

Tourism Monitoring Report 2021



1 Introduction

1.1 This report presents the monitoring results for tourism facilities in the Newark and Sherwood District for the period 1st April 2020 to 31st March 2021. It forms an important part of the evidence base for the Newark and Sherwood Local Development Framework (LDF).

Background

1.2 This Tourism 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. Previously, the Employment Monitoring Report had a much broader base and development of both tourism and community facilities were reported within that document. From 20-21, the monitoring of such uses will be contained in a standalone report, of which this is tourism.

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 facilities;
- 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 2020-21 for Tourism Development

2.1 The following tables outline the gains and losses permitted in 2021-22 for tourism development by sub area. Across 6 sub areas in the District, 11 sites were granted planning permission for tourism development and an one permission granted for loss of tourism.

2.2 A total of 35 units of holiday accommodation have gained permission, along with 3 permissions for change of use to camp and or caravan sites.

TABLE ONE: PLANNING PERMISSION GRANTED IN 2020-21 BY SUB AREA

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												
Newark	Castle Gate (31)	CU	UC	9		C1	0.03	PDL	20/00329/FUL	Detailed	24.04.2020	Proposed conversion of office building to 9 tourism-let units
Newark	London Road (Newark Town Bowls Club)	CU	NS	1		C1	0.02	PDL	20/01391/FUL	Detailed	18.11.2020	Change of use from dwellinghouse (C3) to bed and breakfast
Syerston	Fosse Road (Lady Pitt Farm)	CU	NS	2		C1	0.30	Green	20/00867/FUL	Detailed	22.07.2020	Proposed Conversion of Agricultural Buildings to Allow Use for Two Units of Holiday Accommodation
COLLINGHAM SUB-AREA 2												
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 accommodation
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)
RURAL NORTH SUB AREA 3												
Sutton-On-Trent	Great North Road (Land at Lindens Farm)	CU	NS			C1	0.28	PDL	20/01701/FUL	Detailed	14.10.2020	Use of Land for the Siting of Caravans for Holiday Accommodation; the Construction of a New Access to Great North Road and Associated Engineering Works

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
SOUTHWELL AREA												
Kirklington	Corkhill Lane (Little Corkhill Farm)	CU	NS	3		C1	0.28	PDL	20/01179/FUL	Detailed	01.09.2020	Conversion of traditional barn to 3no. holiday lets
Southwell	Fiskerton Road, (The Orchards Golf Course)	NB	NS	6		C1	0.60	Green	20/00907/RMA	RM	29.07.2020	Application for reserved matters approval for proposed new club house with parking area and upto 6no holiday lodges
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 (Land north east of)	CU	NS	6		C1	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
MANSFIELD FRINGE AREA												
Kings Clipstone	Clipstone Road (Eastfield Cottage Farm)	CU	NS			C1	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

TABLE TWO: PLANNING PERMISSION GRANTED IN 20-21 BY SUB AREA—CHANGE IN FLOORSPACE

Parish	Address	Type	Status	Land Use	Site Area (Ha)	Change in FloorSpace (sqm)	PDL/ Green	Planning Reference	App Type	Date Permitted	Description
NEWARK AND RURAL SUB-AREA SOUTH 1											
Elston	Lodge Lane (Eden Hall)	NB	UC	C1	0.52	211.4	PDL	20/01840/FUL	Detailed	10.12.2020	New courtyard spa facilities and cafe area

3 Tourism Development Commitments by Plan Area as at 1st April 2021

3.1 The following tables outline the current tourism development commitments (gains and losses) for 2020-21 by Plan Area. These are sites with extant planning permission. As at the date above, there were 15 sites with extant planning permission for tourism development across all sub-areas.

3.2 A total of 35 units of holiday accommodation have permission, along with 12 glamping pods and 3 permissions for change of use to camp and or caravan sites.

TABLE THREE: COMMITMENTS BY SUB AREA— GAINS

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Refer- ence	App Type	Date Per- mitted	Description
NEWARK AND RURAL SUB-AREA SOUTH 1												
Hawton	Cotham Lane (Hawton Waters), Hawton	NB	NS	12		C1	16.7	PDL	18/01197/FULM	Detailed	23.10.2018	Proposed development of 12 no. two bedroom holiday lodges and associated reception/office building, cafe/shop building, maintenance/store building, access track and vehicle parking set around existing lake
Newark	London Road (Newark Town Bowls Club)	CU	NS	1		C1	0.15	PDL	20/01391/FUL	Detailed	18.11.2020	Change of use from dwellinghouse (C3) to bed and breakfast
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
COLLINGHAM SUB-AREA 2												
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 accommodation
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)

