

2023
Employment Land Availability Study
1st April 2022 - 31st March 2023



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Section One

Introduction

This document has been prepared by the Planning Policy and Infrastructure Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 31 of the NPPF states that ‘the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.’

Table 2 of Appendix C (p.138) of the Newark and Sherwood Local Development Framework Amended Core Strategy Development Plan Document (DPD) sets out the District’s employment land requirements for the plan period 2013 - 2033. The purpose of this report is to demonstrate the Council’s position at 31/03/2023 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 2022 - 31st March 2023 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.

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 01/04/2023

Figure 2: Employment Land Commitments Summary

Plan Area	Total Hectares
Newark and Rural South Sub - Area (1)	87.04
Rural North Sub - Area (2)	0.58
Rural North Sub - Area (3)	0.00
Southwell Area	0.27
Nottingham Fringe	1.56
Sherwood Area	8.49
Mansfield Area	0.14
Total Hectares	98.08

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 01/04/2023.

Section Two

Figure 3: Employment Land Provision at 01/04/2023. 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)					
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	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
Ha of land completed 01/04/13 - 31/03/23	18.99	0.09	7.80	3.36	0.01	16.88	1.25	48.38
Ha of land with outline permission	50.00	0.00	0.00	0.00	0.00	8.11	0.00	58.11
Ha of land with detailed planning permission	37.04	0.58	0.00	0.27	1.56	0.38	0.14	39.97
Ha of land under construction	2.03	0.46	0.00	0.00	1.56	0.00	0.00	3.59
Ha of land with no start	85.01	0.12	0.00	0.27	0.00	8.49	0.14	94.49
Ha of commitments at 01/04/2023	87.04	0.58	0.00	0.27	1.56	8.49	0.14	98.08
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 - 31/03/2023	14.55	0.45	0.00	0.95	0.05	2.29	0.00	18.29
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)	15.14	0.00	0.00	4.51	0.00	6.45	17.83	43.93
Newark Sub Area totals	133.79	0.22	7.8					
Remaining ha outside of plan period (post 2033)	9.55	0.00	0.00	2.18	0.00	0.00	3.00	14.73
Total hectares of land provided up to 2033		132.26		5.01	1.52	31.61	16.22	186.62
Amended Core Strategy Requirement		51.90		4.50	0.10	16.20	10.40	83.10
Over provision ha		80.36		0.51	1.42	15.41	5.82	103.52

*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 31/03/2023

Area	B1, B2, B8 and relevant E Use Class			Non B1, B2, B8 and relevant E Use Class			Combined totals
	Commitments at 01/04/2023	Completions between 01/04/2013 & 31/03/2023	B1, B2, B8 and E(g) totals	Commitments at 01/04/2023	Completions between 01/04/2013 & 31/03/2023	Non B1, B2, B8 and E(g) totals	
Newark and Rural South Sub Area (1)	87.04	18.99	106.03	0.00	43.89	43.89	149.92
Collingham Sub Area (2)	0.58	0.09	0.67	0.00	2.46	2.46	3.13
Rural North Sub Area (3)	0.00	7.80	7.80	0.00	3.18	3.18	10.98
Newark Area Totals	87.62	26.88	114.50	0.00	49.53	49.53	164.03
Southwell Area	0.27	3.36	3.63	0.11	1.51	1.62	5.25
Nottingham Fringe Area	1.56	0.01	1.57	0.00	0.00	0.00	1.57
Sherwood Area	8.49	16.88	25.37	4.25	15.86	20.11	45.48
Mansfield Fringe Area	0.14	1.25	1.39	0.00	0.62	0.62	2.01
Totals	98.08	48.38	146.46	4.36	67.52	71.88	218.34

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 01/04/2023 and completions between 01/04/2013 and 31/03/2023. 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 01/04/2023

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	50.00	Greenfield	Mixed use commercial estate with up to 50 Ha of B1, B2 and B8 uses
Fernwood Business Park, Balderton	06/01776/RMAM	Detailed	NB	UC	B1a	1.87	Greenfield	24 Semi detached office units 3 detached & 2, 3 storey units
A17 (Land off), Coddington	20/01425/OUTM	Outline	NB	NS	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
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
Brunel Drive (Land off), Newark	21/02408/FULM	Detailed	NB	NS	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

