Sherwood	Agricultural Building At Holme View Farm, High Street	Laxton & Moorhouse	19/00879/FUL	CU	B1c	0.04	PDL	Change of use of redundant agricultural building into a micro brewery
Sherwood	Oakham Farm, Forest Lane	Walesby	19/01178/FUL	CU	B1, B1b and B8	1.00	PDL	Change of use of the egg packing station building (Sui Generis, agricultural) at Noble Food's operational site to Business (B1 and B1b) and Storage and distribution (B8)
Total Ha completed in the Sherwood Area						1.53		
Total Ha of completed employment land between 01/04/2019 and 31/03/2020						2.24		

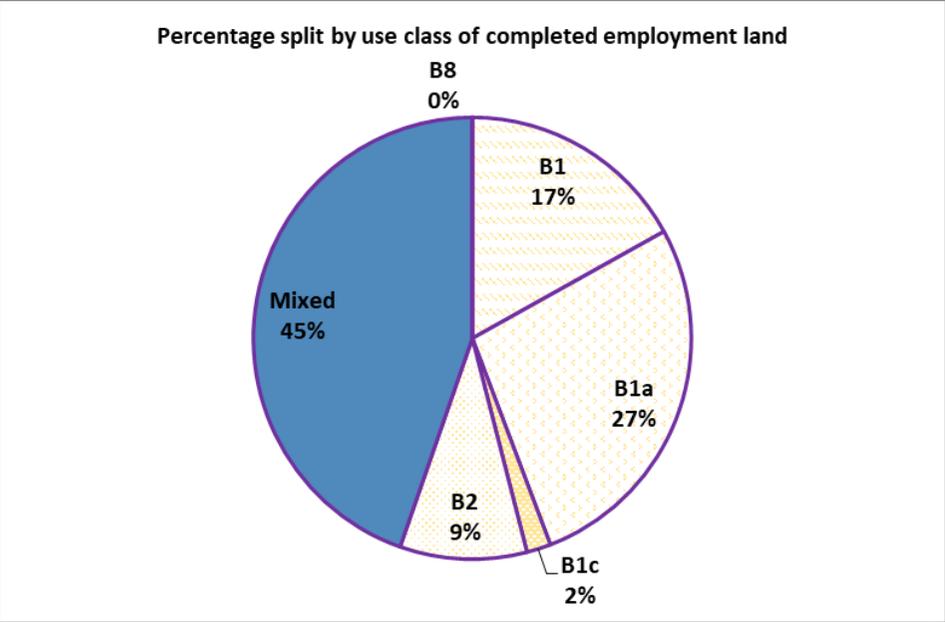


Figure 17 shows the percentage split by use class of employment land completed between 01/04/2019 and 31/03/2020 (Mixed use includes a combination of B1,B2 and B8 Uses)

Figure 18 shows the percentage split of completed employment land by area

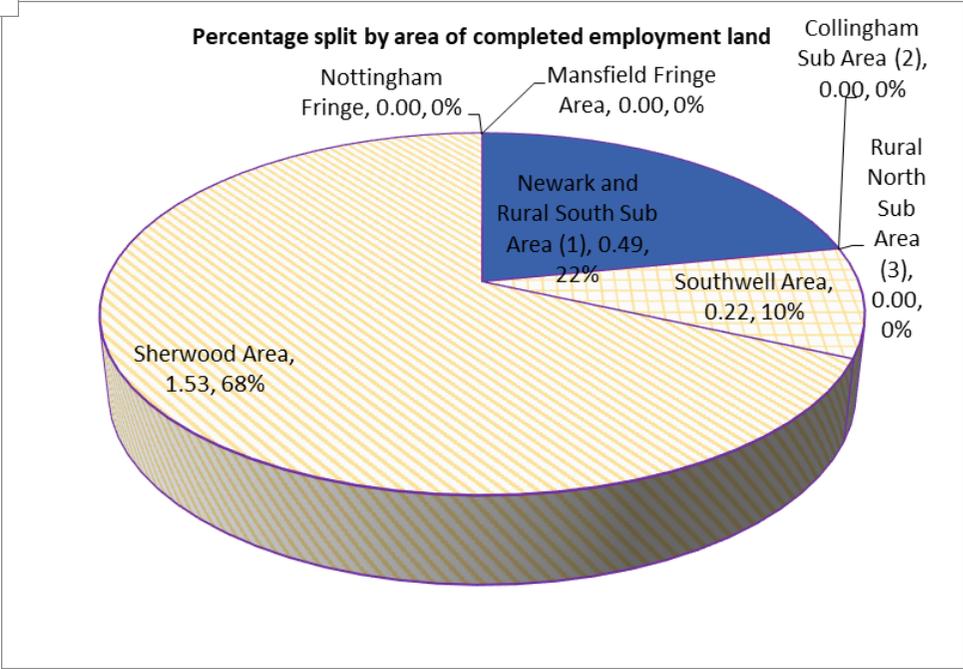


Figure 19: Completions of non B1, B2 and B8 use land between 01/04/2019 and 31/03/2020

