

2024 Tourism Monitoring Report



1 Introduction

1.1 This report presents the monitoring results for tourism facilities in the Newark and Sherwood District for the period 1st April 2023 to 31st March 2024. It forms an important part of the evidence base for the Newark and Sherwood Local Development Framework (LDF).

Background

1.2 This Tourism Facilities Monitoring Report is produced in line with similar reports on Housing and Employment Land that the Council has produced for many years and provides a useful record of development that has occurred in the district. This information is used to see whether the aims and objectives of the Development Plan policies are being met.

1.3 This report has several functions:

- 1)** It helps to assess the success of tourism development policies within the adopted Development Plan;
- 2)** It will be used to assist in the development of tourism development policies within the Council's emerging Development Plan;
- 3)** It is in accordance with the NPPF which requires Local Planning Authorities to have evidence base underpinned by up-to-date evidence;
- 4)** Provides information to agents, developers, and other agencies about the availability of tourism development;
- 5)** It assists with other monitoring undertaken by the Planning Policy & Infrastructure Business Unit.

Disclaimer: The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given about possible errors.

Data Sources: Data in this document is sourced from Newark and Sherwood District Council planning and building control records using Uniform systems and survey information.

2. Planning Permission Granted in 2023-24 for Tourism Development

2.1 The following tables outline the gains and losses permitted in 2023-24 for tourism facility development by sub area. Across 5 sub areas in the District, 5 sites were granted planning permission for tourism facility development and 1 site was granted for change in floorspace. There were no losses. A total of 1.14Ha were granted planning permission for tourism facilities during the monitoring period.

TABLE ONE: PLANNING PERMISSION GRANTED IN 23-24 BY SUB AREA– GAINS

| Parish | Address | Type | Status | Total Units/ Rooms | Units Lost | Land Use | Site Area (Ha) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|--|---------------------------------------|------|--------|--------------------|------------|----------|----------------|------------|--------------------|----------|----------------|---|
| NEWARK AND RURAL SUB-AREA SOUTH 1 | | | | | | | | | | | | |
| Winthorpe | Annexe The Cottage | CU | NS | 1 | | C1 | 0.06 | PDL | 23/00715/FUL | Detailed | 11.08.2023 | Change of use to an open use comprising holiday let (Sui Generis) or independent dwelling (C3) and external alterations. Subdivision of land associated with The Cottage, 45 Gainsborough Road, Winthorpe including retention of railings, gates and gate posts at a reduced height |
| COLLINGHAM SUB AREA 2 | | | | | | | | | | | | |
| Besthorpe | Low Road (Manor Farm House) | CU | NS | 1 | | C1 | 0.12 | PDL | 23/00760/FUL | Detailed | 20.02.2024 | Conversion of outbuildings to form 1 No. Holiday Let at first floor level and a home office and gym at ground floor level |
| NOTTINGHAM FRINGE AREA | | | | | | | | | | | | |
| Gunthorpe | Peacock Close (Peacock Lake Glamping) | CU | UC | 1 | | C1 | 0.01 | PDL | 23/01718/FUL | Detailed | 27.12.2023 | Change of use and conversion of existing guest amenity building into 2-bedroom warden's accommodation, including proposed single-storey extension to create new guest amenity space (following the removal of the existing amenity cabin) |

| Parish | Address | Type | Status | Total Units/ Rooms | Units Lost | Land Use | Site Area (Ha) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|------------------------------|---|------|--------|--------------------|------------|----------|----------------|------------|--------------------|----------|----------------|--|
| SHERWOOD AREA | | | | | | | | | | | | |
| Edwinstowe | 6 High Street | CU | UC | 1 | | C1 | 0.01 | PDL | 23/01884/FUL | Detailed | 15.12.2023 | Change of use from House with Annexe to Holiday Let |
| MANSFIELD FRINGE AREA | | | | | | | | | | | | |
| Kings Clipstone | Squires Lane (Sherwood Forest Caravan Park) | NB | UC | 1 | | C1 | 0.94 | Green | 23/01894/FUL | Detailed | 19.01.2024 | Proposed self-contained holiday accommodation pods with associated access, parking, landscaping and infrastructure |

