THE PLANNING BRIEF

East Midlands Property Development Intelligence

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THIS WEEK'S HEADLINE

Newark & Sherwood dominates regional planning activity with 108 applications (27% of total), while major schemes at Harworth (1,300 units), Chesterfield (1,000 units) and Fernwood (350 units) signal substantial housing delivery momentum across the East Midlands.

397	108	1,000	£19.5m
APPLICATIONS	NEWARK	CHESTERFIELD	TOP DEAL
9 councils this week	27% of regional total	New EIA scoping entered	Kettering institutional

SECTION 01

This Week in Brief

Newark & Sherwood's dominance of this week's pipeline is striking — 108 applications representing 27% of the regional total, nearly double the nearest competitor. Whether this reflects exceptional development pressure, an efficient planning department attracting submissions, or a specific policy window, it warrants close attention from any developer considering the district.

> *The entry of a 1,000-unit EIA scoping request in Chesterfield signals a new strategic-scale development entering the system. Combined with Harworth's 1,300-unit phased delivery now clearing conditions and Fernwood's 350 units progressing, the East Midlands has over 2,650 major-scheme units in active motion this week alone.*

- **Newark & Sherwood leads pipeline:** 108 applications submitted, nearly double the nearest competitor, suggesting either exceptional development pressure or efficient planning department attracting applications.
- **Major schemes progressing:** Multiple 100+ unit developments moving from consent to construction phase through condition discharge applications across Harworth, Lindhurst, and Fernwood.
- **Market confidence strong:** £19.5m Kettering transaction and premium values in Rushcliffe (detached £494,920) demonstrate institutional investor appetite for East Midlands assets.
- **Agricultural diversification active:** Multiple Class Q barn conversions and renewable energy projects indicate landowners maximising asset values amid supportive national policy.

POLICY & REGULATION

No material policy changes recorded this week. Monitor Chesterfield's response to the 1,000-unit EIA scoping request — the scoping opinion will establish environmental parameters for what could become the region's largest current residential proposal.

SECTION 02

Planning Decisions of Note

1. Harworth Colliery Regeneration — 1,300 Dwellings

Bassetlaw • **Multiple condition discharges** • Ref: PP-14552967 and related

Three separate applications signal imminent construction on this former colliery regeneration site. Developers are clearing technical conditions including construction management (138 units), construction lighting (218 units, Phase 3C), and piling/groundwater assessments (full scheme). The progression from 2018 outline consent to current delivery phase validates Harworth's Garden Village status. This represents one of the largest residential schemes in North Nottinghamshire, with phased delivery now confirmed as underway.

2. Chesterfield — 1,000 Dwellings (EIA Scoping)

Chesterfield • **EIA scoping** • Ref: CHE/26/00045/EIA

Potentially the region's largest current residential proposal entering the planning system. The EIA scoping request indicates a strategic-scale development that could transform Chesterfield's housing market dynamics. The scoping opinion, expected within 21 days, will establish the environmental assessment parameters. Developers should monitor this closely as it will likely establish new benchmark land values and infrastructure requirements for the area.

3. Fernwood Meadows South — 350 Dwellings

Newark & Sherwood • **Condition discharge** • Ref: PP-14783022

Discharge of highway and bus stop conditions signals this substantial scheme moving toward implementation. The 2017 outline permission remains valid, with infrastructure requirements now being finalised. Fernwood continues its role as Newark & Sherwood's primary growth location, with this addition representing significant near-term housing supply for the district.

4. Lindhurst Phase 2 — 484 Dwellings

Mansfield • **Materials discharge** • Ref: PP-14729198

Materials discharge for nearly 500 units indicates active construction on this major strategic allocation. Part of a 169.3-hectare mixed-use scheme consented in 2010, the progression demonstrates long-term strategic sites reaching delivery phase after 16 years. The scale suggests institutional housebuilder involvement with significant local market and labour market impact.

5. Land West of Balmoral Drive — 34 Affordable Units

Mansfield • **Condition discharge** • Ref: PP-13953273

An unusual fully-affordable scheme exceeding standard policy requirements (typically 20% in Mansfield). This suggests either registered provider leadership or specific site allocation requirements. Indicates continued institutional appetite for affordable delivery in peripheral locations and may signal a shift in development viability models favouring RP-led delivery.

SECTION 03

Trend Watch

NEWARK & SHERWOOD DOMINANCE

108 applications in a single week is exceptional for a district council. Newark & Sherwood's output represents 27% of total regional activity, with NG postcodes accounting for over 40% of all East Midlands submissions.

This concentration warrants investigation — whether it reflects policy advantages, processing efficiency, or genuine development pressure, it has implications for any developer choosing where to submit applications.