Plan Area	Address	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description	Year Loss Of Employment Land Recorded (if relevant)
Newark 1	The Plough, Main Street, Coddington	19/00811/FUL	CU	C1	0.02	PDL	Change the use of first floor apartments for 4(no.) tourism-let units	NA
Newark 1	Land at William Hall Way, Fernwood	17/02141/FUL	NB	D2	0.71	Greenfield	Erection of Gym and Sports Performance Centre incorporating new vehicular access and associated parking and boundary	NA
Newark 1	Lynroe, Bathley Lane, Little Carlton	19/01602/FUL	CU	D2	0.11	PDL	Use existing indoor swimming pool commercially for baby and child swimming lessons and aquanatal classes (Retrospective)	NA
Newark 1	Units 2 and 3, Beacon Hill Retail Park, Beacon Hill Road, Newark	19/00825/FUL	CU	D2	0.69	PDL	Change of use of A1 (retail) units to a gym/health and fitness centre (D2)	NA
Newark 2	Stephenson Way (Plot 30A), Newark	19/01631/FUL	NB	SG	0.58	Greenfield	CNG vehicle fuelling facility comprising 8 No. fuel pump islands, associated plant, landscaping and alterations to access	NA
Newark 1	Blessed Fashions, Retail Unit 1, Warwick Brewery, Newark	19/00891/FUL	CU	D2	0.14	PDL	Change of use from Class A2 to Class D2 to use as a Gym and Health establishment with additional shower and w/c cubicles	NA
Total Hectares of Non B Use Completions for Newark and Rural South Sub Area (1)					2.25			
Newark 3	Dunstall Lodge, Grassthorpe Road, Sutton-on-Trent	19/00040/FUL	CU	D2	0.36	PDL	Change of use of barn to function/meeting room as part of farm diversification scheme	NA
Newark 3	Lydenhurst, Great North Road, Sutton-on-Trent	19/00882/FUL	CU	SG	0.13	PDL	Change of use to mixed-use comprising dwellinghouse (C3), homeboarding and dog grooming parlour (sui-generis), (retrospective)	NA
Newark 3	Hares Meadow, 4 High Street, Sutton-on-Trent	19/00796/FUL	NB	SG	0.1	PDL	Erection of log cabin in rear garden for use as dog grooming salon, change of use from residential to mixed use	NA
Total Hectares of Non B Use Completions for Newark Rural North Sub-Area (3)					0.59			

Continued overleaf

Southwell	1 Riverside, Southwell	19/00844/FUL	CU	SG	0.03	PDL	Change of use from residential to mixed residential and dog grooming business operating from existing conservatory	NA
Total Hectares of Non B Use Completions for Southwell Area					0.03			
Sherwood	Woodland Lodge, Kennel Wood, Rufford	19/00869/FULM	CU	D1	6.41	Greenfield	Change of use from woodland to educational (forest school)	NA
Total Hectares of Non B Use Completions for Sherwood Area					6.41			
Mansfield Fringe	2 Forestry Holdings, Kings Clipstone	18/01563/FUL	NB	C1	0.04	PDL	Proposed removal of existing timber storage building and erection of holiday lodge	NA
Mansfield Fringe	The Old School House, Main Street, Blidworth	19/02185/FUL	CU	C1	0.14	PDL	Change of use for the space above the double garage from a private home office to a holiday let (retrospective)	NA
Total Hectares of Non B Use Completions for Mansfield Fringe Area					0.18			

Section Four

Figure 20: Loss of employment land between 01/04/2019 and 31/03/2020

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of	New Land Use	Site Area (Ha)	Description of Loss of Employment Land
Newark and Rural South Sub Area (1)	Unit 1, Hardys Business Park, Hawton Lane, Farndon	477333/351570	19/00216/FUL	Detailed	CU	A1, B1 and D2	0.07	Application to Use Building for a Mixed Use of A1 (Retail) and B1 (Business) with Ancillary Use for D2 (Assembly and Leisure)
Sherwood	Units 1 and 2, Forest Corner, Edwinstowe	462527/367120	15/01060/FUL	Detailed	CU	A1	0.01	Conversion of store to a Craft Centre Annexe for an additional craft workshop with associated sales and building works associated with the conversion.
Sherwood	Office Annexe Police Station, Forest Road, Ollerton	465674/367602	19/01680/FUL	Detailed	CU	D1	0.08	Change of Use from a B1 office to a D1 Use (veterinary practice)

