

**2016**  
**Employment Land Availability Study**  
1st April 2015 - 31st March 2016



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## Section One

### Introduction

This document has been prepared by the Planning Policy Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 158 of the NPPF requires local authorities to 'ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area... and that they take full account of relevant market and economic signals.'

Table 5 (p.113) of the Newark and Sherwood Local Development Framework Core Strategy Development Plan Document (DPD) sets out the District's employment land requirements for the plan period 2006 - 2026. The purpose of this report is to demonstrate the Council's position at 31/03/2016 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 2015—31st March 2016 to identify a supply of deliverable sites, and the data gathered has been used to produce this Report. Detailed monitoring has been carried out this year and some data has been verified to ensure its accuracy. Comparison data in this report has been recorded from 1st April 2006 to provide information from the start of the plan period (2006).

### Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, although no guarantee is given that it is entirely free of errors.

The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific employment proposal, as this would be dependant upon consideration of any planning application and its particular characteristics at the time.

### Data Sources

Data in this document is sourced from Newark and Sherwood District Council planning 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.

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## Employment Land Requirement

**Figure 1: Employment Land Provision and Distribution 2006 - 2026 (Extracted from the Core Strategy DPD Adopted March 2011– Page 113 Section D Housing and Employment Figures )**

	Newark Area	Sherwood Area	Southwell Area	Mansfield Fringe Area	Nottingham Fringe Area	Total for District
Land developed 2006—2009	25.27	5.23	0.20	1.51	-	32.21
Land with Planning Permission (31/03/2009)	44.70	23.87	1.41	12.84*	0.11	82.93
Employment Land Need - New Allocations	80 –87	0	6-7	10-11	Up to 1.00	97-106
Total Employment Land Provided For	150 - 157	29	7-8	24-25	1	211-220 hectares

\*This figure reflects the permission at Clipstone Drive, Clipstone whereby outline planning permission (reference 08/01905/OUTM) was granted, superseding a previous permission (Reference 02/02296/RMAM) and resulting in a reduction 18.66 hectares of land with planning

## Employment Land Commitments at 01/04/2016

**Figure 2: Employment Land Commitments Summary**

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	55.83
Rural South Sub - Area (2)	0.08
Rural North Sub - Area (3)	2.60
Southwell Area	1.06
Sherwood Area	15.96
Mansfield Fringe Area	0.66
<b>Total Hectares</b>	<b>76.19</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 01/04/2016.

## Section Two

**Figure 3: Employment Land Provision at 01/04/2016.** Figure 2 shows a summary of employment land provision for B class uses only. Later sections in this document give more detailed analysis of how these figures have been calculated.

Hectares (H/a) of Land Completed	Newark Area			Southwell Area	Nottingham Fringe Area	Sherwood Area	Mansfield Fringe Area	Total for District
	Newark & Rural South Sub Area (1)	Collingham Sub Area (2)	Rural North Sub Area (3)					
01/04/06 - 31/03/07	20.61	0.00	0.01	0.20	0.00	3.23	0.11	<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	1.76	0.01	0.19	0.47	0.00	1.77	0.00	<b>4.20</b>
01/04/15 - 31/03/16	0.40	0.00	0.00	0.40	0.00	2.00	0.30	<b>3.10</b>
<b>H/a of Land Completed 01/04/06 - 31/03/16</b>	<b>29.39</b>	<b>3.36</b>	<b>8.88</b>	<b>3.93</b>	<b>0.11</b>	<b>16.64</b>	<b>3.73</b>	<b>66.04</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	5.83	0.08	2.60	0.56	0.00	15.96	0.66	<b>25.69</b>
H/a of land under construction	5.24	0.08	0.91	0.56	0.00	14.48	0.00	<b>21.27</b>
H/a of land with no start	50.59	0.00	1.69	0.50	0.00	1.48	0.66	<b>54.92</b>
<b>H/a of commitments at 01/04/2016</b>	<b>55.83</b>	<b>0.08</b>	<b>2.60</b>	<b>1.06</b>	<b>0.00</b>	<b>15.96</b>	<b>0.66</b>	<b>76.19</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 - 31/03/2016 * Losses prior to 2010 have been factored in to overall requirements	2.23	0.00	0.00	0.61	0.00	0.49	0.00	<b>3.33</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)	27.56	0.75	0.00	4.89	0.00	6.17	17.50	<b>56.87</b>
<b>Newark Sub Area Totals</b>	<b>157.03</b>	<b>4.19</b>	<b>11.48</b>					
Remaining h/a outside of plan period (post 2026)	37.00	0.00	0.00	0.00	0.00	0.00	3.00	<b>40.00</b>
<b>Total Hectares of Land Provided up to 2026</b>		<b>135.7</b>		<b>9.27</b>	<b>0.11</b>	<b>48.02</b>	<b>18.89</b>	<b>211.99</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>-14.3</b>		<b>2.27</b>	<b>-0.89</b>	<b>19.02</b>	<b>-5.11</b>	<b>0.99</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>-21.3</b>		<b>1.27</b>	<b>-0.89</b>	<b>19.02</b>	<b>-6.11</b>	<b>-8.01</b>

