

2025
Employment Land Availability Study
1st April 2024 - 31st March 2025



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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 32 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 31/03/2025 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 2024 - 31st March 2025 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 Classes E(g)(i), E(g)(iii) and E(c)(ii) are relevant to this report, along with the retained Use Classes B2 and B8.

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 01/04/2025

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	73.25
Rural South Sub-Area (2)	0
Rural North Sub - Area (3)	0
Southwell Area	0
Nottingham Fringe	1.06
Sherwood Area	8.49
Mansfield Area	1.98
Total Hectares	84.78

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 relevant E class uses with outline or detailed permission at 01/04/2025.

Section Two

Figure 3: Employment Land Provision at 01/04/2025. Figure 3 shows a summary of employment land provision for relevant B and E 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 Sub Area (1)	Collingham Sub Area (2)	Rural North Sub Area (3)					
Employment generating uses beyond the District Council's definition of employment prior to 31st March 2021*	3.19	0	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
01/04/21 - 31/03/22	5.07	0.00	0.00	0.00	0.00	1.49	0.00	6.56
01/04/22 - 31/03/23	0.02	0.00	0.32	0.00	0.00	0.11	0.14	0.59
01/04/23 - 31/03/24	1.78	0.46	0.00	0.58	0.06	0.09	0.14	3.11
01/04/24 - 31/03/25	18.22	0.00	0.00	0.00	1.56	1.31	0.00	21.09
Ha of land completed 01/04/13 - 31/03/25	38.99	0.55	7.80	3.94	1.63	18.28	1.39	72.58
Ha of land with outline permission	53.37	0.00	0.00	0.00	0.00	8.11	0.00	61.48
Ha of land with detailed planning permission	19.88	0.00	0.00	0.00	1.06	0.38	1.98	23.30
Ha of land under construction	18.12	0.00	0.00	0.00	0.11	0.33	0.00	18.56
Ha of land with no start	55.13	0.00	0.00	0.00	0.95	8.16	1.98	66.22
Ha of commitments at 01/04/2025	73.25	0.00	0.00	0.00	1.06	8.49	1.98	84.78
Available employment land in a designated employment area	12.17	0.00	0.00	0.00	0.00	2.08	0.00	14.25
Losses 01/04/2013 - 31/03/2025	15.11	0.45	0.00	1.05	0.05	3.01	0.32	19.99
Amended Core Strategy Allocation - Land around Fernwood	15.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
Sites in the Adopted Allocations & Development Management DPD (without a valid pp)	11.54	0.00	0.00	4.51	0.00	6.45	17.83	40.33
Newark Sub Area totals	135.84	0.10	7.80					
Remaining ha outside of plan period (post 2033)	11.55	0.00	0.00	2.18	0.00	0.00	0.00	13.73
Total hectares of land provided up to 2033		132.19		5.22	2.64	32.29	20.88	193.22
Amended Core Strategy Requirement		51.90		4.50	0.10	16.20	10.40	83.10
Over provision ha		80.29		0.72	2.54	16.09	10.48	110.12

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

Figure 4: Summary table for B and relevant E class and non B and relevant E use class commitments and completions between 01/04/2013 and 31/03/2025

Area	B1, B2, B8 and relevant E Use Class			Non B1, B2, B8 and relevant E Use Class			Combined totals
	Commitments at 01/04/2025	Completions between 01/04/2013 & 31/03/2025	B1, B2, B8 and relevant E totals	Commitments at 01/04/2025	Completions between 01/04/2013 & 31/03/2025	Non B1, B2, B8 and relevant E totals	
Newark and Rural South Sub Area (1)	73.25	38.99	112.24	0.00	43.89	43.89	156.13
Collingham Sub Area (2)	0.00	0.55	0.55	0.00	2.46	2.46	3.01
Rural North Sub Area (3)	0.00	7.80	7.80	0.00	3.18	3.18	10.98
Newark Area Totals	73.25	47.34	120.59	0.00	49.53	49.53	170.12
Southwell Area	0.00	3.94	3.94	0.11	1.51	1.62	5.56
Nottingham Fringe Area	1.06	1.63	2.69	0.00	0.00	0.00	2.69
Sherwood Area	8.49	18.28	26.77	4.25	15.86	20.11	46.88
Mansfield Fringe Area	1.98	1.39	3.37	0.00	0.62	0.62	3.99
Totals	84.78	72.58	157.36	4.36	67.52	71.88	229.24

