

2021
Employment Land Availability Study
1st April 2020 - 31st March 2021



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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 31/03/2021 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 2020 - 31st March 2021 to identify a supply of deliverable sites, and the data gathered has been used to produce this report. Comparison data in this report has been recorded from 1st April 2013 to provide information from the start of the plan period. Use Classes were updated on 1st September 2020, and the new Class E(g) is relevant to this report.

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:

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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 01/04/2021

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	53.66
Rural North Sub - Area (2)	1.27
Rural North Sub - Area (3)	0
Southwell Area	0.02
Nottingham Fringe	0
Sherwood Area	8.65
Mansfield Area	0.14
Total Hectares	63.74

Figure 2 shows the hectares of land by plan area with extant planning permission for employment use. Permissions included are for B1,B2, B8 and E(g) use with outline or detailed permission at 01/04/2021.

Section Two

Figure 3: Employment Land Provision at 01/04/2021. Figure 3 shows a summary of employment land provision for B and E(g) 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)					
Ratification: employment generating uses beyond the District Council's definition of employment prior to 31st March 2021*	3.19	0.00	0.00	0.00	0.00	0.00	0.00	3.19
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
01/04/20 - 31/03/21	0.87	0.00	1.14	0.51	0.00	1.43	0.00	3.95
Ha of land completed 01/04/13 - 31/03/21	13.90	0.09	7.48	3.36	0.01	15.28	1.11	41.23
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	3.66	0.52	0.00	0.02	0.00	0.54	0.14	4.88
Ha of land under construction	2.97	0.00	0.00	0.00	0.00	0.39	0.00	3.36
Ha of land with no start	50.69	1.27	0.00	0.02	0.00	8.26	0.14	60.38
Ha of commitments at 01/04/2021	53.66	1.27	0.00	0.02	0.00	8.65	0.14	63.74
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 - 31/03/2021	1.98	0.45	0.00	0.83	0.05	2.29	0.00	5.60
Amended Core Strategy Allocation - Land around Fern-	15.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Sites in the Adopted Allocations & Development Man-	15.05	0.00	0.00	4.89	0.00	6.17	17.83	43.94
Newark Sub Area totals	121.33	0.91	7.48					
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		129.72		7.44	-0.04	29.89	14.08	181.09
Amended Core Strategy Requirement		51.90		4.50	0.10	16.20	10.40	83.10
Over provision ha		77.82		2.94	-0.14	13.69	3.68	97.99

*The 3.19ha comes from 20/01219/FULM Land at Overfield Park

Figure 4: Summary table for B and Non B use class commitments and completions between 01/04/2013 and 31/03/2021

Area	B1, B2, B8 and E(g) Use Class			Non B1, B2, B8 and E(g) Use Class			Combined totals
	Commitments at 01/04/2021	Completions between 01/04/2013 & 31/03/2021	B1, B2, B8 and E(g) totals	Commitments at 01/04/2021	Completions between 01/04/2013 & 31/03/2021	Non B1, B2, B8 and E(g) totals	
Newark and Rural South	53.66	13.90	67.56	0	43.86	43.86	111.42
Collingham Sub Area (2)	1.27	0.09	1.36	0	2.46	2.46	3.82
Rural North Sub Area (3)	0.00	7.48	7.48	0	3.18	3.18	10.66
Newark Area Totals	54.93	21.47	76.40	0	49.50	49.50	125.90
Southwell Area	0.02	3.36	3.38	0.11	1.46	1.57	4.95
Nottingham Fringe Area	0.00	0.01	0.01	0.00	0.00	0.00	0.01
Sherwood Area	8.65	15.28	23.93	4.25	15.86	20.11	44.04
Mansfield Fringe Area	0.14	1.11	1.25	0.00	0.62	0.62	1.87
Totals	63.74	41.23	104.97	4.36	67.44	71.80	176.77

Figure 4, above, shows a summary of commitments of B and E(g) use class, and non B and E (g) use class (C1, C2, C2a, D1, D2 and SG), commitments at 01/04/2021 and completions between 01/04/2013 and 31/03/2021. 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 01/04/2021

