

Employment Land Survey July 2004



Planning Services
Bassetlaw District Council
North Nottinghamshire

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Employment Land Survey 2003-2004

Introduction

On an annual basis Bassetlaw District Council undertakes a detailed survey and analysis of employment land take-up and availability of land to meet future development requirements. The information gained is published and made available to the general public and the development industry.

Purpose of the Report

The results of the survey and analysis are used as a basis for monitoring the performance of the Nottinghamshire Structure Plan and Bassetlaw Local Plan policies. It will also provide useful information for the private sector in formulating their own future policies. In addition it helps to inform the Council's Economic Development Units in its development of policy to ensure a strong and healthy economy.

The Survey

The survey considers the development of sites subject to planning permission and includes land, which is allocated for employment in the Local Plan and contained within areas of existing employment. In addition sites are given a classification of undeveloped or previously developed, reflecting the importance that is now placed on the redevelopment of disused sites in national local planning guidance.

Overall Summary

Take-up

In the west of the district a total of 1.3ha of allocated employment land was taken-up, leaving 128.3ha remaining to be developed during the plan period. In the east of the district no allocated employment land was taken-up, therefore a total of 43.5ha of allocated land remains to be developed.

The majority of remaining allocated land is identified for B1, B2 and B8 use. (Business use, offices, research development, any industrial process which has no detriment to the amenity of an area, general industrial uses, storage or distribution). Within the district, primarily concentrated in Worksop, there remains an additional 33.1ha of available land located on protected employment land.

Therefore there is a total of 203.6ha of employment land, either allocated, protected or existing, available in the Bassetlaw District as a whole, the majority (84%) being located on allocated sites, as identified in the Bassetlaw Local Plan.

It is important to note that 40% of the total land available comes from two major sites, the ex Manton Colliery and Bevercotes Colliery and that together they provide a gross figure of 86ha or approximately 60% of the Brownfield total. Early development of one or both of these sites will mean the reserve of Brownfield land will be greatly diminished.

Further Information

For further information on this report please contact:

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Disclaimer

Although the information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regard to possible errors. This is a survey and accompanying report and does not imply that a site could provide for any given employment use, neither does it imply that planning permission will be automatically granted for an employment use on the site. Potential developers are advised to contact the Planning Department of the District Council early in the process of site identification in order to gain a detailed appraisal of any of the sites or locality.

Glossary

Allocated Site – A site identified for future employment development in the Bassetlaw Local Plan

Brownfield – Land which has been previously developed

Enterprise Zone – Special planning zone introduced in the UK in 1980 and designated by government to encourage industrial and commercial activity. Investment is attracted by means of tax reduction and other financial incentives.

Greenfield – Land which has not been previously developed

Full/Detailed Planning Permission – Permission granted for a specified employment related development

Outline Planning Permission – Permission granted where the principle of employment development has been accepted

Protected Employment Land – Land that is protected for employment use in the Bassetlaw Local Plan

Site Area – The size of an area allocated or with permission for employment (identified in hectares)

West Bassetlaw Allocated Employment Sites

Location	Site Address & Map Reference	BF/GF	Planning Status as at July 2004	Total Gross Site Area (ha)	Take-up 2003-04	Total Land Available as at 2003-04
Bevercotes (E26)	Lound Hall (1)	BF	None	2.1	0.0	2.1
Bevercotes (E25)	Bevercotes Colliery (2)	BF	Reserved Matters	35.7	0.0	35.7
Shireoaks (E1)	Shireoaks Colliery (3)	BF	None	10.3	0.0	4.2
Rhodesia (E2)	High Grounds (4)	BF	Full	15.0	0.9	3.9
Worksop (E3)	Gateford Common East (5)	GF	None	8.5	0.0	8.5
Worksop (E3a)	Gateford Common West (6)	GF	None	10.0	0.0	10.0
Worksop (E4)	Manton Wood (7)	GF	Enterprise Zone	28.8	0.0	2.9
Worksop (E5)	Manton Colliery (8)	BF	Full	34.9	0.0	34.9
Harworth/Bircotes (E7)	Blyth Road West (9)	BF	Full	6.4	0.4	5.0
Harworth/Bircotes (E8)	Blyth Road East (10)	GF	None	12.8	0.0	6.8
Harworth/Bircotes (E9)	Blyth Road South (11)	BF	None	8.1	0.0	6.4
Harworth/Bircotes (E10)	Plumtree Estate (12)	GF	None	5.8	0.0	5.4
Langold (E11)	Harrison Drive (13)	GF	None	2.5	0.0	2.5
Total				180.9	1.3	128.3

NB - If figures do not correlate, take-up occurred in previous years

East Bassetlaw Allocated Employment Sites

Location	Site Address & Map Reference	BF/GF	Planning Status as at July 2004	Total Gross Site Area (ha)	Take-up 2003-04	Total Land Available as at 2003-04
Retford (E13)	North of Randall Way (14)	GF	None	11.9	0.0	11.9
Retford (E14)	Bellmoor, North Road (15)	GF	None	9.5	0.0	9.5
Retford (E15)	Babworth Road (16)	GF	None	7.1	0.0	7.1
Retford (E17)	Thrumpton Goods Yard (17)	BF	None	1.7	0.0	0.0
Retford (E18)	North of Sewage Works (18)	GF	None	2.0	0.0	2.0
Retford (E19)	Gamston Airport (19)	GF	None	13.0	0.0	5.4
Tuxford (E20)	Ashvale Road (20)	BF	None	1.5	0.0	0.0
Tuxford (E21)	Ollerton Road (21)	BF	None	5.3	0.0	0.8
Misterton (E22)	Foxcovert Lane (22)	BF	None	1.7	0.0	1.7
Misterton (E23)	Old Chemical Works (23)	GF	None	4.8	0.0	4.8
Ranby (E24)	Old Blyth Road (24)	BF	None	0.3	0.0	0.3
Total				58.8	0.0	43.5

NB - If figures do not correlate, take-up occurred in previous years

Available Vacant Sites on Protected Employment Land

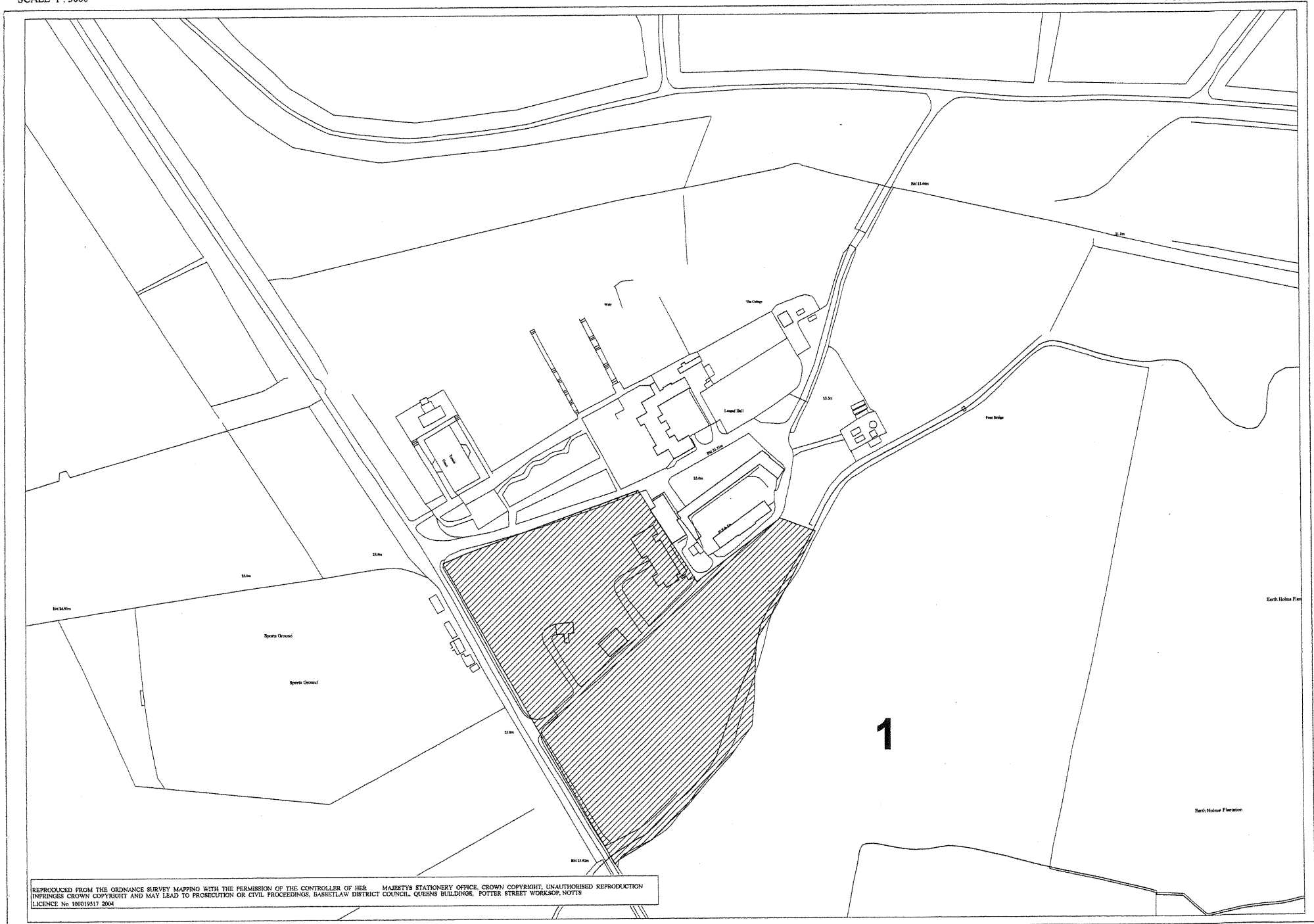
Location	Site Address & Map Reference	BF/GF	Total Site Area as at July 2004 (ha)	Site Description
Worksop	Canal Road, Opposite Flour Mill (25)	BF	0.3	Semi derelict buildings on a level site
Worksop	Canal Road, Gas Works (26)	BF	0.9	Hardsurfaced level area, underground utilities
Worksop	Sandy Lane, Vesuvius Offices (27)	BF	0.9	Old Style office buildings, with level surrounding land
Worksop	Sandy Lane, Labauto (28)	BF	1.1	Vacant modern factory building
Worksop	Sandy Lane, ex-charcoal works (29)	BF	4.1	Derelict cleared site, possible contamination
Worksop	Dukeries West End (30)	GF	1.2	Open, level grassed site
Worksop	Dukeries, Co-op Sports Ground (31)	GF	2.3	Level ex sports ground now reverted to scrub land
Worksop	Retford Road, Coates-Viyella (32)	BF	1.8	Vacant factory unit on a level site
Worksop	Dukeries, Hazlewoods (33)	BF	1.4	Factory and associated car park opposite
Carlton-in-Lindrick	Firbeck Colliery (34)	BF	4.6	Level derelict site with redundant buildings
Retford	West Carr Industrial Estate (35)	BF	0.6	Level site within industrial estate
Ranskill	Access Road (36)	BF	7.4	Remote site covered with scrub land, ex WW2 munitions site
Markham Moor	Markham Moor, off roundabout (37)	GF	1.5	Open area adjacent roundabout, level and currently farmed
Misson	Misson Mill (38)	GF	3.7	Open grassed area adjacent warehousing/commercial complex
		Total	31.8	

