

EVIDENCE BASE DOCUMENT

ECONOMIC GROWTH AND PROSPERITY – SUPPORTING PAPER

The Northern Sub-Region Employment Land Review (NSREL) was undertaken by consultants Ove Arup & Partners Ltd – Consultants and published in March 2008.

1. This supporting paper has been produced to clarify the background and broad basis of the District Council's case in relation to the future planning and provision of employment land and development, as set out in the Publication 'Core Strategy Document'.
2. The Northern Sub-Region Employment Land Review (NSREL) was undertaken by consultants Ove Arup & Partners Ltd and was published in March 2008, following earlier research work. The NSREL is therefore a document in its own right and as part of the overall Evidence Base for the LDF, is available to view on the Local Development Framework Evidence Base at <http://planning.newark-sherwooddc.gov.uk/pp/gold/viewGold.asp?IDType=PageID=14556>.
3. The Northern Sub-Region of the East Midlands is one of four Sub-Regions identified in the East Midlands Regional Plan, and consists of seven Districts and Borough Authorities, namely Ashfield (excluding Hucknall), Bassetlaw, Bolsover, Chesterfield, Mansfield, North-East Derbyshire (excluding the Peak District National Park) and Newark and Sherwood. The NSREL was commissioned by these seven authorities together with the Nottinghamshire and Derbyshire County Councils and the Alliance Strategic Sub-Regional Partnership. The NSREL aims to provide an analysis of employment land demand and supply in the Northern Sub-Region, which could form part of relevant evidence bases for future policy decisions on employment land across the Sub-Region. It presented an overview of the present situation for each District, pertaining at the time of the Study exercise, in order to help inform decisions to be taken in the relevant Local Development Documents being produced by the constituent plan-making authorities. Conclusions were set out in the NSREL for each District in relation to employment land requirements for the period 2006-2026.
4. The NSREL assessed future employment land needs through a combination of quantitative and qualitative methods, drawing upon historic take-up rates and employment forecasts with several growth scenarios. In matching the aspiration for economic 'step-change' within the Sub-Region, the preferred approach was to model future employment land needs on the 'RSS housing scenario' and 'reducing out-commuting scenarios'. The NSREL recommended that Newark and Sherwood should plan for between a 31 ha (under the RSS housing scenario), and 52.6 ha (under the reducing out-commuting scenario), range of new employment land between 2006-2026. The NSREL however also acknowledged the status of Newark as a Growth Point and stated that "given that the town may see substantial economic expansion in coming years following its Growth Point designation", recommended that the higher part of the 31 to 52.6 range should be used to inform the District's emerging LDF.
5. As the NSREL emphasised, in the case of Newark and Sherwood District, the range estimate figures of the future requirements did not take account of future losses of

employment land. To translate this projection into a gross employment land requirement up to 2026, to inform the allocations the District Council would be proposing in the Site Allocations and Development Management DPD document, there would have to be factored into a finalised land requirement, an estimate of these losses up to 2026. The range figures recommended in the NSRELR were net of employment land losses and therefore have to be supplemented with additional allocations to compensate for future losses of employment land over the full plan period. As the NSRELR acknowledges, this “would be calculated through using records of previous land losses and projecting these forward into the future”.

