

2014
Employment Land Availability Study
1st April 2013 - 31st March 2014



Content

Section 1.	Introduction	3
Section 2.	Employment land Requirement	4
	Employment Land Provision	5
	Summary Table for B and Non B Use Class Commitments and Completions	6
	Employment Land Commitments	7
	Increase of Employment Land	10
	Percentage of Employment Land by Use Class	11
	Employment Land in a Designated Employment Area	11
	Non B Use Category Commitments	12
Section 3.	Employment Land Completions Summary	14
	Employment Land Completions by Plan Area	15
	Completions of Non B Use Land	16
Section 4.	Loss of Employment Land	17
Section 5.	Status of Core Strategy Allocations	18
	Status of Employment Allocations in the Publication Allocations & Development Management DPD	19
Section 6.	Illustrative Trajectories	20
	Appendix	24
Appendix	Plan of Areas of Newark and Sherwood	25
	Use Class Order Guide for B and D Use Class	26
	Table of Plans by Area	28
	Location Plans	29

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 “use a proportionate evidence base 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 to ensure that their assessment of employment uses are integrated and take full account of 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 Councils position at 31/03/2014 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 2013—31st March 2014 to identify a supply of deliverable sites, the data gathered has been used to update this Report. Detailed monitoring has been carried out this year and some data has been ratified to ensure it’s accuracy. Comparison data in this report has been recorded from 1st April 2006 to provide information from the start of the plan period (2006-2026)

Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regards to possible errors. The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific housing 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 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 01/04/2014

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	57.65
Rural North Sub - Area (3)	0.24
Sherwood Area	4.57
Southwell Area	1.93
Mansfield Area	0.30
Total Hectares	64.69

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 01/04/2014

Section Two

Figure 3: Employment Land Provision at 01/04/2014. Figure 2 shows a summary of employment land provision, later sections in this document give more detailed analysis of how these figures have been calculated

Hectares (H/a) of Land Completed	Newark Area			Sherwood Area	Southwell Area	Mansfield Fringe Area	Nottingham 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	3.23	0.20	0.11	0.00	24.16
01/04/07 - 31/03/08	3.34	0.00	0.00	1.70	0.00	1.13	0.00	6.17
01/04/08 - 31/03/09	0.00	0.00	1.31	0.30	0.00	0.37	0.00	1.98
01/04/09 - 31/03/10	1.58	0.00	0.00	2.04	0.00	0.50	0.00	4.12
01/04/10 - 31/03/11	0.00	1.35	0.34	0.00	0.00	0.00	0.00	1.69
01/04/11 - 31/03/12	1.67	2.00	1.78	4.81	2.07	0.84	0.11	13.28
01/04/12 - 31/03/13	0.02	0.00	0.00	0.49	0.02	0.38	0.00	0.91
01/04/13- 31/03/14	0.01	0.00	5.25	0.30	0.77	0.10	0.00	6.43
H/a of Land Completed 01/04/06 - 31/03/14	27.23	3.35	8.69	12.87	3.06	3.43	0.11	58.74
H/a of land with outline permission	50.00	0.00	0.00	0.00	0.50	0.00	0.00	50.50
H/a of land with detailed planning permission	7.65	0.00	0.24	4.57	1.43	0.30	0.00	14.19
H/a of land under construction	6.25	0.00	0.00	3.09	0.59	0.30	0.00	10.23
H/a of land with no start	51.40	0.00	0.24	1.48	1.34	0.00	0.00	54.46
H/a of commitments at 01/04/2014	57.65	0.00	0.24	4.57	1.93	0.30	0.00	64.69
Available employment land in a designated employment area	31.48	0.00	0.00	9.74	0.00	0.00	0.00	41.22
Losses 01/04/2010 - 31/03/2014 * Losses prior to 2010 have been factored in to the overall requirements	1.98	0.00	0.00	0.43	0.00	0.00	0.00	2.41
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 Allocations & Development Management DPD - Adopted July 2013 (without a valid planning permission)	28.14	0.75	0.00	6.17	4.89	18.50	0.00	58.45
Newark Sub Area Totals	157.52	4.10	8.93					
Remaining h/a outside of plan period (post 2026)	17.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Hectares of Land Provided up to 2026	153.55			32.92	9.88	22.23	0.11	218.69
Lower Requirements by Core Strategy Area	150			29	7	24	1	211
Under /Over Provision h/a (Assuming lower requirement)	3.55			3.92	2.88	-1.77	-0.89	7.69
Higher Requirements by Core Strategy Area	157			29	8	25	1	220
Under /Over Provision h/a (Assuming higher requirement)	-3.45			3.92	1.88	-2.77	-0.89	-1.31

Figure 4: Summary Table for B and Non B Use Class Commitments and Completions between 01/04/2013 and 31/03/2014

Area	B1, B2 and B8 Use Class			Non B1, B2 and B8 Use Class			Combined Totals
	Commitments at 01/04/2014	Completions between 01/04/2013 & 31/03/2014	B1, B2 & B8 Totals	Commitments at 01/04/2014	Completions between 01/04/2013 & 31/03/2014	Totals	
Newark and Rural South Sub Area (1)	57.65	0.01	57.66	1.38	1.59	2.97	60.63
Collingham Sub Area (2)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rural North Sub Area (3)	0.24	5.25	5.49	0.00	0.00	0.00	5.49
Newark Area Totals	57.89	5.26	63.15	1.38	1.59	2.97	66.12
Sherwood Area	4.57	0.30	4.87	1.00	1.20	2.20	7.07
Southwell Area	1.93	0.77	2.70	1.07	0.20	1.27	3.97
Mansfield Fringe	0.30	0.10	0.40	0.18	0.00	0.18	0.58
Nottingham Fringe	0.00	0.00	0.00	0.07	0.00	0.07	0.07
Totals	64.69	6.43	71.12	3.70	2.99	6.69	77.81

Figure 4 above shows a summary of commitments of B and non B use class (C1,C2,C2a,D1,D2 and SG) commitments at 01/04/2014 and completions between 01/04/2013 and 31/03/2014. 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 01/04/2014

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	Grid Reference	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Fernwood Business Park	482162/350383	06/01776/RMAM	Detailed	NB	UC	B1a	3.82	G	24 Semi detached office units 3 detached & 2, 3 storey units
Bowbridge Lane (Land South of Newark)	479873/351173	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
Bowbridge Road (Oliver Quibell School)	480204/352390	11/00591/FUL	Detailed	CU	UC	B1	0.25	B	Change use class from D1 to B1
Beacon Hill Business Park	481084/354370	04/01444/FULM	Detailed	NB	UC	B1, B2, B8	2.16	B	Business park for B1, B2 and B8 use
23 Slaughter House Lane	479845/354102	12/00212/FUL	Detailed	CU	NS	B1	0.01	B	Change of use of first floor from shops (Use Class A1) to business offices (Use Class B1).
Plot 15 Telford Drive	481153/355207	11/01572/FULM	Detailed	NB	NS	B1a (890) B1c (456)	0.26	B	Erection of an Office and Light Manufacturing Building with Associated Car Parking
Adjacent Filling Station Bowbridge Road	480201/352046	13/01489/FUL	Detailed	NB	NS	B1 and B2	0.08	B	Erection of Four Start-Up Industrial Units with Associated Parking
Vicarage Lane (JJB Transport)	479301/359626	11/00215/FUL	Detailed	NB	NS	B8	0.51	B	New B8 storage
Former British Rail Property, Bathley Lane	479160/358762	12/00402/FUL	Detailed	CU	NS	B2	0.54	B	Change of use to agricultural engineering business and the erection of a single storey building
Total Ha for Newark and Rural South Sub Area (1)							57.63		

Figure 6: Rural North Sub Area (3)

Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
The Beeches Cauntton Road, Norwell	476238/361046	13/00416/FUL	Detailed	CU	NS	B1	0.19	Brownfield	Change of Use from C3 (Dwelling Houses) to B1 (Business)
Total Ha for Rural North Sub Area (3)							0.19		

Figure 7: Sherwood Area

Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Oakwood Fuels, Brailwood Road	465223/360608	12/01000/CMA	Detailed	NB	NS	B8	0.34	B	Industrial development covering the erection of 3 sided building to house non-oil processing activities from site 1 and siting of 2 horizontal tanks for rainwater harvesting and waste water storage. Additionally the installation of photo-voltaic cells on the south facing roof of the proposed building.
Brailwood Close	465432/360494	13/00135/FUL	Detailed	NB	NS	B8	0.96	G	Change of use of land for outside storage,
Land at Boughton Way	468433/367844	03/02832/FUL	Detailed	NB	UC	B2	0.32	B	3 industrial buildings
Chestnut Farm, Wellow Road	467180/362362	13/00410/FUL	Detailed	CU	NS	B1a	0.11	G	Conversion of Cart Shed to Farm Office
Lamb Pens Farm, Edwinstowe	458495/365631	13/00062/FUL	Detailed	CU	NS	B8	0.01	G	Change of use of shed from agricultural to
Sherwood Energy Village	466200/367500	01/00875/OUT	Detailed	NB	UC	Mixed use	2.73	B	Mix of industry, housing, recreation, education and associated works
Total Ha for Sherwood Area							4.47		

Figure 8: Southwell Area

Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Hexgreave Hall	465558/358291	13/00423/FUL	Detailed	NB	NS	B1	0.84	G	Building of three new Live Work Units comprising residential property with integral office
Hockerton Moor Farm, Kirklington Road	469799/357508	12/00752/FUL	Detailed	CU	UC	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.
Corkhill Lane	470434/356054	09/00416/FUL	Detailed	CU	UC	B1a	0.19	G	Change use of barns to office
Ash Farm Cockett Lane	464097/357155	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)
Total Ha for Southwell							1.93		

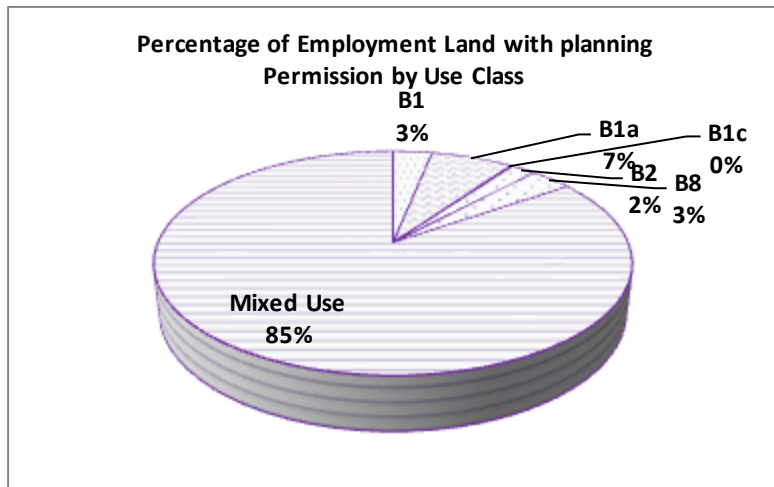
Figure 9: Mansfield Fringe

Address	Grid Reference	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Burma Road	459587/356617	10/00342/FUL	Detailed	NB	UC	B2/B8	0.30	B	New industrial unit
Total Ha for Mansfield Fringe							0.30		

Figure 10: Existing Employment Land with Planning Permissions for Increased Site Area (Status at 01/04/2014)

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Newark and Rural South Sub Area (1)	Bowbridge Lane, Balderton	480412/350622	10/00896/FUL	Detailed	NB	UC	B2	0.02	B	Proposed new storage building
Newark and Rural South Sub Area (1)	18 Friary Road Newark	480281/353945	10/00161/FUL	Detailed	CU	NS	B2	0.001	B	Proposed erection of single storey rear extension and change of use to form an office
Total Ha for Newark and Rural South Sub Area (1)								0.02		
Rural North Sub Area (3)	Old Great North Road Sutton on Trent	479159/365925	07/01717/FUL	Detailed	NB	UC	B8	0.05	B	Erection of extension to industrial unit and erection of wind turbine.
Total Ha for Rural North Sub Area (3)								0.05		
Sherwood Area	Maun Way Boughton	468162/367734	07/01371/FUL	Detailed	NB	UC	B8	0.03	B	Single storey extension to existing industrial unit.
Sherwood Area	Meden Court Boughton	468398/367664	09/01155/FUL	Detailed	NB	UC	B1c	0.007	B	Extension to light industrial unit
Sherwood Area	Ryalls Farm Main Street	467178/362279	13/00250/FUL	Detailed	NB	NS	B1	0.06	B	Extension to existing B1 Use business units
Total Ha for Sherwood Area								0.10		
Nottingham Fringe	Creagh Concrete Factory, Off Thurgaton Lane	470080/348052	12/00927/FUL	Detailed	NB	NS	B1	0.001	B	Proposed redesign of existing factory internal office area and construction of proposed new factory administration office block
Total Ha for Nottingham Fringe								0.001		
Total Ha of Increased Area								0.17		