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)
Jessop Close (Jessops Park), Newark	22/01457/FUL	Detailed	NB	NS	E(g)(ii) / E(g)(iii) / B2 / B8	0.79	Brownfield	Construction of 9 no. industrial units and all associated external works
Northern Road (2), Newark	20/01445/FUL	Detailed	NB	NS	B2	0.08	Greenfield	Erection of 2no. Industrial units (Class B2 use)
Northern Road (Sdi Fitness (Newark) Ltd), Newark	22/01678/FUL	Detailed	CU	NS	B8	0.55	Brownfield	Change of use of existing building to B8 use and subdivision into three units with alterations and associated external works
Stodman Street (32), Newark	21/00699/FULM	Detailed	CU	UC	E(g)(i)	0.16	Brownfield	Proposed demolition of the building with retention of the Art Deco façade and replacement with a 4-Storey development comprising parking, services and mixed use (Class E) space at ground floor with apartments above.
The Wharf (Warehouse), Newark	20/02498/FUL	Detailed	CU	NS	E(c)(ii)	0.05	Brownfield	Change of use and internal and external alterations to warehouse to new business hub, co-working office space and cafe (Classes E(b) and E (c)(ii)).
Total Ha for Newark and Rural South Sub Area (1)						87.04		

Figure 6: Rural South Sub Area (2)

Address	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	Brownfield / Greenfield	Description of Proposal
Station Road (Land Adjoining Braemar Farm), Collingham	20/02366/FULM	Detailed	NB	NS	B1a (E(g)(i)) / B1c (E(g)(iii))	0.46	Greenfield	Office and workshops, a cafe/deli, a community workshop, and a gym and therapy centre, with associated car parking.
Station Road (Station Yard), Collingham	20/02143/FUL	Detailed	NB	NS	B8	0.12	Brownfield	Erection of steel portal framed building for light industrial use
Total Ha for Newark Sub Area 2						0.58		

There are no commitments for Newark Rural North Sub Area (3) in 22 -23

Figure 7: Southwell Area

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield/ Greenfield	Description of Proposal
Occupation Lane (Syndre Farm), Fiskerton	21/00581/CPRIOR	Prior approval	CU	NS	B8	0.25	Brownfield	Notification for Prior Approval change of use from agriculture (buildings and yard area) to flexible commercial use.
Oxton Road (Bankwood Farm), Thurgarton	19/00541/CPRIOR	Prior approval	CU	NS	B1	0.02	Brownfield	Notification of a Prior Approval for the proposed change of use of existing agricultural building to Use Class B1
Total Ha for Southwell Area						0.27		

Figure 8: Nottingham Fringe Area

Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Site Area (Ha)	Brownfield / Greenfield	Description of Proposal
Oxton Road (Crifftin Enterprise Centre), Epperstone	21/02008/FULM	Detailed	CU	UC	B8 or E	1.56	Brownfield	Change of use of former agricultural buildings to Use Class B8 and/or Class E
Total Ha for Nottingham Fringe Area						1.56		

Figure 9: 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	NS	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 10: Mansfield Fringe

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

Figure 11: Existing employment land with planning permission for an increase in floorspace (at 01/04/2023)