6. Prior to a detailed consideration of past employment land losses, it is useful to consider whether the past rates of losses will be maintained in the longer term. It has to be accepted that there are several factors which could impinge upon the rate of employment land loss in the future, including the general economic climate. General development pressure and the extent to which this pressure actively progresses the redevelopment of sites in employment use for non-employment uses, will be driven by the market considerations of the wider economy. Another contextual consideration is the nature of Newark and Sherwood itself, and confirmed in the Spatial Portrait section of this document. As a large rural district, our profile is obviously very different from a large urban conurbation, traditionally associated with a very large supply of brownfield sites linked to a former significant industrial base. However as the Spatial Portrait illustrates, Newark and Sherwood has a distinct industrial and commercial legacy which in terms of the Newark and Sherwood and Mansfield Fringe Areas has given rise to a stock of employment sites, some of which linked to traditional industries. In the Sherwood and Mansfield Fringe Areas, several settlements are associated with former coal-mining, and contain brownfield site opportunities. In the case of Rainworth and Clipstone, the former collieries at these locations were major employment sources for their communities (that is the Rufford Colliery which closed in 1993; and Clipstone Colliery – which closed much more recently but still retains its headstocks features currently subject to an outstanding application for Listed Building Consent for demolition given their Listed status). The future of these two colliery sites which provided so much employment to their local areas in the past has yet to be resolved. These legacies are part of the background to the Regional Plan policy emphasis that the regeneration of the Northern Sub-Area is a key regional priority. In terms of the stated regional priorities for employment land (page 50 of the Regional Plan) it is acknowledged that various regional studies have found that there will be “a significant decline in demand for industrial floorspace, and a significant increase in demand for office floorspace over the next 10-15 years,” with jobs being “expected to move away from traditional employment space into retail, education and health” and that “within traditional employment uses, jobs are shifting from factories to offices, which occupy space at higher densities”. In recognising this trend, the Regional Plan is therefore recognising that in the longer term, there will be continuing pressure for the redevelopment of some employment sites to alternative, including mixed use uses. The District Council’s stock and sources of employment land referred to above, is therefore likely to be subject to these pressures, which gives weight to our need to determine a reasonable estimate of employment land losses up to the end of the plan period in 2026. As a Key element of the LDF’s ‘evidence base’, the Strategic Housing Land Availability Assessment (SHLAA) has provided evidence not only in terms of the location of sites with potential to accommodate future housing development, but also indicated the current uses to which these sites have been previously, or are currently engaged in,

including several sites linked to employment uses. While the SHLAA exercise is mainly one of information gathering, with subsequent analysis in terms of site potential for new residential development, it does confirm a willingness from site owners and promoters to put sites forward for possible future development, which can be regarded as part of the longer term development pressures for development/redevelopment referred to above. The SHLAA exercise also included a direct question relating to respondees' particular ambitions for the development of their sites, including whether potential employment uses were being sought, as well as potential residential development e.g. mixed use developments, etc.

7. The District Council currently undertakes formal annual monitoring of housing and employment development and land availability (tracking the building-out and completion of planning permissions already granted, and recording the granting of new permissions). The monitoring period operates from the 1st April each year onwards to the 31st March of the following year. The monitoring data for the period 1/4/2009 to 31/3/2010 is currently being collated and should be available in May 2010. The information concerning housing can be accessed via <http://planning.newark-sherwooddc.gov.uk> under the Policy, Landscape & Trees section, followed by the heading 'Monitoring Reports'. The document is entitled 'Housing Land Availability Study'. The information relating to employment development and land availability can also be found in this same area, and the relevant document is entitled 'Employment Land Availability Study'. The information contained in these reports will also form part of the District Council's Annual Monitoring Report which is produced every December and submitted to Government, and can be accessed via our website under the heading 'Annual Monitoring Report'.
8. In the three years of monitoring since 2006, Newark and Sherwood has lost 15.74 ha of employment land to alternative uses, mainly housing, at an average rate of 5.24 ha per year. The NSRELRL is placing emphasis on the accuracy of forecasting the future rate of employment land lost to alternative uses to inform the 'additional allowance', which needs to be added to the 31 to 52.6 ha range. Our latest full monitoring information is restricted to only the first 3 years of the plan period, as this topic has only been monitored from 31 March 2006 onwards, as part of the required monitoring of the Regional Plan. The first 9 months of this current monitoring year from April 1st to December 31st 2009 have confirmed a 1.19 loss of employment land. The extrapolation of this figure forward to give an estimate of the remaining 3 months of the year, thereby enabling an estimate to be provided for the total 2009/2010 monitoring year would give an estimated figure for the year of 1.58 ha. On this basis, the estimated 4 year annual average figure for employment land loss from 2006 – 2010, would be $15.74 + 1.58 = 17.32 \div 4 = 4.33$ ha. On this basis it is apparent that the average annual loss rate is reduced when the estimate for 2009/10 is taken into account (i.e. reduced from 5.24 to 4.33 ha), a reduced annual rate of loss, reflecting the recent economic downturn which has arisen from problems across the global financial sectors. The September 2008 recession event is likely to have affected local investment decisions and development activity in the short term. However, it is apparent that some degree of recovery is under way in comparison with the Autumn 2008 situation and the Core Strategy is obliged to plan for the long-term period up to 2026. Given a direction of return to more normal conditions, it is reasonable to assume that development activity will pick up once more as the economy benefits. Against such a background, it is argued that, for the purposes of deriving an annual estimate of employment land