TABLE TWO: PLANNING PERMISSION GRANTED IN 23-24 BY SUB AREA– CHANGES IN FLOORSPACE

| Parish | Address | Type | Status | Total Units/ Rooms | Land Use | Change in Floor-space (sqm) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|---------|------------------|------|--------|--------------------|----------|-----------------------------|------------|--------------------|----------|----------------|---|
| Rufford | Old Rufford Road | NB | NS | 1 | C1 | 322 | PDL | 23/00152/FUL | Detailed | 03.04.2023 | Extension and remodelling of 'The Venue' conferencing centre. |

3 Tourism Development Commitments by Plan Area as at 1st April 2024

3.1 The following tables outline the current tourism development commitments (gains and losses) for 2023-24 by Plan Area. These are sites with extant planning permission. As at the date above, there 19 were sites with extant planning permission for tourism development across 7 sub-areas and 2 permissions for change in floorspace.

3.2 A total of 40 units of holiday accommodation have extant permission during this monitoring period.

TABLE THREE: COMMITMENTS BY SUB-AREA– GAINS

| Parish | Address | Type | Status | Total Units/ Rooms | Units Lost | Land Use | Site Area (Ha) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|--|------------------------------------|------|--------|--------------------|------------|----------|----------------|------------|--------------------|----------|----------------|--|
| NEWARK AND RURAL SUB-AREA SOUTH 1 | | | | | | | | | | | | |
| Coddington | Beckingham Road (Woodlands Livery) | CU | NS | 3 | | C1 | 0.29 | Green | 21/02210/FUL | Detailed | 19.01.2022 | Proposed change of use of land for the siting of 3 no. holiday lodges and creation of a wildflower meadow |
| East Stoke | Fosse Road (Holme Farm) | CU | NS | 1 | | C1 | 0.06 | PDL | 22/01763/FUL | Detailed | 12.01.2023 | Proposal Change of Use of existing residential outbuilding to holiday let |
| Elston | Low Street (Old Stores Cottage) | CU | NS | 1 | | C1 | 0.3 | PDL | 22/00522/FUL | Detailed | 12.09.2022 | Proposed Conversion of Barn / Outbuilding to Form Annexe as Ancillary Accommodation to Host Dwelling / Occasional Holiday Rental |
| Hawton | Newark Road (Willow Farm) | CU | NS | 1 | | C1 | 0.09 | PDL | 22/01449/FUL | Detailed | 15.11.2022 | Change of use of Barns from storage to holiday accommodation and garaging with associated alterations |

| Parish | Address | Type | Status | Total Units/ Rooms | Units Lost | Land Use | Site Area (Ha) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|--|---|------|--------|--------------------|------------|----------|----------------|------------|--------------------|----------|----------------|---|
| NEWARK AND RURAL SUB-AREA SOUTH 1 | | | | | | | | | | | | |
| Syerston | Fosse Road (Lady Pitt Farm) | CU | NS | 2 | | C1 | 0.29 | Green | 20/00867/FUL | Detailed | 22.07.2020 | Proposed Conversion of Agricultural Buildings to Allow Use for Two Units of Holiday Accommodation and Demolition of Part of Adjacent Steel Portal Framed Building |
| Winthorpe | Annexe The Cottage | CU | NS | 1 | | C1 | 0.06 | PDL | 23/00715/FUL | Detailed | 11.08.2023 | Change of use to an open use comprising holiday let (Sui Generis) or independent dwelling (C3) and external alterations. Subdivision of land associated with The Cottage, 45 Gainsborough Road, Winthorpe including retention of railings, gates and gate posts at a reduced height |
| COLLINGHAM SUB-AREA 2 | | | | | | | | | | | | |
| Besthorpe | Low Road (Manor Farm House) | CU | NS | 1 | | C1 | 0.12 | PDL | 23/00760/FUL | Detailed | 20.02.2024 | Conversion of outbuildings to form 1 No. Holiday Let at first floor level and a home office and gym at ground floor level |
| Collingham | Swinderby Road (Holme Farm) | CU | UC | 7 | | C1 | 0.02 | PDL | 20/01033/FUL | Detailed | 16.07.2020 | Proposed Change of Use, Conversion and Alterations to Part of Existing Dwelling to Create Letting Rooms for Hotel Style |
| Spalford | Eagle Road (Spalford Leisure Park) | CU | NS | | | C1 | 1.57 | Green | 21/00055/LDC | Detailed | 10.02.2021 | Application for certificate of lawfulness for proposed use of land as a caravan site for the siting of static caravans/mobile homes for holiday use (for a limited period not exceeding six weeks) without restrictions on their layout, mix or number (subject to site licence conditions) |
| Thorney | Brown Wood Lane (Lakeside Touring Caravan Park Chestnuts) | CU | NS | 7 | | C1 | 1.53 | Green | 21/01553/FULM | Detailed | 28.09.2021 | Change of Use of grassland within the existing holiday park to site 7 lodges plus the replacement of a residential wardens caravan and formation of new wildlife pond |

