

**NEWARK & SHERWOOD DISTRICT COUNCIL**

**Employment Land  
Availability Study  
April 2010**

## **1.0 Introduction**

- 1.1 The Employment Land Availability Study has been produced as part of the District Council's monitoring of the Newark and Sherwood Local Plan. The information on sites is as at April 2010.
- 1.2 The Study deals with the Newark, Western and the Southern Sub-Areas in turn. These areas are identified and described in Section 2. Section 4 contains a summary, by Sub-Area, of land take-up since April 1991.
- 1.3 The Study is set out in tables and maps (Section 6). The tables are arranged alphabetically in Parish order. The maps of the sites are for identification purposes only. The information in the tables is as accurate as sources permit. However, no guarantees can be given in respect of any errors or omissions. In particular the information is taken at points in time and, as such, may now be out-of-date.
- 1.4 The Employment Land Provision Schedule in Section 5 compares completions, commitments and allocations with the level of provision in the Newark and Sherwood Local Plan for the period up to 2009. Note: The sites were verified for data relating to 2006 and 2007 and amended accordingly for subsequent years.

## **2.0 Description of the Sub-Areas of the District**

2.1 For strategic and local plan purposes Newark and Sherwood is divided into 3 Sub-Areas. These are described below.

### Newark Sub- Area

2.2 The Newark Area covers the eastern part of Newark and Sherwood District, including both the urban and rural areas and contains 49% of the District's population. The Newark Urban Area covers the main built-up area of Newark and Balderton and is home to 36,995 people. The Newark Rural Area forms Newark's hinterland and consists predominantly of open countryside interspersed with 50 parishes ranging in size from Collingham, with a population of 2,730, to Kilvington with a population of 25. It has a total population of 17,230.

### Western Sub-Area

2.3 The Western Area has a population of 36,395 and covers the north-western part of Newark and Sherwood District. The area includes the larger parishes of Bilsthorpe, Blidworth, Clipstone, Edwinstowe, Ollerton, Boughton and Rainworth, with populations ranging from 3,210 to 6,580 and once centres of the mining industry, together with the smaller, rural parishes of Eakring, Kirton, Lindhurst, Perlethorpe, Walesby and Wellow. These are set within gently rolling, open countryside which varies from high quality landscape in the Sherwood Forest area to areas of relatively low landscape value where coal extraction has left scars. There are also areas of heath land and ancient woodland that form part of the Sherwood Forest.

### Southern Sub-Area

2.4 Located in the south-west of Newark and Sherwood District the Southern Area accommodates 19,470 people and covers part of the valley of the River Trent between Gunthorpe and Rolleston, together with the more elevated, mainly rural area to the north-west. The area consists predominantly of open countryside interspersed with some 20 parishes ranging in size from Southwell, with a population of 6,785, to Halloughton with a population of 85. The area has strong economic links with the Greater Nottingham conurbation.

### **3.0**      **Definitions**

A number of abbreviations are used in the tables. These are explained below.

LPA      Newark and Sherwood Local Plan Allocation

OPP      Outline Planning Permission.

DPP      Detailed Planning Permission

UC      Under Construction

PDL      Previously Developed Land (i.e. 'Brownfield')