NB - If figures do not correlate, take-up occurred in previous years

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QUEENS BUILDINGS
POTTER STREET
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SCALE 1:15000

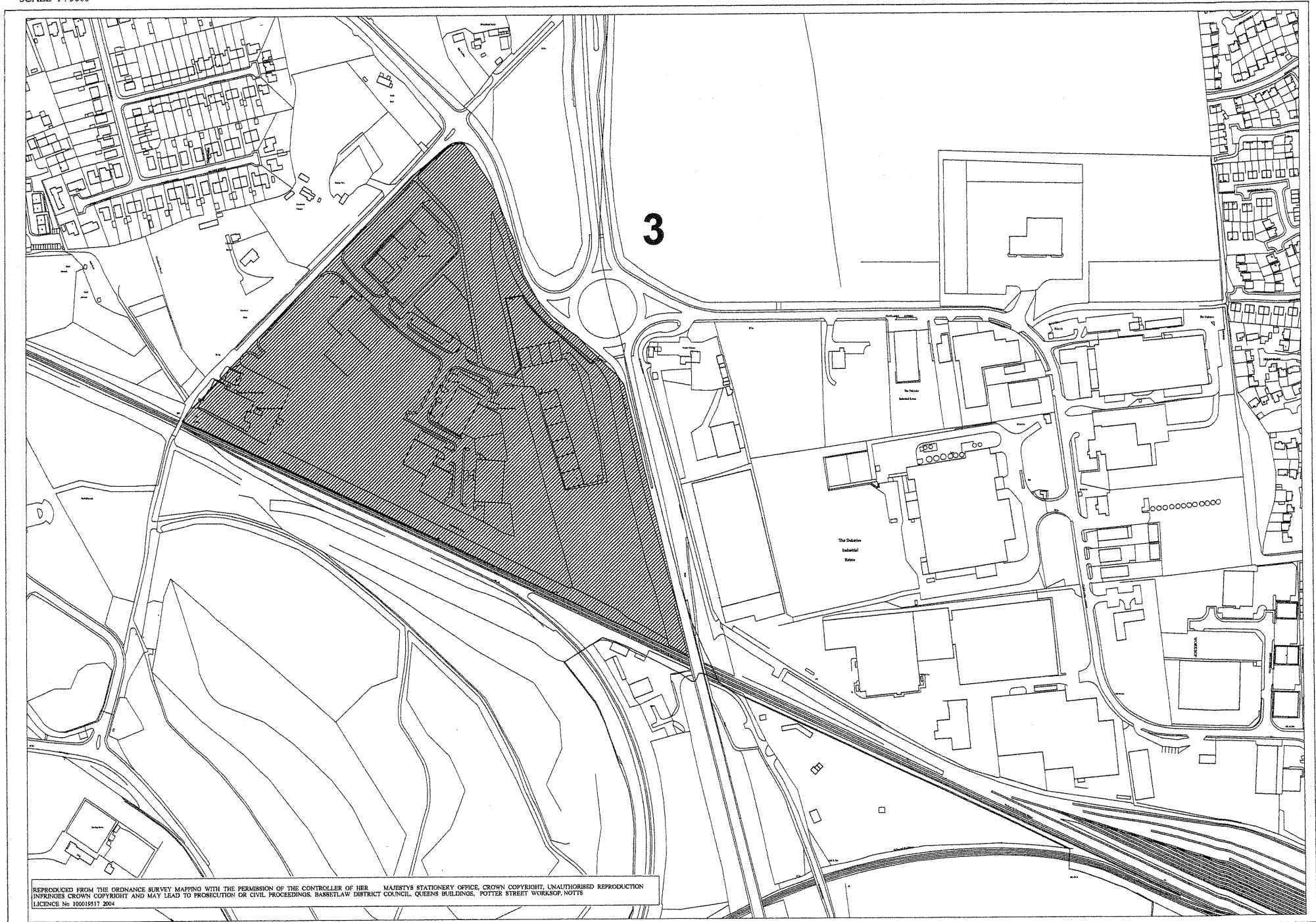


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SCALE 1: 5000

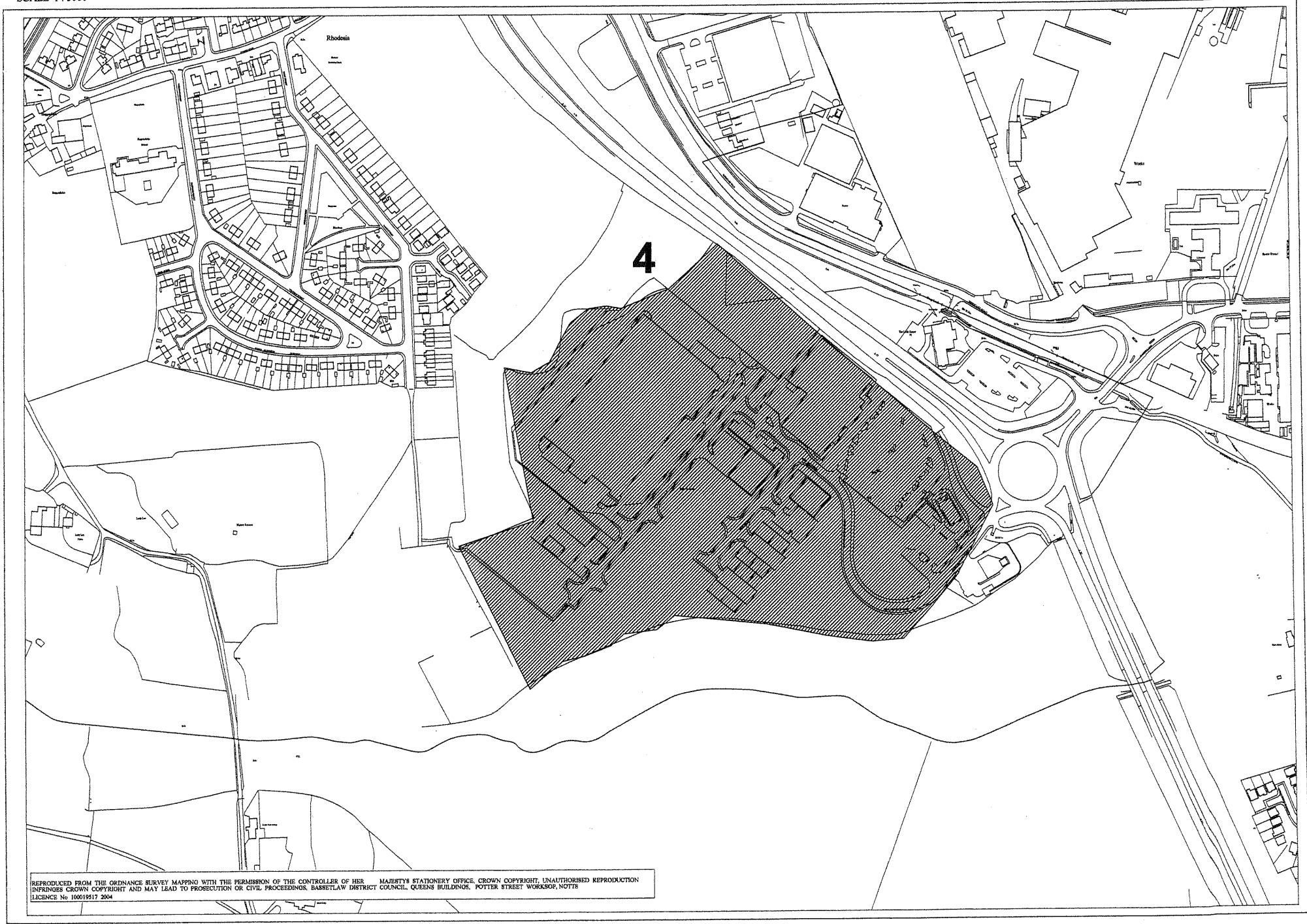