Figure 11: Percentage of Employment Land with Planning Permission by Use Class at 01/04/2014



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

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	Fernwood Business Park Balderton	482162/350383	10.93	B1 Business Development
Newark and Rural South Sub Area (1)	06/01187/Outm	Land off Beacon Hill Road (G Park) Newark	481823/354705	15.60	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)				31.48	
Sherwood Area	02/01392/Outm	Bilsthorpe Colliery Eakring Road	465227/361437	9.74	B2 and B8
Total Ha of Available Employment Land in a Designated Employment Area				41.22	

Figure 13: Non B1/B2 and B8 Commitments at 01/04/2014

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Newark and Rural South Sub Area (1)	2 Brisbane Court	481991/351893	12/01330/Ful	Detailed	CU	NS	D1	0.01	B	Change of use of a retail unit (Use Class A1) to a Sports Injury clinic (Use Class D1)
Newark and Rural South Sub Area (1)	Beacon Hill Road (The Troc)	482295/354056	12/00164/Fulm	Detailed	NB	UC	C2	0.41	B	Demolition of 252 and 254 Beacon Hill Road to facilitate an extension to care home to provide 30 additional bedrooms and associated communal areas. (Revised scheme)
Newark and Rural South Sub Area (1)	Lincoln Road (Brownhills Leisure World)	481253/355631	10/00684/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 (Extant Permission 10/00684/OUTM please see plans relating to this application)
Newark and Rural South Sub Area (1)	Block B, 65 Northgate	479972/354387	12/01220/Ful	Detailed	CU	NS	D1	0.02	B	Change of use from office (B1) to clinic/health centre (D1) for Ground floor, Block B, 65 Northgate, Newark NG24 1HD
Newark and Rural South Sub Area (1)	Willis Trading Unit 9 Farrar Close	481107/354787	12/00999/Cma	Detailed	CU	NS	SG	0.03	B	Change of use from class B2 to Waste Electrical and Electronic Equipment (WEEE) Treatment Facility
Newark and Rural South Sub Area (1)	68 Wolsey Road	480625/355470	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)	23-25 Slaughter House Lane	479838/354106	13/01808/Ful	Detailed	CU	NS	D2	0.01	B	Change of Use from A1 (Retail) to D2 (Pilates and Low Back Pain Studio)
Total Ha : Newark and Rural South Sub Area (1)								1.38		

Figure 13: Non B1/B2 and B8 Commitments at 01/04/2014 ... Continued

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build / Change of	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Sherwood	The Big House, Church Street	462534/367017	12/01446/FUR3N	Detailed	NB	NS	C2	0.90	B	Proposed two-storey building to provide a Children's Respite Home to the rear and within the current site of
Sherwood	North Laid's Farm	466609/364006	11/01591/FUL	Detailed	CU	NS	C1	0.10	B	Proposed change of use of out-buildings from light industrial use (B1) to a bed and breakfast facility (C1)
Total Ha : Sherwood								1.00		
Southwell	Priory Road (Hill Farm House)	468695/349754	08/00353/FUL	Detailed	CU	UC	C2	0.41	B	Change use from dwelling to residential school
Southwell	Hockerton Road (Lodge Farm)	472868/355802	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	Hockerton Road (Upton Lodge)	473088/355837	11/00998/FUL	Detailed	NB	NS	SG	0.50	G	Erection of a dog boarding kennel
Total Ha : Southwell								1.07		
Mansfield Fringe	The Keepers Bothy Mansfield Road	460419/364872	12/00209/FUL	Detailed	CU	NS	SG	0.06	B	Change of use from domestic outbuilding to micro brewery.
Mansfield Fringe	67 Mansfield Road	459043/356307	13/00298/FUL	Detailed	NB	NS	D1	0.12	B	Erection of single storey extension to residential autistic persons care home
Total Ha : Mansfield Fringe								0.18		
Total Ha : Non B1,B2 and B8 Commitments								3.63		

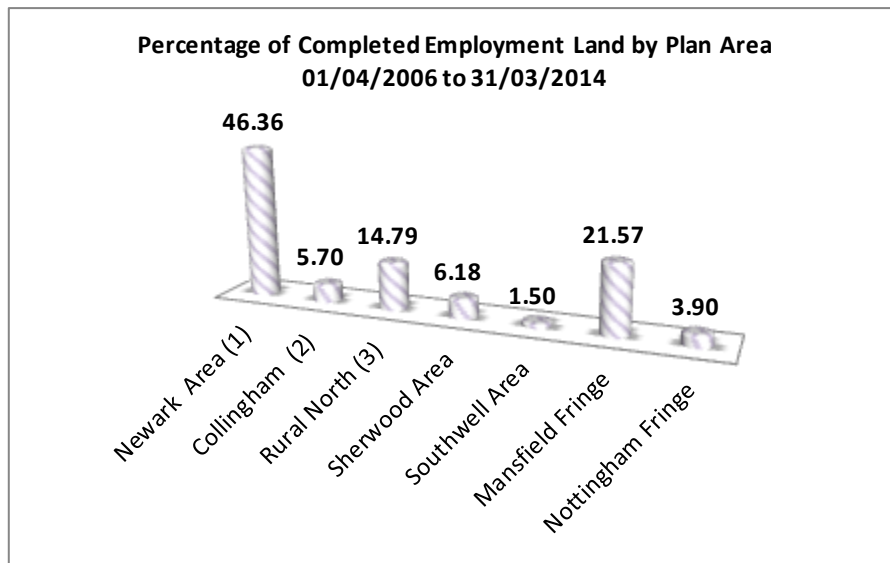
Section Three

Summary of Completions at 01/04/2014

Figure 14: Summary of Completions of Employment Land by Plan Area from 01/04/2006 to 31/03/2014

Hectares (Ha) of Land Completed	Newark & Rural South Sub Area (1)	Collingham Sub Area (2)	Rural North Sub Area (3)	Mansfield Fringe Area	Nottingham Fringe Area	Sherwood Area	Southwell Area	Total for District
01/04/06 - 31/03/07	20.61	0.00	0.01	0.11	0.00	3.23	0.20	24.16
01/04/07 - 31/03/08	3.34	0.00	0.00	1.13	0.00	1.70	0.00	6.17
01/04/08 - 31/03/09	0.00	0.00	1.31	0.37	0.00	0.30	0.00	1.98
01/04/09 - 31/03/10	1.58	0.00	0.00	0.50	0.00	2.04	0.00	4.12
01/04/10 - 31/03/11	0.00	1.35	0.34	0.00	0.00	0.00	0.00	1.69
01/04/11 - 31/03/12	1.67	2.00	1.78	0.84	0.11	4.81	2.07	13.28
01/04/12-31/03/13	0.02	0.00	0.00	0.38	0.00	0.49	0.02	0.91
01/04/12-31/03/14	0.01	0.00	5.25	0.30	0.77	0.10	0.00	6.43
Ha of Land Completed 01/04/06 - 31/03/14	27.23	3.35	8.69	3.63	0.88	12.67	2.29	58.74

Figure 15: Percentage of Completed Employment Land



Figures 14 and 15 show the completion of B1,B2 and B8 employment land in hectares by plan area for the periods 01/04/2006 to 31/03/2014

Newark Sub - Areas

Newark and Rural South: Sub- Area (1)

Collingham: Sub-Area (2)

Rural North: Sub-Area (3)

Figure 16: Completions of Employment Land by Plan Area Between 01/04/2013 and 31/03/2014

Plan Area	Address	Grid Reference	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description
Newark and Rural South Sub Area (1)	The Post House 19 Main Street	476987/351786	05/01823/FULM	CU	B1	0.01	B	Change of use from retail (A1) to confectionery manufacture (B1) and retail (A1)
Total Ha completed in Newark and Rural South Sub Area 1						0.01		
Rural North Sub Area (3)	Land adjacent Caledonian Building Systems Ossington Road	479365/364259	05/01823/FULM	NB	B2	5.25	B	2 ancillary factory units, Increased floor space is on an area of land additional to existing site area and is therefore considered as new development
Total Ha completed in Rural North Sub Area (3)						5.25		
Sherwood Area	Meden Road Boughton	468500/367732	10/00988/FUL	NB	B8	0.30	B	Industrial unit
Total Ha completed in Sherwood Area						0.30		
Southwell Area	Westgate(8)	469973/353807	10/01563/FULM	NB	B1a	0.31	B	New office building and car park
Southwell Area	Community of St Laurence 4 Westgate	470015/353887	14/00028/FUL	CU	B1	0.46	B	Change of Use of The Community of St. Laurence Building (within the curtilage of Sacrista Prebend) from Sui Generis use to part B1 (Office) and part D1 (Non-Residential Institution); Demolish Section of Existing Boundary Wall to Create New Pedestrian Access; Single storey extension to The Community of St. Laurence Building
Total Ha completed in Southwell Area						0.77		
Mansfield Fringe	Sourlies 2B Dale Lane	459297/355987	12/01242/FUL	NB	B8	0.1	B	Erection of a vehicle storage building
Total Ha completed in Mansfield Fringe						0.10		
Total Ha of completed employment land between 01/04/2012 and 31/03/2013						6.43		

Figure 17

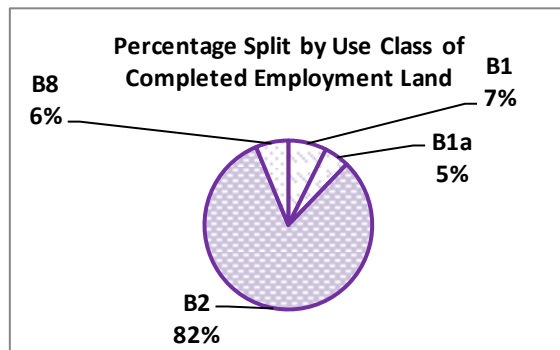


Figure 17 shows the percentage split by use class of employment land completed between 01/04/2013 and 31/03/2014 (Mixed use includes a combination of B1,B2 and B8 Uses)

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

Figure 18

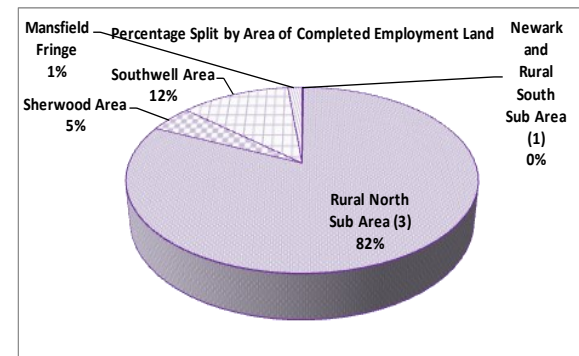


Figure 19: Completions of Non B1/B2 and B8 Use Land Between 01/04/2013 and 31/03/2014

Plan Area	Address	Grid Reference	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description	Year Loss Of Employment Land Recorded (if relevant)
Newark and Rural South Sub Area (1)	Great North Road, Fernwood	482162/350383	11/01234/FULM	NB	C2	1.25	Greenfield	60 bed care home	N/a
Newark and Rural South Sub Area (1)	Millgate House, Newark	479236/353464	10/00613/FUL	NB	D1	0.23	Brownfield	Extension to care home	N/a
Newark and Rural South Sub Area (1)	36 London Road Newark	480067/353432	12/00294/FUL	CU	D1	0.11	Brownfield	Demolition of detached double garage, erection of two storey rear extension and conversion of first floor flat to D1 use in association with existing dental practice	N/a
Total Hectares of Non B Use Completions for Newark and Rural South Sub Area (1)						1.59			
Plan Area	Address	Grid Reference	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Proposal Description	Year Loss Of Employment Land Recorded (if relevant)
Sherwood Area	Darwin Drive (Acute Brain Injury Clinic) Ollerton	466428/367466	10/01695/FULM	NB	C2	1.2	Brownfield	Extension to existing care home to provide 72 additional supported living accommodation units (Class C2)	N/a
Total Hectares of Non B Use Completions for Sherwood Area						1.2			
Southwell Area	Brackenhurst School Southwell	469475/352381	11/01681/FULM	NB	D1	0.20	Brownfield	Demolition of two semi-detached houses used for university residential purposes & two flat roofed portable buildings and the erection of a new university library building (revised design - resubmission of 11/01681/FULM)	N/a
Total Hectares of Non B Use Completions for Southwell Area						0.20			

Section Four

Figure 20: Loss of Employment Land between 01/04/2013 and 31/03/2014

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 and Rural South Sub Area (1)	Martin-Foster House 10 Appleton Gate	480019/353884	12/00863/FUL	Detailed	CU	D1	0.14	Change of Use from B1 (offices) to D1 (children's day nursery) for up to max of 60 children
Newark and Rural South Sub Area (1)	Northgate House 14 Northgate	479870/354164	12/01560/FUL	Detailed	CU	D2	0.05	Minor internal alterations and change of use of existing ground floor and first floor of premises from offices (B1(a) Use) to gymnasium (D2 Use)
Sherwood Area	North Laiths Farm	466609/364006	11/01591/FUL	Detailed	CU	C1	0.10	Proposed change of use of out-buildings from light industrial use (B1) to a bed and breakfast facility (C1)
Total Loss of Ha of Employment Land between 01/04/2013 and 31/03/2014							0.29	

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 21 below shows the status of Sites allocated for employment use in the Adopted Core Strategy and Figure 22 on the following page shows the status of employment sites in the Allocations and Development Management DPD at 01/04/2014.