Figure 4, above, shows a summary of commitments of B and relevant E use class, and non B and relevant E use class commitments at 01/04/2025 and completions between 01/04/2013 and 31/03/2025. 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 01/04/2025

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
Caunton Road (Sunnybrook Farm), Bathley	23/00111/LDCP	Lawful Development Certificate Proposed	NB	NS	B2/B8	0.74	Brownfield	Application for Lawful Development Certificate for the proposed erection of 4no. buildings for General Industrial (Class B2) use and/or Storage and Distribution (Class B8)
Cross Lane (Land at), Fernwood Business Park, Fernwood	22/00862/FULM	Detailed	NB	NS	B2 / B8	1.40	Greenfield	Proposed industrial warehouse development suitable for 4no. B2/ B8 Units Use Classes with ancillary E(g)(i) Office space, including service yards, car parking, landscaping and associated access infrastructure
Fernwood Business Park, Fernwood	06/01776/RMAM	Detailed	NB	UC	B1a	1.87	Greenfield	24 Semi detached office units 3 detached & 2, 3 storey units

Continued overleaf

Bowbridge Road (Land Fronting Road At Bowbridge Panel Co), Newark	22/00494/FUL	Detailed	NB	NS	E(g)(iii)	0.08	Brownfield	Erection of 4 industrial units (Re-submission of 21/00502/FUL)
Brunel Drive (Land At Denham Business Park)	24/00588/FUL	Detailed	NB	NS	B8	0.29	Brownfield	Erection of two warehouse units use class B8 (storage and distribution) with associated ancillary trade counters and offices
Brunel Drive (Land off), Newark	21/02408/FULM	Detailed	NB	UC	B8	15.50	Greenfield	Erection of 2no. buildings for use within Class B8 (storage and distribution) along with access and servicing arrangements, car parking, landscaping, attenuation pond, and associated works
Overfield Park (Land at), Winthorpe	23/01283/OUTM	Outline	NB	NS	B2, B8 and E(g) (i),(ii) and (iii)	3.37	Mixed	Outline Planning Permission for up to 12,008sqm employment development (use class B2, B8 and E(g) i, ii and iii) with associated internal access roads, landscaping and drainage (all matters reserved)
Total Ha for Newark and Rural South Sub Area (1)						73.25		

There are no commitments for Collingham Sub Area (2), Newark Rural North Sub Area (3) or the Southwell Area in 24 -25

Figure 6: Nottingham Fringe Area

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield / Greenfield	Description of Proposal
Nottingham Road (Former Tall Trees Nurseries), Bulcote	23/02161/FULM	Detailed	CU	NS	E(g)	0.95	Brownfield	Proposed redevelopment of the former Tall Trees Nurseries with 14no. business/workshop starter units (Class E(g))
Lambley Road (Agricultural Buildings Adjacent Cockerbeck House), Lowdham	24/00484/FUL	Detailed	CU	UC	B8	0.11	Brownfield	Building operations comprising new cladding, partial breeze block walls, roof sheets, and vehicle doors and personnel door sets to facilitate permitted change of use of buildings to B8 storage use as per Schedule 2 Part 3, Class R
Total Ha for Nottingham Fringe Area						1.06		

Figure 7: 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 at), Boughton	22/00066/FUL	Detailed	NB	NS	B2	0.05	Brownfield	Proposed new industrial unit with parking area and new dropped kerb gated access
Meden Road (Land at), Boughton	22/00948/FUL	Detailed	NB	UC	E	0.33	Brownfield	Proposed erection of 8 no. New 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
Total Ha for Sherwood Area						8.49		

Figure 8: Mansfield Fringe Area

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Mansfield Road (Clipstone Holding Centre), Clipstone	24/01714/FULM	Detailed	NB	NS	B2	1.98	Brownfield	Erection of buildings for industrial purposes following demolition with associated landscaping, car and cycle parking, pedestrian and vehicular accesses
Total Ha for Mansfield Fringe Area						1.98		

Figure 9: Existing employment land with planning permission for an increase in floorspace (at 01/04/2025)