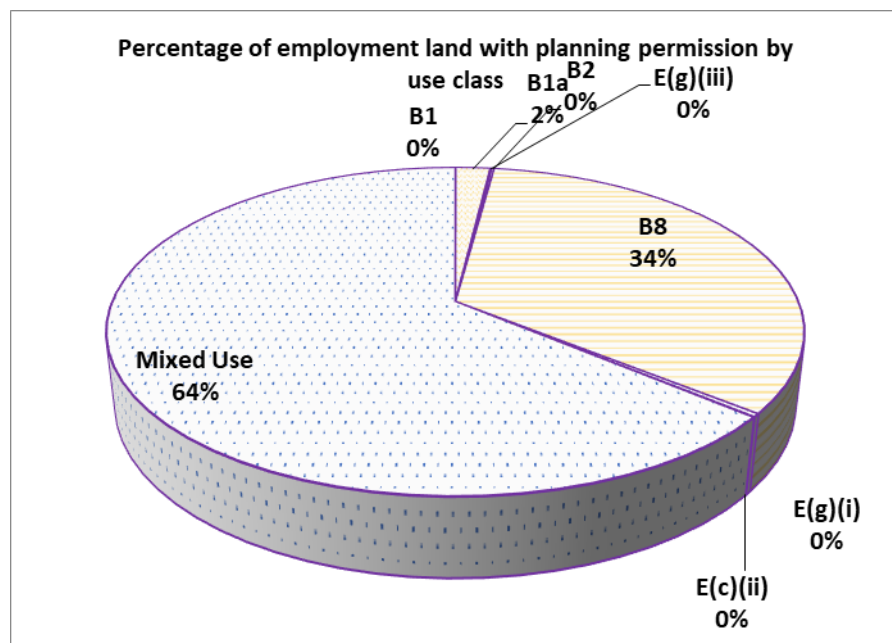
Plan Area	Address	Planning Reference	Application Type	New Build/ Change of Use	Status	Land Use	Increase in floorspace (Sqm)	PDL/ Greenfield	Description of Proposal
New 1	Hawton Lane (R/O Tarmac), Balderton	21/01559/FUL	Detailed	NB	NS	B2	547.00	PDL	Erection of 1 new industrial unit (resubmission)
New 1	Great North Road (Rototec Sylvan Way), Fernwood	21/01904/FUL	Detailed	NB	NS	B8	119.00	PDL	Erection of a storage building
New 1	Brunel Drive (DCR Electrical Ltd Unit 2, Brunel Court), Newark	21/01531/FUL	Detailed	NB	NS	B8	1,111.40	PDL	Demolition of existing electrical contractors facilities and erection of new storage space to connect to existing Cooks House warehouse.
New 1	Great North Road (British Sugar Corporation), Newark	17/00587/FUL	Detailed	NB	UC	B8	180	PDL	Install a sand separation plant and construction of an additional soil storage shed.
New 1	Long Hollow Way (DSG International, Building 2), Winthorpe	20/00310/FUL	Detailed	NB	NS	B8	504	PDL	Steel framed extension to existing compactor warehouse
Total Sqm for Newark and Rural South Sub Area (1)							2461.40		
New 3	Great North Road (The Dovecote), Carlton-on Trent	19/01078/FUL	Detailed	NB	UC	B2	288.00	PDL	New store, office and showroom
New 3	Old Great North Road (Spikommat), Sutton-on-Trent	21/01418/FUL	Detailed	NB	NS	B8	135.60	PDL	Proposed extensions to existing commercial premises
Total Sqm for Newark Sub Area (3)							423.6		

Southwell	Crew Lane (UCD), Southwell	19/02263/FULM	Detailed	NB/CU	UC	B1,B2,B8	1531.00	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	251.00	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
Southwell	Halam Road (Norwood Park, Norwood Park Farm), Southwell	20/02472/FUL	Detailed	NB	NS	B2	140.00	Greenfield	Change of use of land to site a retort to support existing firewood business
Total Sqm for Southwell Area							1922.00		
Sherwood	Brackner Lane (Brystewood Architectural Joinery)	19/00639/FUL	Detailed	NB	UC	B2	805.00	PDL	Proposed extension of an existing factory building
Total Ha for Sherwood Area							805.00		
Mansfield Fringe	Burma Road (Land at Hazel Court), Blidworth	18/00915/FUL	Detailed	NB	UC	B2	113.00	PDL	Construct Storage Unit
Mansfield Fringe	Joseph Court (Unit 1)	21/02149/FUL	Detailed	NB	NS	B1a	136.20	PDL	Proposed new business/office unit
Mansfield Fringe	Leach Way (Mb Service Centre)	21/00172/FUL	Detailed	NB	UC	B1c	120.00	PDL	Extension to side of existing unit
Total Sqm for Mansfield Fringe							369.20		
Total Sqm of Increased Area							5981.20		

Figure 12: Existing employment land with planning permission for redevelopment (at 01/04/2023)

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	Cliff Nook Lane (McConnells Electrical Company Ltd), Newark	20/00532/FUL	Detailed	NB	NS	B1c	0.29	PDL	Proposed Replacement Commercial Building
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							2.61		
Mansfield Fringe	Burma Road (Andenor Ltd, Crown Structural Building), Blidworth	20/00838/FUL	Detailed	NB	UC	B1a	0.35	PDL	Remove the existing dilapidated single storey office unit and replace with a new two storey office
Total Ha for Mansfield Fringe							0.35		
Total Ha of Redeveloped Area							2.96		

Figure 13 Percentage of employment land with planning permission by use class at 01/04/2023