losses, to factor into the NSRELR methodology, a reasonable annual estimate figure for the future from 2010 up to 2026 is 5 ha. Using this estimate of annual employment land loss from 2010 to 2026, an estimated overall total amount lost in the period 2006 to 2026, would be in order of 96.82 i.e. 15.24 ha (for 2006 – 2009) plus 1.58 ha (for 2009/10) plus 80 ha for 2010/11 to 2026, on the basis of a 5 ha annual loss rate (from 2010 to 2026) as set out above. Accordingly, in line with the NSRELR methodology, to derive a gross employment land requirement for the District for the period 2006 – 2026, 96.82 should be added to the range figures of 31 to 52.6, to give a suggested finalised range of 127.82 to 149.42 ha. Since the NSRELR advised that the higher part of the range should be used, the gross employment land requirement for the District for 2006 – 2026, on the basis of its recommendations, would be a suggested 150 ha (a rounding up of 149.38). However, in the view of the District Council, there is particular justification to justify the conclusion that such a suggested 150 ha figure should not be the finalised gross figure for the purposes of our Core Strategy. In order to derive the finalised figure, additional factors should be taken into account including those relating to the timing of the NSRELRs preparation and publication, and the evolution of the Newark Growth Point and its implementation through the emerging Core Strategy. The up to date circumstances of the District, postdating the NSRELR include an imminent resolution of the A46 Widmerpool to Newark dualling project, and further significant infrastructure improvements which are an integral part of our Local Development Framework, and which add to the confirmed status of the Newark Growth Point.

9. In taking into account the recommendations of the NSRELR, important considerations surround the timing of its preparation and March 2008 publication, and its use of employment land take-up data for the period 1996/7 to 2005/6. The NSRELR was not in a position to properly take into account the implications of the designation of Newark as a New Growth Point, as the Government decision to award this status was made in 2006. The award of Growth Point Status meant that the Government recognised that the District was an area with the potential for economic growth that could accompany new housing development. The research work that went into the preparation of the NSRELR came at a time when the New Growth Point initiative had not been fully developed, and therefore, while the NSRELR certainly referred to it as a significant factor in the future development of the town and wider district, these references relate to the early preliminary phase of the emerging New Growth Point for Newark and Sherwood. Confirmation of our New Growth Point designation in the East Midlands Regional Plan, which was published in March 2009, post dates the NSRELR, and was an important milestone in an evolving project. In terms of the Sub-Regional Centre of Newark, the Core Strategy Options Report (CSOR) stated a clear preference to identifying and delivering Strategic Sites around the town, as sustainable urban extensions, as part of the agenda for managing growth in the district. Early master planning work on these potential strategic sites, undertaken in recent years, has investigated potential constraints to, and opportunities for development, and helped to give clarity to some of the planning issues involved. This work enabled the CSOR to set out detailed guidance in the form of specified development principles for the potential strategic sites, but much of that work (and therefore clarity) has been carried out, subsequent to the publication of the NSRELR. The Publication Core Strategy Document has taken this approach forward and allocates three strategic sites as Sustainable Urban Extensions to the Newark Urban Area.