Figure 21: 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
Total Ha of employment land allocated in the Core Strategy				65.00		15.00

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

Figure 22: Status of Sites in the Allocations & Development Management DPD at 01/04/2013 (Adopted July 2014)

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	B1, B2 & B8	1.40	Available	1.40
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 (Total site area 4.65 Ha 33% 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)				28.14		28.14
Co/MU/1	Mixed Use	Swinderby Road & Station Road Collingham	B1	0.75	Available	0.75
Sub - total for Collingham Sub Area (2)				0.75		0.75
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	B Class (Not specified)	2.67	0.28 Ha has planning permission	2.39
Bi/E/2	Employment	Northern Side of Brailwood Road	B Class (Not specified)	0.35	Allocation has planning permission	0.00
Sub - total for Sherwood Area				6.80		6.17
Fa/MU/1	Mixed Use	West of Cockett Lane Farnsfield	B1 & B2	0.50	Allocation has planning permission	0.00
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
Sub -total for Southwell Area				5.39		4.89
BL/E/1	Employment	Blidworth Industrial Park Blidworth	B1,B2 & B8	1.00	Available	1.00
Cl/MU/1	Mixed Use	Former Clipstone Colliery Clipstone	B1,B2 & B8	12.00	Available	12.00
Ra/E/1	Employment	West of Colliery Lane	B1,B2 & B8	5.50	Available	5.50
Sub - total for Mansfield Fringe Area				18.50		18.50
Total Ha of employment land allocated in the Public Allocations & Development Management DPD				59.58		58.45

Section Six

Illustrative Trajectories for the Remainder of the Plan Period 2014 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 Publication Allocations & Development Management DPD.

Figure 23: Newark Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 Yrs 2024 to 2026	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Publications Allocations & Development Management DPD	Stephenson way, Newark	12.24	2.24	5.00	5.00	
NUA/E/3 (Adj by 0.14 Ha to take account of extension of adjacent unit) (Employment)	Publications Allocations & Development Management DPD	Land off Telford Drive, Newark	1.40	1.40	0.00	0.00	
NUA/E/4 (Employment)	Publications Allocations & Development Management DPD	Former Notts CC Highways Department, Newark	2.07	1.07	1.00	0.00	
NUA/MU/1 Total site area 21.79 Ha assumed 50% employment) (Mixed use)	Publications Allocations & Development Management DPD	North of the A17, Newark	10.88	0.00	0.00	10.88	
NUA/MU/2 (Total site area 4.65Ha 33% assumed for employment use) (Mixed use)	Publications Allocations & Development Management DPD	Brownhills Motor Homes, Newark	1.55	0.00	1.55	0.00	
Co/MU/1 (Mixed use)	Publications Allocations & Development Management DPD	Swinderby Road and Station Road, Newark	0.75	0.00	0.75	0.00	
NAP2C (Mixed Use)	Core Strategy Allocation	Land around Fernwood, Balderton	15.00	0.00	5.00	5.00	5.00
Various	Extant Permissions	Newark Plan Areas (1,2 & 3)	7.89	4.00	3.89	0.00	
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	5.00	18.00	15.00	12.00
07/01081Outm, 06/01187Outm, 07/01085Outm	Available employment land in a designated employment area with a recent lapse of permission	Fernwood Business Park (10.93h/a) Land off Beacon Hill Road (15.60 h/a) Plot 16 Telford Drive (0.55 h/a) South Airfield Farm, Winthorpe	31.48	7.08	14.40	10.00	
Total Ha for Newark Area			133.26	20.79	49.59	45.88	17.00

Figure 24: Sherwood Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 Yrs 2024 to 2026	Remaining Ha outside of plan period
OB/E/3	Publications Allocations & Development Management DPD (Employment)	South of Boughton Industrial Estate Boughton	3.78	1.89	1.89	0.00	
Bi/E/1 *	Publications Allocations & Development Management DPD (Employment)	Southern side of Brailwood Road, Bilshorpe	2.39	1.20	1.19	0.00	
Various	Extant permissions	Sherwood Plan Area	4.57	4.57	0.00	0.00	
02/01392Outm	Available employment land in a designated employment area with a recent lapse of permission	Bilsthorpe Colliery	9.74	4.74	5.00	0.00	
Total Ha for Sherwood Area			20.48	12.40	8.08	0.00	

Figure 25: Southwell Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 Yrs 2024 to 2026	Remaining Ha outside of plan period
So/E/2	Publications Allocations & Development Management DPD (Employment)	East of Crew Lane, Southwell	2.71	1.35	1.36	0.00	
So/E/3	Publications Allocations & Development Management DPD (Employment)	South of Crew Lane, Southwell	2.18	1.09	1.09	0.00	
Various	Extant Permissions	Southwell Plan Area	1.93	1.00	0.93	0.00	
Total h/a for Southwell Area			6.82	3.44	3.38	0.00	

* Site area for Bi/E/1 has been reduced by 0.28Ha to allow for planning permission. Allocation Bi/E/2 and Fa/MU/1 have extant planning permission

Figure 26: Mansfield Fringe Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2014 to 2019	5-10 Yrs 2019 to 2024	10-12 Yrs 2022 to 2026	Remaining Ha outside of plan period
BL/E/1	Publications Allocations & Development Management DPD (Employment)	Blidworth Industrial Park, Blidworth	1.00	1.00	0.00	0.00	
CI/MU/1	Publications Allocations & Development Management DPD (Mixed use)	Former Clipstone Colliery, Clipstone	12.00	0.00	6.00	6.00	
Ra/E/1	Publications Allocations & Development Management DPD (Employment)	West of Colliery Lane, Rainworth	5.50	2.75	2.75	0.00	
Various	Extant permissions	Mansfield Fringe Plan Area	0.30	0.30	0.00	0.00	
Total Ha for Mansfield Fringe Area			18.80	4.05	8.75	6.00	

Figure 27: Lower Level Trajectories for the Remainder of the Plan Period to 2026

Target	Completed between 01/04/2006 - 31/03/2014	Losses 01/04/2010 - 31/03/2014	0-5ys 2014 to 2019	5-10yrs 2019 to 2024	10-12yrs 2024 to 2026	Total	+/- Ha
211	58.74	-2.41	40.68	69.80	51.88	218.69	7.69

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

Target	Completed between 01/04/2006 - 31/03/2014	Losses 01/04/2010 - 31/03/2013	0-5ys 2013 to 2018	5-10yrs 2018 to 2023	10-13yrs 2023 to 2026	Total	+/- Ha
220	58.74	-2.41	40.68	69.80	51.88	218.69	-1.31

Figure 29: Lower Level Trajectory

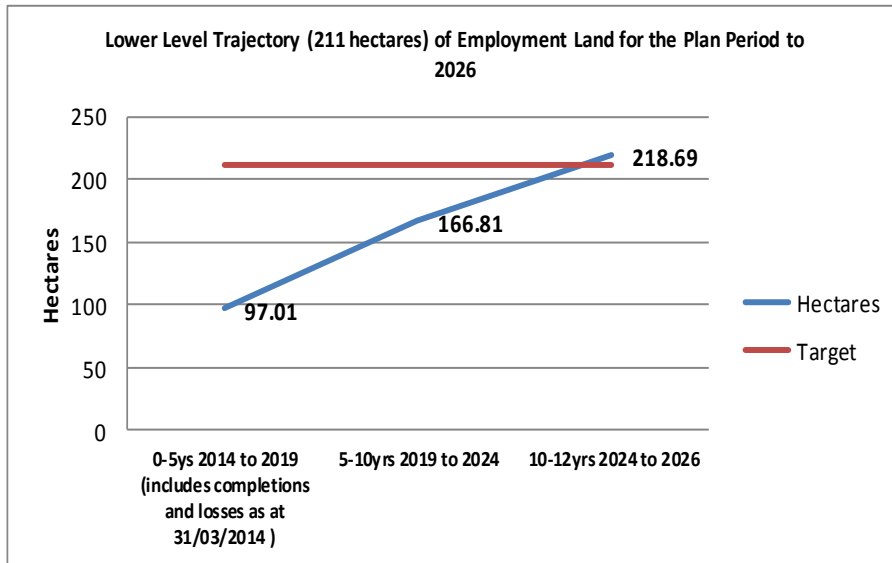
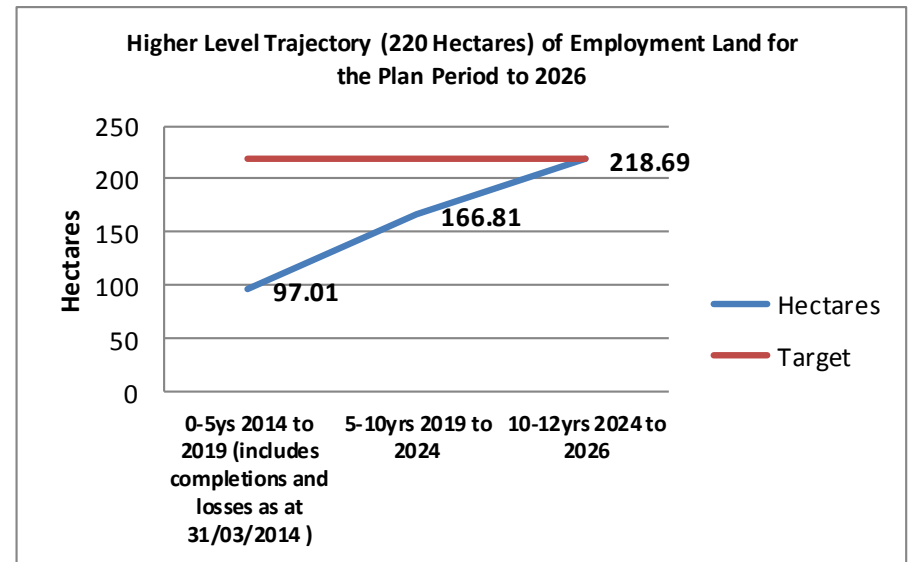


Figure 30: Higher Level Trajectory



Figures 29 and 30 show trajectories of employment land delivery for the periods 2014 to 2019 , 2019 to 2024 and 2024 to 2026. Trajectories take into consideration losses of employment land

There is an additional **17** 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