Mixed Use is a combination of B1,B2, B8 , E(g)(i), E(g)(iii)or E(c)(ii) Uses

Figure 14: 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 Eakring Road	465227/361437	2.08	B2 and B8
Total Ha of Available Employment Land in a Designated Employment Area				14.25	

Figure 15: Non B1, B2 and B8 commitments at 01/04/2023

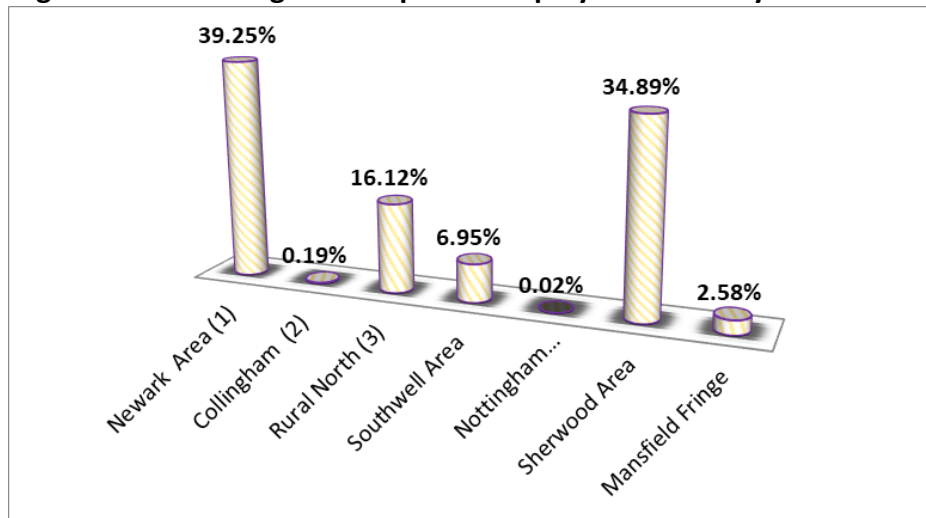
Plan Area	Address	Planning Reference	Application Type	New Build / Change of Use	Status	Land Use	Site Area (Ha)	PDL / Greenfield	Description of Proposal
Southwell	Newark Road (St, Nicholas' Church), Hockerton	18/01902/FUL	Detailed	CU	UC	D2	0.11	PDL	Change of use to a glass blowing studio, with internal alterations
Total Ha: Southwell Area							0.11		
Sherwood	Eakring Road (Land at Bilsthorpe Business Park), Bilsthorpe	13/01767/CMW	Detailed	NB	UC	SG	4.25	Greenfield	Proposed development of the Bilsthorpe Energy Centre (BEC) to manage unprocessed and pre-treated waste materials through the construction and operation of a Plasma Gasification Facility, Materials Recovery facility and Energy Generation Infrastructure together with supporting infrastructure
Total Ha : Sherwood							4.25		
Total Ha : Non B1,B2 and B8 Commitments							4.36		

Section Three

Figure 16: Summary of completions of employment land by Plan Area from 01/04/2013 to 31/03/2023

Hectares (Ha) of Land Completed	Newark & Rural South Sub Area (1)	Collingham Sub Area (2)	Rural North Sub Area (3)	Southwell Area	Nottingham Fringe Area	Sherwood Area	Mansfield Fringe Area	Total for District
Ratification: employment generating uses beyond the District Council's definition of employment prior to 31st March 2021*	3.19	0.00	0.00	0.00	0.00	0.00	0.00	3.19
01/04/13 - 31/03/14	0.01	0.00	5.25	0.77	0.00	0.30	0.10	6.43
01/04/14 - 31/03/15	1.76	0.01	0.19	0.47	0.00	1.77	0.00	4.20
01/04/15 - 31/03/16	0.40	0.00	0.00	0.40	0.00	2.00	0.30	3.10
01/04/16 - 31/03/17	1.73	0.00	0.90	0.03	0.01	4.08	0.33	7.08
01/04/17 - 31/03/18	0.35	0.08	0.00	0.84	0.00	1.84	0.08	3.19
01/04/18 - 31/03/19	5.10	0.00	0.00	0.12	0.00	2.33	0.30	7.85
01/04/19 - 31/03/20	0.49	0.00	0.00	0.22	0.00	1.53	0.00	2.24
01/04/20 - 31/03/21	0.87	0.00	1.14	0.51	0.00	1.43	0.00	3.95
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
Ha of land completed 01/04/13 - 31/03/23	18.99	0.09	7.80	3.36	0.01	16.88	1.25	48.38