10. Similarly, the NSRELRL could not properly factor into its evaluation and assessment work, the 'fast tracking' of the A46 dualling project from Widmerpool to Newark, arising from 'external' decisions giving the scheme a new priority, in the wake of the Regional Plans confirmation of our New Growth Point status. The bringing forward of the dualling project was included in the November 2009 pre-Budget speech by the Chancellor, as part of a £700m public spending programme designated to kick-start the economy. The Transport Minister subsequently announced that extra funding would be provided to enable dualling of the A46 between Newark and Widmerpool to commence in Spring 2009. This would enable the improved link between the M1 at Leicester and A1 at Newark to open to traffic in Summer 2012 – four years earlier than had been previously planned. With Government paying half the cost, this early delivery of the scheme still required the East Midlands Regional Assembly (EMRA) to contribute £174m towards the project. EMRA agreed to this financial contribution in February 2009 and contractors are now on site, and on target for completion in the Summer of 2012. This major improvement scheme will upgrade the road to dual carriageway standard between Newark and Widmerpool, and follows many years of campaigning by the District Council and others. As well as road safety, there will be significant economic benefits to Newark and its local area, and at last there is now a resolution of the 'missing link' which has caused great uncertainty for many years and possibly delayed investment decisions as a result. The A46 is of national significance and an important regional route in the East Midlands, linking Leicester and Lincoln – the 28km section of the A46 between Newark and Widmerpool is the last remaining carriageway section of the A46 between the M1 Junction 21a north of Leicester and Newark western relief road. Congestion and unreliable journey times have been key problems, and accident routes on the current section to the south of the town have been higher than the national average for a single carriageway road. This final solution, now four years earlier than previously planned, which has significant implications for the future potential of Newark and district, was not and could not have been taken into account by the NSRELRL, which had to rely on the information current at its time of preparation and publication.
11. In terms of deriving a reasonable estimate of the future employment land loss up to 2026 to determine the necessary additional allowance required by virtue of the NSRELRL methodology, reference to data on past losses is useful evidence. In recent years proposed developments and related determinations on planning applications have reflected the aims and strategy of the development plan – at the strategic level, the Joint Structure Plan, and at the local level, the District Council's Newark and Sherwood Local Plan – both of which had the aim of delivering sustainable development as a central aim. The ambitions for sustainable economic growth and prioritising previously developed land now set out in PPS4 are not entirely new, and have been reflected in the policies of those documents and accordingly, in the decisions taken in relation to development proposals. This context lends weight to the argument that an examination of past rates of employment land loss will help to inform the process, even though the spatial strategy and policies of our Local Development Framework will be shaping a new future for Newark and Sherwood.
12. It is also relevant to consider the historic take up assessment work contained within the NSRELRL, which was intended to provide a snapshot of the total amount of employment land currently available and for how long, at current rates, the current supply could last. With this approach, the current average annual take up rates were then taken forward up to 2026 to provide an estimate of the likely gross amount of employment land

required. The take up data for Newark and Sherwood district used in this part of the NSRELR related to a “10 year annual average of the 49.7 ha taken up in total” during the time period 1996/7 to 2005/6 (see page A1 of the NSRELR Appendices document). The 10 year period used by the NSRELR gave the most up to date information on the decade up to the preparation of the document. However, with the benefit of more recent AMR data relating to the 10 year period from 1999/2000 to 2008/9, it is important to date that 77.5ha of employment land has been taken up (as opposed to 49.7ha quoted by the NSRELR for the period 1996/7 to 2005/6), with an annual average rate of 7.75ha (as opposed to 4.97ha indicated by the NSRELR). This higher total take-up and average rate reflects the more recent economic performance of the district, arising from the high take-up rates in the period 2006 to 2008.