**Figure 4: Summary Table for B and Non B Use Class Commitments and Completions between 01/04/2006 and 31/03/2016**

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined Totals
	Commitments at 01/04/2016	Completions between 01/04/2006 & 31/03/2016	B1, B2 & B8 Totals	Commitments at 01/04/2016	Completions between 01/04/2006 & 31/03/2016	Totals	
Newark and Rural South Sub Area (1)	55.83	29.39	85.22	1.59	7.92	9.51	94.73
Collingham Sub Area (2)	0.08	3.36	3.44	0.00	0.05	0.00	3.49
Rural North Sub Area (3)	2.60	8.88	11.48	0.00	0.00	0.00	11.48
<b>Newark Area Totals</b>	<b>58.51</b>	<b>41.63</b>	<b>100.14</b>	<b>1.59</b>	<b>7.97</b>	<b>9.56</b>	<b>109.70</b>
Southwell Area	1.06	3.93	4.99	0.66	1.57	2.23	7.22
Nottingham Fringe Area	0.00	0.11	0.11	0.07	2.29	2.36	2.47
Sherwood Area	15.96	16.64	32.60	0.01	4.81	4.82	37.42
Mansfield Fringe Area	0.66	3.73	4.39	0.38	2.10	2.48	6.87
<b>Totals</b>	<b>76.19</b>	<b>66.04</b>	<b>142.23</b>	<b>2.71</b>	<b>18.74</b>	<b>21.45</b>	<b>163.68</b>

Figure 4 above shows a summary of commitments of B and non B use class (A2, C1, C2, C2a, D1, D2 and SG) commitments at 01/04/2016 and completions between 01/04/2006 and 31/03/2016. 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 01/04/2016

### 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
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
Great North Road (Land Adjacent To The Cattle Market)	Newark	15/01469/FULM	Detailed	NB	UC	B1a	1.39	B	Proposed new council office and civic accommodation on existing public car park
<b>Total Ha for Newark and Rural South Sub Area (1)</b>							<b>55.83</b>		

**Figure 6: Rural South Sub Area (2)**

Address	Settlement	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Carlton Ferry Lane (Wharf Cottage)	Collingham	15/00565/FUL	Detailed	CU	UC	B1a	0.08	B	Change of use of stable block to office
<b>Total Ha for</b>							<b>0.08</b>		

**Figure 7: 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)
Old Great North Road (Poplar Farm)	Sutton-on-Trent	15/00971/FUL	Detailed	CU	UC	B2	0.91	B	Application for change of use and proposed egress from Garden Products Manufacturing to Bus & Coach Depot
43 Great North Road	Sutton-on-Trent	15/01580/FULM	Detailed	NB	NS	B2	1.56	B	Proposed commercial agricultural maintenance and vehicle repair garage.
<b>Total Ha for Rural North Sub Area (3)</b>							<b>2.60</b>		

**Figure 8: 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.
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 respectively)
<b>Total Ha for Southwell Area</b>							<b>1.06</b>		



**Figure 9: 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 including 1,550sqm ancillary office space (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
Boughton Industrial Estate (Land Adjacent Units 157 - 169)	Kirton	15/00391/FULM	Detailed	NB	NS	B2	1.24	B	Development and Operation of a Plant Training and Testing Centre including erection of offices, training room, welfare facilities, secure compound
Kneesall Road (Outbuildings at Laxton Lodge)	Laxton and Moorhouse	15/00539/FUL	Detailed	CU	UC	B1a	0.22	B	Conversion of existing farm buildings to form offices [B1(a)] with ancillary garage
The Green (Thoresby Home Farm)	Perlethorpe	15/00731/FUL	Detailed	CU/NB	UC	B1a	0.39	B	Partial Demolition, Restoration and Refurbishment works to an existing single storey farm building to provide commercial/office accommodation.
Maun Way	Boughton	15/01615/FULM	Detailed	NB	UC	B2	0.14	B	Proposed new storage building
<b>Total Ha for Sherwood Area</b>							<b>15.96</b>		