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SCALE 1:5000



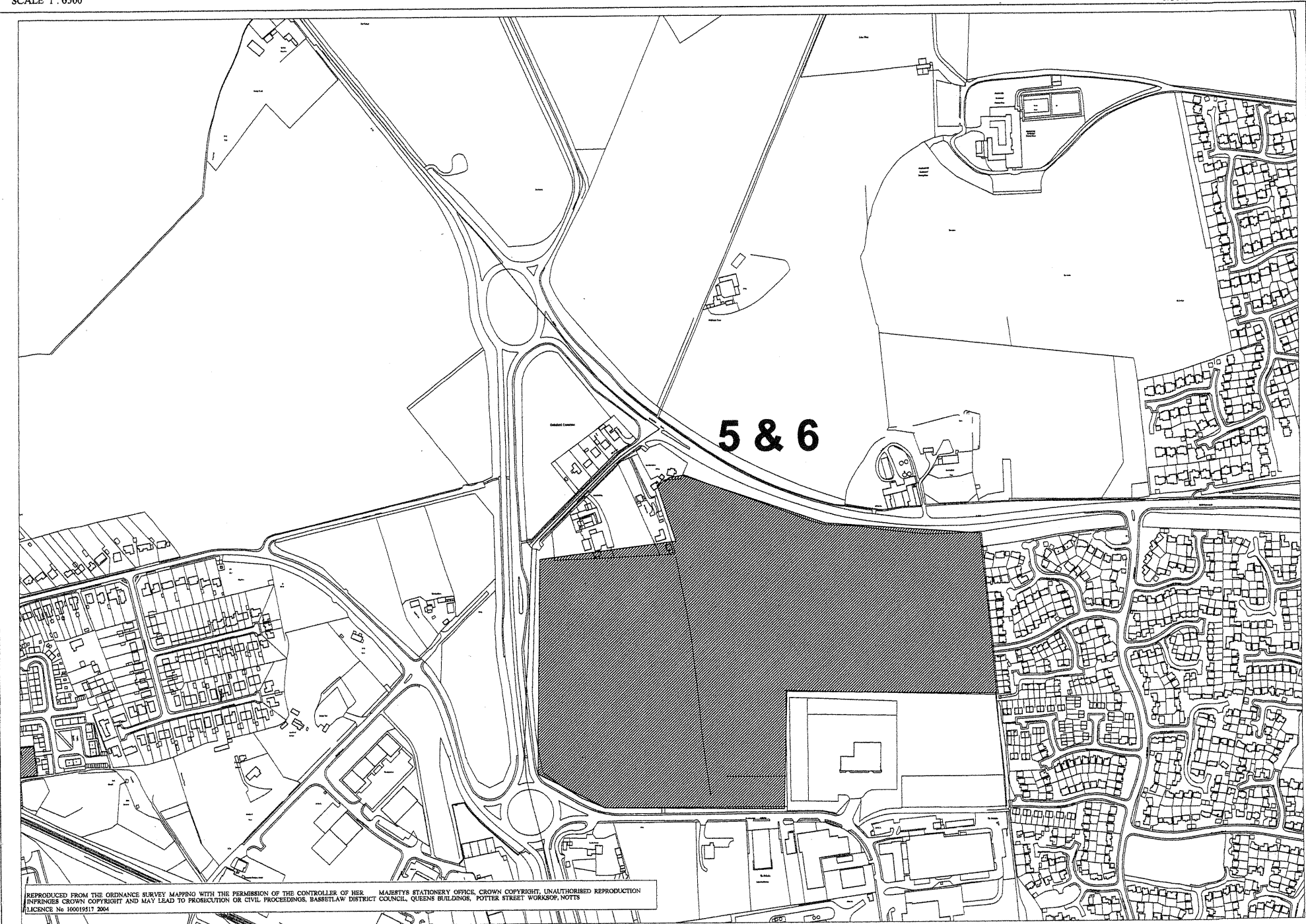
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LOCATION PLAN

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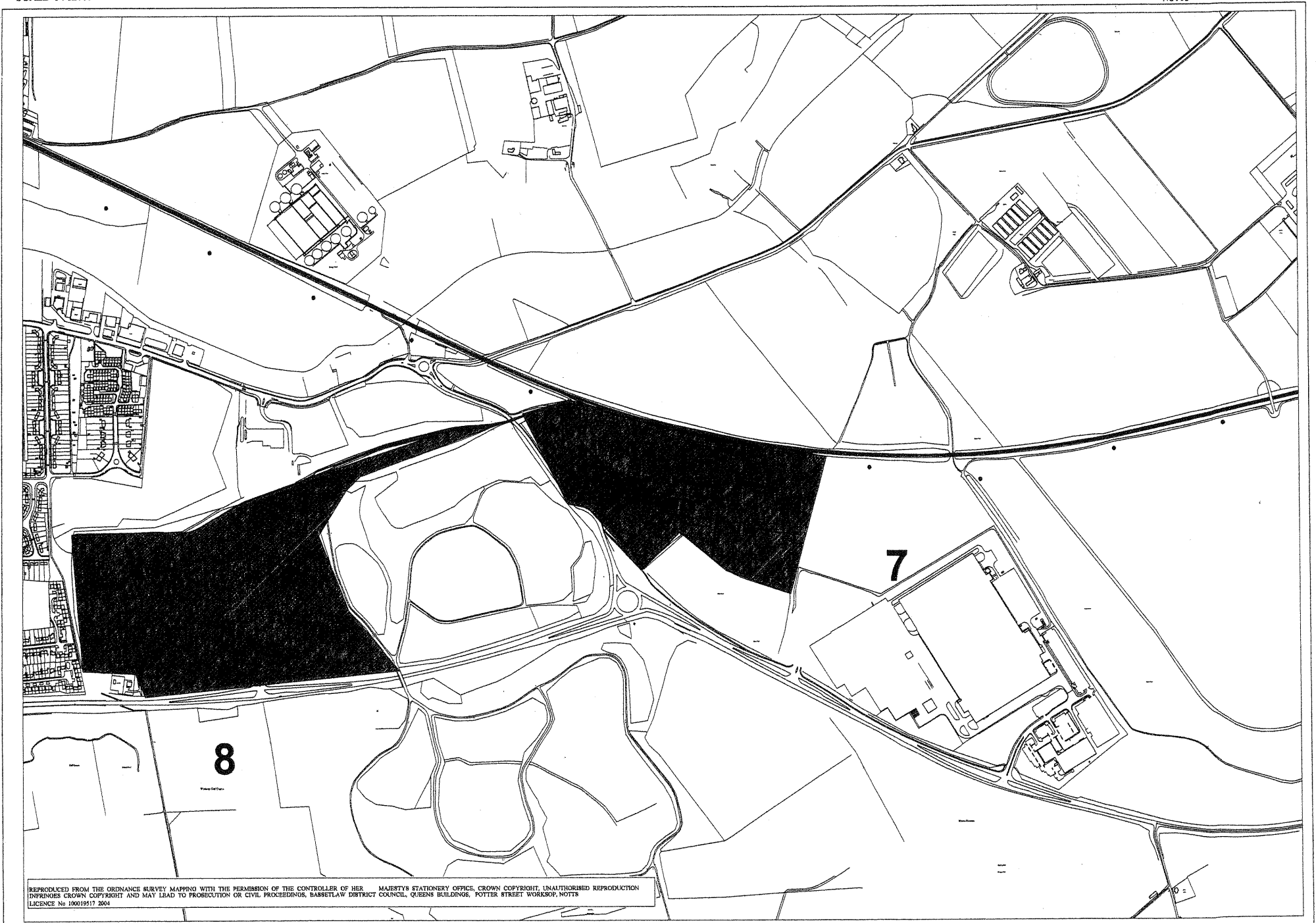
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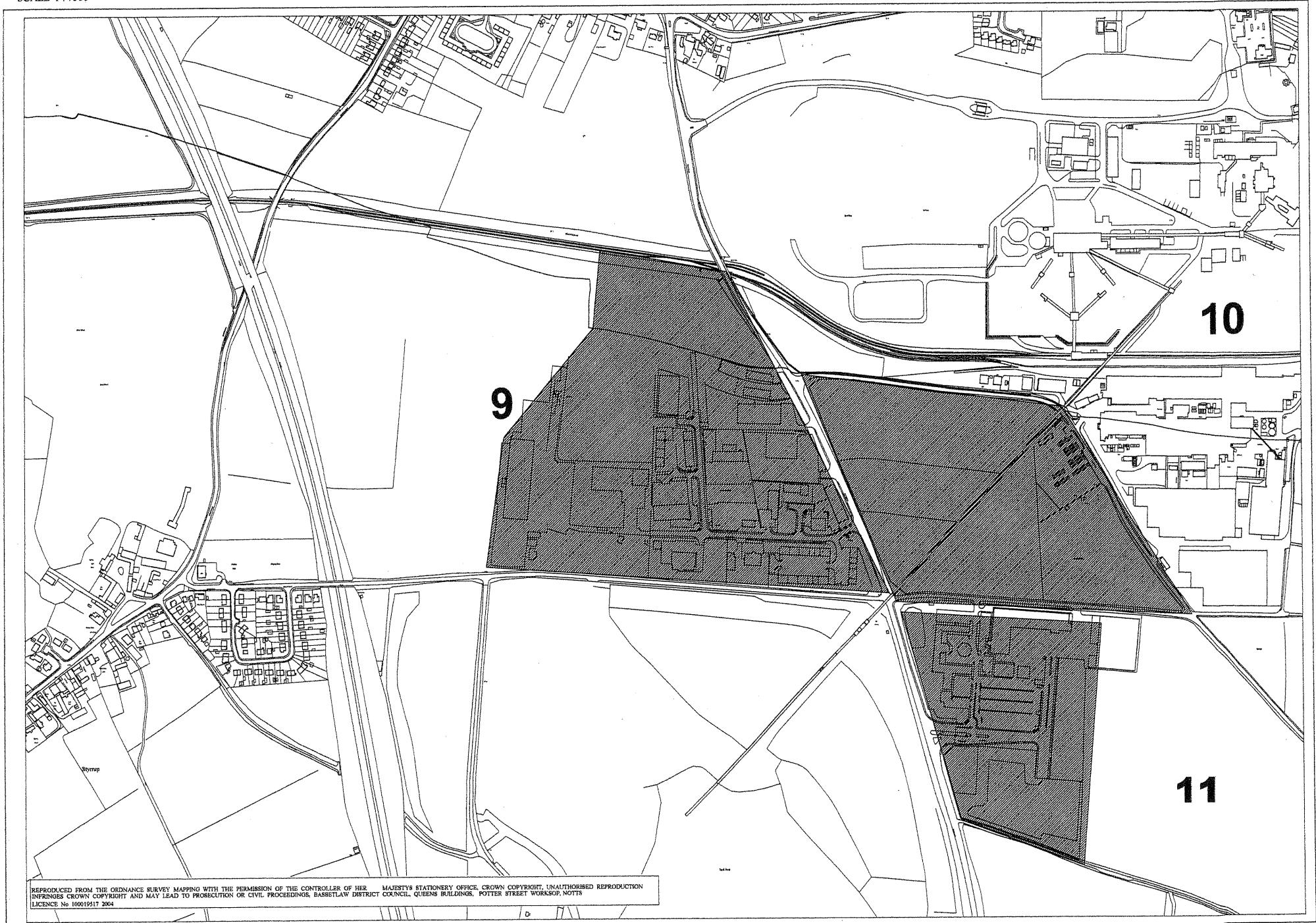
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WORKSOP,
NOTTS