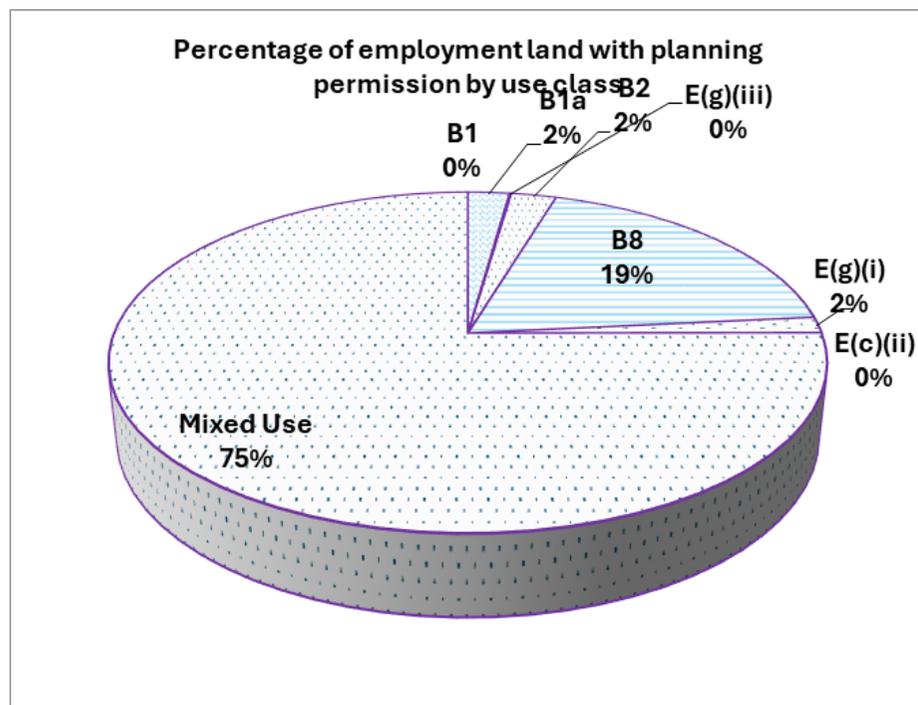
Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Increase in floorspace (Sqm)	PDL / Greenfield	Description of Proposal
New 1	Bowbridge Lane (Saint Gobain Formula, Jericho Works), Balderton	23/02020/FULM	Detailed	NB	UC	B2	608.00	PDL	New mixing and packing facility and internal access changes to create new area of hardstanding
New 1	Hawton Lane (Jewson), Balderton	24/01820/FUL	Detailed	NB	NS	B8	561.00	PDL	New warehouse for storage and distribution
New 1	Great North Road (British Sugar Corporation), Newark	17/00587/FUL	Detailed	NB	UC	B8	180.00	PDL	Install a sand separation plant and construction of an additional soil storage shed.
New 1	Great North Road (British Sugar Corporation), Newark	23/01217/FUL	Detailed	NB	NS	B8	1667.00	PDL	Construction of steel frame building for raw sugar storage and engineering stores with associated concrete yard for pallet storage
New 1	Great North Road (British Sugar Corporation), Newark	23/01218/FUL	Detailed	NB	NS	B8	2778.00	PDL	Construction of a steel frame building for engineering stores and amenities block with associated concrete yard for contractor and welding compound with site cabin and storage containers
Total Sqm for Newark and Rural South Sub Area (1)							5794.00		

Southwell	Crew Lane (UCD), Southwell	19/02263/FULM	Detailed	NB/CU	UC	B1,B2,B8	1531	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 B1,B2,B8
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							1782.00		
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 (Murphy Pipelines Ltd), Ollerton	24/00317/FULM	Detailed	NB	NS	B2	1373	PDL	Extension to and re-development of site to provide new plant and vehicle workshop, welding services workshop, office and training academy, pylon training facility and other associated works
Total Ha for Sherwood Area							2178.00		
Mansfield Fringe	Burma Road (Land at Hazel Court), Blidworth	18/00915/FUL	Detailed	NB	UC	B2	113	PDL	Construct Storage Unit
Total Sqm for Mansfield Fringe							113		
Total Sqm of Increased Area							9867.00		

Figure 10: Existing employment land with planning permission for redevelopment (at 01/04/2025)

Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	PDL / Greenfield	Description of Proposal
New 1	Farndon Road (P A Freight Services Ltd International Logistics Centre, Park House), Newark	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							2.32		
Sherwood	Mill Lane (Land off), Edwinstowe	24/00496/FUL	Detailed	NB	NS	B8	0.05	PDL	Demolition of existing store, and construction of replacement secure store
Total Ha for Sherwood Area							0.05		
Total Ha of Redeveloped Area							2.37		

Figure 11: Percentage of employment land with planning permission by use class at 01/04/2025



Mixed Use is a combination of B1,B2, B8 , E(g)(i), E(g)(iii) or E(c)(ii) Uses.
Some figures are rounded down to zero.