**Figure 10: 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
Gilbert Way (Industrial Land at)	Blidworth	15/00662/FULM	Detailed	NB	NS	B2	0.33	B	New industrial unit
Mansfield Road (10B Hatzfeld House)	Blidworth	15/02251/FUL	Detailed	NB	NS	B1a	0.33	B	Proposed erection of dedicated reception and office building
<b>Total Ha for Mansfield Fringe Area</b>							<b>0.66</b>		

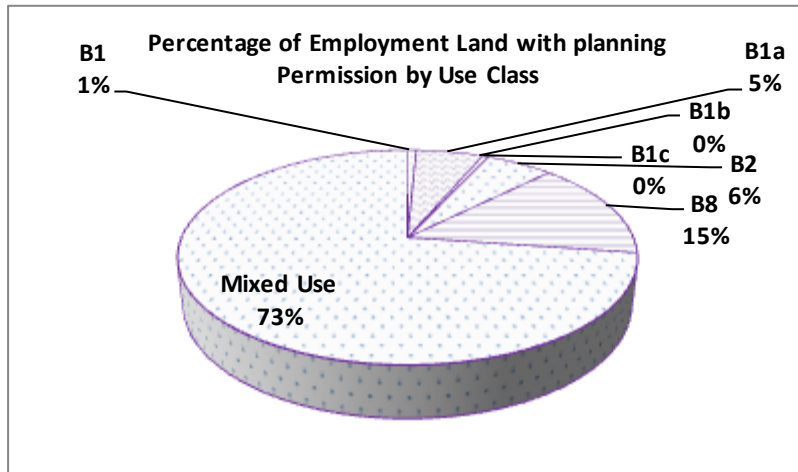
**Figure 11: Existing Employment Land with Planning Permissions for Increased Use (Status at 01/04/2016)**

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)	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
Newark and Rural South Sub Area (1)	Northern Road (Newark Industrial Estate)	Newark	15/00493/FULM	Detailed	NB	NS	B8	1.31	B	Extension to existing trade counter building, extension to sales/showroom building and construction of storage warehouse by extension of existing building.
<b>Total Ha for Newark and Rural South Sub Area (1)</b>								<b>1.84</b>		
Rural North Sub Area (3)	Ingram Lane (Hutchinson Engineering Services Ltd)	Sutton-on-Trent	15/00501/FULM	Detailed	NB	NS	B2	1.80	B	Erection of storage/paint-shop/shot-blast building
<b>Total Ha for Rural North Sub Area (3)</b>								<b>1.80</b>		
Sherwood Area	Rufford House, Darwin Drive, Sherwood Energy Village	Ollerton & Boughton	15/00566/FUL	Detailed	NB	NS	B1 and B8	0.33	B	Proposed Rear and Side Extensions
Sherwood Area	Nottinghamshire County Council Highways Department, Bilsthorpe Business	Bilsthorpe	16/00224/FULR3N	Detailed	NB		B1	4.58	B	Erection of a modular building with a link canopy
<b>Total Ha for Sherwood Area</b>								<b>4.91</b>		
Mansfield Fringe	Unit 6 Hazel Court Burma Road Industrial Estate Burma Road	Blidworth	15/01020/FUL	Detailed	NB	NS	B8	0.12	B	Single Storey Side Extension to Increase Warehouse Space
<b>Total Ha for Mansfield Fringe</b>								<b>0.12</b>		
Nottingham Fringe	Lowdham Road (Fuller Leisure Ltd)	Gunthorpe	15/00211/FUL	Detailed	NB	NS	B1c	0.8	B	Erection of 2-bay extension to vehicle repair workshop
<b>Total Ha for Nottingham Fringe Area</b>								<b>0.8</b>		
<b>Total Ha of Increased Area</b>								<b>9.47</b>		

