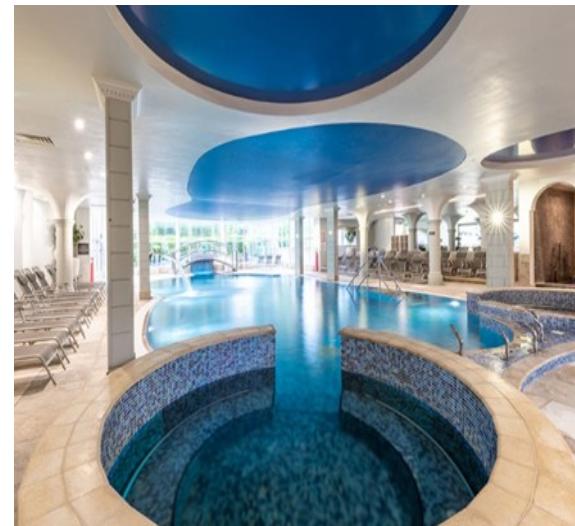


2025 Tourism Monitoring Report



NEWARK &
SHERWOOD
DISTRICT COUNCIL

1 Introduction

1.1 This report presents the monitoring results for tourism facilities in the Newark and Sherwood District for the period 1st April 2024 to 31st March 2025. 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 2024-25 for Tourism Development

2.1 The following tables outline the gains and losses permitted in 2024-25 for tourism facility development by sub area. Across 5 sub areas in the District, 9 sites were granted planning permission for tourism facility development. There were no permission for changes in floorspace or losses. A total of 1.91Ha were granted planning permission for tourism facilities during the monitoring period.

TABLE ONE: PLANNING PERMISSION GRANTED IN 24-25 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	Notes
NEWARK AND RURAL SOUTH SUB-AREA (1)													
East Stoke	Moor Lane (Honies Farm)	CU	COM	1		C1	0.25	PDL	24/00528/FUL	Detailed	11.09.2024	Conversion of garage to holiday let including re-roofing and change of use of farm house to open use comprising holiday let (Sui Generis) or independent dwelling (C3).	
Farndon	Marsh Lane (98)	CU	COM	1		C1	0.06	PDL	24/01916/LDCP	LDC	10.01.2025	Garden Annexe to be used as short term holiday let	
Newark (Middlebeck)	Furrow Close (7)	CU	COM	1		C1	0.01	PDL	24/01942/FUL	Detailed	09.01.2025	Change of use of the property from residential to a managed holiday let	
COLLINGHAM SUB AREA (2)													
North Clifton	Gainsborough Road (The Old Weighbridge)	CU	COM	1		C1	0.67	PDL	24/00805/FUL	Detailed	16.07.2024	Change of use to tourist accommodation and timber extension to rear	
SOUTHWELL AREA													
Farnsfield	Mansfield Road (Mill Farm House)	CU	NS	1		C1	0.04	PDL	24/02136/FUL	Detailed	04.02.2025	Proposed change of use of land for the siting of one shepherd's hut for holiday let use	
Oxton	Blind Lane (Home Farm Cottage)	CU	COM	1		C1	0.04	PDL	24/02190/FUL	Detailed	07.03.2025	Change of use from domestic dwelling to holiday let	
NOTTINGHAM FRINGE AREA													
Gunthorpe	Peacock Close (Peacock Lake Glamping)	NB	NS	1		C1	0.01	PDL	24/01006/FUL	Detailed	07.10.2024	Siting of a holiday lodge	

Parish	Address	Type	Status	Total Units/Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
SHERWOOD AREA													
Perlethorpe	Thoresby Park (Thoresby Hall)	CV	UC	3		C1	0.42	PDL	24/01775/FUL	Detailed	09.12.2024	Upgrades to public areas, bedrooms (including creation of three new bedrooms), circulation areas and spa facilities including external works to create a sauna pod and outdoor jacuzzi. Erection of new acoustic boundary fence and gate to courtyard east of Spa	New facilities due to open in February 2026
Parish	Address	Type	Status	Total Units/Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
MANSFIELD FRINGE AREA													
Blidworth	Haywood Oaks Lane (Haywood Oaks Farm)	CU	UC	2		C1	0.41	PDL	11/00418/FUL	Detailed	26.11.2012	Conversion of redundant agricultural building into 2no. Dwellings and 2no. Holiday lets	Wasn't recorded previously, now is under construction

