

## Tourism Monitoring Report 2023



# 1 Introduction

1.1 This report presents the monitoring results for tourism facilities in the Newark and Sherwood District for the period 1st April 2022 to 31<sup>st</sup> March 2023. It forms an important part of the evidence base for the Newark and Sherwood Local Development Framework (LDF).

## Background

1.2 This Tourism Facilities Monitoring Report is produced in line with similar reports on Housing and Employment Land that the Council has produced for many years and provides a useful record of development that has occurred in the district. This information is used to see whether the aims and objectives of the Development Plan policies are being met.

1.3 This report has several functions:

- 1) It helps to assess the success of tourism development policies within the adopted Development Plan;
- 2) It will be used to assist in the development of tourism development policies within the Council's emerging Development Plan;
- 3) It is in accordance with the NPPF which requires Local Planning Authorities to have evidence base underpinned by up-to-date evidence;
- 4) Provides information to agents, developers, and other agencies about the availability of tourism development;
- 5) It assists with other monitoring undertaken by the Planning Policy & Infrastructure Business Unit.

**Disclaimer:** The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given about possible errors.

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

## 2 Planning Permission Granted in 2022-23 for Tourism Development

2.1 The following tables outline the gains and losses permitted in 2022-23 for tourism development by sub area. Across 3 sub areas in the District, 4 sites were granted planning permission for tourism development and an additional permission granted for change in floorspace.

2.2 A total of 4 units of holiday accommodation have gained permission.

**TABLE ONE: PLANNING PERMISSION GRANTED IN 22-23 BY SUB AREA**

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
<b>NEWARK AND RURAL SUB-AREA SOUTH 1</b>												
East Stoke	Fosse Road (Holme Farm)	CU	NS	1		C1	0.06	PDL	22/01763/FUL	Detailed	12.01.2023	Proposal Change of Use of existing residential outbuilding to holiday let
Elston	Low Street (Old Stores Cottage)	CU	NS	1		C1	0.3	PDL	22/00522/FUL	Detailed	12.09.2022	Proposed Conversion of Barn / Outbuilding to Form Annexe as Ancillary Accommodation to Host Dwelling / Occasional Holiday Rental
Hawton	Newark Road (Willow Farm)	CU	NS	1		C1	0.09	PDL	22/01449/FUL	Detailed	15.11.2022	Change of use of Barns from storage to holiday accommodation and garaging with associated alterations
<b>SOUTHWELL AREA</b>												
Southwell	16A Queen Street	CU	COM	1		C1	0.01	PDL	22/00548/LDC	Detailed	12.05.2022	Certificate of Lawfulness for use of a dwellinghouse as a holiday let

**TABLE TWO: PLANNING PERMISSION GRANTED IN 22-23 BY SUB AREA – CHANGE IN FLOORSPACE**

Parish	Address	Type	Status	Total Units/ Rooms	Land Use	Site Area (Ha)	Change in Floorspace (sqm)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
<b>COLLINGHAM SUB-AREA 2</b>												
Thorney	Brown Wood Lane (Lakeside Touring Caravan Park)	NB	NS	1	C1	0.4	49.8	PDL	22/02152/FUL	Detailed	10.01.2023	Erection of amenity block with solar panels and repositioning of the new managers lodge approved under 21/01553/FULM

### 3 Tourism Development Commitments by Plan Area as at 1st April 2023

3.1 The following tables outline the current tourism development commitments (gains and losses) for 2022-23 by Plan Area. These are sites with extant planning permission. As at the date above, there were 18 sites with extant planning permission for tourism development across 7 sub-areas and 1 permissions for change in floorspace.

3.2 A total of 37 units of holiday accommodation along with 6 glamping pods. This includes one permission for a flexible use between a Wedding Venue (Sui Generis) and a Hotel (Class C1) with a Restaurant (Class E). There were 2 permissions for change of use to camping and or caravan sites.

**TABLE THREE: COMMITMENTS BY SUB-AREA– GAINS**

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
<b>NEWARK AND RURAL SUB-AREA SOUTH 1</b>												
Coddington	Beckingham Road (Woodlands Liv-ery)	CU	NS	3		C1	0.29	Green	21/02210/FUL	Detailed	19.01.2022	Proposed change of use of land for the siting of 3 no. holiday lodges and creation of a wildflower meadow
East Stoke	Fosse Road (Holme Farm)	CU	NS	1		C1	0.06	PDL	22/01763/FUL	Detailed	12.01.2023	Proposal Change of Use of existing residential outbuilding to holiday let
Elston	Low Street (Old Stores Cottage)	CU	NS	1		C1	0.3	PDL	22/00522/FUL	Detailed	12.09.2022	Proposed Conversion of Barn / Outbuilding to Form Annexe as Ancillary Accommodation to Host Dwelling / Occasional Holiday Rental
Hawton	Newark Road (Willow Farm)	CU	NS	1		C1	0.09	PDL	22/01449/FUL	Detailed	15.11.2022	Change of use of Barns from storage to holiday accommodation and garaging with associated alterations
Newark	London Road (Newark Town)	CU	NS	1		C1	0.15	PDL	20/01391/FUL	Detailed	18.11.2020	Change of use from dwellinghouse (C3) to bed and breakfast
Syerston	Fosse Road (Lady Pitt Farm)	CU	NS	2		C1	0.29	Green	20/00867/FUL	Detailed	22.07.2020	Proposed Conversion of Agricultural Buildings to Allow Use for Two Units of Holiday Accommodation and Demolition of Part of Adjacent Steel Portal Framed Building