**Figure 12: Existing Employment Land with Planning Permissions for Redevelopment (Status at 01/04/2016)**

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)	Quarry Farm Bowbridge Lane Hawton	Newark	15/01424/CMA	County Matters	CU	NS	B2/ B8	0.26	B	Vehicle storage and repair to mini skip hire and waste transfer
<b>Total Ha for Newark and Rural South Sub Area (1)</b>								<b>0.26</b>		
Mansfield Fringe	Unit B Crewe Close	Blidworth	16/00125/FUL	Detailed	CU	UC	B1a	0.19	B	Change of use of Unit B from light industrial (Use class B1 (c)) to form office accommodation (Use Class B1(a)). Erection of 2.1 m high Palisade fencing and entrance gates to the site perimeter and between Units A/B and C.
<b>Total Ha for Mansfield Fringe Area</b>								<b>0.19</b>		
<b>Total Ha of Redeveloped Area</b>								<b>0.45</b>		

**Figure 13: Percentage of Employment Land with Planning Permission by Use Class at 01/04/2016**



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

**Figure 14: 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 01/04/2016**

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)	Lincoln Road (Brownhills Leisure World)	Newark	13/00854/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
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.
Newark and Rural South Sub Area (1)	The Willows Main Street	North Muskham	15/00633/FUL	Detailed	NB	NS	C2	0.24	B	Single Storey Extension to Existing Rehabilitation Unit
Newark and Rural South Sub Area (1)	All Spice Restaurant, 22 Castle Gate	Newark	15/00136/FUL	Detailed	CU	UC	Within A Class	0.05	B	Sub-division of ground floor to form separate unit and change of use to a use within Class A1 (Shop), Class A2 (Financial and Professional), Class A3 (Restaurant and Cafe), Class A4 (Drinking Establishment) or Class A5 (Hot food takeaway); new glazed entrance
Newark and Rural South Sub Area (1)	65 London Road	Newark	15/02163/FUL	Detailed	CU	UC	A2	0.04	B	Change of use from B1 to professional services A2
Newark and Rural South Sub Area (1)	Cherubs Day Nursery, Great North Road	North Muskham	16/00006/FUL	Detailed	CU	NS	A2	0.3	B	Proposed change of use of existing building from D1 to mixed use of A2 (main office for social care business, incorporating office administration, meetings and training) and D1 to continue to provide
<b>Total Ha : Newark and Rural South Sub Area (1)</b>								<b>1.59</b>		

Figure 14: Non B1/B2 and B8 Commitments at 01/04/2016... Continued

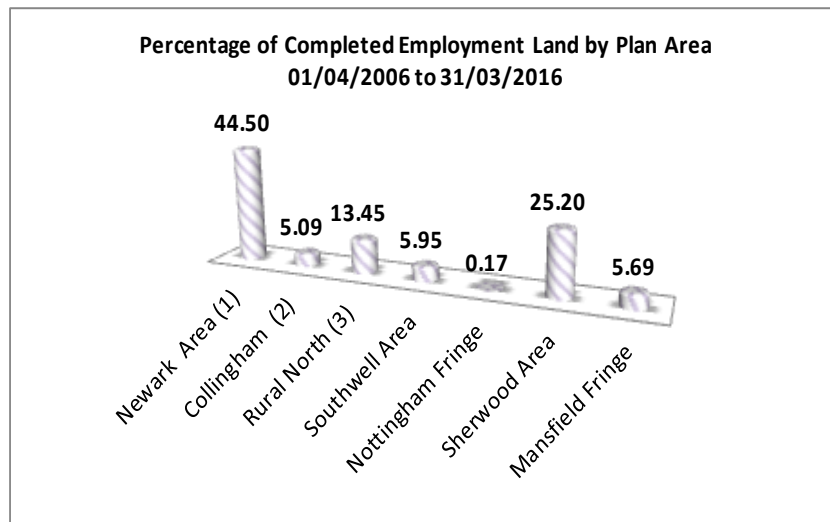
Plan Area	Address	Settlement	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brown-field/ Greenfield	Description of Proposal
Nottingham Fringe Area	Car Park Francklin Road	Lowdham	12/01544/FUL	CU	NS	D1	1	0.07	B	Erection of a porta frame modular building to be used as a GP medical centre for a period of three years
<b>Total Ha : Nottingham Fringe</b>								<b>0.07</b>		
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.
Southwell Area	Hill Farm Priory Road	Thurgarton	15/01114/FUL	Detailed	CU	NS	C2	0.49	B	Change of use from Education to Residential Care Home
<b>Total Ha: Southwell</b>								<b>0.66</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 valeting operation including installation of an office
<b>Total Ha: Sherwood</b>								<b>0.01</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, which is a type of gymnasium
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	67 Mansfield Road	Blidworth	13/00298/FUL	Detailed	NB	NS	D1	0.12	B	Erection of single storey extension to residential autistic persons care home
<b>Total Ha : Mansfield Fringe Area</b>								<b>0.38</b>		
<b>Total Ha : Non B1,B2 and B8 Commitments</b>								<b>2.71</b>		