13. In order to make an informed judgement on a quantitative allocation of employment land for our Core Strategy, a recognised perspective is the land take-up approach. The extrapolation of rates of past take-up of employment land, for which there are accurate records covering an extended period, thereby evening out the peaks and troughs, can give a strong signal to the actual quantum of employment land, we need to plan for. As with other methods of calculating employment land requirements (such as the employment base approach involving forecasting likely job growth over the Plan period using various econometric models), there are potential disadvantages. These include the possibility that this approach will not accurately reflect the likely future changes owing to structural change or that it would perpetuate an uneven distribution of employment land. To counter these drawbacks, it will therefore be important to adjust the projected figure to reflect the spatial strategy for the distribution of development, and to take into account any relevant considerations, and to ensure the ongoing monitoring of any finally determined figure in relation to employment land take-up, performance of the market, etc.
14. In assessing historic take-up rates for Newark and Sherwood, a notable feature is that these rates have been much higher between 2001 and 2009, in comparison with those experienced during the nineties. While the recent economic down-turn has slowed this trend down, the stronger performance of the District in the second half of the last 20 year period, is clearly apparent (as highlighted by the 2010 Update Report to the District Council’s Economic Development Strategy).
15. During the period 2001/2 to 2008/9, the average take-up rates were 6.51 ha for the Newark area and 8.32 ha for the District as a whole. These figures are significantly higher than the comparative figures for the previous decade, from 1991 onwards, when they averaged 1.75 ha for the Newark area and 3.42 ha for the District. The differential rates of take-up reflect the reality of Newark and Sherwood as a large, rural District containing three market towns, of varying sizes. The nature of the District has been set out in the Spatial Portrait, and clearly the Sub-Regional Centre of Newark is a dominant element in terms of our District economy. Such is the size of our District, its evolution and dispersed nature and geographical position relative to other urban areas beyond our boundaries, it has to be recognised that there are a number of local economies and markets across Newark and Sherwood, of differing scales, characteristics and potential. In relation to economic growth potential, the effect of New Growth Point designation and the imminent dualling of the A46 from Widmerpool to Newark, will generate the most impact on Newark and its immediately surrounding area. As part of the Council’s overall strategy to maximise potential private and public sector investment and

employment opportunities in the area there may be scope to exploit the potential of attracting decentralised government offices following the Smith Report (March 2010), 'Relocation: Transforming where and how Government Works'. Recent government announcements regarding decentralisation follows on from the previous work of Sir Michael Lyons in 2004, and Newark's excellent road and rail networks could provide an attractive proposition to potential office related relocations on contemporary business parks tailored to their needs.

16. In the longer term, PPS4 is requiring regional planning bodies with ensuring that their development plans disaggregates minimum job targets to the local authority level. Under the new arrangements therefore, minimum job target figures will be set and given to Newark and Sherwood by the new Regional Planning Body (which from 1 April 2010 will be the East Midlands Development Agency [EMDA], and the East Midlands Local Authority Leaders' Board). This job target approach is in contrast with the originally published draft of PPS4 which had stated that regional spatial strategies should set out policies to disaggregate minimum employment land targets (as opposed to job targets) down to district level. In terms of our immediate requirement to confirm the District's intended quantum of employment land, its distribution and type, the Regional Plan does not specify employment land targets or guideline provision figures. The former strategic development plan which preceded the Regional Plan was the Joint Structure Plan (JSP) prepared by the Nottinghamshire County Council and the Nottingham City Council. It is useful in understanding the context of the employment land issue, and the previously recognised importance of the economic growth potential of Newark (formally recognised with the awarding of, and confirmation of new Growth Point status), to consider the JSP approach to determining employment land levels.
17. The JSP had a plan period of 2001 to 2021 and set out strategic policies to guide the scale and allocation of development in the County, including the scale and broad location of employment land. The JSP took as a key objective the need to achieve sustainable development, took into account the early version of the East Midlands Regional Spatial Strategy approved by the Secretary of State in 2006, and was placed on deposit form in late 2003. In min-2004 an 'expert' Panel conducted an Examination in Public of the draft version of the JSP, into selected issues arising out of the Plan (Chairman of the Panel – Professor Stephen Crow, and Panel Inspector – Derek Mumford).
18. In terms of the provision of employment land, Policy 4/1 of the JSP deposit plan stated that for Newark and Sherwood there was a Broad Target requirement of 107 ha, with this total distributed amongst the three sub-areas. The Panel considered whether the Plan 'got it right' (or at least done the best possible) in making provision for employment and the economy in terms of quantity. The employment land provisions in the JSP were based on extrapolating the trend for take-up in the period 1991-2002. A 50% 'mark up' had been applied which was equal to about 1.5 times the past rate of employment land take-up between 1991 and 2002. This was intended to ensure that employment land lost to other uses could be replaced and in addition would make provision for a wider range of sites and premises in order to strengthen and diversify local economies. The Panel considered the proposed policy and supported the reliance on the land take-up approach including the 50% mark-up. In ensuring that there would be a choice and range of employment sites throughout the Plan area, the Panel concluded that the approach "steers between an under allocation of land that could

frustrate economic regeneration and expansion and the potential for profligacy in the use of land". Nevertheless, the Panel also commented that such was the nature of the estimates, that it was plain to them, "that the evolving relationship between take-up, the market and the local economies needs to be carefully monitored".