| Parish | Address | Type | Status | Total Units/ Rooms | Units Lost | Land Use | Site Area (Ha) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|-------------------------------|---|------|--------|--------------------|------------|----------|----------------|------------|--------------------|----------|----------------|---|
| RURAL NORTH SUB AREA 3 | | | | | | | | | | | | |
| Sutton on Trent | 11 High Street | CU | NS | 1 | | C1 | 0.09 | PDL | 21/01864/FUL | Detailed | 26.01.2022 | Conversion of former Cobblers Shop to a holiday let including internal alterations and a side extension |
| SOUTHWELL AREA | | | | | | | | | | | | |
| Fiskerton | Occupation Lane (Syndre Farm) | CU | NS | 3 | | C1 | 0.1 | PDL | 21/01735/FUL | Detailed | 30.10.2021 | Proposed conversion of the rear west stables building into 3 no. holiday let units |
| Southwell | Fiskerton Road, (The Orchards Golf Course) | NB | NS | 6 | | C1 | 0.60 | Green | 20/00907/RMA | Detailed | 29.07.2020 | Application for reserved matters approval for proposed new club house with parking area and up to 6no holiday lodges |
| Southwell | Halam Road (Norwood Hall) | CU | UC | 1 | | C1 | 2.16 | PDL | 21/01150/FULM | Detailed | 08.09.2021 | Proposed flexible use between a Wedding Venue (Sui Generis) and a Hotel (Class C1) with a Restaurant (Class E) |
| NOTTINGHAM FRINGE AREA | | | | | | | | | | | | |
| Epperstone | Chapel Lane (The Stables Barn) | CU | NS | 1 | | C1 | 0.17 | PDL | 20/01586/FUL | Detailed | 23.11.2020 | Proposed change of use and conversion of existing barn to holiday accommodation |
| Gunthorpe | Peacock Close (Peacock Lake Glamping) | CU | NS | 1 | | C1 | 0.01 | PDL | 23/01718/FUL | Detailed | 27.12.2023 | Change of use and conversion of existing guest amenity building into 2-bedroom warden's accommodation, including proposed single-storey extension to create new guest amenity space (following the removal of the existing amenity cabin) |
| MANSFIELD FRINGE AREA | | | | | | | | | | | | |
| Kings Clipstone | Squires Lane (Sherwood Forest Caravan Park) | NB | UC | 1 | | C1 | 0.94 | Green | 23/01894/FUL | Detailed | 19.01.2024 | Proposed self-contained holiday accommodation pods with associated access, parking, landscaping and infrastructure |