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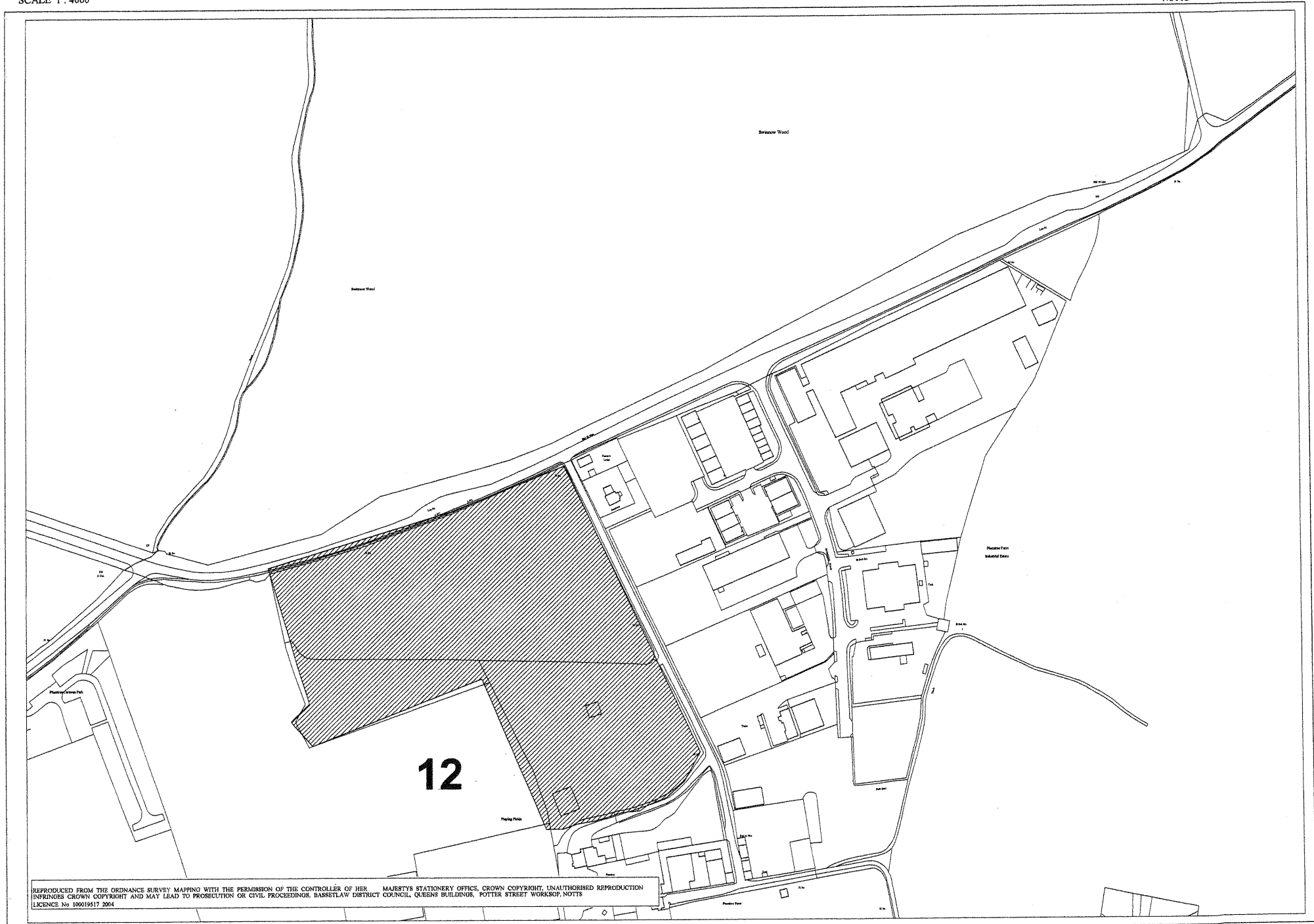
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SCALE 1:4000



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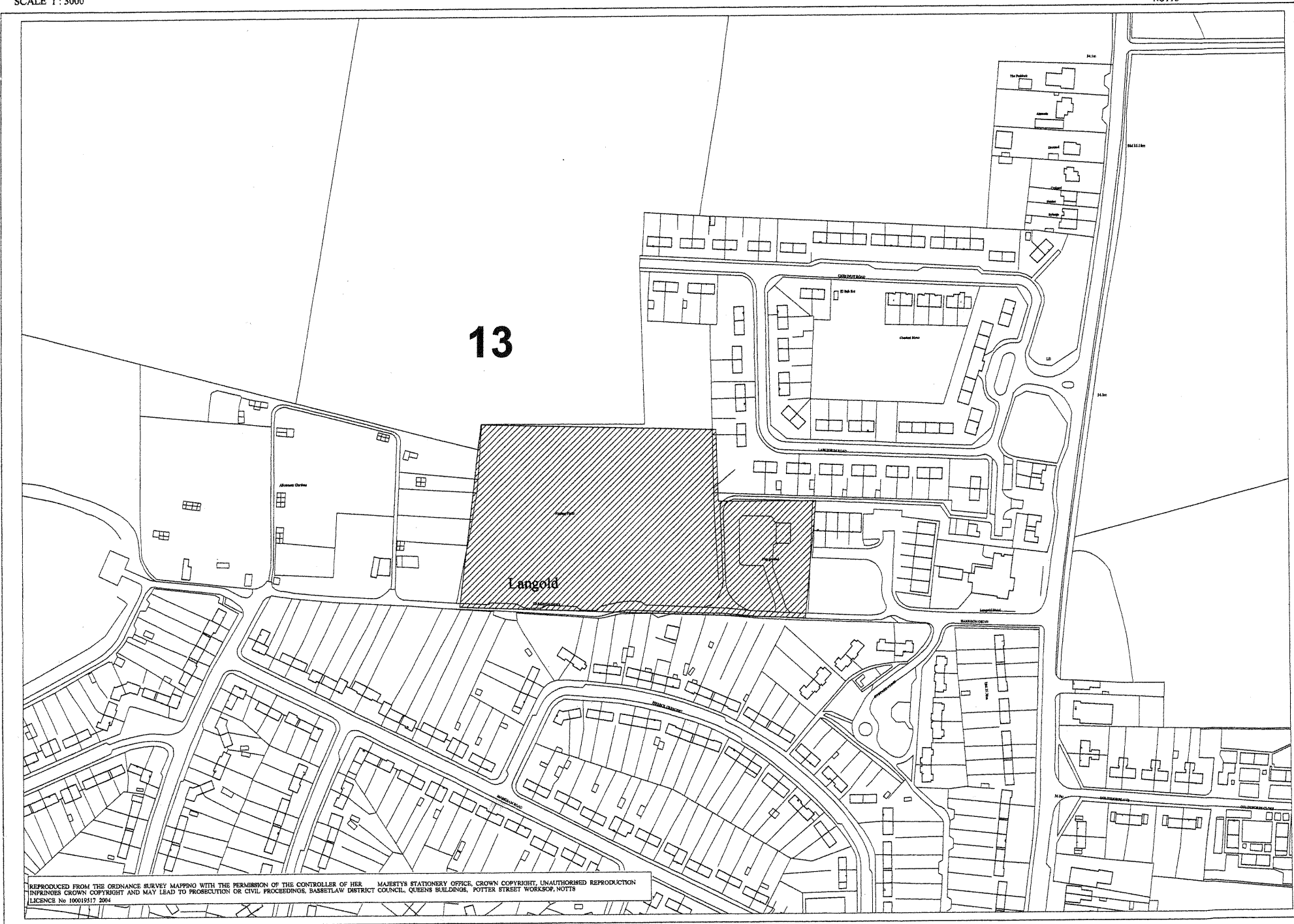
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Langold