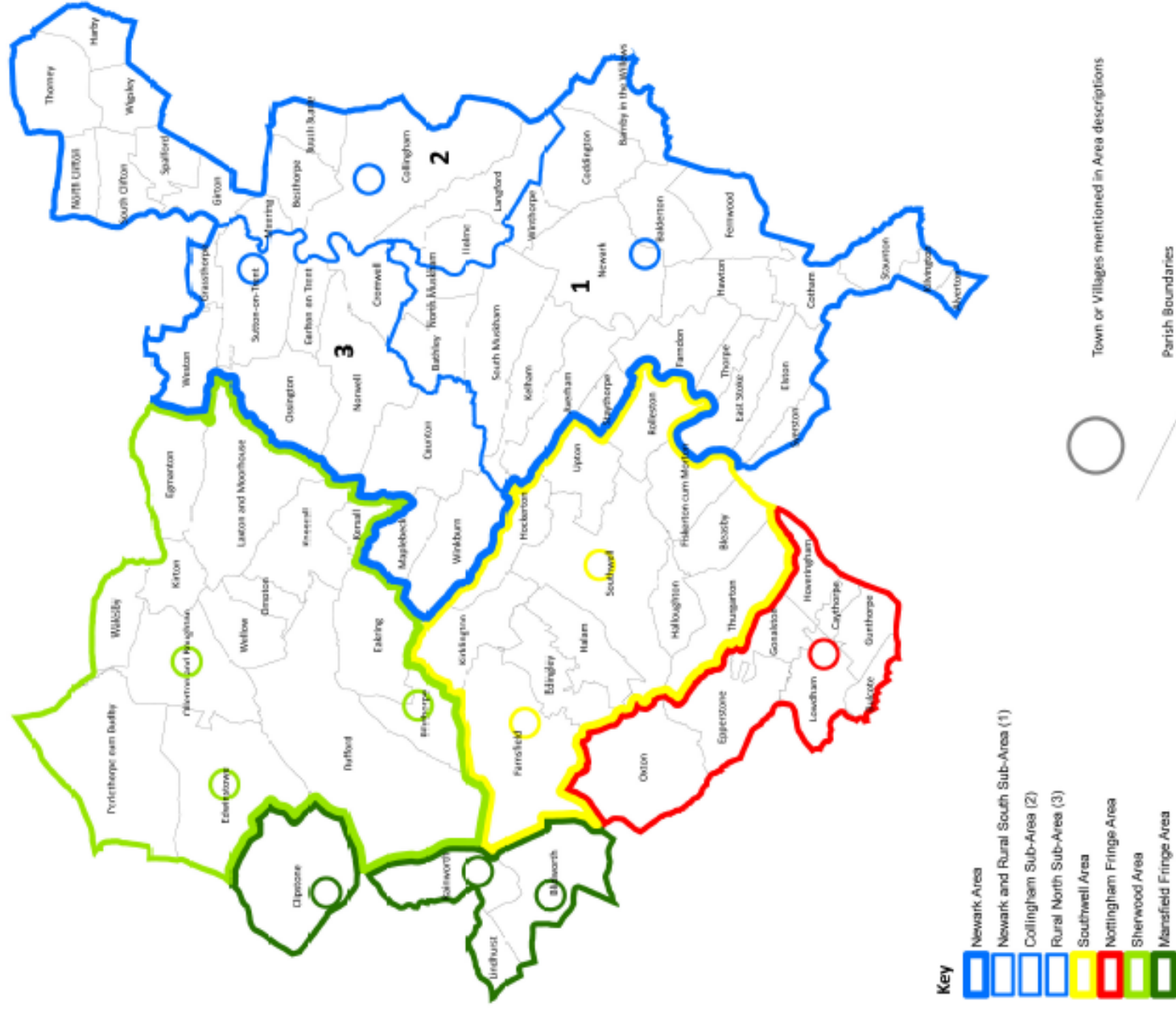
Figure 1: Plan of Areas of Newark and Sherwood -Page

Figure 2: Use Class Guide for B and D Uses -Page

Figure 3: Table of Plans by Area - Page

Location Plans - Page

Figure 1 - Areas of Newark & Sherwood



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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		

2014 Employment Land Availability Study Location Plans

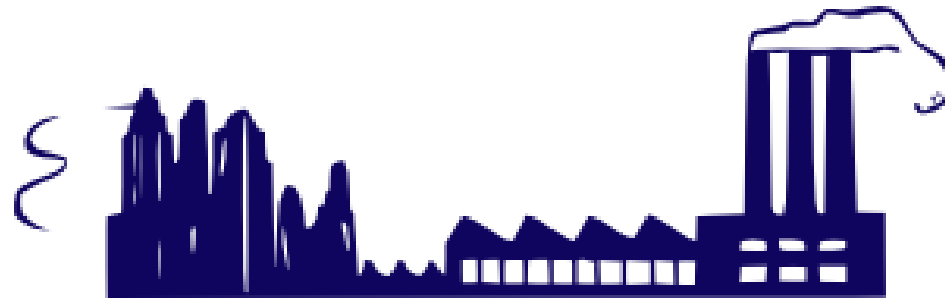
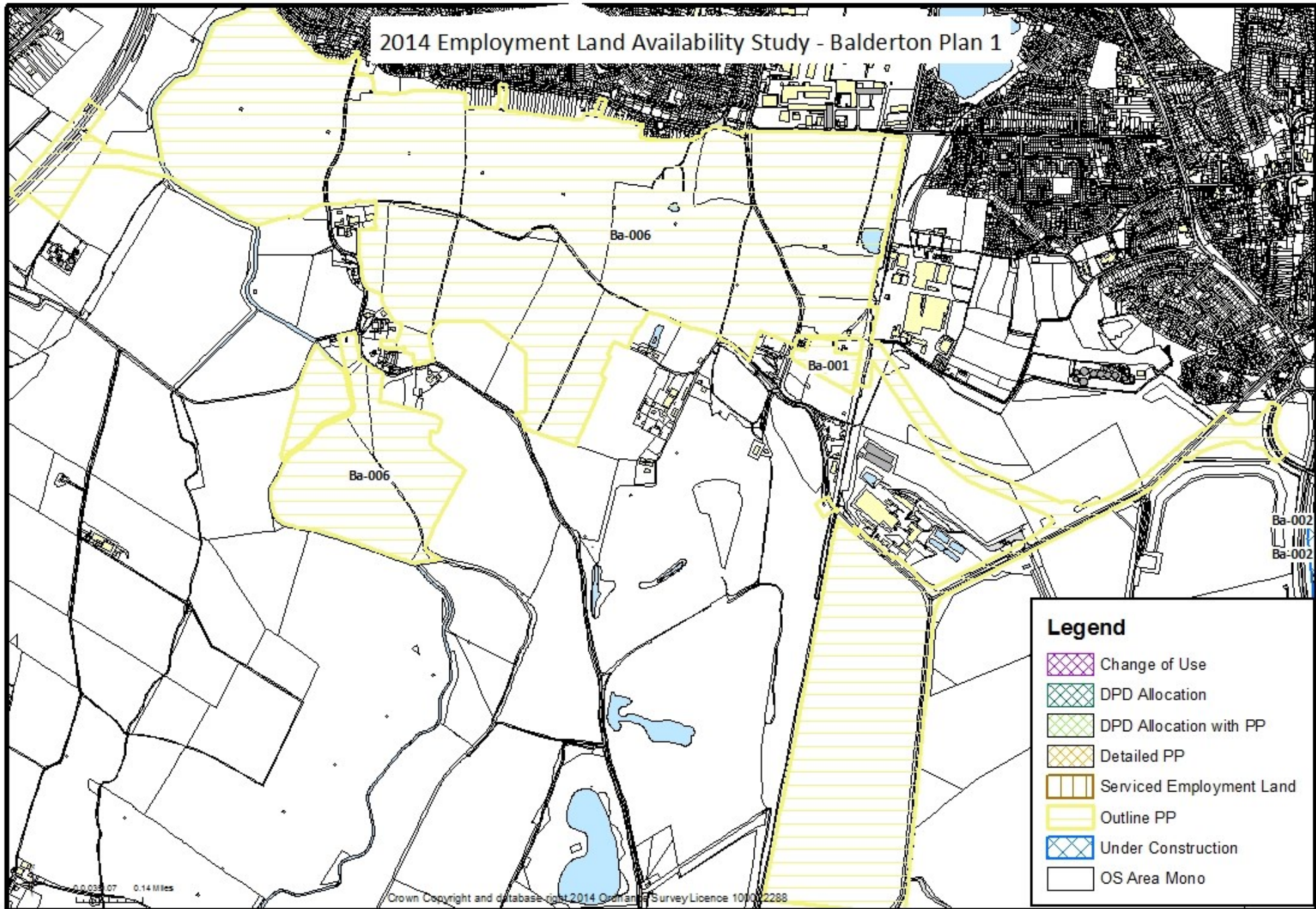


Figure 3: Table of Plans by Plan Area

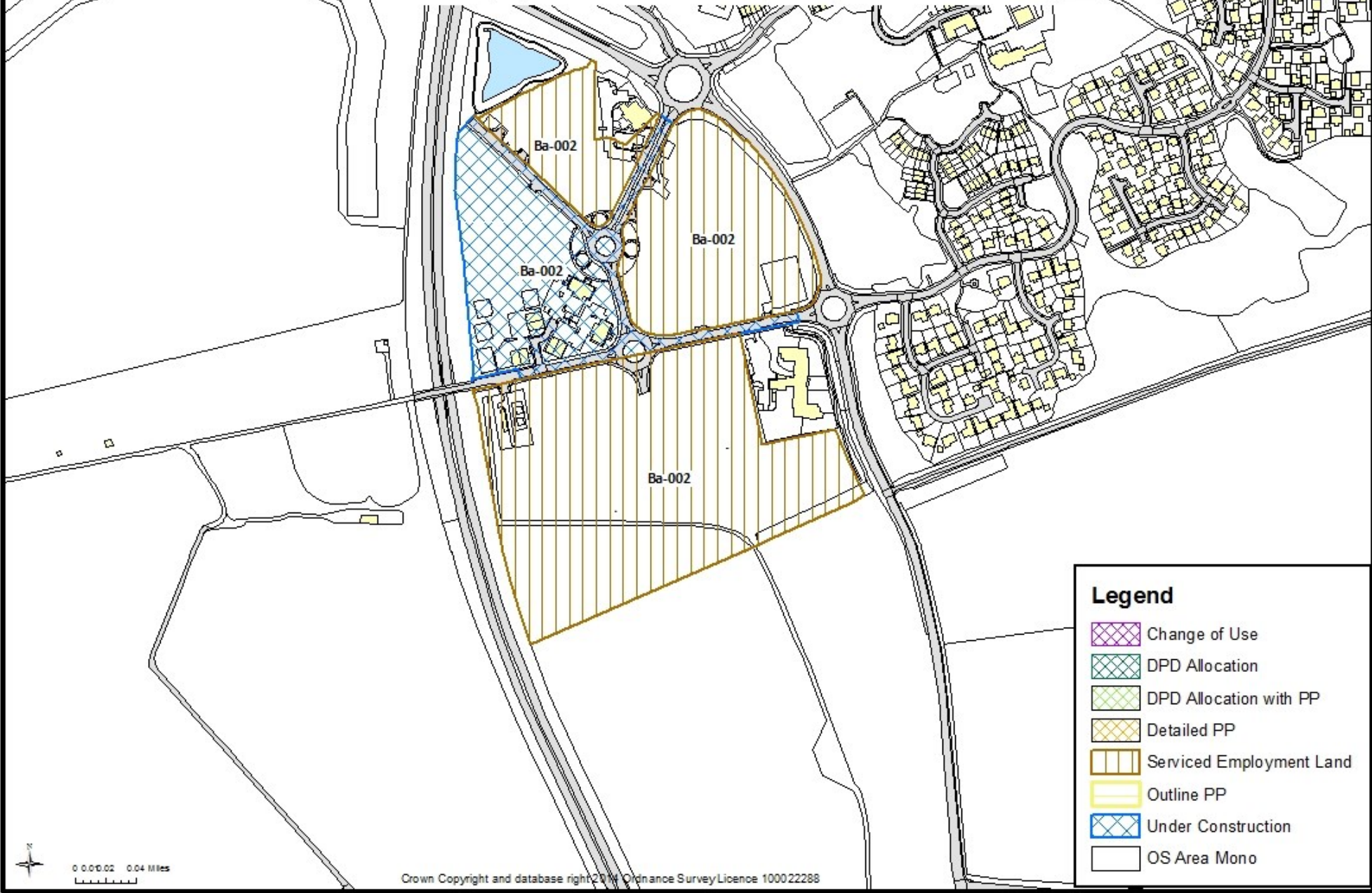
Newark and Rural South Sub Area (1)		Sherwood Area	
Balderton	Ba/002	Bilsthorpe	Bi/002
Balderton	Ba/006	Bilsthorpe	Bi/003
Newark	Ne/001	Bilsthorpe	Bi/E1
Newark	Ne/003	Boughton	Bo/002
Newark	Ne/006	Ollerton	OB/E3
Newark	Ne/009	Ollerton	OL/003
Newark	Ne/010	Southwell Area	
Newark	Ne/013		
Newark	Ne/014	Farnsfield	Fa/MU1
Newark	Ne/015	Southwell Area	
Newark	Ne/016	Farnsfield	Fa/MU1
Newark	NUA/E2	Southwell	So/03
Newark	NUA/E3	Southwell	So/004
Newark	NUA/E4	Southwell	So/E2
Newark	NUA/MU1	Southwell	So/E3
Newark	NUA/MU2	Mansfield Fringe Area	
Winthorpe	Wi/001	Blidworth	Bl/E1
Collingham Sub Area (2)		Blidworth	Bl/003
Collingham	Co/MU1	Clipstone	Cl/MU1
Rural North Sub Area (3)		Rainworth	Ra/E1
Norwell	No-001		