Key

NB	New build
CU	Change of use
NS	No start
UC	Under construction
Ha	Hectares

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
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
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
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	UC	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
Northern Road (2), Newark	20/01445/FUL	Detailed	NB	NS	B2	0.08	Greenfield	Erection of 2no. Industrial units (Class B2 use)
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 Sub Area (1)						53.66		

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
High Street, (Co Op Supermarket), 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
Station Road, (Braemar Farm), 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
Station Road (Station Yard), Collingham	20/02143/FUL	Detailed	NB	NS	B8	0.12	PDL	Erection of steel portal framed building for light industrial use
Total Ha for Newark Sub Area 2						1.27		

There are no commitments for Newark Sub Area 3 in 20/21

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
Total Ha for Southwell Area						0.02		

There are no commitments for the Nottingham Fringe Area in 20/21

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
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						8.65		

Figure 9: Mansfield Fringe

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Blidworth Lane (Syke Breck Farm), Blidworth	21/00419/FUL	Detailed	CU	NS	E(g)(i)	0.14	PDL	Re-use of redundant ancillary office
Total						0.14		

Figure 10: Existing employment land with planning permission for an increase in floorspace (at 01/04/2021)

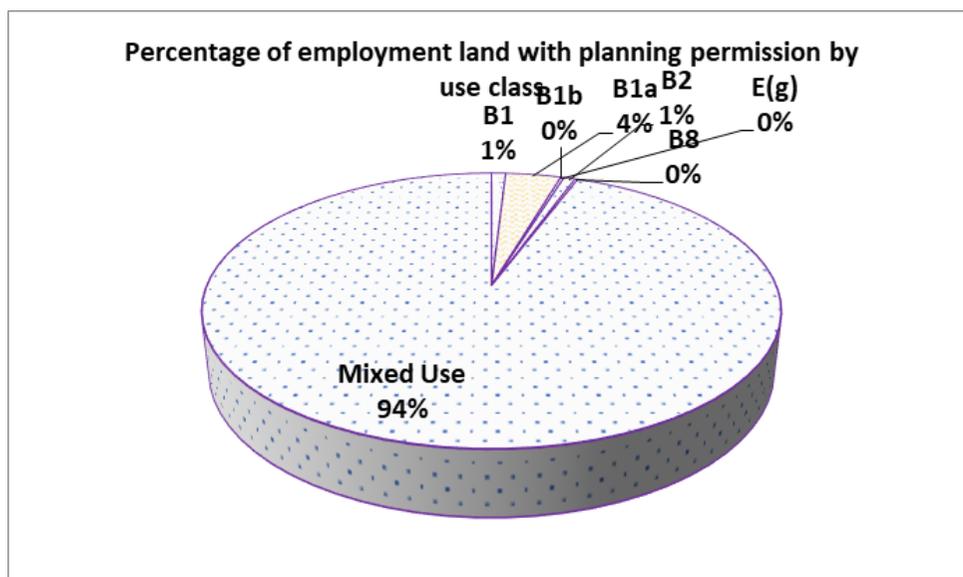
Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Increase in floorspace	PDL/ Greenfield	Description of Proposal
New 1	Great North Road (British Sugar Corporation), Newark	17/00587/FUL	Detailed	NB	UC	B8	180	PDL	Install a sand separation plant and construction of an additional soil storage shed.
New 1	Long Hollow Way (DSG International, Building 2)	20/00310/FUL	Detailed	NB	NS	B8	504.00	PDL	Steel framed extension to existing compactor warehouse
Total Sqm for Newark and Rural South Sub Area (1)							684.00		
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	Crew Lane (UCD), Southwell	19/02263/FULM	Detailed	NB/CU	UC	B1,B2,B8	1,451	PDL	Phased development of existing employment site including refurbishment of one existing building, erection of 3 new industrial buildings, external caravan and container storage, associated site access points alterations and external works. For use classes
Southwell	Crew Lane (Units 1 To 5 And Associated External Areas) Southwell Business Centre)	18/00755/FUL	Detailed	NB/CU	UC	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							1702.00		
Sherwood	Brackner Lane (Brystewood Architectural Joinery)	19/00639/FUL	Detailed	NB	UC	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							1085.00		