Section Five

Status of Employment Allocations

The Amended Core Strategy DPD was adopted by the Authority in March 2019, and the ELAS 2019-2020 will use the employment figures from this document. The Publication Allocations & Development Management DPD was adopted in July 2013 and work is currently under way to update this document as part of the Local Plan Review.

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 01/04/2020.

Figure 21: 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 22: Status of sites in the adopted Allocations & Development Management DPD at 01/04/2020

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	Parts have planning permission	7.66
NUA/E/3	Employment	Land off Telford Drive Newark (The southern part of the site is in use)	B1, B2 & B8	1.40	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	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	B1,B2 & B8	1.55	Available	1.55
Sub - total for Newark & Rural South Sub Area (1)				28.14		18.24
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	Housing built	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 Bilsthorpe	B Class (Not specified)	2.67	Partly available	2.39
ShAP4	Mixed Use	Former Thoresby Colliery Edwinstowe	B1 & B2	8.11	Planning permission granted	0
Sub - total for Sherwood Area				14.56		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				67.34		47.08

Section Six

Illustrative trajectories for the remainder of the Plan Period 2020 to 2033

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 23: Newark Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2020 to 2025	5-10 Yrs 2025 to 2030	10-13 Yrs 2030 to 2033	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	7.66	5.85	1.81	0.00	0.00
NUA/E/3 (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	1.03	1.03	0.00	0.00	0.00
NUA/E/4 (Employment)	Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	2.07	0.00	0.00	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	5.93	4.62	1.31	0.00	0.00
NUA/MU/2 (Total site area 4.65Ha 33% assumed for employment use) (Mixed use)	Allocations & Development Management DPD	Brownhills Motor Homes, Newark	1.55	0.00	1.55	0.00	0.00
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	12.00	3.00	0.00	0.00
Various	Extant Permissions	Newark Plan Areas (1,2 & 3)	4.73	4.73	0.00	0.00	0.00
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	5.00	28.00	17.00	0.00
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	10.00	10.00	5.70	0.00
Total ha for Newark Area			113.67	45.30	45.67	22.70	0.00

Figure 24: Southwell Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2020 to 2025	5-10 Yrs 2025 to 2030	10-13 Yrs 2030 to 2033	Remaining Ha outside of plan period
So/E/2	Allocations & Development Manage-	East of Crew Lane, Southwell	2.71	1.81	0.90	0.00	0.00
So/E/3	Allocations & Development Manage-	South of Crew Lane, Southwell	2.18	1.45	0.73	0.00	0.00
19/00541/ CPRIOR	Extant permission	Bankwood Farm, Oxton Road, Thurgarton	0.02	0.02	0.00	0.00	0.00
Total ha for Southwell Area			4.91	3.28	1.63	0.00	0.00

Figure 25: Sherwood Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2020 to 2025	5-10 Yrs 2025 to 2030	10-13 Yrs 2030 to 2033	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	0.00	0.00
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilsthorpe	2.39	1.90	0.49	0.00	0.00
ShAP4	Core Strategy Allocation	Former Thoresby Colliery, Ollerton Road, Edwinstowe	8.11	4.00	4.11	0.00	0.00
Various	Extant permissions	Sherwood Plan Area	1.56	1.56	0.00	0.00	0.00
02/01392Outm	Available employment land in a designated employment area	Bilsthorpe Colliery, Bilsthorpe	2.08	2.08	0.00	0.00	0.00
Total ha for Sherwood Area			17.92	12.89	5.03	0.00	0.00

Figure 26: Mansfield Fringe Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2020 to 2025	5-10 Yrs 2025 to 2030	10-13 Yrs 2030 to 2033	Remaining Ha outside of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	3.83	1.67	0.00	0.00
Cl/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	0.00	7.00	0.00	5.00
Bl/E/1	Allocations & Development Management DPD	Blidworth Industrial Park Blidworth	0.33	0.33	0.00	0.00	0.00
Total ha for Mansfield Fringe Area			17.83	4.16	8.67	0.00	5.00