## Section Three

**Figure 15: Summary of Completions of Employment Land by Plan Area from 01/04/2006 to 31/03/2016**

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	0.77	0.00	0.30	0.10	<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>
01/04/15 - 31/03/16	0.40	0.00	0.00	0.40	0.00	2.00	0.30	<b>3.10</b>
<b>Ha of Land Completed 01/04/06 - 31/03/16</b>	<b>29.39</b>	<b>3.36</b>	<b>8.88</b>	<b>3.93</b>	<b>0.11</b>	<b>16.64</b>	<b>3.73</b>	<b>66.04</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 31/03/2016

**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 01/04/2015 and 31/03/2016**

Plan Area	Address	Settlement	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Newark 1	Units 1,2 and 8 Newark Business Park Units 3 Brunel Drive	Newark	12/00928/FUL	CU	B2	0.40	B	Proposed shot blasting bay, secure storage unit & canopy between shot blasting and existing paint shop
<b>Total Ha completed in the Newark and Rural South Sub Area 1</b>						<b>0.40</b>		
Mansfield Fringe	Burma Road	Blidworth	10/00342/FUL	NB	B2/B8	0.30	B	New industrial unit
<b>Total Ha completed in the Mansfield Fringe Area</b>						<b>0.30</b>		
Sherwood Area	Sherwood Energy Village, Darwin Drive (Farrendale Ltd)	Ollerton	15/00834/FUL	NB	B8	0.34	B	Erection of detached warehouse
Sherwood Area	Sherwood House, Ollerton Road, Edwinstowe	Edwinstowe	14/00504/FUL	CU	B1	0.03	B	Change of use from A1 to B1
Sherwood Area	Oakwood Fuels, Brail-	Bilthorpe	16/00223/CMA	NB	B2	1.63	B	Steel framed open fronted building, three sides
<b>Total Ha completed in the Sherwood Area</b>						<b>2.00</b>		
Southwell Area	Hockerton Moor Farm, Kirklington Road	Hockerton	12/00752/FUL	CU	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 dwelling
<b>Total Ha completed in the Southwell Area</b>						<b>0.40</b>		
<b>Total Ha of completed employment land between 01/04/2015 and 31/03/2016</b>						<b>3.10</b>		