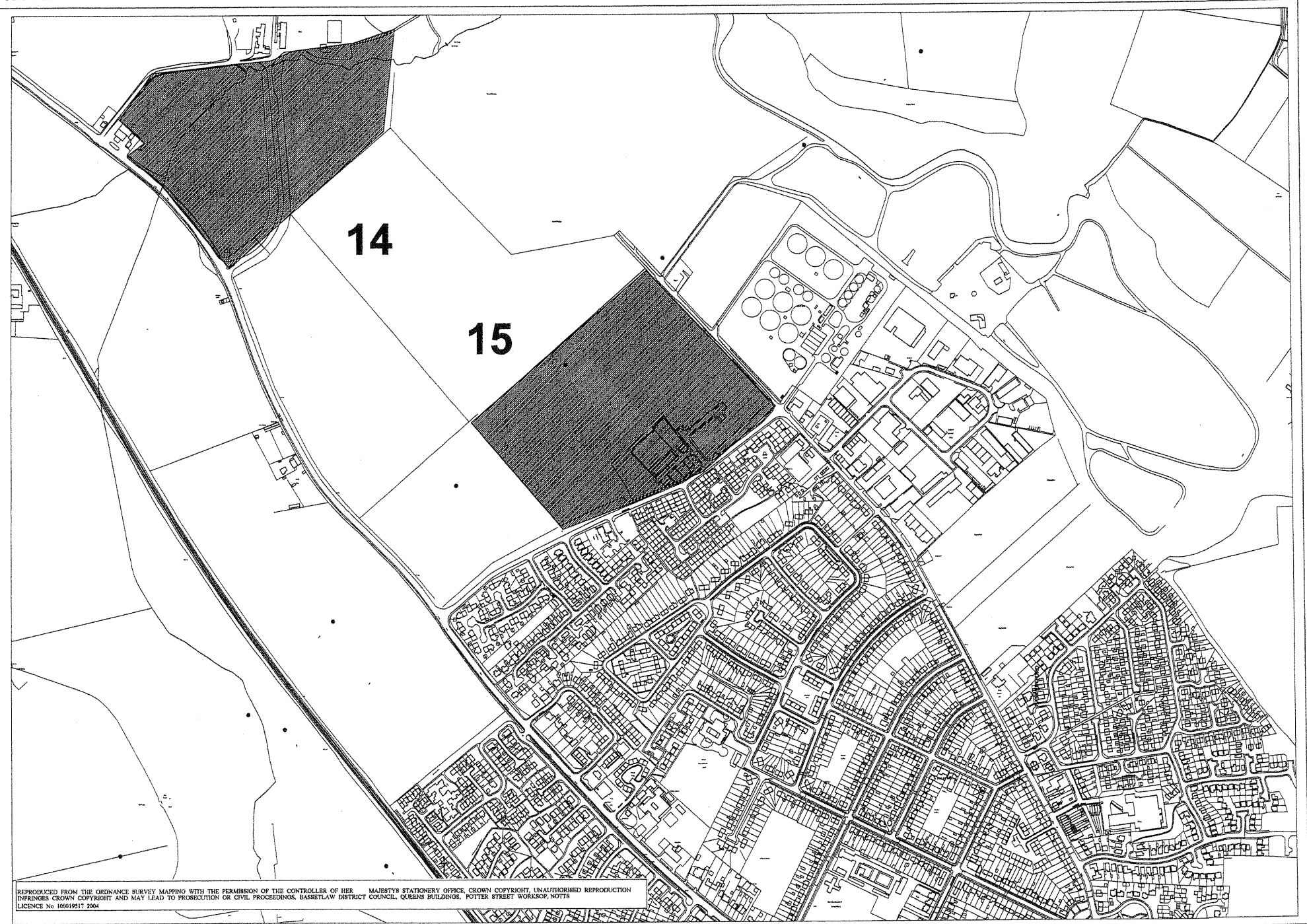
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WORKSHOP
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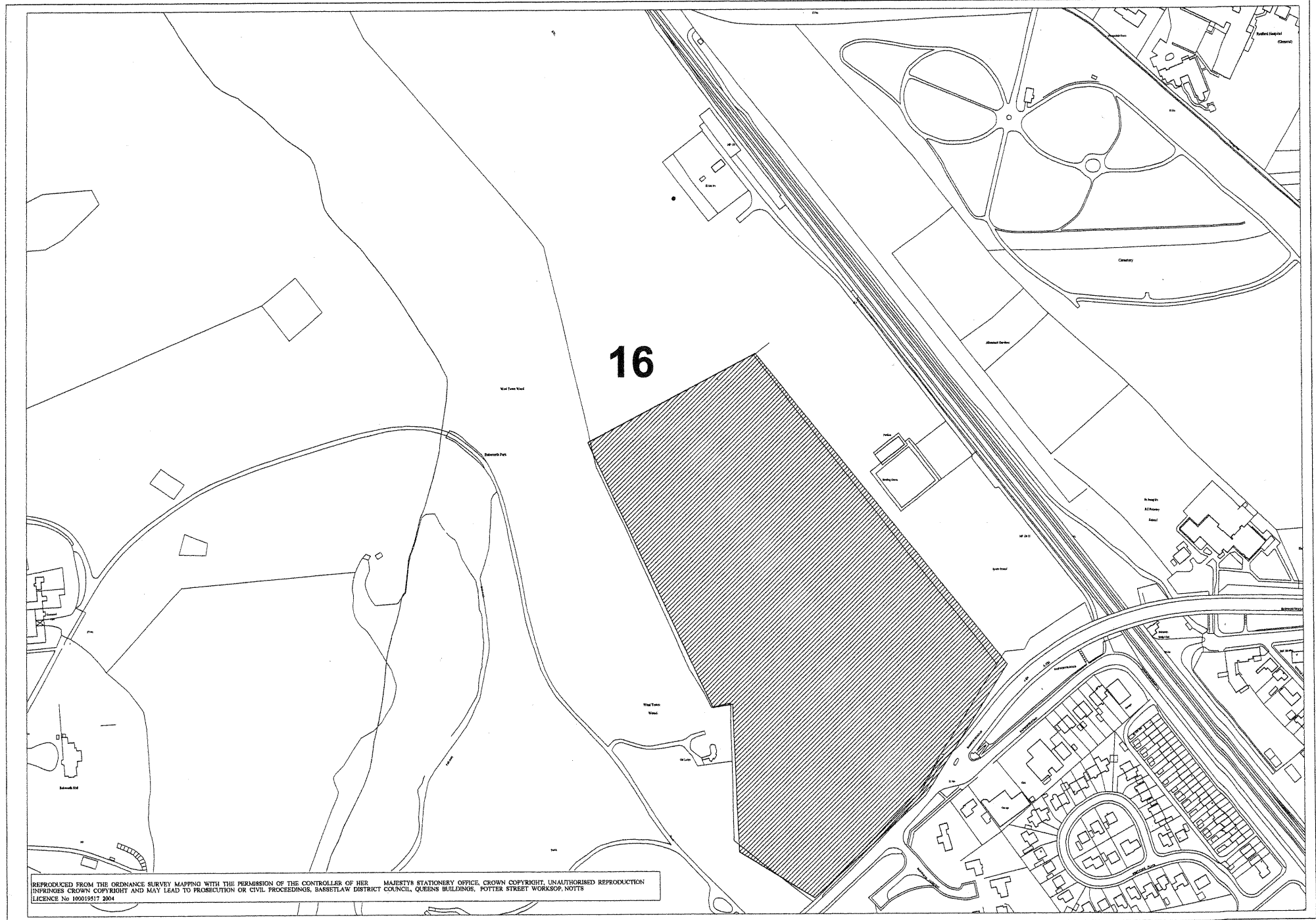