19. In reflecting on the role of Newark as a main focus for development in the eastern part of the County, and on the basis of confidence in Newark's employment prospects, the Panel also reached the conclusion that there was justification for revising the employment land figure for Newark upwards from 55 ha (as originally proposed in Policy 4/1) to 80 ha. The Panel reached the conclusion that the District should benefit from an addition 25 ha provision, after considering whether the recent Dixons Mastercare Logistics Distribution Centre of approx 20 ha at Newark, was on indication of an increasing trend in take-up or rather as a one-off anomaly. The Panel Report (at page 73 of the Panel Report document) notes that the financial incentives made available for neighbouring districts would have impacted on the relative attractions of each district, in economic and locational terms. In commenting that the financial incentives at the enterprise zones in Ashfield, Bassetlaw and Mansfield Districts would come to an end in 2005, the Panel Report states that this could mean a relative resurgence of Newark as an attractive location for investment thus giving a consequential boost to take-up rates. The Panel Report also commented that Newark will "reap some of the spin-off effects" in relation to the major airport development at Finningley, situated to the north of the District, and highlighted the physical attractions of Newark and its transport connections – both existing and planned improvements. In particular, paragraph 10.9 of the Panel Report stated that:

"Road, rail and water connections offer a good infrastructure base from which to seek to diversify the economy and maintain, as well as promote, take-up of employment land. Located on two railway lines (including the East Coast Main Line) Newark also has the potential for water freight transport on the River Trent and has a good road network (the A1, planned improvements to the A46 and the anticipated benefits from the Mansfield Ashfield Regeneration Route)".

20. The two plan-making authorities for the JSP considered the Panel's recommendation outlined, including the proposed modification set out in the paragraph above, and were accepted by them. The finalised version of the JSP was adopted in February 2006, including the 25 ha increased employment land figure for Newark. It was adopted under the transitional arrangements of the 2004 Planning and Compulsory Purchase Act, and was intended to be operative for a for a period of around 3 years or until the emerging new East Midlands Regional Plan was approved by the Secretary of State (which subsequently occurred in March 2009). While it was operative, up to March 2009, the JSP acted as the framework for the more detailed plans and strategies being prepared by the local planning authorities across the County. By being drawn up in accord with the 2006 East Midlands RSS of the time, the JSP provided a bridge at strategic level between the old new plan-making systems.
21. The Newark and Sherwood Local Development Framework is prepared under the new plan making system which has replaced the JSP with the East Midlands Regional Plan at the strategic level, and is replacing the District Council's Newark and Sherwood Local Plan, at the local level. The broad strategy and policies of the Regional Plan is shaping our own Core Strategy, which has itself established a Vision for the District up to 2026 and a set of strategic objectives. The consolidation and strengthening of Newark's role

as an important Sub-Regional Centre is a Key element, and its future as the main focus for new housing, employment and other appropriate development in the District is aimed to ensure the delivery of sustainable development. Such a future is integral to the future prosperity of the District, and will provide a strong and diverse economy that can offer a diverse range of employment opportunities for local people. The Sustainable Community Strategy (SCS) for Newark and Sherwood is concerned to offer residents a high quality of life, and developing a widening range of job opportunities responds to the learning and earning theme of our SCS, and its supporting priorities of raising aspirations and improving accessibility. Providing such a range of job opportunities across the District in sustainable locations, will enable these aspirations to be met. While Newark is playing the dominant role in our Local Development Framework's Spatial Strategy in accommodating large scale future growth, in the rest of the District, appropriate growth of a lesser scale is being distributed to our other settlements, to provide local employment opportunities. Growth in the District is linked to the provision of infrastructure improvements, including in the case of Newark, the Key transport improvement represented by the provision of a Southern Link Road, linking the A46 at Farndon with the A1 at Balderton. Our Core Strategy is planning for growth to be distributed across the rest of the District in a sustainable pattern of development, and will enable the successful delivery of the Newark Growth Point initiative.