Mansfield Fringe	Burma Road (Land at Hazel Court), Blidworth	18/00915/FUL	Detailed	NB	UC	B2	113	PDL	Construct Storage Unit
Mansfield Fringe	Burma Road (Wilkinson Place, Unit 8)	20/00453/FUL	Detailed	NB	NS	B8	665	PDL	Proposed construction of an extension to the existing industrial / storage unit extension
Mansfield Fringe	Burma Road (Wilkinson Place, Unit 8)	20/01663/FUL	Detailed	NB	NS	B8	337	PDL	Proposed industrial unit to connect to existing unit
Mansfield Fringe	Leach Way (Mb Service Centre)	21/00172/FUL	Detailed	NB	NS	B1c	120	PDL	Extension to side of existing unit
Mansfield Fringe	Leach Way (Unit 3), Blidworth	20/02438/FUL	Detailed	NB	NS	B8	270	PDL	Proposed industrial unit
Total Sqm for Mansfield Fringe							1505		
Total Sqm of Increased Area							5264.00		

Figure 11: Existing employment land with planning permission for redevelopment (at 01/04/2021)

Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	PDL/ Greenfield	Description of Proposal
Newark	Cliff Nook Lane (McConnells Electrical Company Ltd)	20/00532/FUL	Detailed	NB	NS	B1c	0.29	PDL	Proposed Replacement Commercial Building
Newark	Farndon Road (P A Freight Services Ltd International Logistics Centre, Park House)	11/01300/FULM	Detailed	NB	UC	B8	2.32	PDL	Re-configuration of access arrangements to existing freight yard and provision of new parking and turning area for commercial vehicles
Total Ha for Newark Area							2.61		
Sherwood	Sherwood Energy Village (Rufford House, Darwin Drive)	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		
Mansfield Fringe	Burma Road (Andenor Ltd, Crown Structural Building)	20/00838/FUL	Detailed	NB	UC	B1a	0.35	PDL	Remove the existing dilapidated single storey office unit and replace with a new two storey office
Total Sqm for Mansfield Fringe							0.35		
Total Ha of Redeveloped Area							3.27		

Figure 12 Percentage of employment land with planning permission by use class at 01/04/2021



Mixed Use is a combination of B1,B2, B8 or E(g) 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	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	465227/361437	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 01/04/2021

Plan Area	Address	Planning Reference	Application Type	New Build / Change of	Status	Land Use	Site Area (Ha)	PDL / Greenfield	Description of Proposal
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
Total Ha: Southwell Area							0.11		
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
Total Ha : Sherwood							4.25		
Total Ha : Non E(g), B1,B2 and B8 Commitments							4.36		