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BASSETLAW DISTRICT COUNCIL
LOCATION PLAN

QUEENS BUILDINGS
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WORKSOP
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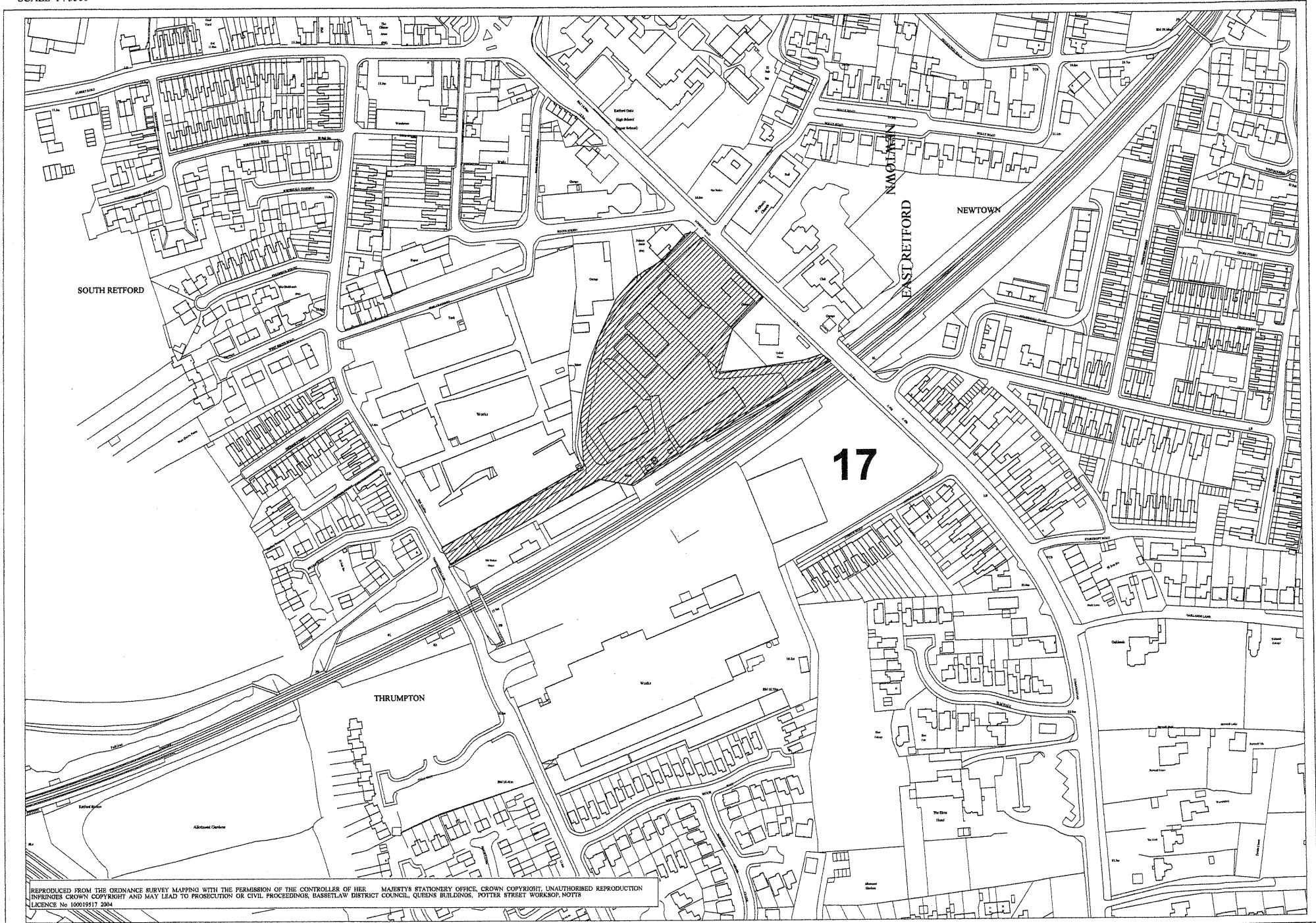


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NOTTS

SCALE 1:3500



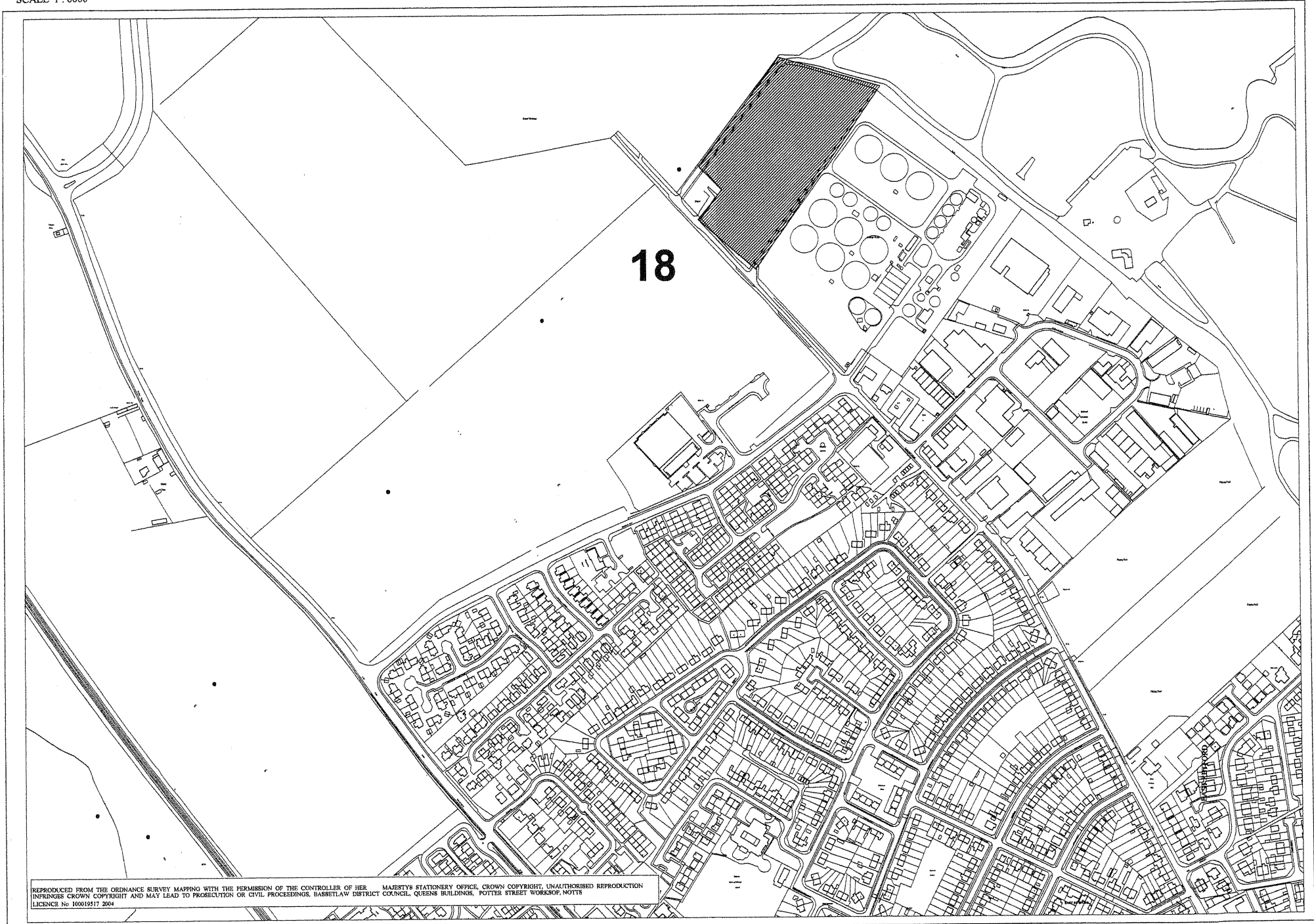
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SCALE 1: 6000