22. In terms of deriving a finalised gross employment land figure for the period 2006 – 2026, the preceding paragraphs have highlighted a series of factors that should be considered alongside the recommendations of the NSRELRL study. In taking these additional factors into account, their cumulative impact is such to justify a significant additional amount of employment land to be added to the figure arrived at, by the NSRELRL methodology alone. Paragraph 8 of this Supporting Paper has confirmed that the NSRELRL methodology leads to a suggested gross figure of 150 ha. It is considered that an extra 60 to 70 ha should be added to the NSRELRL generated figure of 150 ha, reflecting the case for the District's improved long-term economic potential and prospects, as the Newark Growth Point is delivered through the Local Development Framework. This is considered to be an appropriate response to the additional factors that have been referred to in the preceding paragraphs. In these circumstances, and supported in the 2010 update to the District Council's Economic Development Strategy, the gross employment land requirement for the District for the period 2006 – 2026, is established at a range of around 210 – 220 ha. Since this range figure originates from the NSRELRL, which pre-dated the mid-2008 economic recession, is concerned with a long-term plan period, and relies on the assumptions stated, this land total figure should be regarded as an indicative guideline provision figure rather than an absolute target, to be subject to monitoring and if appropriate, review. The NSRELRL recognised that the "Newark Growth Point" means that employment land figure in the District may be high in the future" and acknowledged that Newark town itself particularly had opportunities for future expansion following New Growth Point designation. The NSRELRL "recommended that a holistic view be taken with regard to future allocation of land within the District, given that the future growth opportunities of Newark town set against the District's mining legacy". The recommended range figure is based on taking forward the findings of the NSRELRL, and takes into account the evidence relating to our committed employment land supply, and our employment land needs in relation to our future growth prospects and potential, as highlighted in the 2010 Update Report to the Economic Development Strategy.

23. It is essential that our Core Strategy makes clear spatial choices about where developments should go in broad terms the rising working, resident population of the District over the plan period needs to be balanced with some proportional rise in employment opportunities to meet the increased demand for jobs, and deliver sustainable, prosperous communities. There needs to be sufficient land and premises available to meet the future demands of economic growth, provided in the sustainable locations that will meet aspirations and provide accessibility to local employment opportunities. This is why our employment land provision is planned as an integral part of our Spatial Strategy aligning choices on employment land with those relating to housing growth. Across the District, the Core Strategy is proposing housing growth of varying levels for our many communities. To ensure that these communities can have to prospect of housing growth and employment development we are concerned to ensure that the distribution of new employment land is related to be levels of housing growth envisaged for communities. The spatial distribution of employment growth is therefore aligned to our Spatial Strategy and the differing roles of settlements, and based upon distributing proportionate levels of the gross employment land requirement (i.e. 210-220 ha) amongst the five Areas of the District, broadly in line with their percentage increases in housing growth. This approach to employment provision and distribution reflects our objective to develop sustainable communities with the location of new employment opportunities related to planned new housing, helping residents and businesses to prosper. This integration of planned new homes and jobs is essential to achieve sustainable development, will support urban and rural regeneration and facilitate access to jobs within the District. Land for new employment development will generally be provided close to existing industrial and commercial areas, will be included as part of major mixed-use housing and employment schemes, and will involve greenfield as well as brownfield opportunities. We have to take into account available monitoring information on committed employment land supply across the District, where planning permissions have been given for employment development and have not yet been fully implemented, or in some cases, commenced, representing land available to meet future needs. The District Council's Employment Land Availability Study records that at April 2009 100.59 ha was the level of this committed employment land, and that in terms of land allocated for employment use in the Local Plan, 58.88 ha remained to be developed. Sites for new employment uses are available on established industrial estates, arising from previous decisions in the Local Plan, and generally they occupy sustainable locations and can help meet the employment needs of communities that will experience growth, and such sites will be supplemented with new allocations of land for business purposes.
24. The Key role that Newark is playing in the future growth of the District is evidenced by the approach our Core Strategy is taking, in directing the majority of that future growth to the town, and including the allocation of strategic sites at this location. To accommodate this growth, three sustainable urban extensions (SUE's) are proposed at Newark as specific allocations – the three strategic sites (Land south of Newark, Land east of Newark and Land around Fernwood). Two of the proposed strategic sites, incorporate significant allocation of land for employment purposes to ensure that new homes will be accompanied by new employment opportunities (44 ha of B2 and B8 employment land (38 ha in the plan period) in the case of Land south of Newark, and 15 ha of B1 employment land in the case of Land around Fernwood). The delivery of the SUEs is essential to the implementation of the Core Strategy and the provision of a new