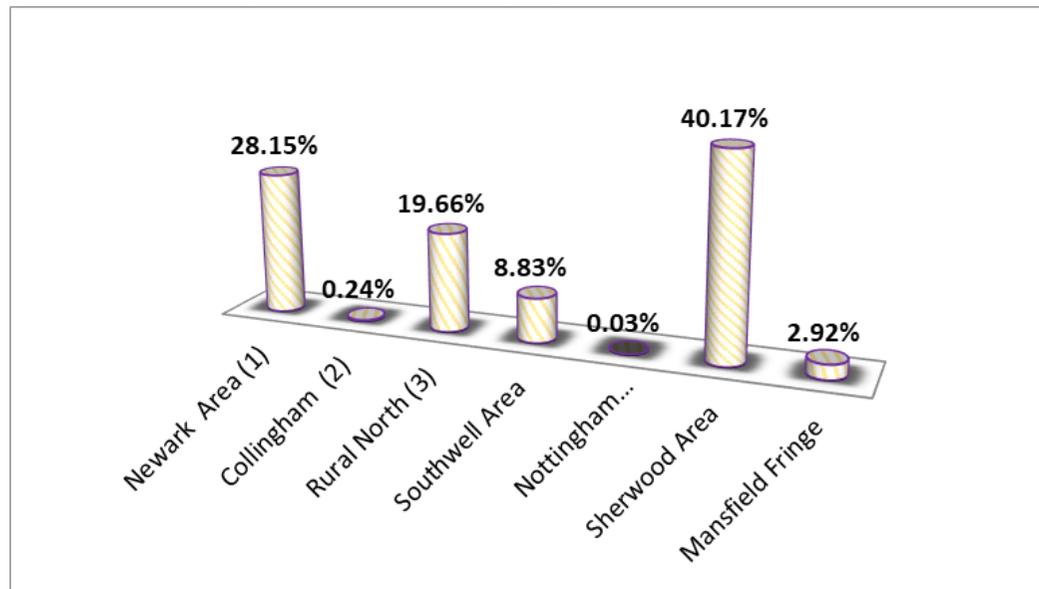
Section Three

Figure 15: Summary of completions of employment land by Plan Area from 01/04/2013 to 31/03/2021

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
*Ratification	3.19							3.19
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
01/04/20 - 31/03/21	0.87	0.00	1.14	0.51	0.00	1.43	0.00	3.95
Ha of land completed 01/04/13 - 31/03/21	13.90	0.09	7.48	3.36	0.01	15.28	1.11	41.23

* Ratification: employment generating uses beyond the District Council's definition of employment prior to 31st March 2021 (20/01219/FULM Land at Overfield Park)

Figure 16: Percentage of completed employment land by Plan Area



Figures 15 and 16 show the completion of B1,B2, B8 and E (g) employment land in hectares by plan area for the periods 01/04/2013 to 31/03/2021

Figure 17: Completions of employment land by Plan Area between 01/04/2020 and 31/03/2021

Plan Area	Address	Parish	Planning Reference	New Build / Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description
Newark 1	North Gate (The Maltings), Newark		20/01871/LDC	CU	E(g)	0.06	PDL	Application for LDC for proposed use of the Maltings as offices (Class E)
Newark 1	Stephenson Way (Land adj)		20/00309/FULM	NB	B8	0.81	GF	Erection of proposed builders merchant
Total Ha completed in the Newark and Rural South Sub Area 1						0.87		
Newark 3	Great North Road (Land at Orchard Farm), Sutton-on-Trent		20/00382/LDC	CU	B8	1.14	PDL	Use of land for open storage and covered storage within modular storage containers (B8 Planning use)
Total Ha completed in the Newark Rural South Sub-Area 3						1.14		
Southwell	Halam Road (Norwood Park Farm)		20/00201/FUL	CU	B8	0.51	PDL	Change of use of land and barn for the storage, processing and distribution of timber solid fuel including associated kilns, workshop, office and biomass boilers (retrospective)
Total Ha completed in the Southwell Area						0.51		
Sherwood	Eakring Road (Unit 1, Bilsthorpe Business Park), Bilsthorpe		20/02255/S73	CU	B8	1.02	PDL	Build 2 No. Small Industrial Units
Sherwood	Mickledale Lane (Fairfield Farm House), Bilsthorpe		20/02500/FUL	CU	B8	0.41	PDL	Proposed change of use from agricultural buildings to storage (B8)
Total Ha completed in the Sherwood Area						1.43		
Total Ha of completed employment land between 01/04/2020 and 31/03/2021						3.95		