TABLE FOUR: COMMITMENTS BY SUB AREA– CHANGES IN FLOORSPACE

| Parish | Address | Type | Status | Total Units/ Rooms | Land Use | Site Area (Ha) | Change in Floorpace (sqm) | PDL/ Green | Planning Reference | App Type | Date Permitted | Description |
|------------------------------|---|------|--------|--------------------|----------|----------------|---------------------------|------------|--------------------|----------|----------------|--|
| COLLINGHAM SUB-AREA 2 | | | | | | | | | | | | |
| Thorney | Brown Wood Lane (Lakeside Touring Caravan Park) | NB | NS | 1 | C1 | 0.4 | 49.8 | PDL | 22/02152/FUL | Detailed | 10.01.2023 | Erection of amenity block with solar panels and repositioning of the new managers lodge approved under 21/01553/FULM |
| SHERWOOD AREA | | | | | | | | | | | | |
| Rufford | Old Rufford Road | NB | NS | 1 | C1 | 0.53 | 322 | PDL | 23/00152/FUL | Detailed | 03.04.23 | Extension and remodelling of 'The Venue' conferencing centre |

4 Planning permissions completed in 2023-2024

4.1 The following tables detail the completions for 2023-24 in order of Plan Area. As for completions, there were 6 gains between 1st April 2023- 31st March 2024, which were in the Newark and Rural, Nottingham Fringe, Sherwood and Mansfield sub areas. A total of hectares 2.16 hectares was completed in 23-24.

4.2 A total of 5 units of holiday accommodation and 6 glamping pods have been completed during the monitoring period.

TABLE FIVE: COMPLETIONS BY SUB AREA– GAINS

| Parish | Address | Type | Status | Total Units | Units Lost | Land Use | Site Area (Ha) | Units Completed | Area Comp (Ha) | PDL/ Green | Planning Reference | AppType | Date Permitted | Description |
|--|--------------------------------------|------|--------|-------------|------------|----------|----------------|-----------------|----------------|------------|--------------------|----------|----------------|---|
| NEWARK AND RURAL SUB-AREA SOUTH 1 | | | | | | | | | | | | | | |
| Newark | London Road (Newark Town Bowls Club) | CU | COM | 1 | | C1 | 0.15 | 1 | 0.15 | PDL | 20/01391/FUL | Detailed | 18.11.2020 | Change of use from dwellinghouse (C3) to bed and breakfast |
| NOTTINGHAM FRINGE AREA | | | | | | | | | | | | | | |
| Gunthorpe | Peacock Close (Land north east of) | CU | COM | 6 | | C1 | 0.19 | 6 | 0.19 | Green | 20/02440/FUL | Detailed | 28.01.2021 | Change of use from Parking and Hard Standing for Match Fishing to 6no. glamping pods and amenity building |

| Parish | Address | Type | Status | Total Units | Units Lost | Land Use | Site Area (Ha) | Units Completed | Area Comp (Ha) | PDL/Green | Planning Reference | AppType | Date Permitted | Description |
|-------------------------------|---|------|--------|-------------|------------|----------|----------------|-----------------|----------------|-----------|--------------------|----------|----------------|--|
| NOTTINGHAM FRINGE AREA | | | | | | | | | | | | | | |
| Oxton | Old Rufford Road (Baulker Farm) | CU | COM | 1 | | C1 | 0.34 | 1 | 0.34 | PDL | 21/00784/FUL | Detailed | 27.05.2021 | Proposal Conversion of the former club house building to a single holiday let |
| SHERWOOD AREA | | | | | | | | | | | | | | |
| Edwinstowe | 6 High Street | CU | COM | 1 | | C1 | 0.01 | 1 | 0.01 | PDL | 23/01884/FUL | Detailed | 15.12.2023 | Change of use from House with Annexe to Holiday Let |
| Rufford | Old Rufford Road (Center Parcs Ltd Sherwood Forest Holiday Village) | CU | COM | 1 | | C1 | 0.08 | 1 | 0.08 | PDL | 22/00136/FUL | Detailed | 15.03.2022 | Proposed 3 Bedroom Family Lodge at existing holiday village |
| MANSFIELD FRINGE AREA | | | | | | | | | | | | | | |
| Kings Clipstone | Clipstone Road (Eastfield Cottage Farm) | CU | COM | 1 | | C1 | 1.39 | 1 | 1.39 | Green | 20/01530/FULM | Detailed | 09.11.2020 | Change of Use from Agriculture to Tourism for Campsite and Horse Riding Facilities with Stable Building including New Highway Access |