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
<b>COLLINGHAM SUB-AREA 2</b>												
Collingham	Swinderby Road (Holme Farm)	CU	UC	7		C1	0.02	PDL	20/01033/FUL	Detailed	16.07.2020	Proposed Change of Use, Conversion and Alterations to Part of Existing Dwelling to Create Letting Rooms for Hotel Style
Spalford	Eagle Road (Spalford Leisure Park)	CU	NS			C1	1.57	Green	21/00055/LDC	Detailed	10.02.2021	Application for certificate of lawfulness for proposed use of land as a caravan site for the siting of static caravans/mobile homes for holiday use (for a limited period not exceeding six weeks) without restrictions on their layout, mix or number (subject to site licence conditions)
Thorney	Brown Wood Lane (Lakeside Touring Caravan Park Chestnuts)	CU	NS	7		C1	1.53	Green	21/01553/FULM	Detailed	28.09.2021	Change of Use of grassland within the existing holiday park to site 7 lodges plus the replacement of a residential wardens caravan and formation of new wildlife pond
<b>RURAL NORTH SUB AREA 3</b>												
Sutton on Trent	11 High Street	CU	NS	1		C1	0.09	PDL	21/01864/FUL	Detailed	26.01.2022	Conversion of former Cobblers Shop to a holiday let including internal alterations and a side extension
<b>SOUTHWELL AREA</b>												
Fiskerton	Occupation Lane (Syndre Farm)	CU	NS	3		C1	0.1	PDL	21/01735/FUL	Detailed	30.10.2021	Proposed conversion of the rear west stables building into 3 no. holiday let units
Southwell	Fiskerton Road, (The Orchards Golf Course)	NB	NS	6		C1	0.60	Green	20/00907/RMA	Detailed	29.07.2020	Application for reserved matters approval for proposed new club house with parking area and upto 6no holiday lodges
Southwell	Halam Road (Norwood Hall)	CU	UC	1		C1	2.16	PDL	21/01150/FULM	Detailed	08.09.2021	Proposed flexible use between a Wedding Venue (Sui Generis) and a Hotel (Class C1) with a Restaurant (Class E)

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
<b>NOTTINGHAM FRINGE AREA</b>												
Epperstone	Chapel Lane (The Stables Barn)	CU	NS	1		C1	0.17	PDL	20/01586/FUL	Detailed	23.11.2020	Proposed change of use and conversion of existing barn to holiday accommodation
Gunthorpe	Peacock Close (Land north east of)	CU	NS	6		C1	0.19	Green	20/02440/FUL	Detailed	28.01.2021	Change of use from Parking and Hard Standing for Match Fishing to 6no. glamping pods and amenity building
Oxton	Old Rufford Road (Baulker Farm)	CU	UC	1		C1	0.34	PDL	21/00784/FUL	Detailed	27.05.2021	Proposal Conversion of the former club house building to a single holiday let
<b>SHERWOOD AREA</b>												
Rufford	Old Rufford Road (Center Parcs Ltd Sherwood Forest Holiday Village)	NB	UC	1		C1	0.08	PDL	22/00136/FUL	Detailed	15.03.2022	Proposed 3 Bedroom Family Lodge at existing holiday village
<b>MANSFIELD FRINGE AREA</b>												
Kings Clipstone	Clipstone Road (Eastfield Cottage Farm)	CU	NS			C1	1.39	Green	20/01530/FULM	Detailed	09.11.2020	Change of Use from Agriculture to Tourism for Campsite and Horse Riding Facilities with Stable Building including New Highway Access

**TABLE FOUR: COMMITMENTS IN 22-23 BY SUB AREA – CHANGE IN FLOORSPACE**

Parish	Address	Type	Status	Total Units/ Rooms	Land Use	Site Area (Ha)	Change in Floorpace (sqm)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
<b>COLLINGHAM SUB-AREA 2</b>												
Thorney	Brown Wood Lane (Lakeside Touring Caravan Park)	NB	NS	1	C1	0.4	49.8	PDL	22/02152/FUL	Detailed	10.01.2023	Erection of amenity block with solar panels and repositioning of the new managers lodge approved under 21/01553/FULM

## 4 Completions as at 1st April 2023

4.1 The following tables detail the completions for 2022-23 in order of Plan Area. As for completions, there were 4 gains between 1st April 2022- 31st March 2023, which were in the Rural North and Southwell sub areas. A total of 0.82 hectares was completed in 22-23.

4.2 A total of 4 units of holiday accommodation and 3 glamping pods have been completed during the monitoring period. In addition, 10 dwellings have gone from domestic dwellings to holiday lets without needing planning permission.

**TABLE FIVE: COMPLETIONS BY SUB AREA– GAINS**

Parish	Address	Type	Status	Total Units	Units Lost	Land Use	Site Area (Ha)	Units Completed	Area Comp (Ha)	PDL/ Green	Planning Reference	AppType	Date Permitted	Description
<b>RURAL NORTH SUB AREA 3</b>														
Sutton-On-Trent	Great North Road (Land at Lindens Farm)	CU	COM			C1	0.28		0.28	PDL	20/01701/FUL	Detailed	14.10.2020	Use of Land for the Siting of Caravans for Holiday Accommodation; the Construction of a New Access to Great North Road and Associated Engineering Works
<b>SOUTHWELL AREA</b>														
Edingley	Newhall Lane (Newhall Farm Campsite)	CU	COM	3		C1	0.25	3	0.25	Green	21/02445/FUL	Detailed	10.01.2022	Siting of 3 glamping pods
Kirklington	Corkhill Lane (Little Corkhill Farm)	CU	COM	3		C1	0.28	3	0.28	PDL	20/01179/FUL	Detailed	01.09.2020	Conversion of traditional barn to 3no. holiday lets
Southwell	16A Queen Street	CU	COM	1		C1	0.01	1	0.01	PDL	22/00548/LDC	Detailed	12.05.2022	Certificate of Lawfulness for use of a dwellinghouse as a holiday let