Figure 18

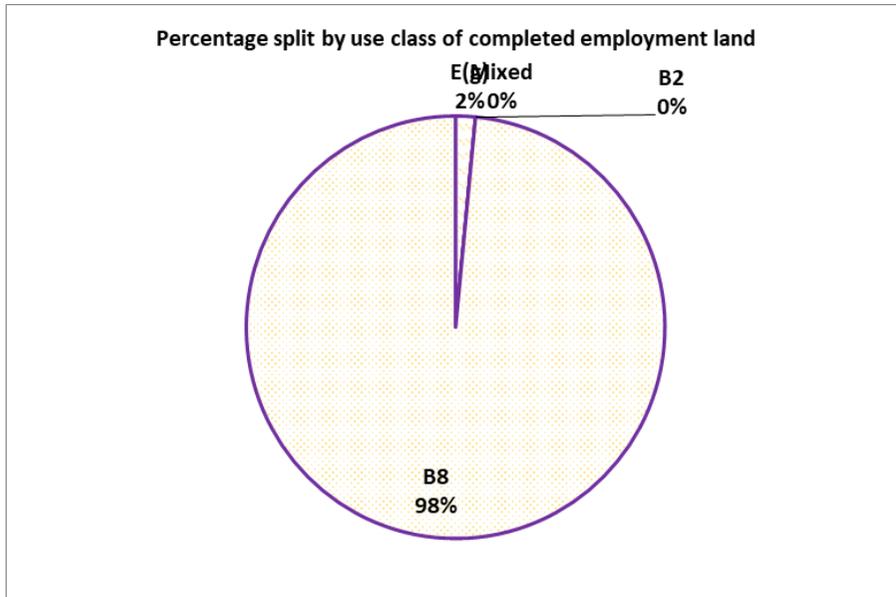


Figure 18 shows the percentage split by use class of employment land completed between 01/04/2020 and 31/03/2021 (Mixed use includes a combination of B1 or E(g) , B2 and B8 Uses)

Figure 19 shows the percentage split of completed employment land by area 2020—2021

Figure 19

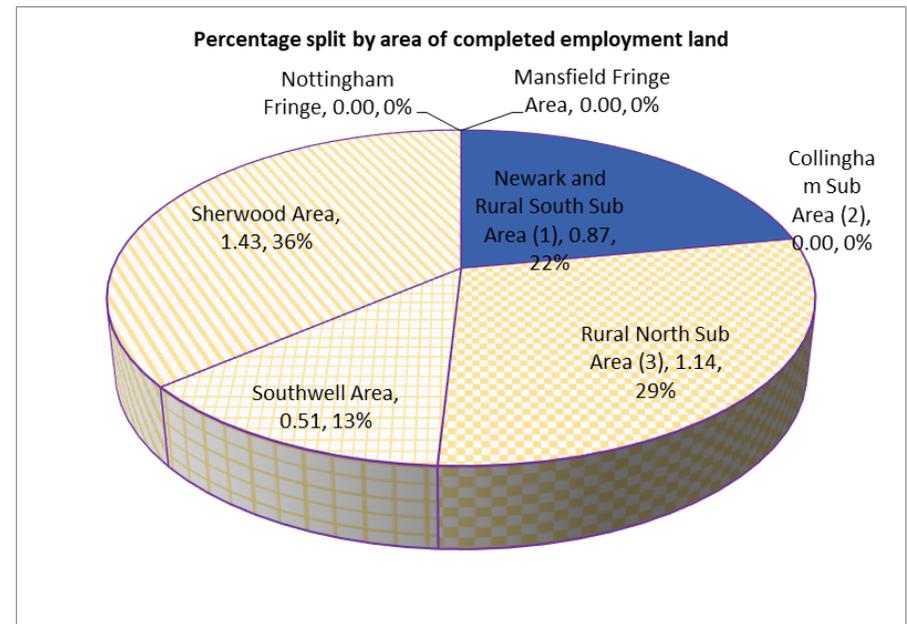


Figure 20: Completions of non B1, B2, B8 and E(g) use land between 01/04/2020 and 31/03/2021

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	Mead Way (21), Balderton	20/00937/FUL	CU	SG	0.03	PDL	Change of use from utility/office space to home nail salon (retrospective)	NA
Newark 1	Land off Cross Lane, Fernwood Business Park, Fernwood	17/01105/FUL	NB	D1	0.19	GF	Proposed Wellness Centre incorporating new vehicular access and associated car parking and boundary treatments	NA
Newark 1	Castle Gate (20 & 22), Newark	20/00905/FUL	NB	SG	0.02	PDL	Convert premises to a hair salon, internal alterations which are mainly cosmetic / aesthetic and involve opening up two sections of wall between the two units (both plasterboard partitions which were previously open), removing boarding from existing windows, general internal none structural cosmetic works and redecoration	NA
Newark 1	Godfrey Drive (Land At Overfield Park), Winthorpe	20/01219/FULM	NB	SG	3.19	GF	Erection of an agricultural machinery dealership comprised of maintenance, sale and repair with associated infrastructure	NA
Total Hectares of Non B Use Completions for Newark and Rural South Sub Area (1)					3.43			
Newark 2	High Street (117), Collingham	20/01492/FUL	CU	SG	0.02	PDL	Change of use from office space (was B1 now Class E(g)) to mixed use Beauty Salon (Sui Generis) with shop (was A1 now Class E(a))	NA
Total Hectares of Non B Use Completions for Collingham Sub-Area (2)					0.02			
Total Hectares of Non B Use Completions					3.45			