2014 Employment Land Availability Study - Balderton Plan 1



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2014 Employment Land Availability Study - Balderton Plan 2

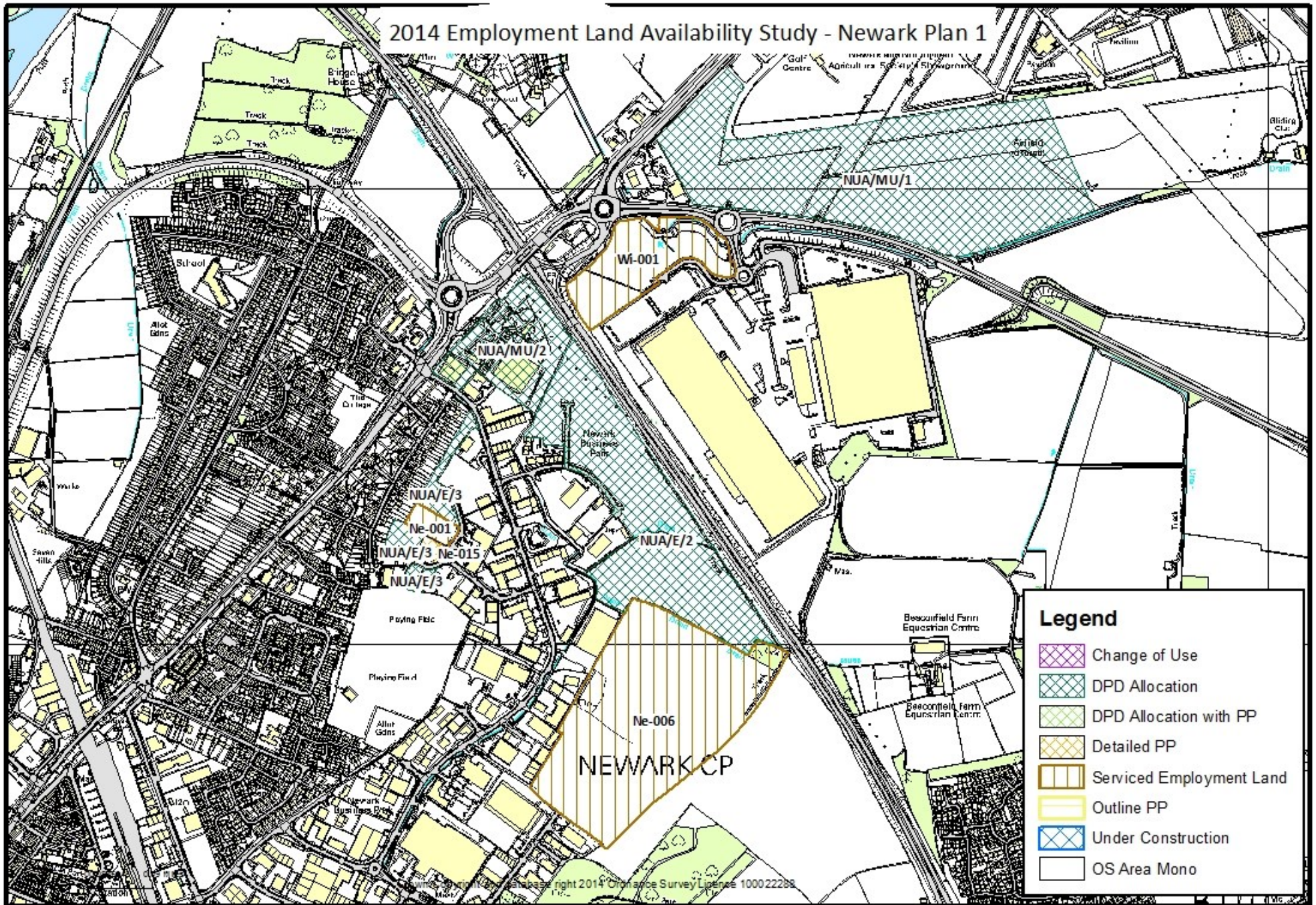


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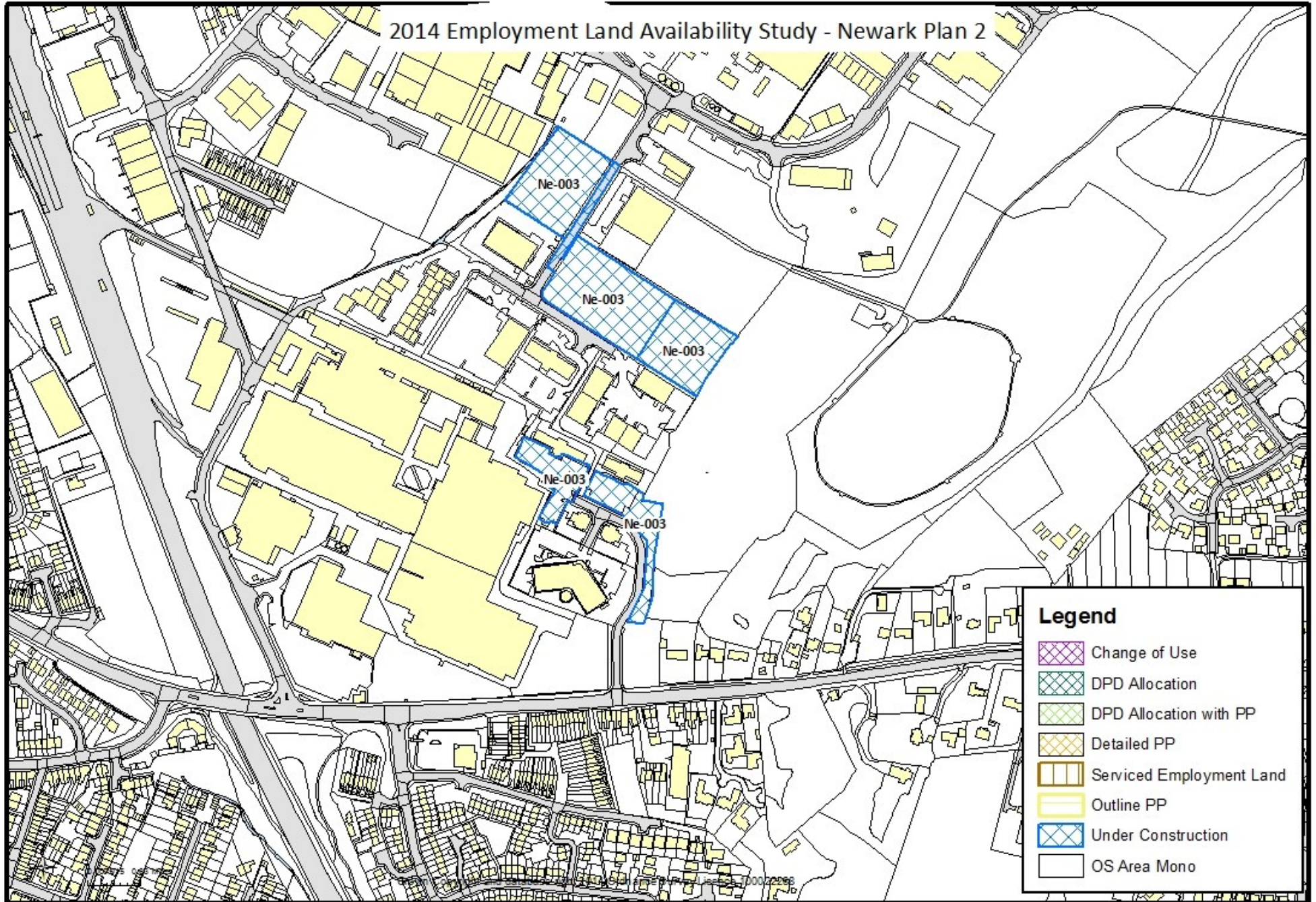
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- OS Area Mono

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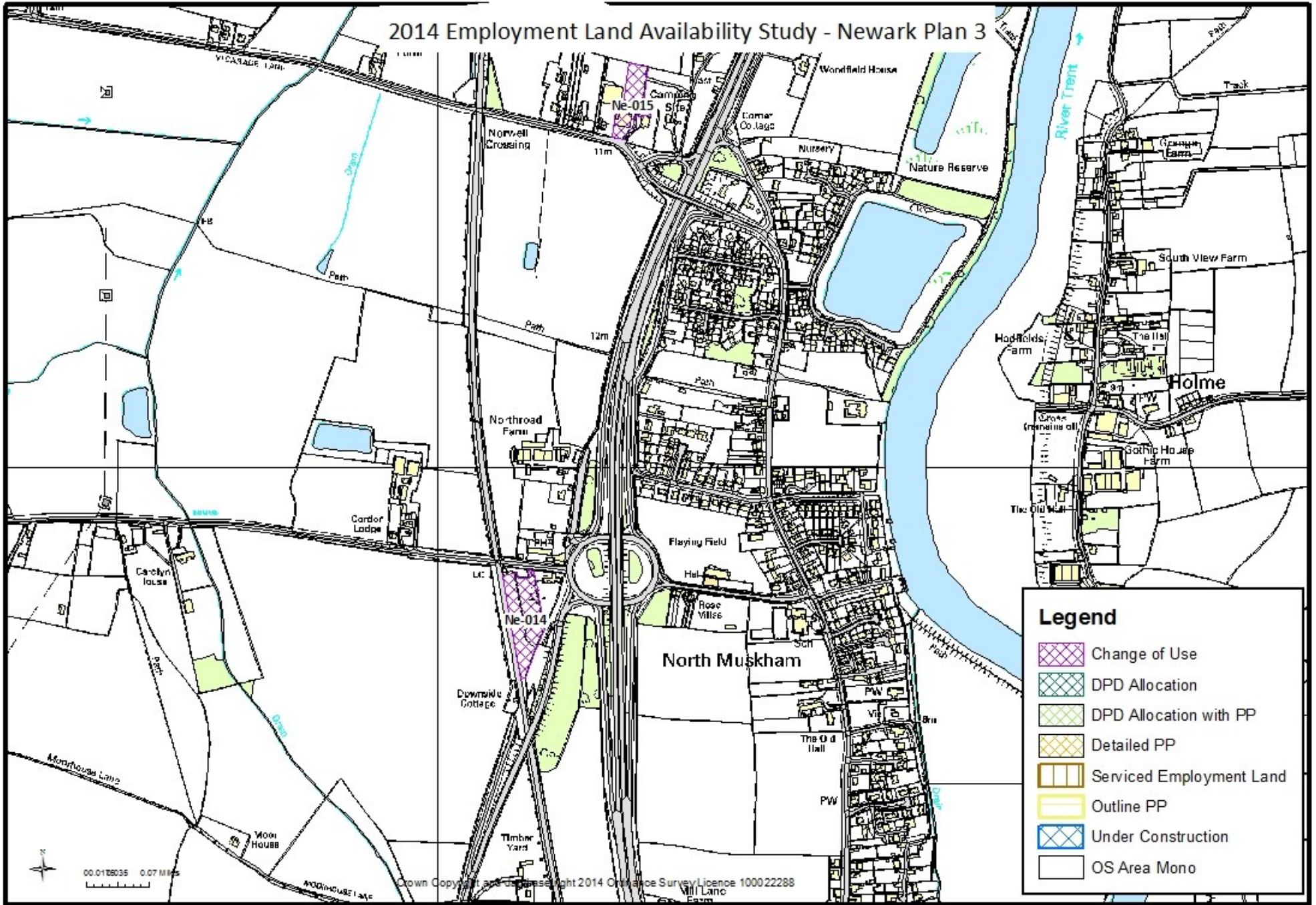
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2014 Employment Land Availability Study - Newark Plan 2