Figure 18

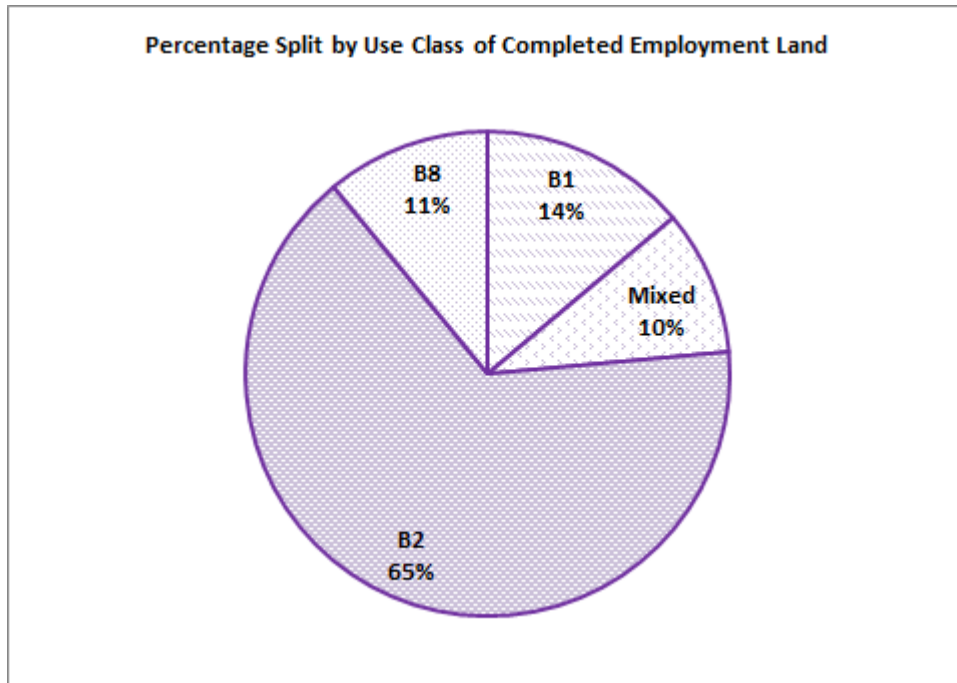
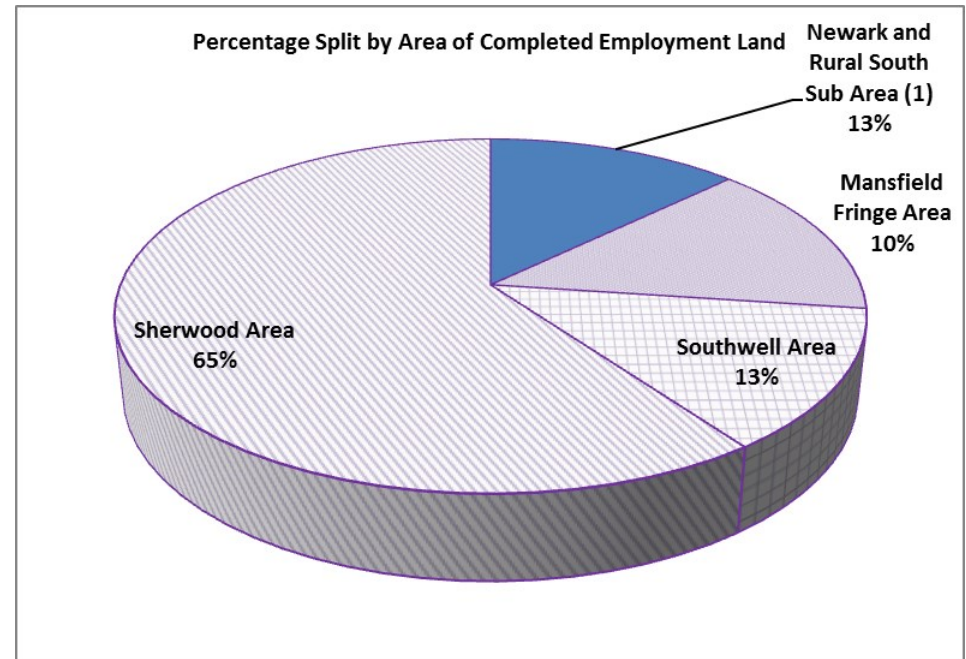


Figure 18 shows the percentage split by use class of employment land completed between 01/04/2015 and 31/03/2016 (Mixed use includes a combination of B1,B2 and B8 Uses)

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 01/04/2015 and 31/03/2016**

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)
Mansfield Fringe	The Keepers Bothy, Mansfield Road	Kings Clipstone	12/00209/FUL	CU	SG	0.06	B	Change of use from domestic out-building to micro brewery	NA
Mansfield Fringe	Burma Road (Unit 1)	Blidworth	15/00097/FUL	CU	SG	0.12	B	Change of use of land and buildings from B1 (Business) and B8 (Storage and Distribution) for the use of sales of cars and vehicles (Sui Generis)	NA
<b>Total Ha of Non B Use completions for the Mansfield Area</b>						<b>0.18</b>			
Sherwood	Parkway Motor Group, Mansfield Road	Edwinstowe	15/00761/FUL	NB	SG	0.16	B	Retain Prep Bay garage and fan assisted ducting	NA
<b>Total Ha of Non B Use completions for the Sherwood Area</b>						<b>0.16</b>			
Newark and Rural South Sub Area (1)	Barnby Road ( Woodlands Bungalow)	Balderton	14/02220/FUL	CU	SG	0.23	G	Change of use of land to cattery and small animal hotel and erection of animal units	NA
Newark and Rural South Sub Area (1)	Northern Road (Ampertronic Ltd)	Newark	14/00782/FUL	CU	A1 / SG	0.13	B	Change of use from light industrial (manufacturing) and offices to re-tailing motor homes and offices.	NA
<b>Total Ha of Non B Use completions for the Newark and Rural South Sub Area (1)</b>						<b>0.36</b>			
<b>Total Ha of Non B Use completions</b>						<b>0.70</b>			