Section Four

Figure 21: Loss of employment land between 01/04/2020 and 31/03/2021

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 1	Staythorpe Road (The Paddock), Averham	476293/354447	20/00021/FUL	Detailed	NB	C3	0.16	Proposed Two Dwellings and Demolition of Existing Dwelling and Industrial Buildings
Newark 1	Appleton Gate (11), Newark	480026/353924	17/01799/FUL	Detailed	CU	C3	0.02	Proposed Conversion of the Existing B1 Office Building in to 5 Residential Flats (C3 Use)
Newark 1	Appleton Gate (76), Newark	480371/354347	19/01111/CPRIOR	Prior Approval	CU	C3	0.01	Notification of Prior approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3)
Newark 1	Bede House Lane (Bede House Garage), Newark	480108/353835	18/00031/FUL	Detailed	CU	3	0.02	Change of use of existing commercial garage to form 2 dwellings within the existing building structure. This includes demolition of the existing attached lean-to cottage to form an enclosed garden to the front dwelling. (Re-submission)
Newark 1	Carter Gate (First Floor 27B And 27C), Newark	479901/353731	19/01485/CPRIOR	Prior Approval	CU	C3	0.02	Change of use from offices to C3 residential
Newark 1	Castle Gate (24), Newark	479605/353912	17/01124/FUL	Detailed	CU	C3	0.05	Change of use of first floor from offices to residential, alterations to form new entrance door at rear and relocation of flue
Newark 1	Church Walk (First floor, 2), Newark	479985/353890	18/01077/FUL	Detailed	CU	C3	0.01	Change of use of first floor office (currently vacant) to residential
Newark 1	Lombard Street (Former Job Centre Crown Building 41), Newark	479599/353775	19/01533/CPRIOR	Prior Approval	CU	C3	0.11	Notification of Prior approval for a proposed change of use of a building from office use (Class B1(a)) to 18 flats (Class C3)

Newark 1	Market Place (19), Newark	479913/353907	20/00025/FUL	Detailed	CU	A1	0.01	Use of ground floor as A1 Retail; Change of use of first floor from Office B1 Use to A1 Retail Use including internal alterations and conversion of second and third floors to form 2 No. 1 bed residential units, insertion of rooflight to rear elevation, connection to soil pipe at adjacent property, replacement windows, re-roofing
Newark 1	Market Place (22 - 23), Newark	479929/353895	18/01411/FUL	Detailed	CU	C3	0.01	Change of Use from Office Accommodation (second floor) to One Apartment
Newark 2	High Street (117), Col-lingham	483053/361959	20/01492/FUL	Detailed	CU	E(g)	0.02	Change of use from office space (was B1 now Class E(g)) to mixed use Beauty Salon (Sui Generis) with shop (was A1 now Class E(a))
Newark 2	Church Lane (Red May Industrial Estate), South Scarle	484647/364042	17/01846/FUL	Detailed	CU	C3	0.43	Demolition of the Existing Industrial Buildings and Erection of 6 dwellings with Associated Access
Southwell	Fiskerton Road (Mcr Joinery Brinkley Hall Farm), Brinkley	471591/352745	16/00589/FUL	Detailed	CU	C3	0.22	Replacement of industrial units with new three bedroom, single storey house with attached garage. Resubmission of application no 15/01395/FUL.
Nottingham Fringe.	Main Street (72), Lowdham	466804/346754	18/01703/FUL	Detailed	NB	C3	0.05	Resubmission of application 17/01962/FUL : Demolition of existing storage building and erection of a new dwelling
Total Loss of Ha of Employment Land between 01/04/2020 and 31/03/2021							1.14	

Section Five

Status of Employment Allocations

The Amended Core Strategy DPD was adopted by the Authority in March 2019, and the ELAS 2020 - 2021 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 01/04/2021.