2014 Employment Land Availability Study - Newark Plan 3



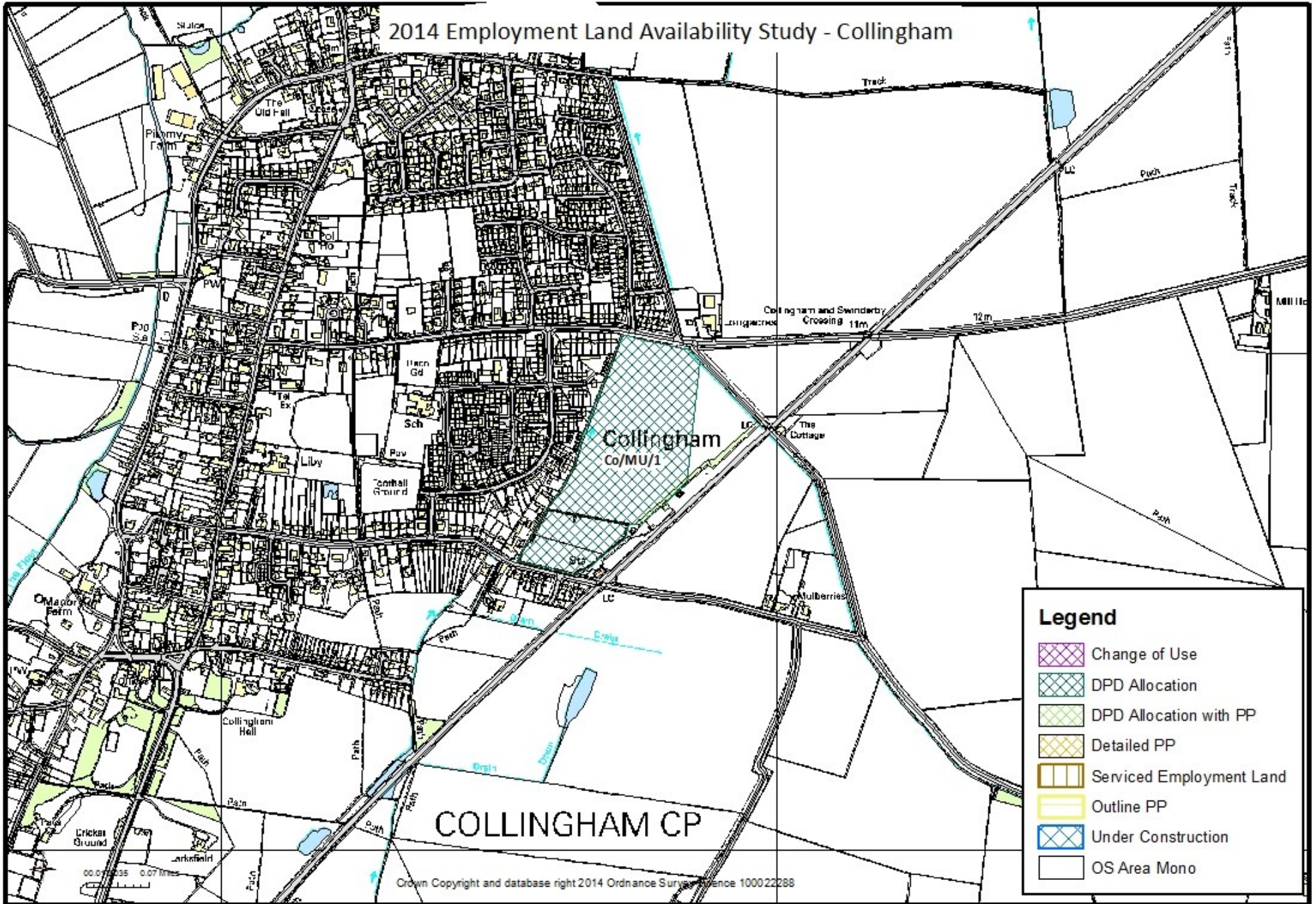
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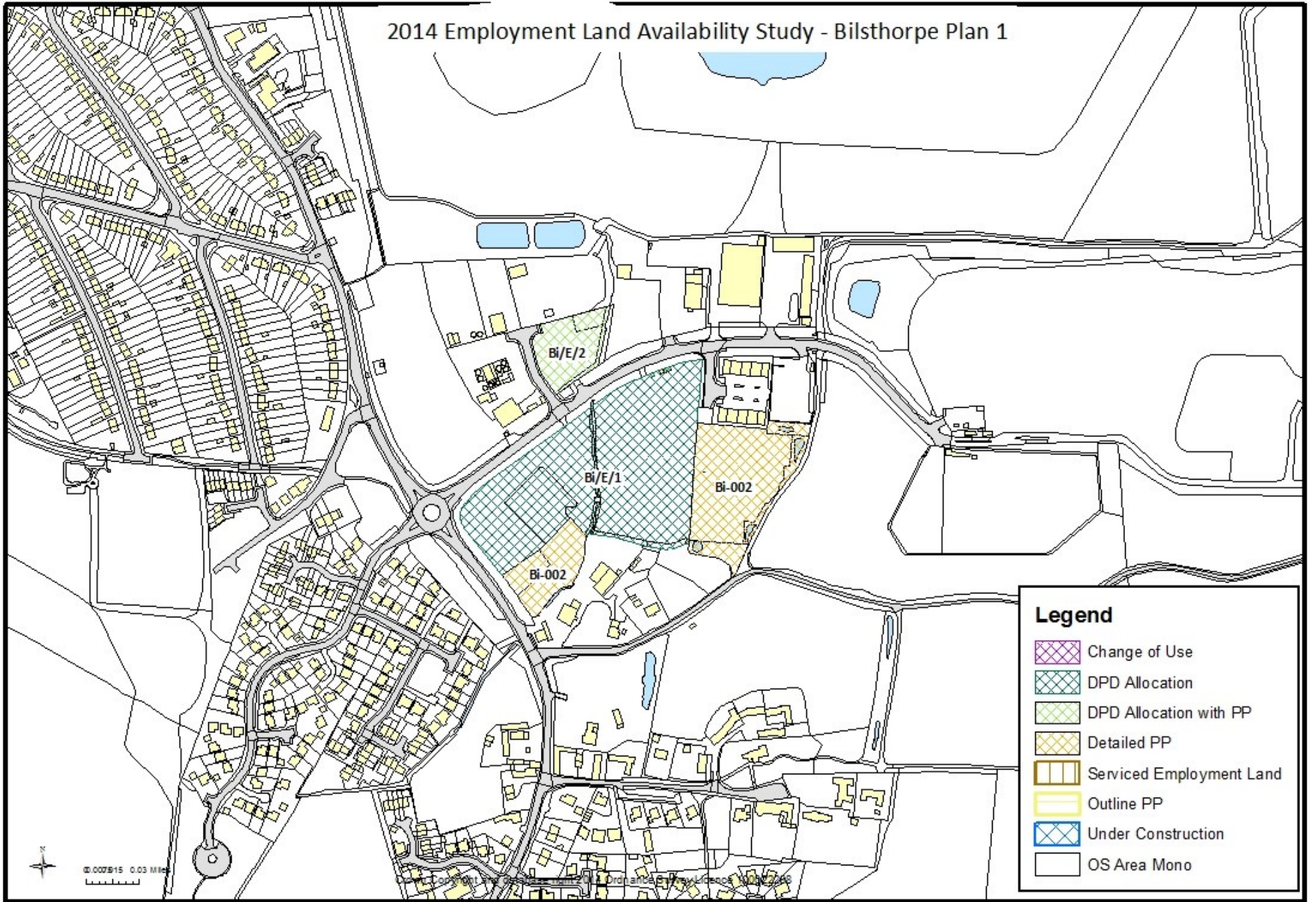
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2014 Employment Land Availability Study - Collingham



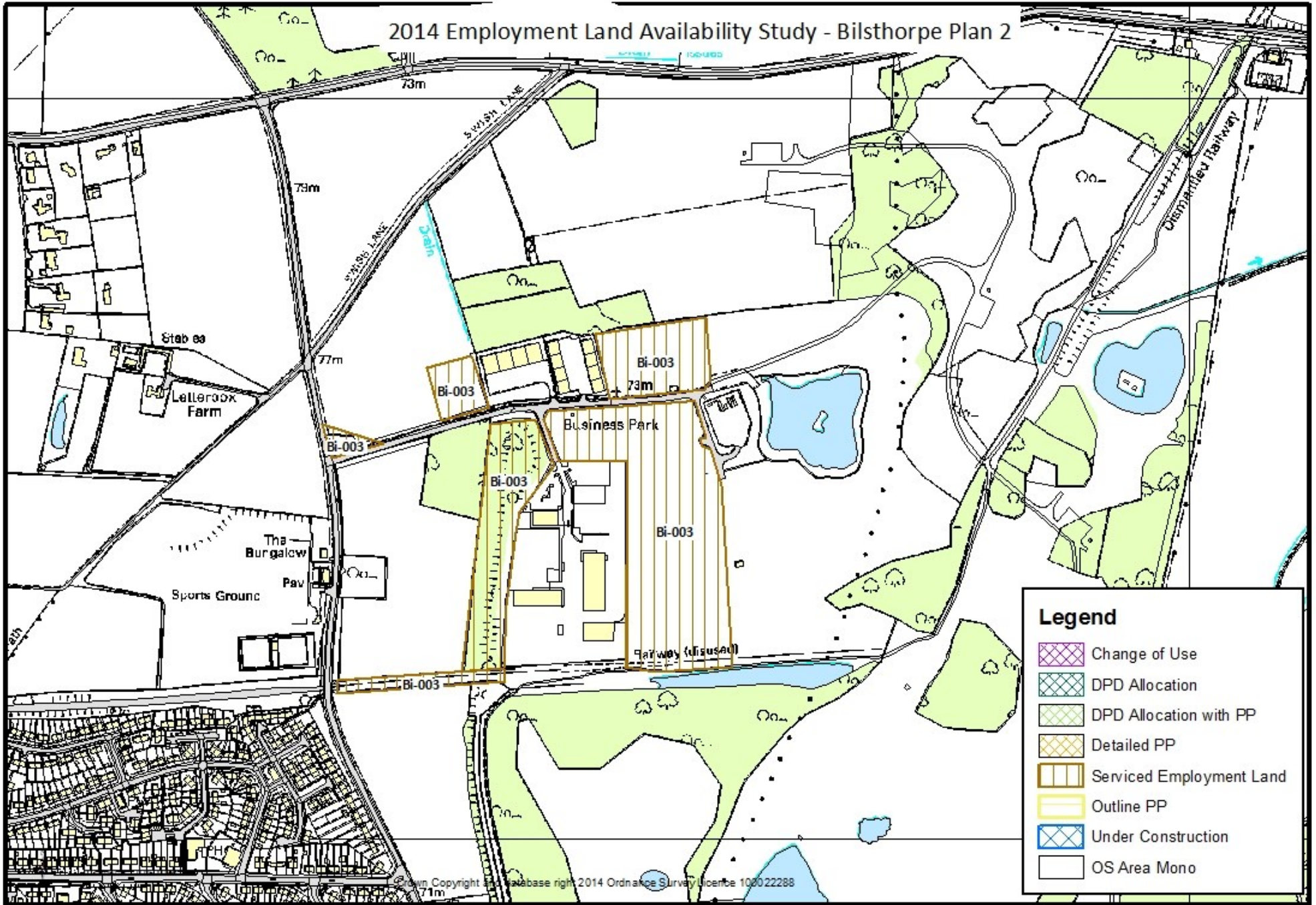
2014 Employment Land Availability Study - Bilsthorpe Plan 1