Figure 12: Available employment land in a designated employment area

Plan Area	Planning Reference	Location	Grid Reference	Site Area (Ha)	Proposed Employment Use
Newark and Rural South Sub Area (1)	07/01081/OUTM	Land north and south of Cross Lane, Fernwood	482162/350383	7.77	B1 Business Development
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)				12.17	
Sherwood Area	02/01392/OUTM	Bilsthorpe Colliery Eaking Road	465227/361437	2.08	B2 and B8
Total Ha of Available Employment Land in a Designated Employment Area				14.25	

Figure 13: Non B1, B2 and B8 commitments at 01/04/2025

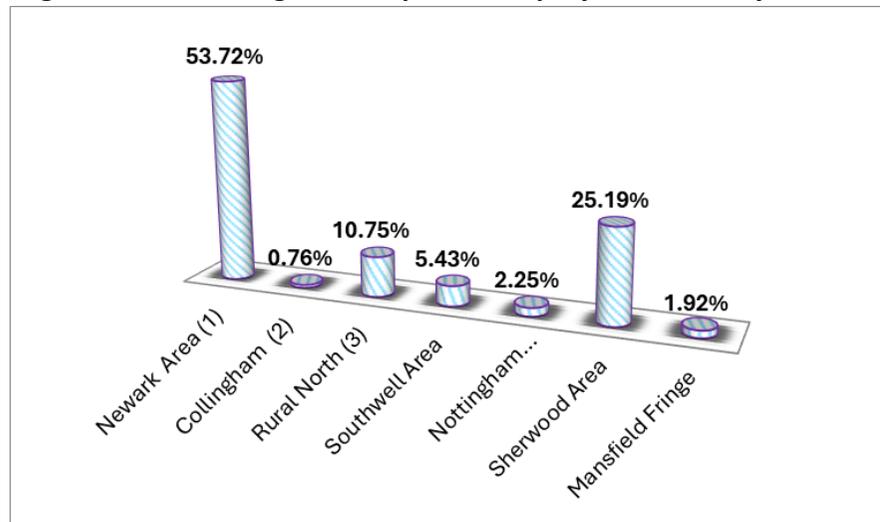
Plan Area	Address	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	PDL / Green-field	Description of Proposal
Southwell	Newark Road (St, Nicholas' Church), Hockerton	18/01902/FUL	Detailed	CU	UC	D2	0.11	PDL	Change of use to a glass blowing studio, with internal alterations
Total Ha: Southwell Area							0.11		
Sherwood	Eakring Road (Land at Bilsthorpe Business Park), Bilsthorpe	13/01767/CMW	Detailed	NB	UC	SG	4.25	Green-field	Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure
Total Ha : Sherwood							4.25		
Total Ha : Non B or relevant E Class Commitments							4.36		

Section Three

Figure 14: Summary of completions of employment land by Plan Area from 01/04/2013 to 31/03/2025

Hectares (Ha) 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)					
Ratification: employment generating uses beyond the District Council's definition of employment prior to 31st March 2021*	3.19	0	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
01/04/21 - 31/03/22	5.07	0.00	0.00	0.00	0.00	1.49	0.00	6.56
01/04/22 - 31/03/23	0.02	0.00	0.32	0.00	0.00	0.11	0.14	0.59
01/04/23 - 31/03/24	1.78	0.46	0.00	0.58	0.06	0.09	0.14	3.11
01/04/24 - 31/03/25	18.22	0.00	0.00	0.00	1.56	1.31	0.00	21.09
Ha of land completed 01/04/13 - 31/03/25	38.99	0.55	7.80	3.94	1.63	18.28	1.39	72.58

Figure 15: Percentage of completed employment land by Plan Area



Figures 14 and 15 show the completion of B1,B2, B8 and relevant E employment land in hectares by plan area for the periods 01/04/2013 to 31/03/2025