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 31/03/2021	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
ShAP4	Mixed Use	Former Thoresby Colliery Edwinstowe	B1 & B2	8.11	Valid Planning Permission	0
Total Ha of employment land allocated in the Core Strategy				73.11		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 01/04/2021

Allocation Reference	Allocation Type	Location	Proposed Use	Total Ha of Allocation Assumed for Employment Use	Status at 31/03/2021	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. Partially developed	2.74
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 and valid Permission	1.55
Sub - total for Newark & Rural South Sub Area (1)				28.14		15.05
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 Bilsthorpe	B Class (Not specified)	2.67	Partly available	2.39
Sub - total for Sherwood Area				6.45		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	One of the two areas that made up this allocation has been developed	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				59.23		43.94

Section Six

Illustrative trajectories for the remainder of the Plan Period 2021 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 24: Newark Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2021 to 2026	5-10 Yrs 2026 to 2031	10-12 Yrs 2031 to 2033	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	7.66	7.66	0.00		
NUA/E/3 (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	1.03	1.03	0.00		
NUA/E/4 (Employment)	Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	2.07	0.00		
NUA/MU/1 Total site area 21.79 Ha assumed 50% employment) (Mixed use)	Allocations & Development Management DPD	North of the A17, Newark	2.74	2.74	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		
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	13.00	2.00		
Various	Extant Permissions	Newark Plan Area 1	3.66	3.66	0.00		
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	12.00	28.00	10:00	
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	11.00	4.70	
Total ha for Newark Area			109.41	52.16	42.55	14.70	0.00

Figure 25: Collingham Sub Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2021 to 2026	5-10 Yrs 2026 to 2031	10-12 Yrs 2031 to 2033	Remaining Ha outside of plan period
Co/MU/1	Allocations & Development Management DPD	Swinderby Road and Station Road, Collingham	0.75	0.75	0.00	0.00	0.00
Various	Extant permissions	Collingham Sub-area	0.52	0.52	0.00	0.00	0.00
Total ha for Collingham Sub Area			1.27	1.27	0.00	0.00	0.00

Figure 26: Southwell Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2021 to 2026	5-10 Yrs 2026 to 2031	10-12 Yrs 2031 to 2033	Remaining Ha outside of plan period
So/E/2	Allocations & Development Management DPD	East of Crew Lane, Southwell	2.71	1.81	0.90	0.00	0.00
So/E/3	Allocations & Development Management DPD	South of Crew Lane, Southwell	2.18	1.45	0.73	0.00	0.00
19/00541/CPRIOR	Extant permission	Bankwood Farm, Oxton Road	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 27: Sherwood Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2021 to 2026	5-10 Yrs 2026 to 2031	10-12 Yrs 2031 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	0.54	0.54	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			16.90	11.87	5.03	0.00	0.00

Figure 28: Mansfield Fringe Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2021 to 2026	5-10 Yrs 2026 to 2031	10-12 Yrs 2031 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
CI/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	0.00	7.00	0.00	5.00
BI/E/1	Allocations & Development Management DPD	Blidworth Industrial Park Blidworth	0.33	0.33	0.00	0.00	0.00
21/00419/FUL	Extant permission	Syke Breck Farm, Blidworth Road	0.14	0.14	0.00	0.00	0.00
Total ha for Mansfield Fringe Area			17.97	4.30	8.67	0.00	5.00

Figure 29: Trajectories for the Remainder of the Plan Period to 2033

Target	Completed between 01/04/2013 - 31/03/21	Losses 01/04/2013 - 31/03/2021	0-5 Yrs 2021 to 2026	5-10 Yrs 2026 to 2031	10-12 Yrs 2031 to 2033	Total	+/- Ha
83.1	41.23	5.60	72.88	57.88	14.7	181.09	97.99