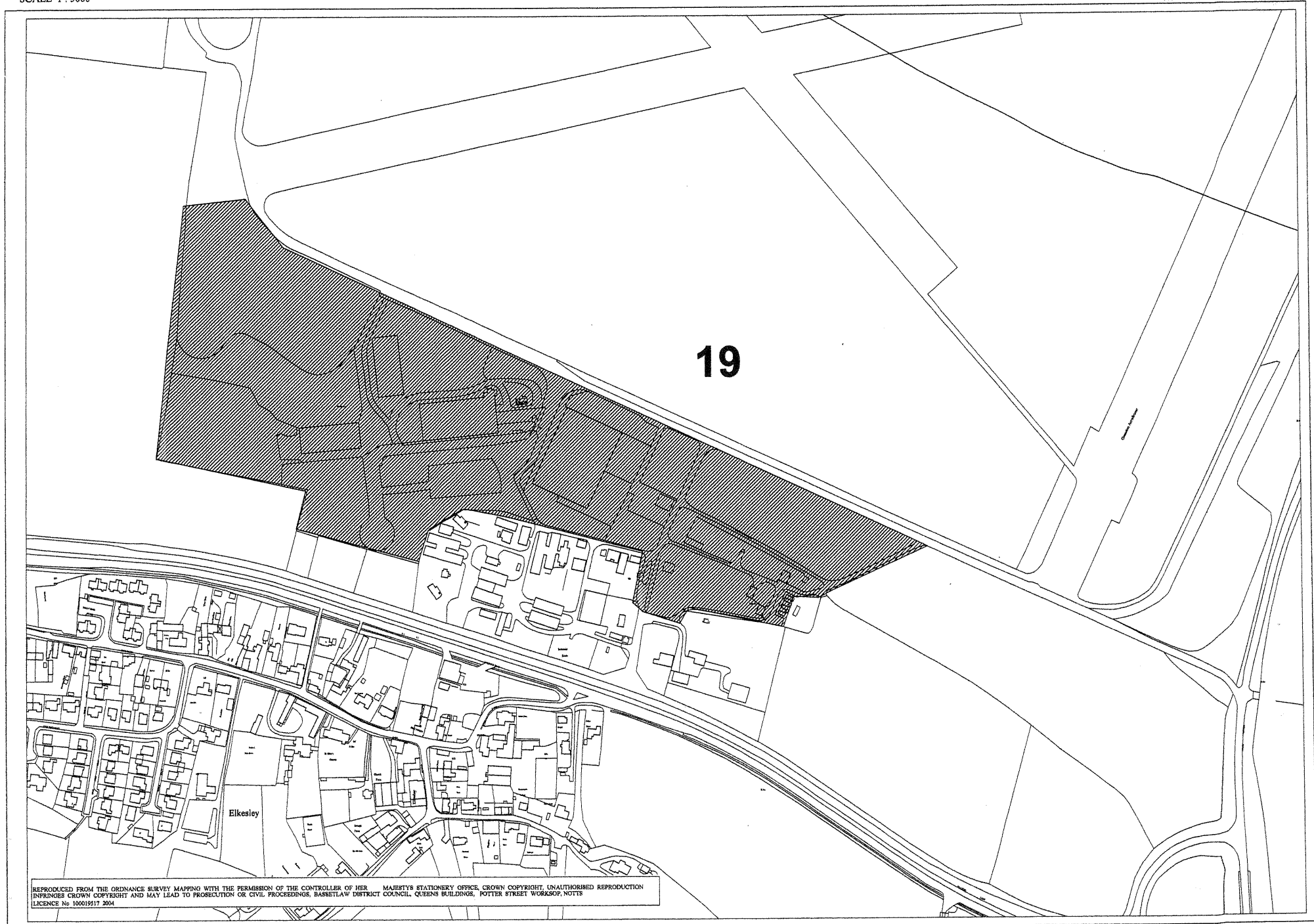
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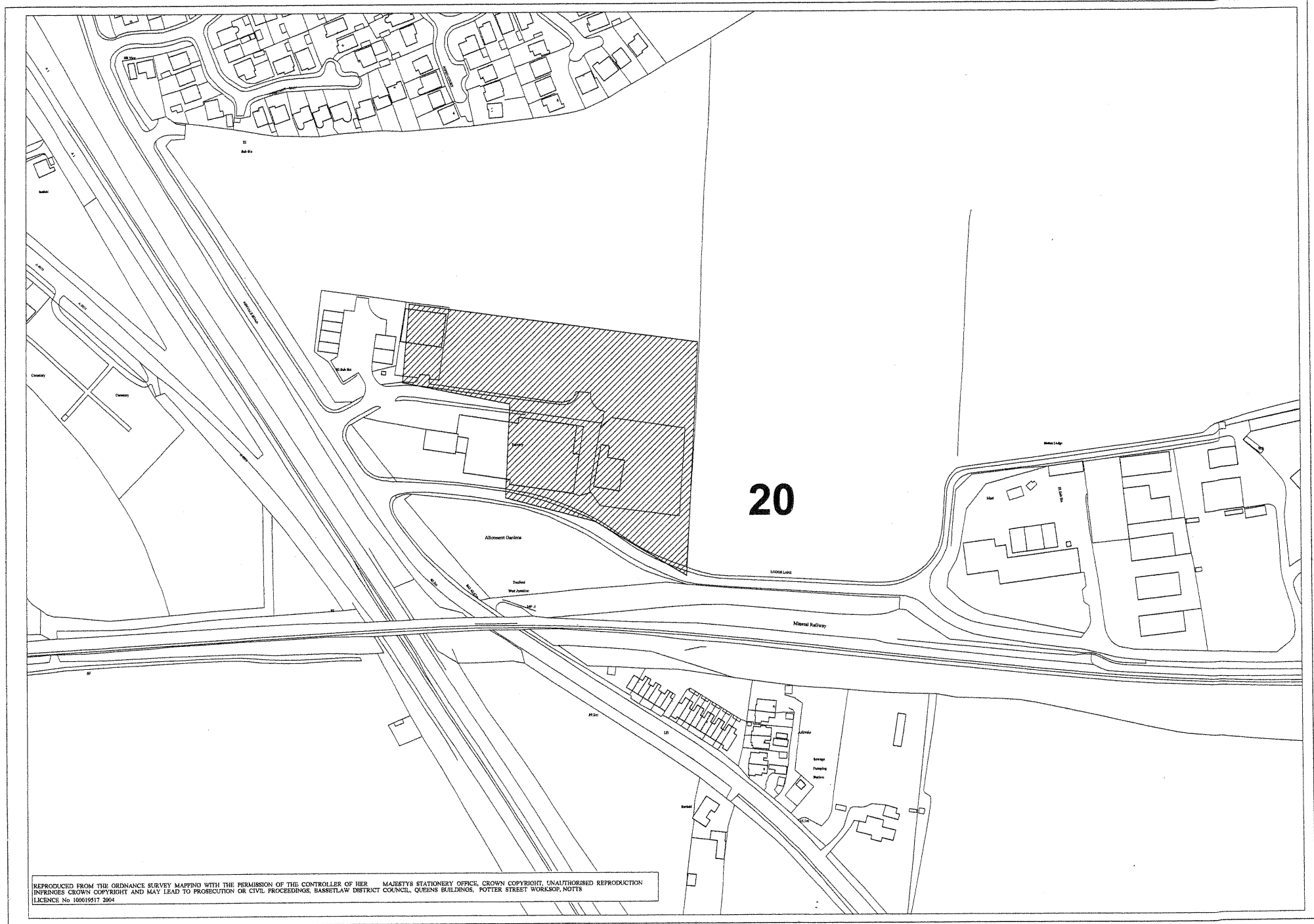
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SCALE 1:3000