Figure 16: Completions of employment land by Plan Area between 01/04/2023 and 31/03/2025

Plan Area	Address	Planning Reference	New Build / Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description
Newark 1	Long Lane (Manor Farm), Barnby in the Willows	23/01490/FUL	CU	B8	0.83	PDL	Change of use of two agricultural buildings to storage and distribution (Class B8)
Newark 1	Newark Lane (Caxton House Farm), Barnby in the Willows	24/01035/CPRIOR	CU	E(c)(ii)	0.04	PDL	Change of use of agricultural building to Class E(c)(ii) Grounds Maintenance Business under Part 3 Class R of the GPDO 2015 (as amended)
Newark 1	A17 (Land off), Coddington	20/01425/OUTM	NB	B8	16.56	Greenfield	Development of site for distribution uses, including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping
Newark 1	Jessop Close (Jessops Park)	22/01457/FUL	NB	E(g)(ii) / E(g)(iii) / B2 / B8	0.79	PDL	Construction of 9 no. industrial units and all associated external works
Total Ha completed in the Newark and Rural South Sub Area 1					18.22		
Nottingham Fringe	Oxton Road (Crifin Enterprise Centre), Epperstone	21/02008/FULM	CU	B8 or E	1.56	PDL	Change of use of former agricultural buildings to Use Class B8 and/or Class E
Total Ha completed in the Nottingham Fringe Area					1.56		
Sherwood	Fairways Farm, Rufford	23/00979/FULM	CU	B8	1.31	PDL	Change of use of poultry shed to B8 storage (resubmission)
Total Ha completed in the Sherwood Area					1.31		
Total Ha of completed employment land between 01/04/2024 and 31/03/2025					21.09		

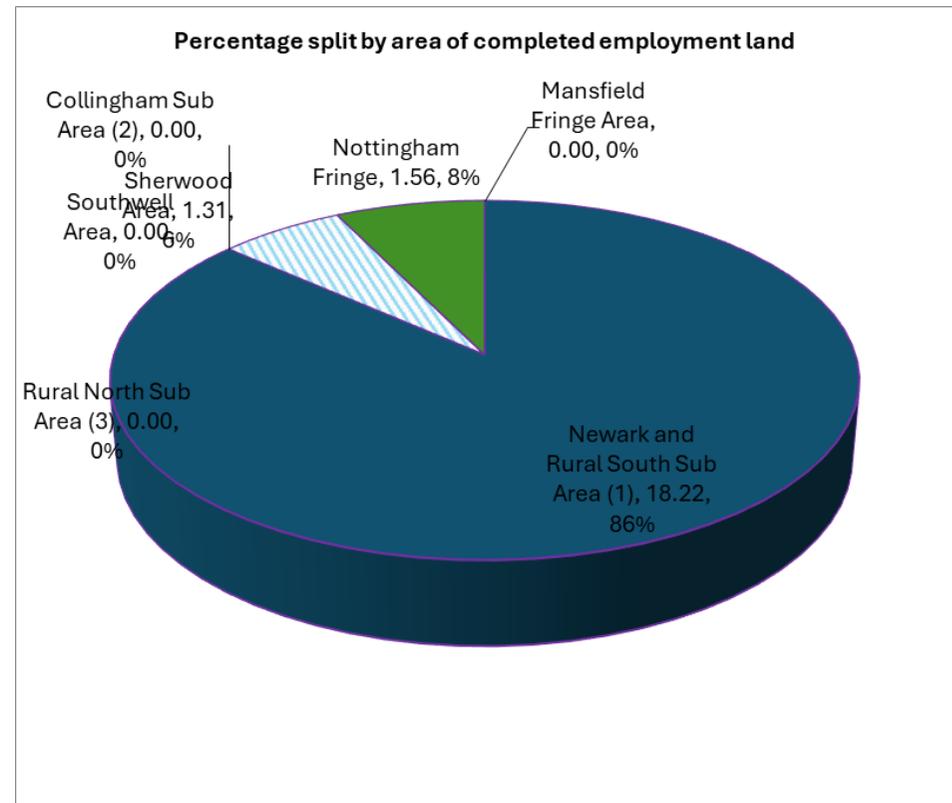
Figure 17



Figure 17 shows the percentage split by use class of employment land completed between 01/04/2024 and 31/03/2025 (Mixed use includes a combination of B1, B2, B8 and relevant E class uses). The figure for 0.04ha of completed E(c)(iii) is rounded down to 0%