PIPELINE MATURITY

All 397 applications this week are full rather than outline, indicating a mature pipeline with sites progressing from allocation through to delivery. The dominance of condition discharge applications confirms construction momentum rather than speculative interest.

EMERGING SECTORS

SECTOR	ACTIVITY	MARKET SIGNIFICANCE
Padel tennis	2 apps	New leisure trend — Rushcliffe and Nottingham applications
Agricultural diversification	Multiple	Barn conversions, glamping, renewables — policy-supported income streams
Student/HMO	Steady	Nottingham seeing regularisation of existing stock, not new supply
100% affordable	Emerging	RP-led delivery models gaining traction in Mansfield

DEVELOPER CONFIDENCE INDICATORS

- High proportion of technical discharge applications — construction-ready schemes dominate the pipeline.
- Limited speculative outline applications — developers bringing fully-detailed schemes to committee.
- Active reserved matters and condition clearances across all major strategic allocations.
- Institutional-scale transactions (£19.5m+) confirm capital allocation to the region.

SECTION 04

Market Snapshot

PRICE LEADERS

LOCATION	AVG. PRICE	PROPERTY TYPE
Huntingdonshire	**£552,650**	Detached
Rushcliffe	£494,920	Detached
Harborough	£472,533	Detached
Newark & Sherwood	£423,058	Detached
Erewash	£347,625	Detached
Rushcliffe	£323,219	Semi-detached

NOTABLE TRANSACTIONS

VALUE	PROPERTY	NOTES	DATE
£19.60m	Edwalton Manor, Rushcliffe	Premium residential development	30 Dec 2025
£19.50m	30 Littlewood Street, Kettering	Major commercial/residential	09 Jan 2026
£4.35m	Lindsey Oil Refinery site, Gedling	Brownfield regeneration	16 Jan 2026

Source: HM Land Registry Price Paid Data. Transactions recorded to January 2026. Data lags 1–2 months behind actual completions.

Market trends: Institutional investment returning to major sites. Premium markets (Rushcliffe, Harborough) showing continued resilience. Volume markets (Newark, Mansfield) demonstrating steady absorption with strong transaction volumes.

SECTION 05

Opportunity Spotlight

STANTON REGENERATION SITE, EREWASH — 47 HECTARES

> *A 47-hectare former ironworks with 1,000-unit capacity, outline consent secured, and phases already progressing through detailed permissions. Located between Derby and Nottingham in a robust market with detached values averaging £347,625.*

This week's standout opportunity combines scale, de-risked permissions, and strong market fundamentals. The former Stanton Ironworks benefits from outline permission with subsequent detailed consents for multiple phases already secured. Erewash's robust values support strong viability margins without relying on premium pricing.

The industrial heritage opens doors to remediation grants and brownfield funding support, while the 47-hectare scale allows phased development to manage market risk and test absorption rates. With 1,242 property transactions in Erewash demonstrating market depth, this represents a rare combination of scale, planning certainty, and proven demand.

Proximity to both Derby and Nottingham provides dual market access and employment catchment. Infrastructure costs can be absorbed across phases, and the brownfield designation attracts both policy support and potential public funding. For developers seeking scale in a proven location, this is the strongest current opportunity in the East Midlands pipeline.

SECTION 06

Looking Ahead

ANTICIPATED DECISIONS

- **Chesterfield 1,000-unit EIA scoping:** Response due within 21 days. The scoping opinion will define environmental parameters for what could become the region's largest active residential scheme.
- **Harworth condition discharges:** Remaining technical conditions expected to clear Q2 2026, confirming full construction mobilisation on 1,300 units.
- **Newark & Sherwood wave:** Multiple discharge applications in the 8-week determination window. Expect a cluster of construction starts by Q3 2026.

MARKET WATCH

- **Lindhurst absorption:** Monitor early sales data as 484 units enter construction — this will be the most significant test of Mansfield's market depth this year.
- **Fernwood infrastructure:** Highway and bus stop delivery will set precedent for infrastructure requirements on future strategic sites in Newark & Sherwood.
- **Affordable delivery models:** The Balmoral Drive 100% affordable scheme may signal a broader shift toward RP-led delivery. Watch for similar proposals in neighbouring authorities.

STRATEGIC OUTLOOK

The East Midlands market is entering a delivery phase. The pipeline is dominated by condition discharge applications and materials approvals rather than speculative outline submissions. This maturity is positive for housing supply but creates a specific challenge: multiple major schemes entering construction simultaneously will compete for contractors, materials, and skilled labour.

For investors, the signal is clear: the planning risk phase is largely complete on the region's strategic sites. The question now is execution risk — which schemes will deliver on time, which will face cost overruns, and which will test their local market's absorption capacity. The developers who secure contractor capacity early will have a significant advantage as Harworth, Lindhurst, Fernwood, and Stanton all mobilise in the same 12-month window.

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