3 Tourism Development Commitments by Plan Area as at 1st April 2025

3.1 The following tables outline the current tourism development commitments (gains and changes in floorspace) for 2024-25 by Plan Area. These are sites with extant planning permission. As at the date above, there were 10 sites with extant planning permission for tourism development across 6 sub-areas and 2 permissions for change in floorspace.

TABLE TWO: 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	Notes
NEWARK AND RURAL SOUTH SUB-AREA (1)													
Winthorpe	Gainsborough Road (45)	CU	NS	1	C1	0.06	PDL	23/00715/FUL	Detailed	11.08.2023		Change of use to an open use comprising holiday let (Sui Generis) or independent dwelling (C3) and external alterations. Subdivision of land associated with The Cottage, 45 Gainsborough Road, Winthorpe including retention of railings, gates and gate posts at a re-	
COLLINGHAM SUB AREA (2)													
Besthorpe	Low Road (Manor Farm House)	CU	NS	1	C1	0.12	PDL	23/00760/FUL	Detailed	20.02.2024		Conversion of outbuildings to form 1 No. Holiday Let at first floor level and a home office and gym at ground floor	
Spalford	Eagle Road (Spalford Leisure Park)	NB	NS	N/A	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	UC	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	

Parish	Address	Type	Status	Total Units/Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
SOUTHWELL AREA													
Farnsfield	Mansfield Road (Mill Farm House)	CU	NS	1		C1	0.04	Green	24/02136/FUL	Detailed	04.02.2025	Proposed change of use of land for the siting of one shepherd's hut for holiday let use	
Parish	Address	Type	Status	Total Units/Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
NOTTINGHAM FRINGE AREA													
Gunthorpe	Peacock Close (Peacock Lake Glamping)	CU	NS	1		C1	0.01	PDL	23/01718/FUL	Detailed	27.12.2023	Change of use and conversion of existing guest amenity building into 2-bedroom warden's accommodation, including proposed single-storey extension to create new guest amenity space (following the removal of the existing amenity cabin)	
Gunthorpe	Peacock Close (Peacock Lake Glamping)	NB	NS	1		C1	0.01	PDL	24/01006/FUL	Detailed	07.10.2024	Siting of a holiday lodge	
Parish	Address	Type	Status	Total Units/Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
SHERWOOD AREA													
Perlethorpe	Thoresby Park (Thoresby Hall)	CV	UC	3		C1	0.42	PDL	24/01775/FUL	Detailed	09.12.2024	Upgrades to public areas, bedrooms (including creation of three new bedrooms), circulation areas and spa facilities including external works to create a sauna pod and outdoor jacuzzi. Erection of new acoustic boundary fence	New facilities due to open in february 2026

Parish	Address	Type	Status	Total Units/Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
MANSFIELD FRINGE AREA													
Blidworth	Haywood Oaks Lane (Haywood Oaks Farm)	CU	UC	2		C1	0.41	PDL	11/00418/FUL	Detailed	26.11.2012	Conversion of redundant agricultural building into 2no. Dwellings and 2no. Holiday lets	Wasn't recorded previously, now is under construction
Kings Clip-stone	Squires Lane (Sherwood Forest Caravan Park)	NB	NS	22		C1	0.94	Green	23/01894/FUL	Detailed	19.01.2024	Proposed self-contained holiday accommodation pods with associated access, parking, landscaping and infrastructure	Construction due to start in 2026 according