Figure 18 shows the percentage split of completed employment land by area 2024—2025

Figure 18



There were no completions of non B2, B8 and relevant E class use land between 01/04/2024 and 31/03/2025

Section Four

Figure 19: Loss of employment land between 01/04/2024 and 31/03/2025

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	New Land Use	Site Area (Ha)
Newark 1	The Arcade (10A Market Place), Newark	479939/353822	23/00532/FUL	Detailed	CU	C3	0.01
Newark 1	Lombard Street (34, Credit Cheque), Newark	479717/353766	20/00290/FUL	Detailed	CU	C3	0.01
Newark 1	Stodman Street (41), Newark	479699/353887	24/01265/FUL	Detailed	CU	C4	0.02
Mansfield Fringe	Hazel Court (Unit 6A, Unit 7 And Land Adjacent Unit 7), Blidworth	459621/356901	24/01233/FUL	Detailed	CU	F1	0.21
Total Loss of Ha of Employment Land between 01/04/2024 and 31/03/2025							0.25

Section Five

Status of Employment Allocations

The Amended Core Strategy DPD was adopted by the Authority in March 2019, and the ELAS 2023 - 2024 uses the employment figures from this document. The Allocations & Development Management DPD was adopted in July 2013 and an amended version of this document was submitted to the Planning Inspectorate for inspection in January 2024. This outcome of this inspection is awaited.

Figure 20 below shows the status of sites allocated for employment use in the Amended Core Strategy and Figure 21 on the following page shows the status of employment sites in the Allocations and Development Management DPD at 01/04/2025.

Figure 20: Status of sites allocated for employment use in the Amended Core Strategy

Core Strategy Reference	Allocation Type	Location	Proposed Use	Total Ha of Allocation Assumed for Employment Use	Status at 31/03/2023	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	0.00
Total Ha of employment land allocated in the Amended Core Strategy				73.11		15.00

* Note NAP2B Land East of Newark does not have a specific employment allocation

Figure 21: Status of sites in the adopted Allocations & Development Management DPD at 01/04/2025

Allocation Reference	Allocation Type	Location	Proposed Use	Total Ha of Allocation Assumed for Employment Use	Status at 31/03/2025	Available Ha without a valid planning permission
NUA/E/2	Employment	Stephenson Way Newark	B1, B2 & B8	12.24	Partially developed	6.85
NUA/E/3	Employment	Land off Telford Drive Newark	B1, B2 & B8	1.40	Fully developed	0.00
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)	10.90	Partially developed	1.07
NUA/MU/2 (Site area 4.65 Ha 33% (1.55 ha) assumed for employment use)	Mixed Use	Brownhills Motor Homes Newark	B1,B2 & B8	1.55	Available	1.55
Sub - total for Newark & Rural South Sub Area (1)				28.16		11.54
Co/MU/1	Mixed Use	Swinderby Road & Station Road Collingham	B1a (E(g)(i)) / B1c (E(g)(iii))	0.75	Fully developed	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	2.33	Available	2.33
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				5.01		4.51
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	Available	2.67
Sub - total for Sherwood Area				6.45		6.45
Ra/E/1	Employment	West of Colliery Lane	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
BI/E/1	Employment	Blidworth Industrial Park Blidworth	B1,B2 & B8	0.33	Available	0.33
Sub - total for Mansfield Fringe Area				17.83		17.83
Total Ha of employment land allocated in the Allocations & Development Management DPD				58.20		40.33

Section Six

Illustrative trajectories for the remainder of the Plan Period 2025 to 2033

Section Six shows illustrative trajectories for the delivery of employment land by area for the remainder of the plan period to 2033. Trajectories include sites with extant planning permissions, core strategy allocations and allocations in the adopted Allocations & Development Management DPD.