ha      Hectares

**4.0  
EMPLOYMENT LAND  
TAKE-UP  
SCHEDULE**

## Employment Land Take-Up Schedule

Status at April 2010

Site Location	Non B1/ B2/B8 Development on employment land (2005-2010)	B1/B2/B8 Take-up 1991-2010 (ha.)	Total Employment Land Take-up
Bowbridge Lane, Balderton	-	0.30	0.30
Ossington Lane, Carlton-on-Trent	-	3.24	3.24
Farndon Road, Newark	0.39	0.82	1.21
Fernwood Business Park	0.36	-	0.36
Hawton Lane, Newark	-	1.05	1.05
Newark Industrial Estate, Newark	1.47	24.78	26.25
Quibells Lane, Newark	-	0.90	0.90
Old Great North Road, Sutton-on-Trent	-	0.10	0.10
South Airfield Farm, Winthorpe	-	39.55	39.55
<b>NEWARK SUB-AREA TOTAL</b>	<b>2.22</b>	<b>70.74</b>	<b>72.96</b>
Bilsthorpe Colliery, Bilsthorpe	-	1.71	1.71
Brailwood Road, Bilsthorpe	0.38	0.95	1.33
Blidworth Industrial Park, Blidworth	-	9.57	9.57
Boughton Industrial Estate North, Boughton	-	0.84	0.84
Boughton Industrial Estate South, Boughton	-	8.03	8.03
Clipstone	-	4.06	4.06
Station Road, Edwinstowe	-	0.19	0.19
Ollerton	1.2	9.79	10.99
<b>WESTERN SUB-AREA TOTAL</b>	<b>1.58</b>	<b>35.14</b>	<b>36.72</b>
Crew Lane Industrial Estate, Southwell	0.49	0.81	1.30
Mill Park Industrial Estate, Southwell	-	0.20	0.20
<b>SOUTHERN SUB-AREA TOTAL</b>	<b>0.49</b>	<b>1.01</b>	<b>1.50</b>
<b>DISTRICT TOTAL</b>	<b>4.29</b>	<b>106.89</b>	<b>111.18</b>

**5.0  
EMPLOYMENT LAND  
PROVISION  
SCHEDULE**

## Employment Land Provision

Status at April 2010

	Newark Area	Western Area	Southern Area	Total
<i>Hectares of land completed (1/4/91-31/3/01)</i>	18.60	14.57	0.81	33.98
Hectares of land completed (1/4/01-31/3/02)	1.61	4.52	-	6.13
Hectares of land completed (1/4/02-31/3/03)	0.23	-	-	0.23
Hectares of land completed (1/4/03-31/3/04)	22.70	2.72	-	25.42
Hectares of land completed (1/4/04-31/3/05)	-	0.83	-	0.83
Hectares of land completed (1/4/05-31/3/06)	2.06	3.11	-	5.17
Hectares of land completed (1/4/06-31/3/07)	20.62	3.35	0.20	24.17
Hectares of land completed (1/4/07-31/3/08)	3.34	2.83	-	6.17
Hectares of land completed (1/4/08-31/3/09)	1.31	0.56	-	1.87
Hectares of land completed (1/4/09-31/3/10)	1.58	2.54	-	4.12
<b>Hectares of land completed (1/4/01-31/3/10)</b>	<b>53.45</b>	<b>20.46</b>	<b>0.20</b>	<b>74.11</b>
Hectares of land under construction	3.46	2.44	-	4.90
Hectares of land with detailed permission	20.49	7.80	1.71	31.00
Hectares of land with outline permission	18.01	17.38	-	35.39
Hectares of land (other)	0.85	6.23	-	7.08
<b>Commitments at 1/4/10</b>	<b>42.81</b>	<b>33.85</b>	<b>1.71</b>	<b>78.37</b>
<b>Local Plan allocations</b>	<b>18.05</b>	<b>39.64</b>	<b>-</b>	<b>57.69</b>
<b>Total hectares of land provided</b>	<b>114.31</b>	<b>93.95</b>	<b>1.91</b>	<b>210.17</b>
<i>Hectares of Non B1/B2 development completed on employment land (1/4/05-31/3/10)</i>	2.40	1.58	0.49	4.47
<i>Hectares of Non B1/B2 committed on employment land</i>	-	5.50	-	5.50