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Refer- ence	App Type	Date Per- mitted	Description
RURAL NORTH SUB AREA 3												
Sutton-On-Trent	Great North Road (Land at Lindens Farm)	CU	NS			C1	0.28	PDL	20/01701/FUL	Detailed	14.10.2020	Use of Land for the Siting of Caravans for Holiday Accommodation; the Construction of a New Access to Great North Road and Associated Engineering Works
SOUTHWELL AREA												
Farnsfield	Longland Lane (Field Reference Number 0155)	CU	NS	6		C1/ SG	0.55	Green- field	18/01866/FUL	Detailed	18.12.2021	Change of use of land for siting of 6 glamping pods and reception block with associated infrastructure including footpaths, lighting, access, planting and car parking
Kirklington	Corkhill Lane (Little Corkhill Farm)	CU	NS	3		C1	0.28	PDL	20/01179/FUL	Detailed	01.09.2020	Conversion of traditional barn to 3no. holiday lets
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 upto 6no holiday lodges
Southwell	Normanton Road (Normanton Hall), Normanton	CU	NS	1		C1	0.2	PDL	18/00155/FUL	Detailed	16.09.2021	Conversion of redundant outbuilding (Stables) to form 1 unit for holiday rental
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 (Land north east of)	CU	NS	6		C1	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
SHERWOOD AREA												
Laxton and Moorhouse	Moorhouse Road (Brookdale Farm)	CU	NC	2		C1	0.12	PDL	19/00220/FUL	Detailed	02.07.2019	Barn conversion to form 2 No. holiday cottages and creation of additional vehicular access

Parish	Address	Type	Status	Total Units/ Rooms	Units Lost	Land Use	Site Area (Ha)	PDL/ Green	Planning Refer- ence	App Type	Date Per- mitted	Description
MANSFIELD FRINGE AREA												
Kings Clip- stone	Clipstone Road (Eastfield Cottage Farm)	CU	NS			C1	1.39	Green	20/01530/FULM	Detailed	09.11.2020	Change of Use from Agriculture to Tourism for Campsite and Horse Riding Facilities with Sta- ble Building including New Highway Access

TABLE FOUR: COMMITMENTS BY SUB AREA—CHANGE IN FLOORSPACE

Parish	Address	Type	Status	Total Units/ Rooms	Land Use	Site Area (Ha)	Change in FloorSpace (sqm)	PDL/ Green	Planning Refer- ence	App Type	Date Per- mitted	Description
NEWARK AND RURAL SUB-AREA SOUTH 1												
Elston	Lodge Lane (Eden Hall)	NB	UC		C1	0.52	211.4	PDL	20/01840/FUL	Detailed	10.12.2020	New courtyard spa facilities and cafe area

4 Completions as at 1st April 2021

4.1 The following tables detail the completions for 2020-21 in order of Plan Area. As for completions, there were 6 gains between 1st April 2020- 31st March 2021, all of which were in the Newark and Rural, Rural and Southwell sub areas. A total of 1.54 hectares was completed in 20-21.

4.2 A total of 15 units of holiday accommodation have been completed during the monitoring period. In addition, 17 dwellings have gone from domestic dwellings to holiday lets without needing planning permission.

TABLE FIVE: COMPLETIONS BY SUB AREA

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														
Alverton	The Chestnuts	CU	COM	1		C1	0.86	1	0.86	PDL	19/02048/FUL	Detailed	18.12.2019	Change of use of existing out-building to bedrooms to be used for bed and breakfast (C1 Use (hotel/boarding house/ guest house))
Coddington	3 Old Manor Court (building East of)	CU	COM	1		C1	0.10	1	0.10	PDL	19/01826/FUL	Detailed	29.11.2019	Proposed Conversion and Alterations to Existing Storage Building to Allow Use for Holiday Accommodation
Newark	Castle Gate (31)	CU	COM	9		C1	0.03	9	0.03	PDL	20/00329/FUL	Detailed	24.04.2020	Proposed conversion of office building to tourism-let units (revised submission of planning permission 19/017437/FUL)
RURAL NORTH SUB AREA 3														
Sutton-On-Trent	Main Street	CU	COM	1		C1	0.06	1	0.06	PDL	19/00934/FUL	Detailed	04.09.2019	Conversion of redundant barn to form one unit for holiday rental use with associated replacement windows and doors

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
SOUTHWELL AREA														
Edingley	Carvers Hollow (Turncroft Farm)	CU	COM	1		C1	0.18	1	0.18	PDL	19/00808/FUL	Detailed	19.06.2019	Conversion of redundant agricultural farm building as a 'holiday let'
Edingley	Newhall Lane (Grange Farm)	CU/NB	COM	2		C1	0.31	2	0.31	PDL	19/00408/FUL	Detailed	07.06.2019	Demolition and replacement of an existing dwelling and the refurbishment and conversion of a traditional stone barn building to form 2 no. units of holiday let accommodation.