TABLE THREE: COMMITMENTS BY SUB-AREA– CHANGES IN FLOORSPACE

Parish	Address	Type	Status	Total Units/	Land Use	Site Area	Change in Floorspace	PDL/Green	Planning Reference	App Type	Date Permitted	Description	Notes
COLLINGHAM SUB-AREA (2)													
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	
SHERWOOD AREA													
Rufford	Old Rufford Road (The Venue)	NB	NS	1	C1	0.53	322	PDL	23/00152/FUL	Detailed	03.04.2023	Extension and remodelling of 'The Venue' conferencing centre	

4 Planning permissions completed in 2024-2025

4.1 The following tables detail the completions for 2024-25 in order of Plan Area. As for completions, there were 11 holiday lets completed between 1st April 2024- 31st March 2025, which were in the Newark and Rural South and Collingham sub areas and the Southwell area. A total of 2.05 hectares was completed in 24-25. In addition, 20 dwellings have changed to holiday lets without needing planning permission.

TABLE FOUR: COMPLETIONS BY SUB-AREA– GAINS

Parish	Address	Type	Status	Total Units	Units Lost	Land Use	Site Area (Ha)	Units Complet-ed	Area Comp (Ha)	PDL/ Gree-n	Planning Ref-erence	App Type	Date Per-mitted	Description	Notes
NEWARK AND RURAL SOUTH SUB-AREA (1)															
East Stoke	Fosse Road (Holme Farm)	CU	COM	1		C1	0.06	1	0.06	PDL	22/01763/ FUL	Detailed	12.01.2023	Proposal Change of Use of existing residential outbuilding to holiday let	It's called the 'Beautiful Barn' on AIR
East Stoke	Moor Lane (Honies Farm)	CU	COM	1		C1	0.25	1	0.25	PDL	24/00528/ FUL	Detailed	11.09.2024	Conversion of garage to holiday let including re-roofing and change of use of farm house to open use comprising holiday let (Sui Generis) or independent dwelling (C3).	
Farndon	Marsh Lane (98)	CU	COM	1		C1	0.06	1	0.06	PDL	24/01916/ LDCP	LDC	10.01.2025	Garden Annexe to be used as short term holiday let	Victoria's Barn on Air bnb
Hawton	Newark Road (Willow Farm)	CU	COM	1		C1	0.09	1	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	Lakeside Boutique Phoenix - Luxury Lakeside

Parish	Address	Type	Status	Total Units	Units Lost	Land Use	Site Area (Ha)	Units Complet-ed	Area Comp (Ha)	PDL/ Gree-n	Planning Ref-erence	App Type	Date Per-mitted	Description	Notes
NEWARK AND RURAL SOUTH SUB-AREA (1)															
Newark (Middlebeck)	Furrow Close (7)	CU	COM	1		C1	0.01	1	0.01	PDL	24/01942/ FUL	Detailed	09.01.2025	Change of use of the property from residential to a managed holiday let	
Parish	Address	Type	Status	Total Units	Units Lost	Land Use	Site Area (Ha)	Units Complet-ed	Area Comp (Ha)	PDL/ Gree-n	Planning Ref-erence	App Type	Date Per-mitted	Description	Notes
COLLINGHAM SUB AREA (2)															
North Clifton	Gainsborough Road (The Old Weighbridge)	CU	COM	1		C1	0.67	1	0.67	PDL	24/00805/ FUL	Detailed	16.07.2024	Change of use to tourist accommodation and timber extension to rear	
Thorney	Brown Wood Lane (Lakeside Touring Caravan Park)	CU	UC	7		C1	1.53	4	0.87	Gree-n	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	
Parish	Address	Type	Status	Total Units	Units Lost	Land Use	Site Area (Ha)	Units Complet-ed	Area Comp (Ha)	PDL/ Gree-n	Planning Ref-erence	App Type	Date Per-mitted	Description	Notes
SOUTHWELL AREA															
Oxton	Blind Lane (Home Farm Cottage)	CU	COM	1		C1	0.04	1	0.04	PDL	24/02190/ FUL	Detailed	07.03.2025	Change of use from domestic dwelling to holiday let	