**6.0  
STATUS OF  
EMPLOYMENT  
ALLOCATIONS**

Site	Location	Address	Hectares Allocated	Status	Hectares	Hectares (Status as at 1/4/2010)			Greenfield/ Brownfield
						Com	NS	UC	
Na	Winthorpe	South Airfield Farm	43.0	LPA COM	2.65 40.35				Greenfield
Nb	Newark	Farndon Road	1.81	LPA COM	0.26* 1.21				Greenfield
Nc	Balderton	Land adj to Balderton Hospital	16.00	OPP DPP	14.02 2.62	0.36	14.02	2.62	Greenfield
Nd	Newark	Northern Road Industrial Estate	16.20 0.42	LPA LPA COM	11.72 0.42 3.59	0.89			Greenfield Brownfield
Ne	Newark	Hawton Lane Industrial Area	1.60	COM	1.05 #				Brownfield
Nf	Balderton	Belvoir Iron Works	3.00	LPA	3.00				Brownfield
Wa	Ollerton	Land North of Ollerton Roundabout	21.00	LPA	21.00				Greenfield
Wb	Bilsthorpe	Brailwood Road	1.33	LPA	1.33				Greenfield
Wc	Bilsthorpe	Bilsthorpe Colliery	4.67	LPA	4.67				Greenfield
Wd	Blidworth	Blidworth Industrial Park	0.40	LPA	0.40				Brownfield
We	Boughton	Boughton Industrial Estate	13.08	LPA COM	12.24 0.84				Brownfield
Wf	Rainworth	Land to West of Colliery Lane	6.12	DPP	5.75^		5.75		Greenfield
Sa	Southwell	Crew Lane	0.69	COM	0.69				Greenfield

LPA Allocation

DPP Detailed Permission

OPP Outline Permission

COM Complete

UC Under Construction

NS Not Started

\*Area reduced. Part developed for Public House

# Remainder of site retained by owner for future use.

^Area reduced. Part incorporated into Rainworth By-pass

## **7.0 EMPLOYMENT SITES**

**NEWARK  
SUB-AREA**

**EMPLOYMENT LAND AVAILABILITY (APRIL 2010)**

**NEWARK SUB-AREA**

SITE REF	LOCATION/ SITE NAME	GRID REFERENCE (EAST/NORTH)	PDL	AREA REMAINING (ha.)					TOTAL	OWNERS/ DEVELOPERS COMMENTS
				LPA	DPP	OPP	OTHER	UC		
Ba-001	BALDERTON, Belvoir Iron Works	480036/350095	Yes	3.00		2.36			5.36	Kenilworth Estates Ltd/ RT & JS Kelway
Ba-002	BALDERTON, Land adjacent Balderton Hospital	482273/350265	No		14.02			2.62	16.64	May Tree Holdings Ltd
Ba-004	BALDERTON, Bowbridge Lane	479950/351076	No		1.05				1.05	Newark Concrete Ltd
Ba-005	BALDERTON, Claypole Lane	483125/349214	Yes		0.74				0.74	Rototek Ltd
Co-001	COLLINGHAM, Pitomy Farm, Low Street	482985/362307	No		1.35				1.35	C T Sheldon Ltd
Ne-001	NEWARK, Newark Industrial Estate (PB)	481239/355236	No		0.55		0.85		1.40	Losberger UK Ltd/ D And K Property Services (1.09 ha. Serviced. DPP required for individual schemes)
Ne-002	NEWARK, Newark Industrial Estate (PB)	481600/354800	No	11.72					11.72	Lindsey Securities Ltd, 0.58ha. from LPA (Highways Depot)
Ne-003	NEWARK, Newark Industrial Estate (PB)	481740/354160	Yes		2.15			0.84	2.99	Lindum Group Ltd,
Ne-004	NEWARK, Newark Industrial Estate (PB)	480653/354146	Yes	0.42					0.42	
Ne-006	NEWARK, Newark Industrial Estate (PB)	481641/354879	No			15.60			15.60	British Gypsum Ltd
Ne-007	NEWARK, Farndon Road	478195/352725	No	0.26					0.26	PDRM Ltd/ Montpelier Estates (Part of allocation developed for a residential nursing home)
Ne-008	NEWARK, Bowbridge Road	480201/352046	Yes		0.05				0.05	Mr L Taurins
Su-001	SUTTON-ON-TRENT, Old Great North Road	479075/366082	Yes		0.34				0.34	C T Sheldon Ltd
Wk-001	WINKBURN, Winkburn Lane	471165/358425	No		0.29				0.29	
Wi-001	WINTHORPE, South Airfield Farm	481800/355600	No	2.65					2.65	Peveril Securities/ David Kilby-BWP. OPP is for Car Dealership/ Hotel etc