Figure 17: Percentage of completed employment land by Plan Area



Figures 16 and 17 show the completion of B1,B2, B8 and relevant E employment land in hectares by plan area for the periods 01/04/2013 to 31/03/2023

Figure 18: Completions of employment land by Plan Area between 01/04/2022 and 31/03/2023

Plan Area	Address	Planning Reference	New Build / Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description
Newark 1	Pelham Street (20), Newark	19/01887/FUL	CU	B1	0.02	PDL	Change of use and extension of outbuilding to form office
Total Ha completed in the Newark and Rural South Sub Area 1					0.02		
Newark 3	Carlton Lane (The Rhymes), Sutton on Trent	22/01685/FUL	CU	E(g)(iii)	0.32	PDL	Change of use of private garage for business use, including food preparation area for food to be consumed off site (retrospective)
Total Ha completed in the Newark and Rural North Sub Area 3					0.32		
Sherwood	Mill Lane (Land off), Edwinstowe	22/02432/LDCE	CU	B8	0.11	PDL	Certificate of Lawfulness to continue the existing use of the building and surrounding land to store building materials for projects
Total Ha completed in the Sherwood Area					0.11		
Mansfield Fringe	Mansfield Road (Land To The Rear	22/02340/FUL	CU	B8	0.14	PDL	Change of use of land for scaffold business and
Total Ha completed in the Mansfield Fringe Area					0.14		
Total Ha of completed employment land between 01/04/2022 and 31/03/2023					0.59		

Figure 19

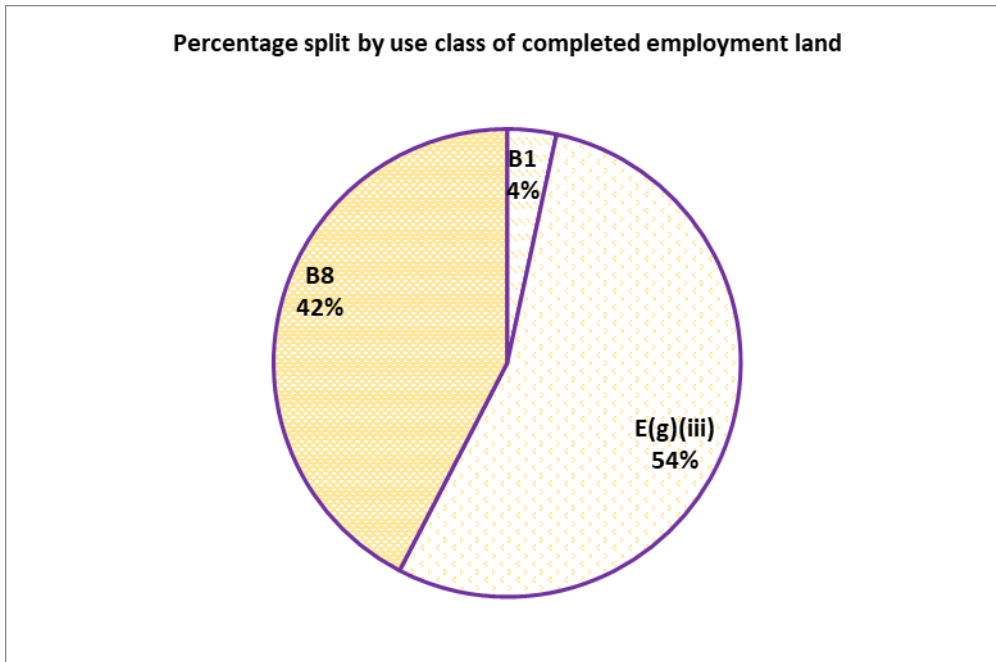


Figure 19 shows the percentage split by use class of employment land completed between 01/04/2022 and 31/03/2023 (Mixed use includes a combination of B1, B2, B8 and relevant E class uses)

Figure 20 shows the percentage split of completed employment land by area 2022—2023