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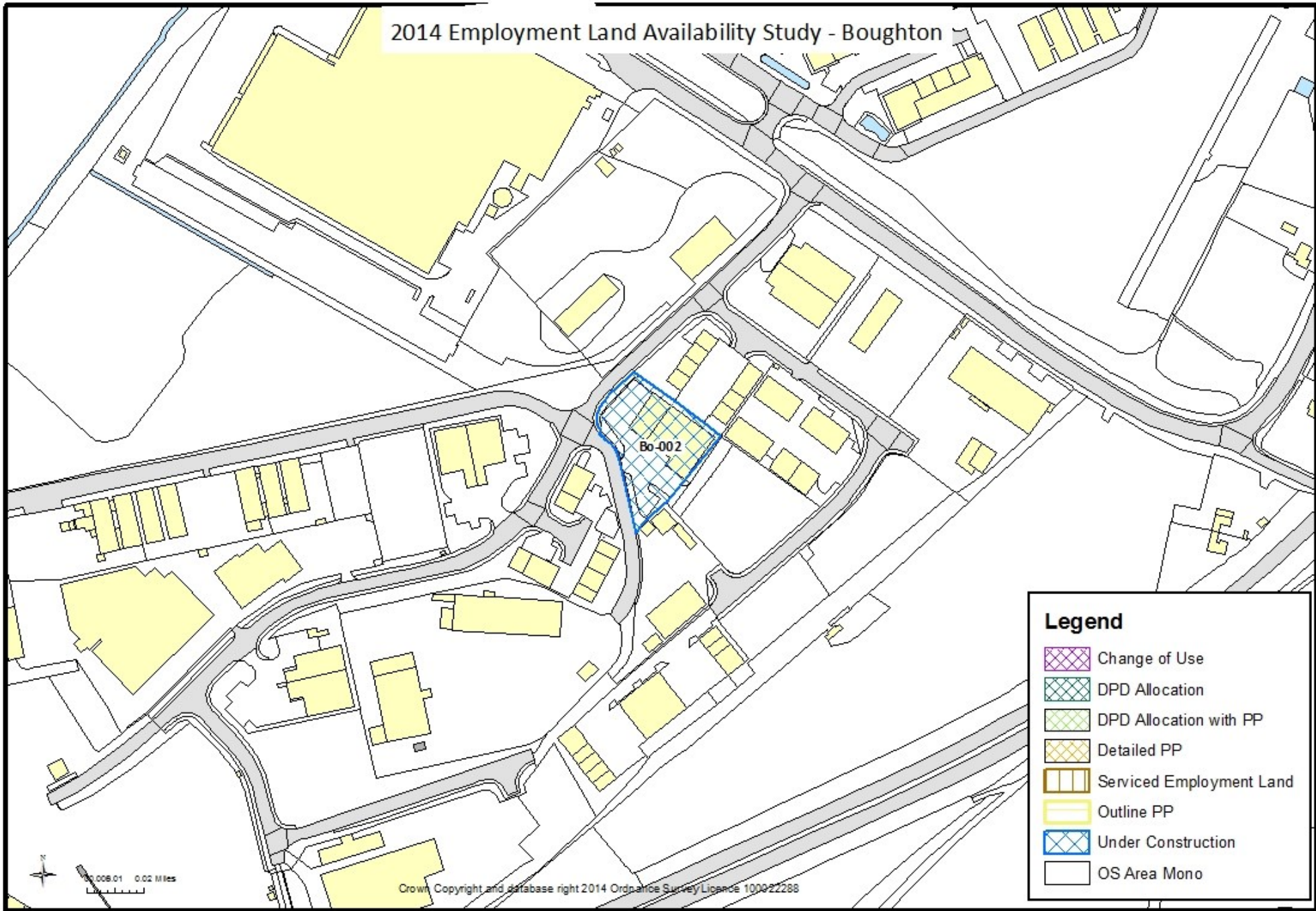
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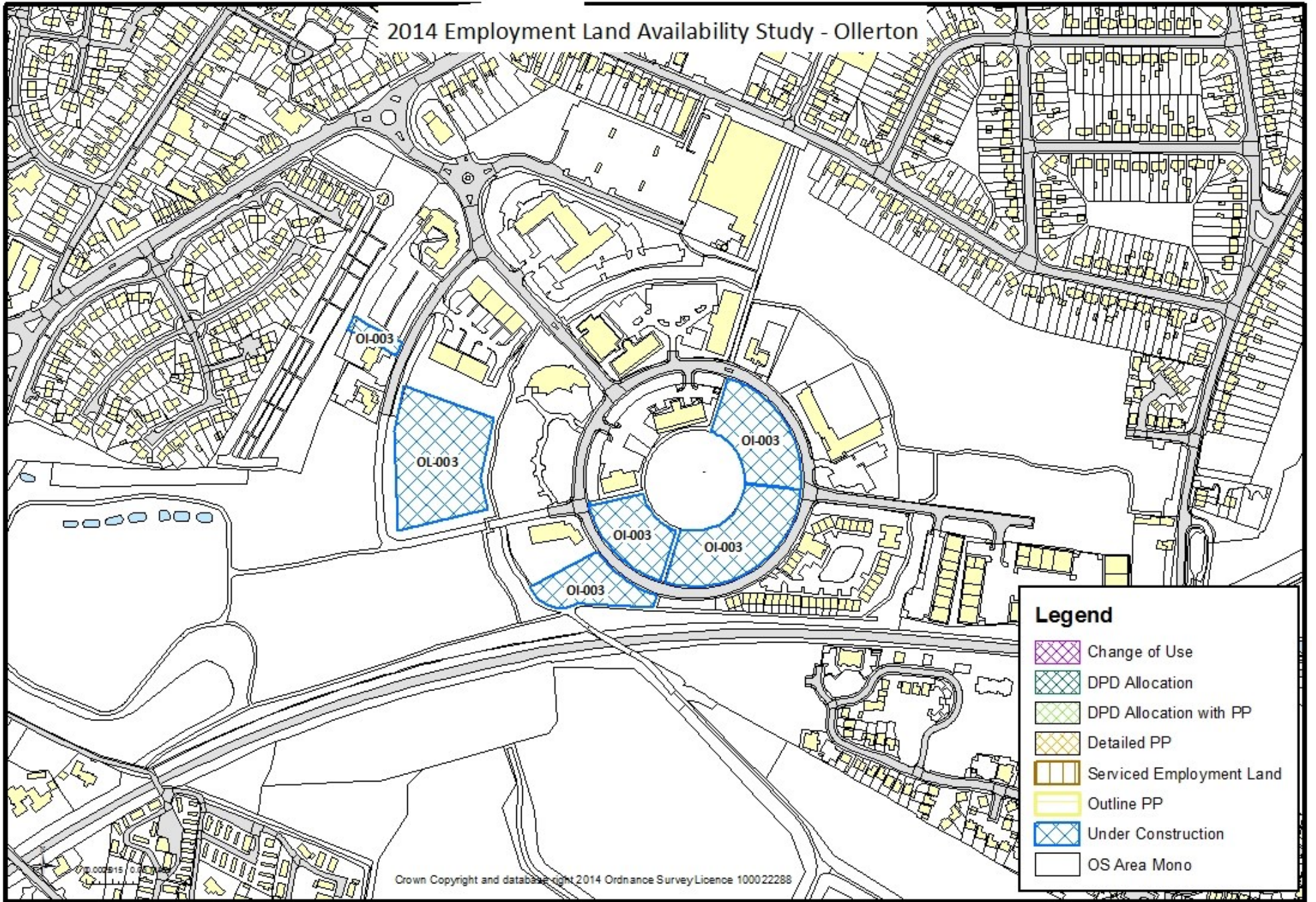
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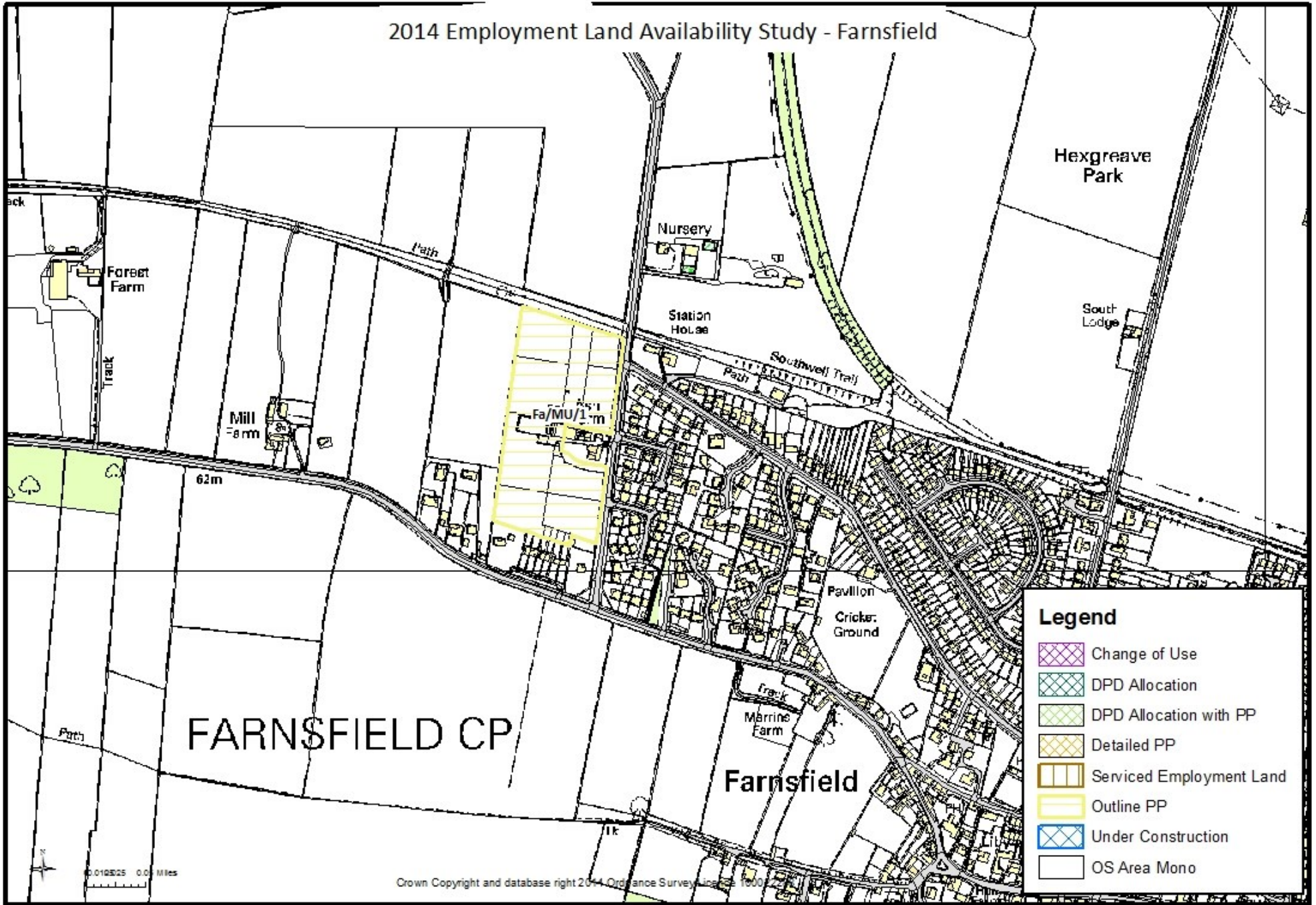
2014 Employment Land Availability Study - Boughton