Figure 22: Newark Area

Reference	Type	Address	Total hectares remaining	0-5 Yrs 2025 to 2030	5-8 Yrs 2023 to 2033	Remaining ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	6.85	6.85	0.00	0.00
NUA/E/3 (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	0.00	0.00	0.00	0.00
NUA/E/4 (Employment)	Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	2.07	0.00	0.00
NUA/MU/1 Total site area 21.79 Ha assumed 50% employment) (Mixed use)	Allocations & Development Management DPD	North of the A17, Newark	1.07	1.07	0.00	0.00
NUA/MU/2 (Total site area 4.65Ha 33% assumed for employment use) (Mixed use) (site proposed for de-allocation)	Allocations & Development Management DPD	Brownhills Motor Homes, Newark	1.55	0.00	0.00	1.55
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	13.00	2.00	0.00
Various	Extant Permissions	Newark Plan Area 1	23.25	23.25	0.00	0.00
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	22.00	18.00	10.00
07/01081OUTM, 08/00235/OUTM	Available employment land in a designated employment area	Land north and south of Cross Lane, Fernwood (7.77ha) South Airfield Farm, Winthorpe (4.40ha)	12.17	12.17	0.00	0.00
Total ha for Newark Area			111.96	80.41	20.00	11.55

Figure 23: Collingham Sub Area

Reference	Type	Address	Total hectares remaining	0-5 Yrs 2025 to 2030	5-8 Yrs 2030 to 2033	Remaining Ha outside of plan period
Co/MU/1	Allocations & Development Management DPD	Swinderby Road and Station Road, Collingham	0.00	0.00	0.00	0.00
Various	Extant permissions	Newark sub-area 2	0.00	0.00	0.00	0.00
Total ha for Collingham Sub Area			0.00	0.00	0.00	0.00

Figure 24: Southwell Area

Reference	Type	Address	Total hectares remaining	0-5 Yrs 2025 to 2030	5-8 Yrs 2030 to 2033	Remaining ha outside of plan period
So/E/2	Allocations & Development Management DPD	East of Crew Lane, Southwell	2.33	1.83	0.50	0.00
So/E/3	Allocations & Development Management DPD	South of Crew Lane, Southwell	2.18	0.00	0.00	2.18
	Extant permissions	Southwell Plan Area	0.00	0.00	0.00	0.00
Total ha for Southwell Area			4.51	1.83	0.50	2.18

Figure 25 : Nottingham Fringe Area

Reference	Type	Address	Total hectares remaining	0-5 Yrs 2025 to 2030	5-8 Yrs 2030 to 2033	Remaining ha outside of plan period
21/02008/FULM	Extant permissions	Nottingham Fringe Plan Area	1.06	1.06	0.00	0.00
Total ha for Nottingham Fringe Area			1.06	1.06	0.00	0.00

Figure 26: Sherwood Area

Reference	Type	Address	Total hectares remaining	0-5 Yrs 2025 to 2030	5-8 Yrs 2030 to 2033	Remaining ha outside of plan period
OB/E/3	Allocations & Development Management DPD	South of Boughton Industrial Estate Boughton	3.78	3.78	0.00	0.00
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilsthorpe	2.67	2.67	0.00	0.00
ShAP4	Core Strategy Allocation	Former Thoresby Colliery, Ollerton Road, Edwinstowe	8.11	7.00	1.11	0.00
Various	Extant permissions	Sherwood Plan Area	0.38	0.38	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
Total ha for Sherwood Area			17.02	15.91	1.11	0.00

Figure 27: Mansfield Fringe Area

Reference	Type	Address	Total hectares re-	0-5 Yrs 2025 to	5-8 Yrs 2030 to	Remaining ha outside of plan
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	5.50	0.00	0.00
CI/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	9.00	3.00	0.00
BI/E/1	Allocations & Development Management DPD	Blidworth Industrial Park Blidworth	0.33	0.33	0.00	0.00
24/01714/ FULM	Extant permission		1.98	1.98	0.00	0.00
Total ha for Mansfield Fringe Area			19.81	16.81	3.00	0.00

Figure 28: Trajectories for the remainder of the Plan Period to 2033

Target	Completed between 01/04/2013 - 31/03/2025	Losses 01/04/2013 - 31/03/2025	0-5 Yrs 2025 to 2030	5-8 Yrs 2030 to 2033	Total	+/- Ha
83.1	72.58	19.99	116.02	24.61	193.22	110.12