Figure 20

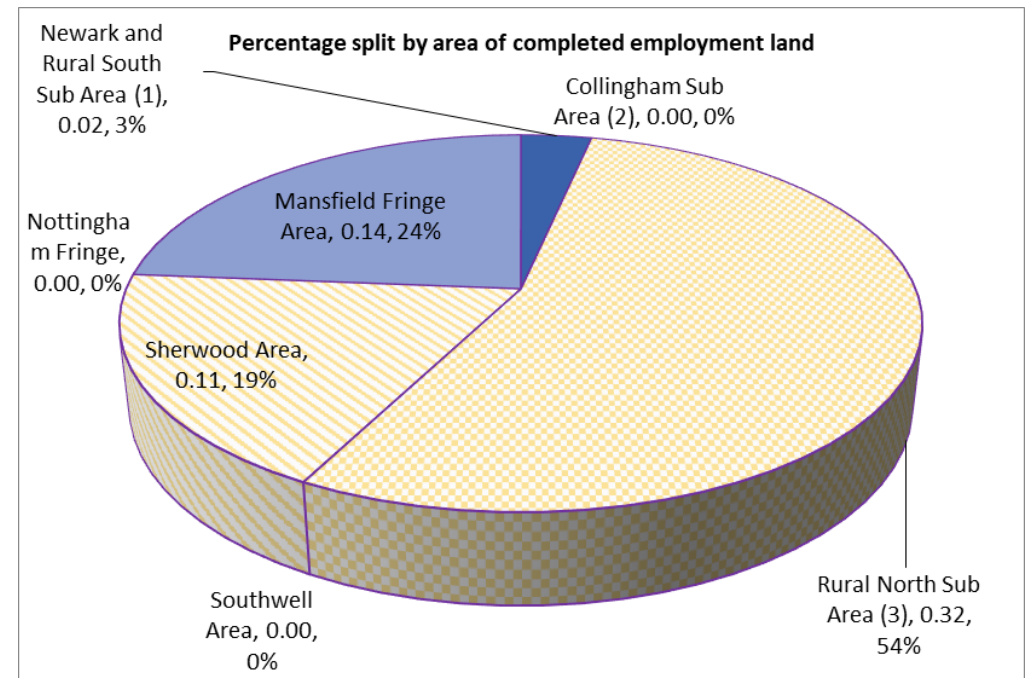


Figure 21: Completions of non B1, B2, B8 and E(g) use land between 01/04/2022 and 31/03/2023

Plan Area	Address	Planning Reference	New Build/ Change of Use	Land Use	Site Area (Ha)	PDL / Greenfield	Proposal Description	Year Loss Of Employment Land Recorded (if relevant)
Newark 1	Main Street (24), Balderton	22/01672/FUL	CU	SG / E	0.03	PDL	Change of use from greengrocers to a beauty salon, with alterations and replacement of windows doors and works to frontage including proposed cycle parking	Na
Total Hectares of Non B Use Completions					0.03			

Section Four

Figure 22: Loss of employment land between 01/04/2022 and 31/03/2023

Plan Area	Address	Grid Reference	Planning Reference	Application Type	New Build/ Change of Use	New Land Use	Site Area (Ha)
New 1	Church Walk (FR Europe, Church House, 3), Newark	479974/353895	21/02257/FUL	Detailed	CU	C3	0.01
Total Loss of Ha of Employment Land between 01/04/2022 and 31/03/2023							0.01

Section Five

Status of Employment Allocations

The Amended Core Strategy DPD was adopted by the Authority in March 2019, and the ELAS 2022 - 2023 uses the employment figures from this document. The Publication Allocations & Development Management DPD was adopted in July 2013 and work is currently under way to update this document as part of the Local Plan Review.

Figure 23 below shows the status of Sites allocated for employment use in the Adopted Core Strategy and Figure 24 on the following page shows the status of employment sites in the Allocations and Development Management DPD at 01/04/2023.

Figure 23: 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 31/03/2023	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
Total Ha of employment land allocated in the Core Strategy				73.11		15.00

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

Figure 24: Status of sites in the adopted Allocations & Development Management DPD at 01/04/2023

Allocation 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
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	Partially developed	0.88
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	4.44
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		15.79
Co/MU/1	Mixed Use	Swinderby Road & Station Road Collingham	B1a (E(g)(i)) / B1c (E(g)(iii))	0.75	Planning permission granted	0.00
Sub - total for Collingham Sub Area (2)				0.75		0.00
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	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
Cl/MU/1	Mixed Use	Former Clipstone Colliery Clipstone	B1,B2 & B8	12.00	Available	12.00
Bl/E/1	Employment	Blidworth Industrial Park Blidworth	B1,B2 & B8	0.33	Available	0.33
Sub - total for Mansfield Fringe Area				17.83		17.83
Total Ha of employment land allocated in the Adopted Allocations & De-				58.20		44.58