Southern Link Road and other infrastructure benefits. In relation to the proposed allocation of a significant amount of B8 employment land, the District Council's Update Report to our Economic Strategy highlights the potential of the A1 corridor running alongside Newark, for future distribution and logistics development, such uses often requiring extensive land areas.

25. With this background to employment land provision and distribution the table below summarises the existing position (based on April 2009 monitoring information), including how much employment land has been developed since 2006, the amount of land with planning permission for employment use and the levels of proposed distribution envisaged across the five Areas of Newark and Sherwood. The indicative guideline provision figures for new allocations, are shown and these take into account existing levels of completions and commitments across the five Areas of the District, including those sites where planning permission has already been granted but have yet to be built-out.

Title: Employment Land Provision and Distribution 2006-2026

	Newark Area	Sherwood Area	Southwell Area	Mansfield Fringe Area	Nottingham Fringe Area	Total for District
Land developed 2006-2009	25.27	5.23	0.2	1.51	-	32.21
Land with Planning Permission (31.03.2009)	44.7	23.87	1.41	30.5	0.11	100.59
Adjustment for site in Mansfield Fringe Area**				12.84		82.93
Employment Land Need Guideline – New Allocations (Figures rounded)	80 - 87	0	6 – 7	10 – 11	Up to 1	97 – 106
Total Employment Land provided for (Figures rounded)	150 - 157	29	7 - 8	24 - 25	1	211 – 220 hectares

** Note, This adjustment reflects the up-to-date situation regarding the site at Clipstone Drive, Clipstone whereby Outline Planning Permission was granted for up to 420 dwellings and 1 ha of land for Class B1 Business Use, in November 2009, superseding a previously granted Planning Permission for 18.66 ha of land for Class B1, B2 and B8 Business Uses. This site is classified as Site CI-001 in the District Council's Employment Land Availability (April 2009) document.

26. Our Core Strategy is therefore making a clear distinction between strategic sites which are of significant scale and considered central to the achievement of the Strategy, and other sites which are of lesser scale and non-strategic nature. While the Core Strategy involves the identification and allocation of three strategic sites, it will be the role of the Allocations and Development Management DPD, to allocate non-strategic sites for development, including employment uses. The aim will be to ensure that a flexible range of suitable employment sites reflecting business needs is allocated in the Site Allocations and Development Management DPD in terms of quality, size and location, with such sites being accessible by a choice of means of transport. Growing communities will therefore be able to experience economic growth over the long-term. Decisions on these non-strategic allocations can also be informed by the work that is currently under way in preparing the Local Economic Assessment (LEA) for Nottinghamshire which is due for completion by the end of 2010. From 1st April 2010 the Local Democracy Economic Development and Construction Act came into effect giving EMDA and the Local Authority Leaders' Board for the East Midlands, joint responsibility for the drafting of a Regional Strategy. From 1st April 2010, government placed a duty on local authorities to carry out local economic assessments for their areas. The production of the LEA is being led by Nottingham City/Nottinghamshire County Council and in carrying out an economic assessment for Nottinghamshire, the aim is to ensure that authorities can understand the challenges, making informed decisions and contribute to the development of the regional strategy.

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