## Section Four

**Figure 21: Loss of Employment Land between 01/04/2015 and 31/03/2016**

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)	4 Middle Gate	Newark	15/00092/FUL	Detailed	CU	A2	0.04	Change of use with minor alterations from Class A1 to Class A2
Newark and Rural South Sub Area (1)	11 Mill Gate	Newark	14/01970/ CPRIOR		CU	C3	0.11	Prior Approval of Proposed Change of Use from Office (B1) to a use falling within Use Class C3
Newark and Rural South Sub Area (1)	2A Church Walk	Newark	15/00277/FUL	Detailed	CU	A2	0.01	B1 to A2
Southwell Area	Gables Farm, Gables Drive	Hockerton	12/01608/FUL	Detailed	NB	C3	0.18	Demolition of existing industrial unit and erection of five two storey dwellings and two single storey dwellings
Sherwood Area	Sherwood Lodge	Ollerton	13/00558/FUL	Detailed	CU	C3 / A1	0.06	Change of use from retail A1 Use to office B1 Use
<b>Total loss of Ha of employment land between 01/04/2015 and 31/03/2016</b>							<b>0.4</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 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 01/04/2016.

**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 01/04/2016**

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 (The southern part of the site is in use)	B1, B2 & B8	1.40	Available	1.24
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 (0.42 completed B1/B2 use)	B1,B2 & B8	1.55	Available	1.13
<b>Sub - total for Newark &amp; Rural South Sub Area (1)</b>				<b>28.14</b>		<b>27.56</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 (Part of the site is in use)	B Class (Not specified)	2.67	Available	2.39
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>6.17</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
Bl/E/1	Employment	Blidworth Industrial Park Blidworth (The part off Leach Way is in use, the part off Gilbert Way (0.33) has planning permission)	B1,B2 & B8	1.00	Allocation has planning permission	0.00
<b>Sub - total for Mansfield Fringe Area</b>				<b>18.50</b>		<b>17.50</b>
<b>Total Ha of employment land allocated in the Adopted Allocations &amp; Development Management DPD</b>				<b>59.58</b>		<b>56.87</b>

## Section Six

### Illustrative trajectories for the remainder of the Plan Period 2016 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 2016 to 2021	5-10 Yrs 2021 to 2026	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	12.24	3.24	9.00	
NUA/E/3 (Adj by 0.16 Ha to take account of extension of adjacent unit) (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	1.24	1.24	0.00	
NUA/E/4 (Employment)	Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	1.07	1.00	
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	4.95	5.93	
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	
Co/MU/1 (Mixed use)	Allocations & Development Management DPD	Swinderby Road and Station Road, Newark	0.75	0.00	0.75	
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	0.00	5.00	10.00
Various	Extant Permissions	Newark Plan Areas (1,2 & 3)	8.51	4.00	4.51	
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	5.00	18.00	27.00
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, Wintorpe (4.4 ha)	31.48	7.08	24.40	
<b>Total ha for Newark Area</b>			<b>133.30</b>	<b>26.58</b>	<b>69.72</b>	<b>37.00</b>

**Figure 25: Southwell Area**

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2016 to 2021	5-10 Yrs 2021 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	
So/E/3	Allocations & Development Management DPD	South of Crew Lane, Southwell	2.18	1.09	1.09	
Various	Extant Permissions	Southwell Plan Area	1.06	0.56	0.50	
<b>Total ha for Southwell Area</b>			<b>5.95</b>	<b>3.00</b>	<b>2.95</b>	

**Figure 26: Sherwood Area**

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2016 to 2021	5-10 Yrs 2021 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	
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilshorpe	2.39	1.20	1.19	
Various	Extant permissions	Sherwood Plan Area	15.96	11.00	4.96	
02/01392Outm	Available employment land in a designated employment area with a recent lapse of per-mission	Bilshorpe Colliery, Bilshorpe	9.74	4.74	5.00	
<b>Total ha for Sherwood Area</b>			<b>31.87</b>	<b>18.83</b>	<b>13.04</b>	

**Figure 27: Mansfield Fringe Area**

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2016 to 2021	5-10 Yrs 2021 to 2026	Remaining Ha outside of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	2.75	2.75	
CI/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	0.00	9.00	3.00
Various	Extant permissions	Mansfield Fringe Plan Area	0.66	0.33	0.33	
<b>Total ha for Mansfield</b>			<b>18.16</b>	<b>3.08</b>	<b>12.08</b>	<b>3.00</b>