Appendix

Figure 1: Plan of Areas of Newark and Sherwood

Figure 2: Use Class Guide for Relevant Uses

Figure 1 - Areas of Newark & Sherwood

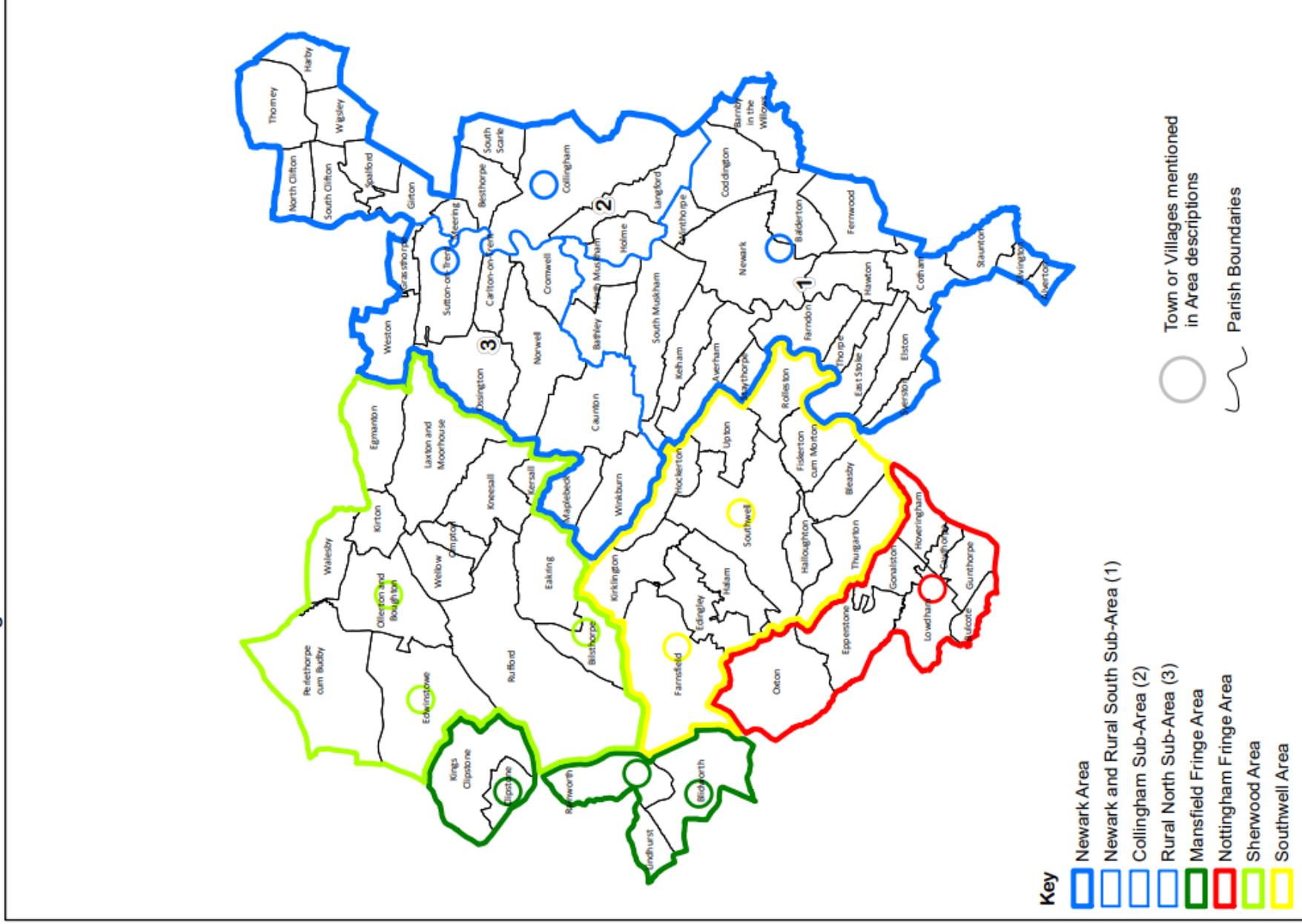


Figure 2: Use Class Guide 2013 (Relevant to this report) last updated on 1 September 2020

Use Class	Description	Use Class	Description
B1 (Business)	A - Offices other than those in A2 B - Research and Development C- Light Industry	E(c) Provision of:	<ul style="list-style-type: none"> • E(c)(i) Financial services, • E(c)(ii) Professional services (other than health or medical services), or • E(c)(iii) Other appropriate services in a commercial, business or service locality
B2 (General Industry)	Use for any industrial process, other than that falling within B1	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
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)
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	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.