2014 Employment Land Availability Study - Ollerton



2014 Employment Land Availability Study - Farnsfield

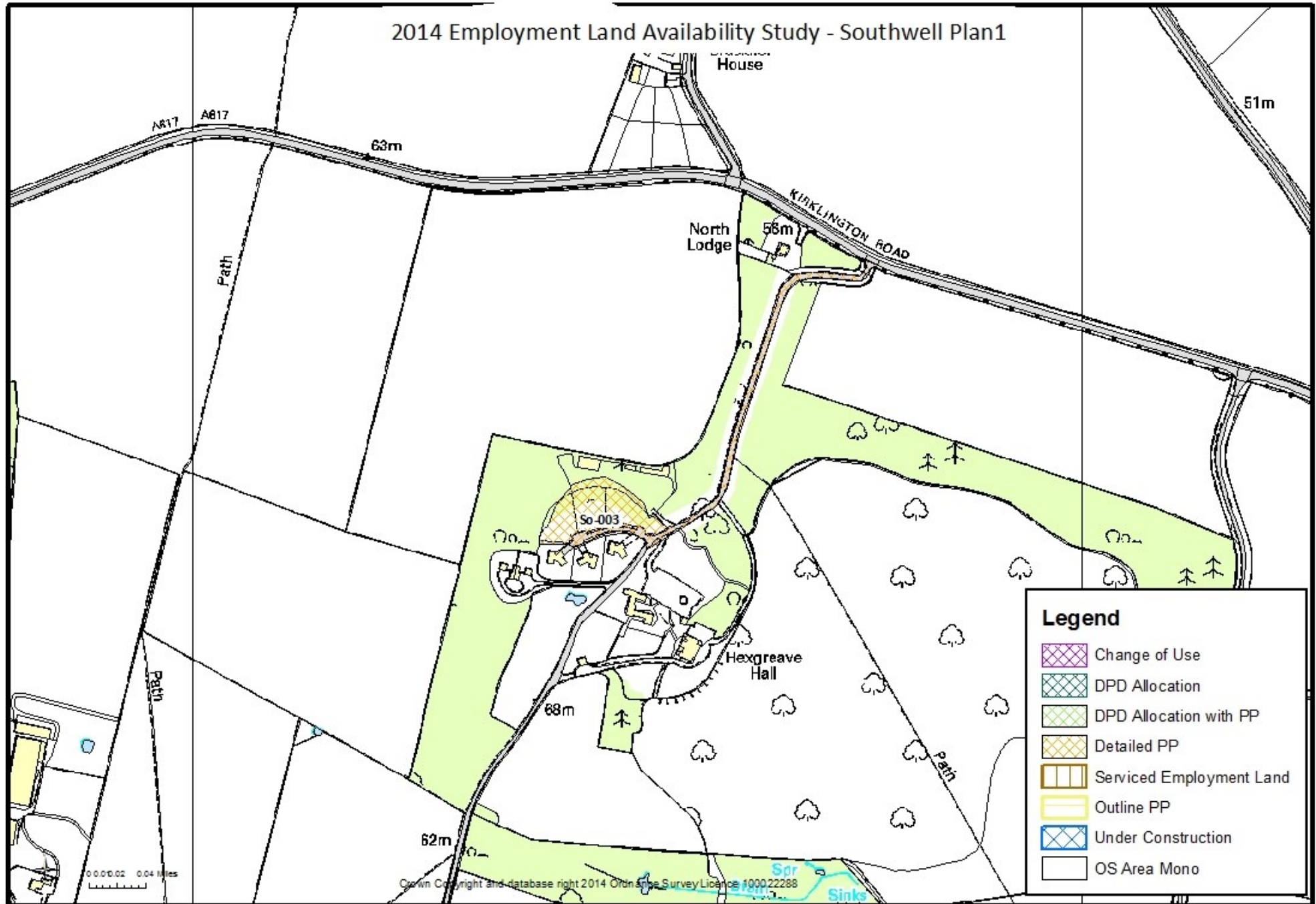


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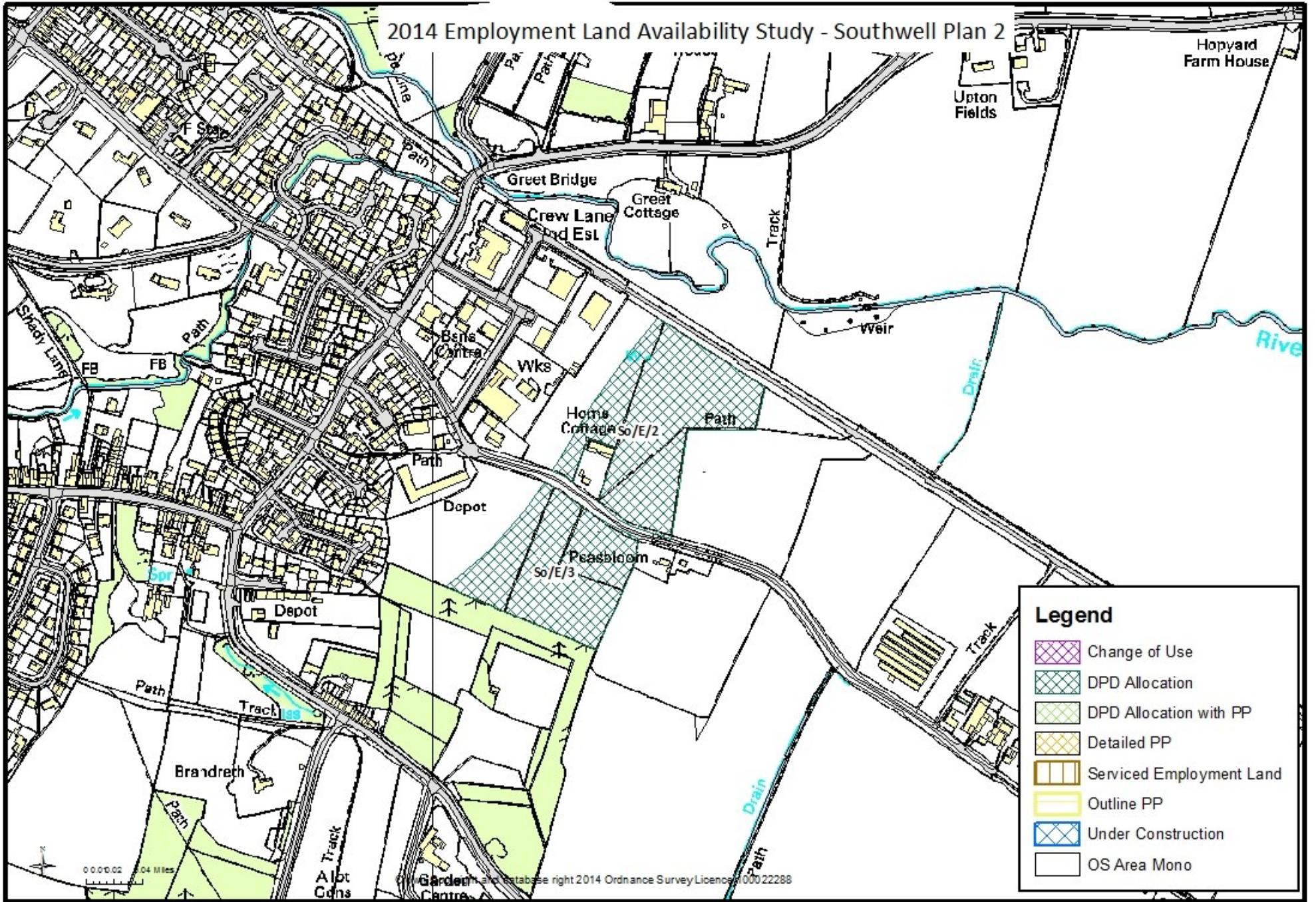
2014 Employment Land Availability Study - Southwell Plan1



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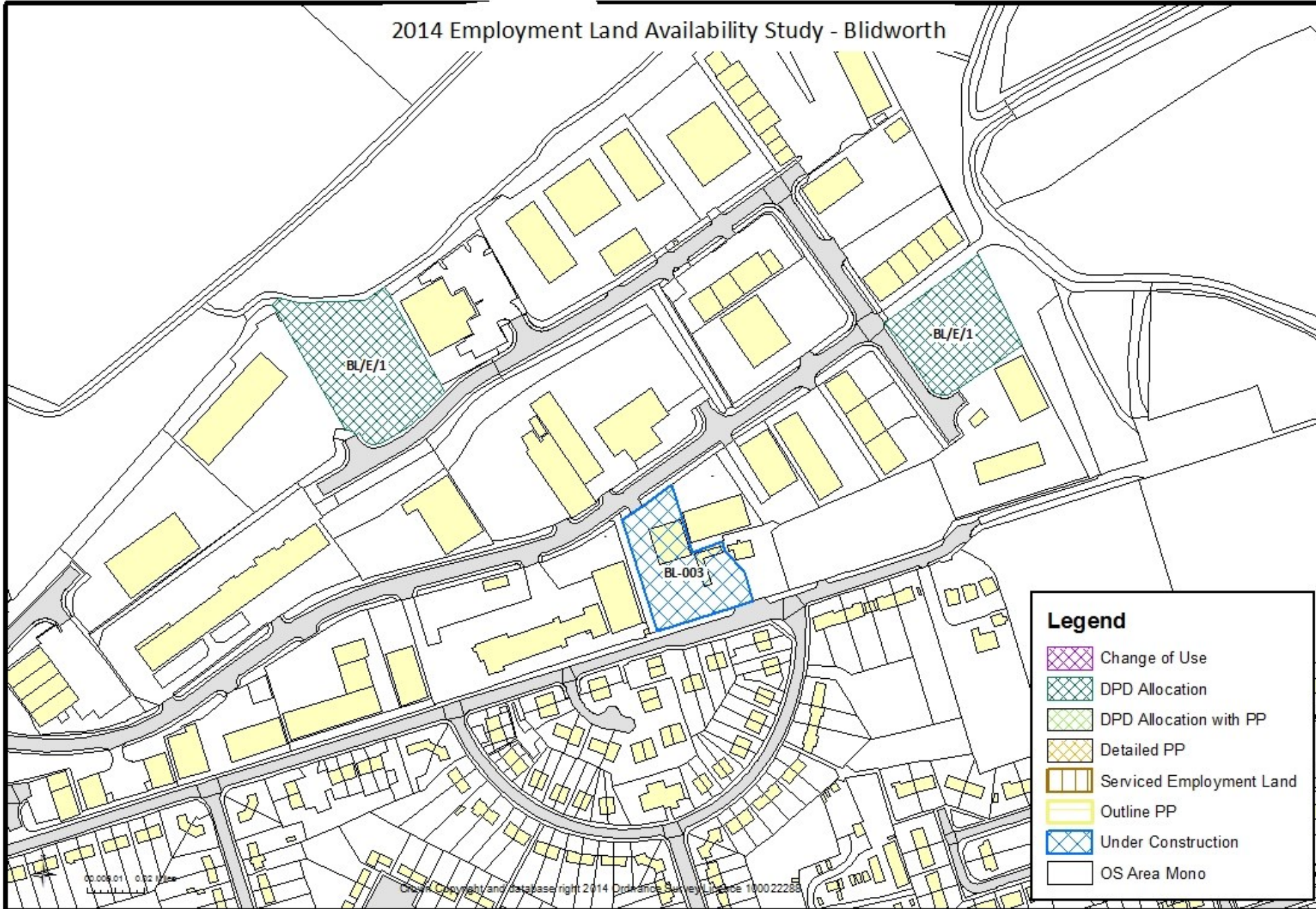
2014 Employment Land Availability Study - Southwell Plan 2



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2014 Employment Land Availability Study - Blidworth



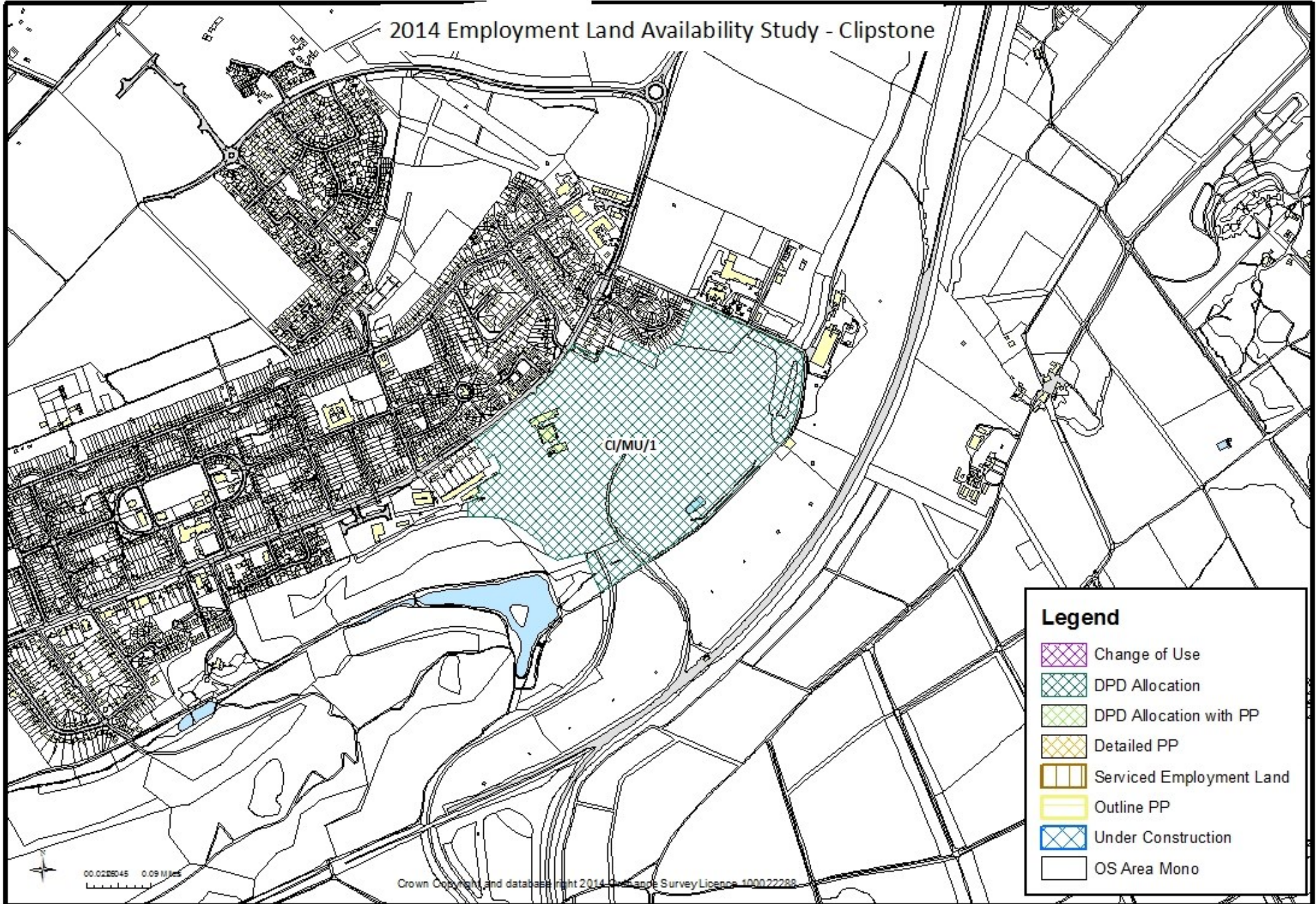
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2014 Employment Land Availability Study - Clipstone



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- Change of Use
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2014 Employment Land Availability Study - Rainworth