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

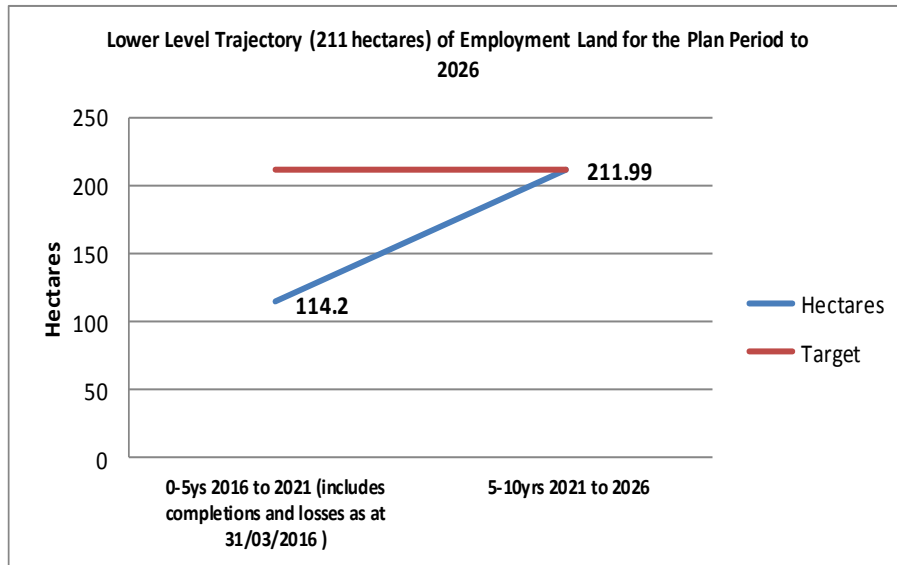
Target	Completed between 01/04/2006 - 31/03/2016	Losses 01/04/2010 - 31/03/2016	0-5ys 2016 to 2021	5-10yrs 2021 to 2026	Total	+/- Ha
211	66.04	-3.33	51.49	97.79	211.99	<b>0.99</b>

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

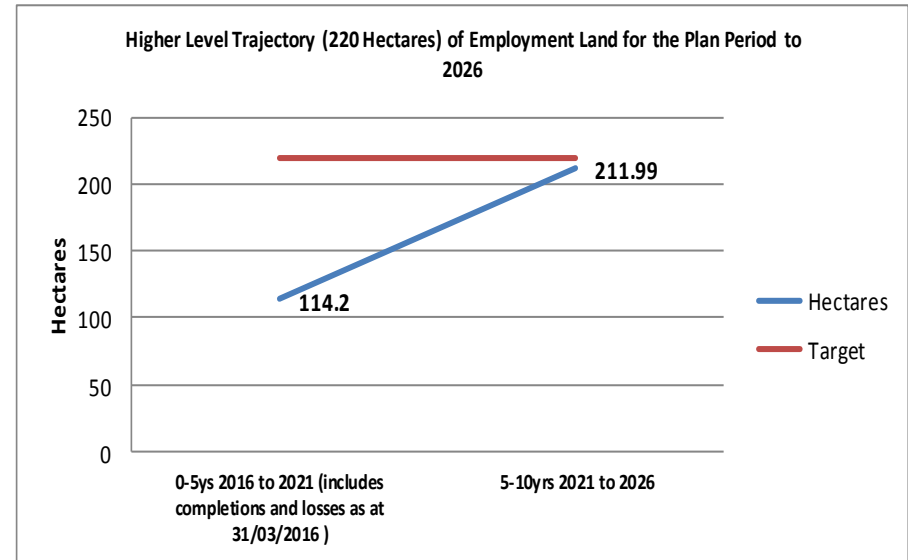
Target	Completed between 01/04/2006 - 31/03/2016	Losses 01/04/2010 - 31/03/2016	0-5ys 2016 to 2021	5-10yrs 2021 to 2026	Total	+/- Ha
220	66.04	-3.33	51.49	97.79	211.99	<b>-8.01</b>



**Figure 30: Lower Level Trajectory**



**Figure 31: Higher Level Trajectory**



Figures 30 and 31 show trajectories of employment land delivery for the periods 2016 to 2021, and 2025 to 2026. Trajectories take into consideration losses of employment land.

There is an additional 40 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		