Appendix

Figure 1: Plan of Areas of Newark and Sherwood

Figure 2: Use Class Guide for Relevant Uses

Figure 1 - Areas of Newark & Sherwood

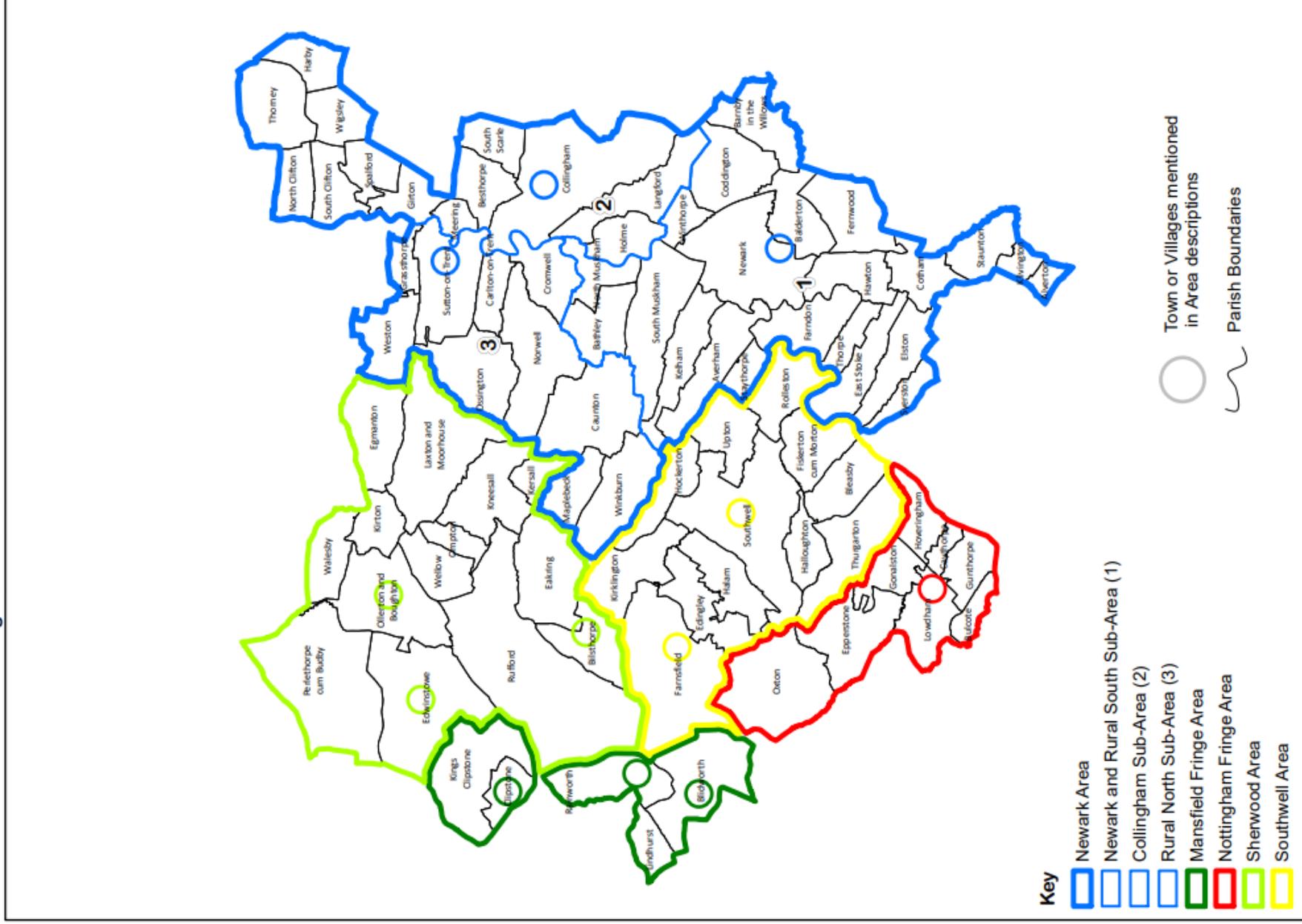


Figure 2: Use Class Guide 2013 (Relevant to this report)

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	E(g) Uses which can be carried out in a residential area without detriment to its amenity	E(g)(i) Offices to carry out any operational or administrative functions, E(g)(ii) Research and development of products or processes E(g)(iii) Industrial processes