<b>18.05</b>	<b>20.54</b>	<b>17.96</b>	<b>0.85</b>	<b>3.46</b>	<b>60.86</b>
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**WESTERN  
SUB-AREA**

**EMPLOYMENT LAND AVAILABILITY (APRIL 2010)**

**WESTERN SUB-AREA**

SITE REF	LOCATION/ SITE NAME	GRID REFERENCE (EAST/NORTH)	PDL	AREA REMAINING (ha.)					TOTAL	OWNERS/ DEVELOPERS
				LPA	DPP	OPP	OTHER	UC		COMMENTS
Bi-001	BILSTHORPE, Bilsthorpe Colliery	464939/361373	No	4.67					4.67	UK Coal Mining Ltd
Bi-002	BILSTHORPE, Brailwood Road	465338/360559	No	1.33	0.96		1.61		3.90	2.57ha. Serviced. DPP required for individual schemes
Bi-003	BILSTHORPE, Bilsthorpe Colliery	465300/361400	Yes		4.33	8.71		0.28	13.32	UK Coal Mining Ltd (DPP for Highways Depot of 4.33 ha)
BI-001	BLIDWORTH, Blidworth Industrial Park (PB)	459415/356715	Yes	0.40	0.13		2.31	0.84	3.68	John Walker Timber, Finefashion Ltd (2.31 ha. Serviced. DPP required for individual schemes)
Bo-001	BOUGHTON, Boughton Industrial Estate North	468600/368317	Yes	10.66					10.66	Evans of Leeds Plc (Intended to provide low-cost accommodation within existing industrial area)
Bo-002	BOUGHTON, Boughton Industrial Estate South (PB)	468300/367809	Yes	1.58			2.31	0.32	4.21	Conveyor Systems, Nigel Lewis (2.31 ha services. DPP required for individual schemes)
CI-001	CLIPSTONE, Clipstone Drive	458960/363620	No					1.00	1.00	Clipstone Park Estate Ltd
CI-002	CLIPSTONE, Mansfield Road	459150/363060	Yes			2.31			2.31	Welbeck Estates Co. Ltd (Mixed development of B1/B2/B8 & C3 dwellings on 4.47 ha. This site area includes an area of 2.0 ha of employment use which pre-dates the existing planning permission)
OI-001	OLLERTON, Thoresby Employment Park (PB)	465342/368018	No	21.00					21.00	Galliford (UK) Ltd
OI-003	OLLERTON, Sherwood Energy Village	466200/367185	Yes		0.48	6.36			6.84	Sherwood Energy Village Ltd et al. (A1/A3/B1/B2/C1/D1)
Pe-001	PERLETHORPE, The Green	464876/371044	No		0.48				0.48	Mr Hugh Matheson (Note: Site area was plotted incorrectly in previous years)
Ra-001	RAINWORTH, West of Colliery Lane	459025/358644	No		5.75				5.75	Part of original allocation taken by Rainworth By-pass

<b>39.64</b>	<b>12.13</b>	<b>17.38</b>	<b>6.23</b>	<b>2.44</b>	<b>77.82</b>
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**SOUTHERN  
SUB-AREA**



**EMPLOYMENT LAND AVAILABILITY (APRIL 2010)**

**SOUTHERN SUB-AREA**

SITE REF	LOCATION/ SITE NAME	GRID REFERENCE (EAST/NORTH)	PDL	AREA REMAINING (ha.)					TOTAL	OWNERS/ DEVELOPERS COMMENTS
				LPA	DPP	OPP	OTHER	UC		
Gu-001	GUNTHORPE, Lowdham Road	467638/344612	No		0.11				0.11	Mr Alexander Solecki
Ha-001	HALAM, Radley Road	466482/353289	No		1.41				1.41	Mr R.Sharman & Miss D.Philips
Ki-001	KIRKLINGTON, Corkhill Lane	470434/356054	No		0.19				0.19	Mrs K Ashworth

<b>0.00</b>	<b>1.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.71</b>
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