Figure 27: Trajectories for the Remainder of the Plan Period to 2033

Target	Completed between 01/04/2013 - 31/03/20	Losses 01/04/2013 - 31/03/2020	0-5 Yrs 2020 to 2025	5-10 Yrs 2025 to 2030	10-13 Yrs 2030 to 2033	Total	+/- Ha
83.1	34.09	4.46	65.63	61.00	22.70	178.96	95.86

Appendix

Figure 1: Plan of Areas of Newark and Sherwood

Figure 2: Use Class Guide for Relevant Uses

Figure 1 - Areas of Newark & Sherwood

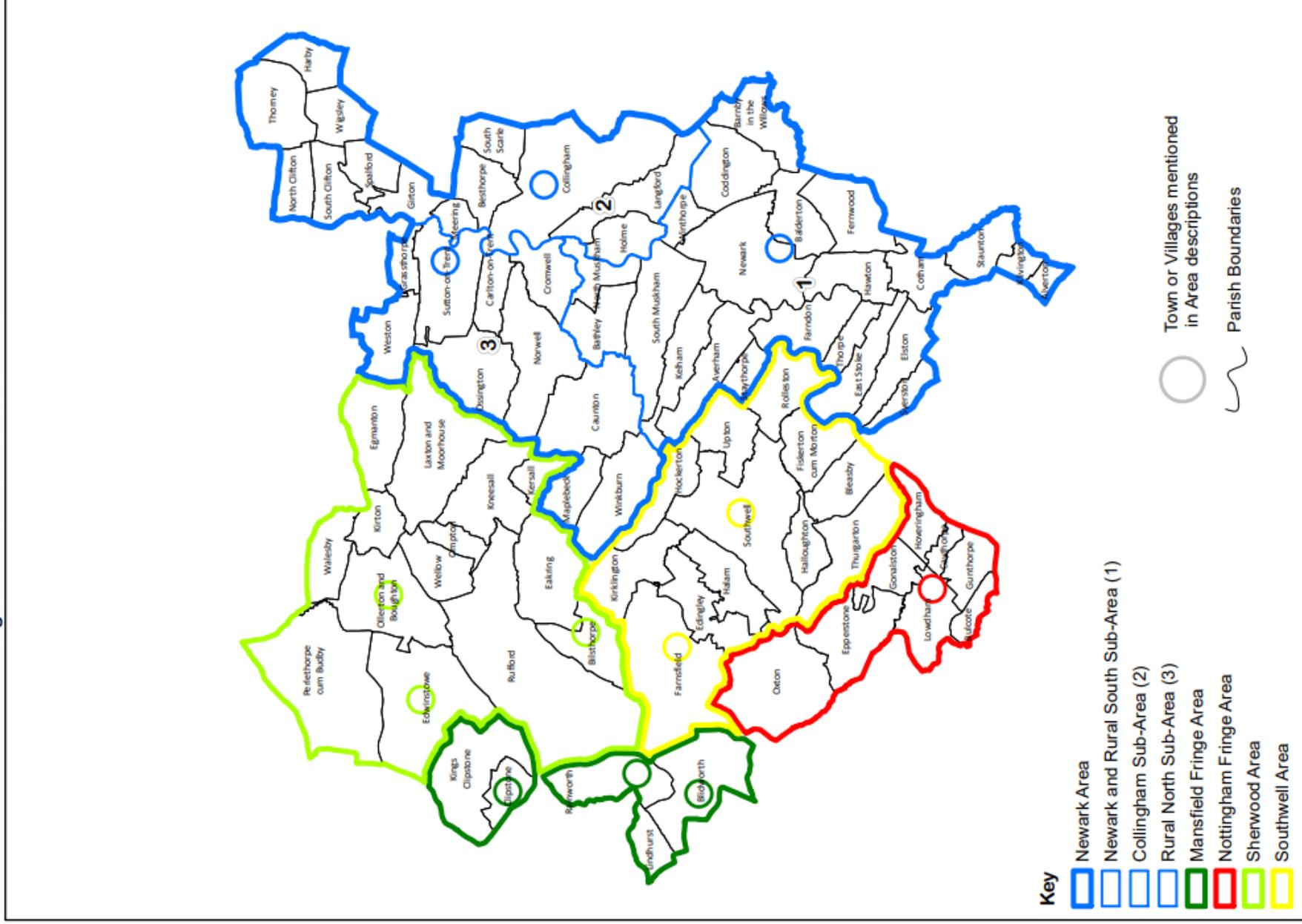


Figure 2: Use Class Guide 2013 (Relevant to this report)

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