Section Six

Illustrative trajectories for the remainder of the Plan Period 2023 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 25: Newark Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 to 2033	Remaining Ha outside of plan period
NUA/E/2 (Employment)	Allocations & Development Management DPD	Stephenson Way, Newark	6.20	6.20	0.00	0.00
NUA/E/3 (Employment)	Allocations & Development Management DPD	Land off Telford Drive, Newark	0.88	0.88	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	4.44	4.44	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	37.04	37.04	0.00	0.00
10/01586/OUTM	Extant Permission	Land South of Newark	50.00	14.00	28.00	8.00
07/01081OUTM, 08/00235/OUTM	Available employment land in a designated employment area	Land north and south of Cross Lane, Fernwood (7.77ha) and South Airfield Farm, Winthorpe (4.40ha)	12.17	12.17	0.00	0.00
Total ha for Newark Area			129.35	89.80	30.00	9.55

Figure 26: Collingham Sub Area

Reference	Type	Address	Total Hec-tares	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 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	0.58	0.58	0.00	0.00
Total ha for Collingham Sub Area			0.58	0.58	0.00	0.00

Figure 27: Southwell Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 to 2033	Remaining Ha outside of plan period
So/E/2	Allocations & Development Management	East of Crew Lane, Southwell	2.33	1.43	0.90	0.00
So/E/3	Allocations & Development Management	South of Crew Lane, Southwell	2.18	0.00	0.00	2.18
Various	Extant permissions	Southwell Plan Area	0.27	0.27	0.00	0.00
Total ha for Southwell Area			4.78	1.70	0.90	2.18

Figure 28: Nottingham Fringe

Reference	Type	Address	Total Hectares	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 to 2033	Remaining Ha outside of plan period
21/02008/FULM	Extant permission	Oxton Road (Crifftin Enterprise Centre), Epperstone	1.56	1.56	0.00	0.00
Total ha for Nottingham Fringe Area			1.56	1.56	0.00	0.00

Figure 29: Sherwood Area

Reference	Type	Address	Total Hectares	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 to 2033	Remaining Ha outside of plan period
OB/E/3	Allocations & Development Management DPD	South of Boughton Industrial Estate Boughton	3.78	3.35	0.43	0.00
Bi/E/1	Allocations & Development Management DPD	Southern side of Brailwood Road, Bilsthorpe	2.67	1.90	0.77	0.00
ShAP4	Core Strategy Allocation	Former Thoresby Colliery, Ollerton Road, Edwinstowe	8.11	5.00	3.11	0.00
Various	Extant permissions	Sherwood Plan Area	0.38	0.38	0.00	0.00
02/01392Out m	Available employment land in a designated employment area	Bilsthorpe Colliery, Bilsthorpe	2.08	1.38	0.70	0.00
Total ha for Sherwood Area			17.02	12.01	5.01	0.00

Figure 30: Mansfield Fringe

Reference	Type	Address	Total Hectares	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 to 2033	Remaining Ha outside of plan period
Ra/E/1	Allocations & Development Management DPD	West of Colliery Lane, Rainworth	5.50	3.83	1.67	0.00
Cl/MU/1	Allocations & Development Management DPD	Former Clipstone Colliery, Clipstone	12.00	3.00	6.00	3.00
Bl/E/1	Allocations & Development Management DPD	Blidworth Industrial Park Blidworth	0.33	0.33	0.00	0.00
21/00419/FUL	Extant permission	Blidworth Lane (Syke Breck Farm), Blidworth	0.14	0.14	0.00	0.00
Total ha for Mansfield Fringe Area			17.97	7.30	7.67	3.00

Figure 31: Trajectories for the Remainder of the Plan Period to 2033

Target	Completed between 01/04/2013 - 31/03/23	Losses 01/04/2013 - 31/03/2023	0-5 Yrs 2023 to 2028	5-10 Yrs 2028 to 2033	Total	+/- Ha
83.1	48.38	18.29	112.95	43.58	186.62	+103.52

Appendix

Figure 1: Plan of Areas of Newark and Sherwood

Figure 2: Use Class Guide for Relevant Uses

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.