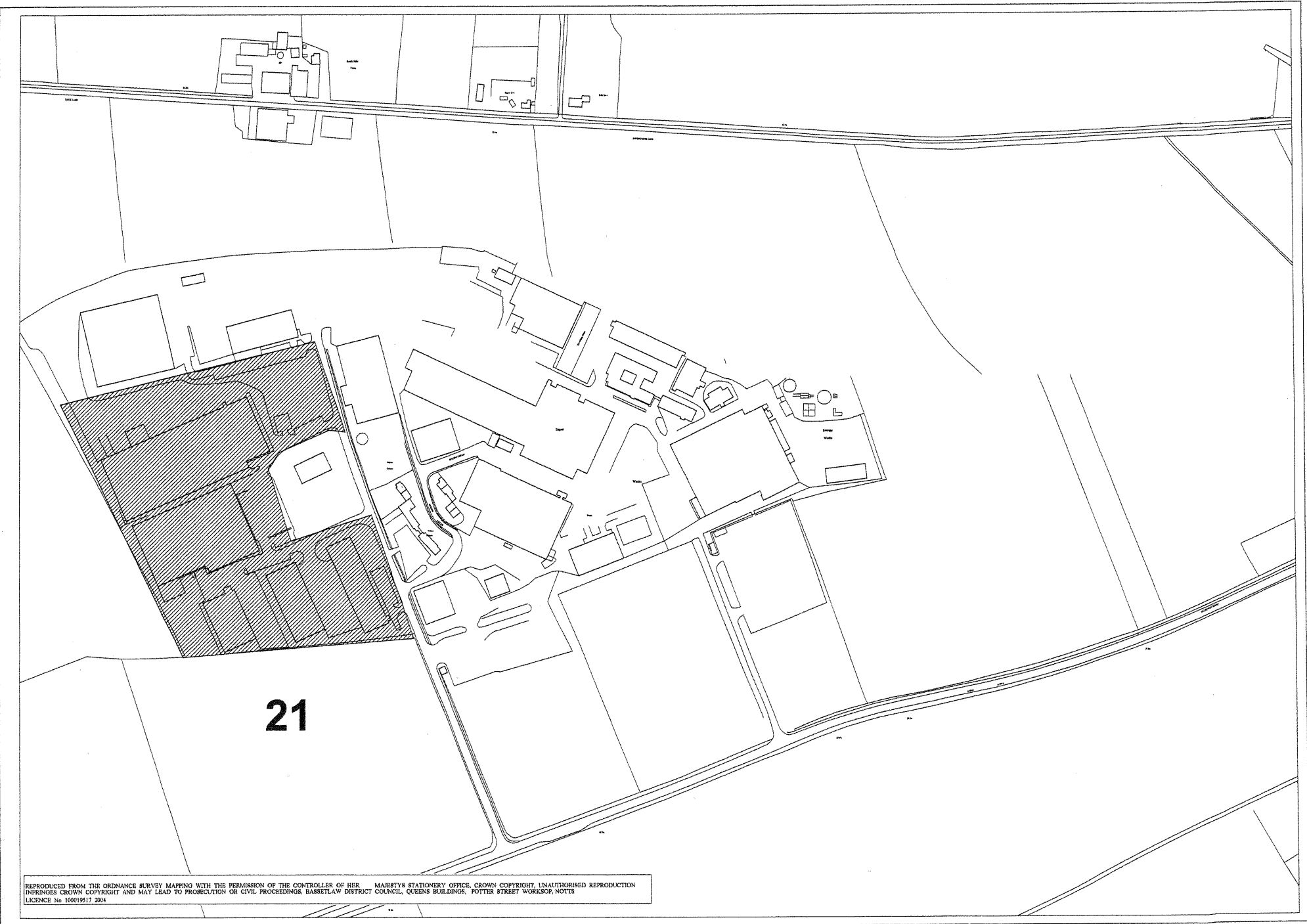
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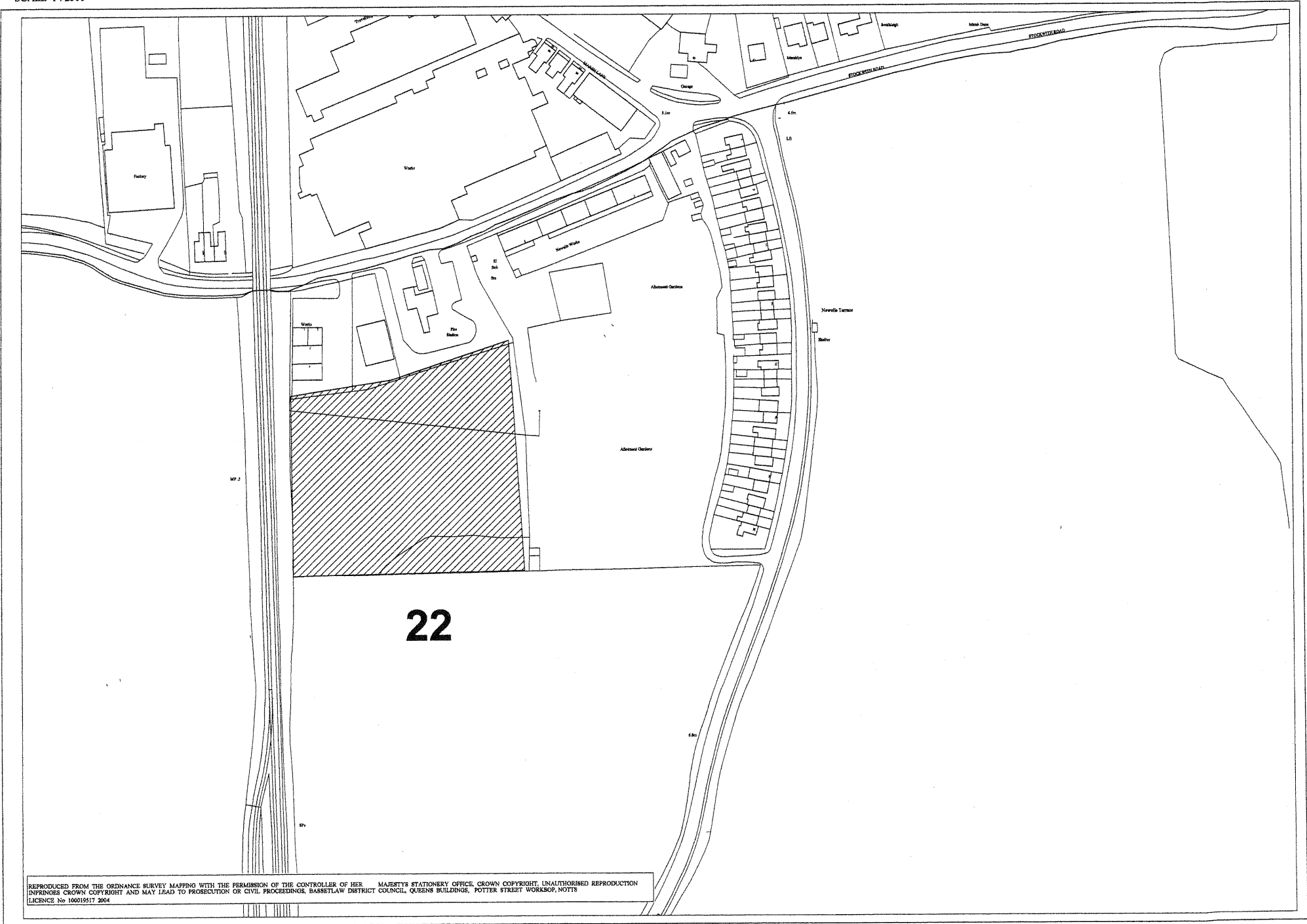
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NOTTS

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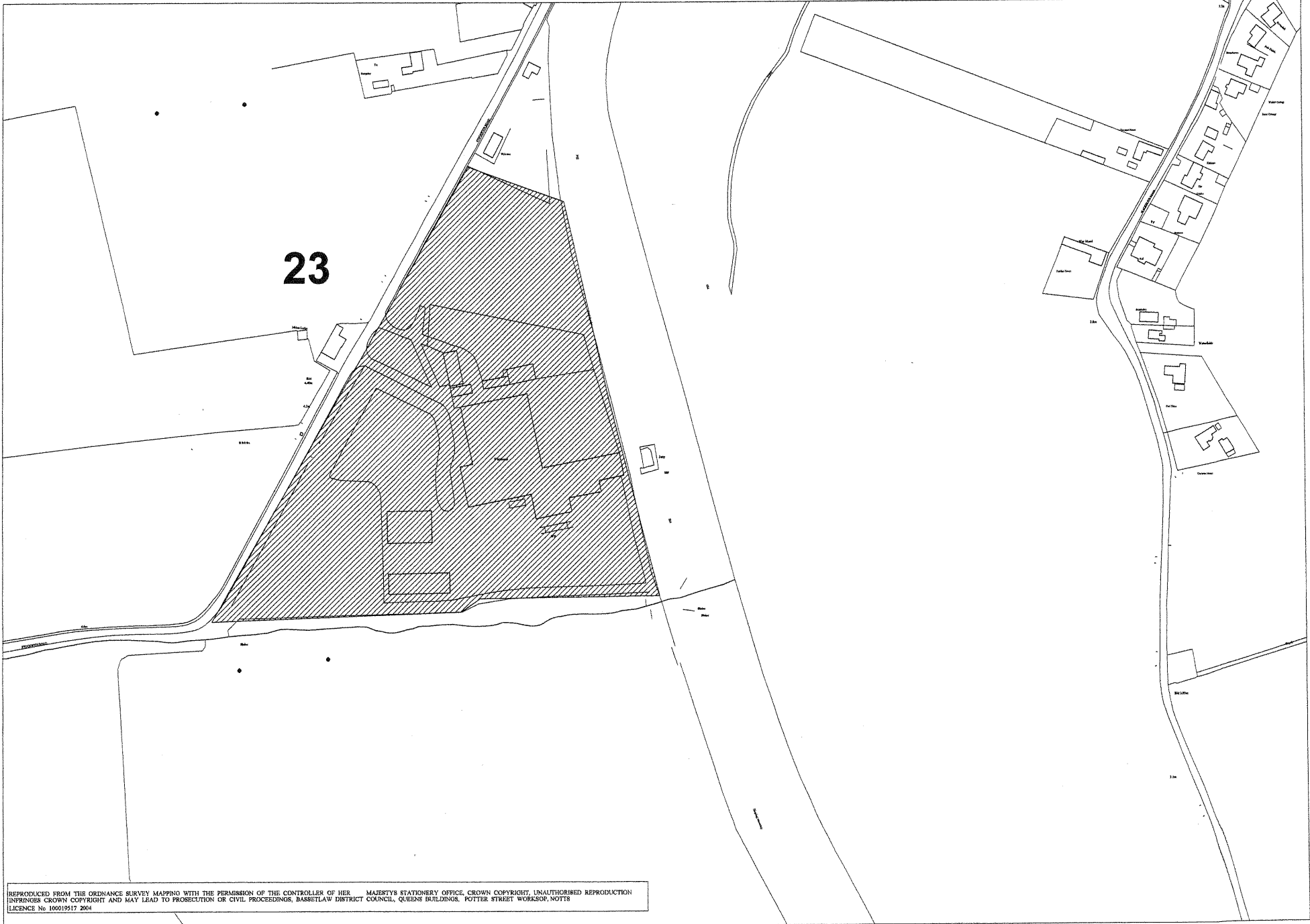
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SCALE 1: 3500

QUEENS BUILDINGS
POTTER STREET
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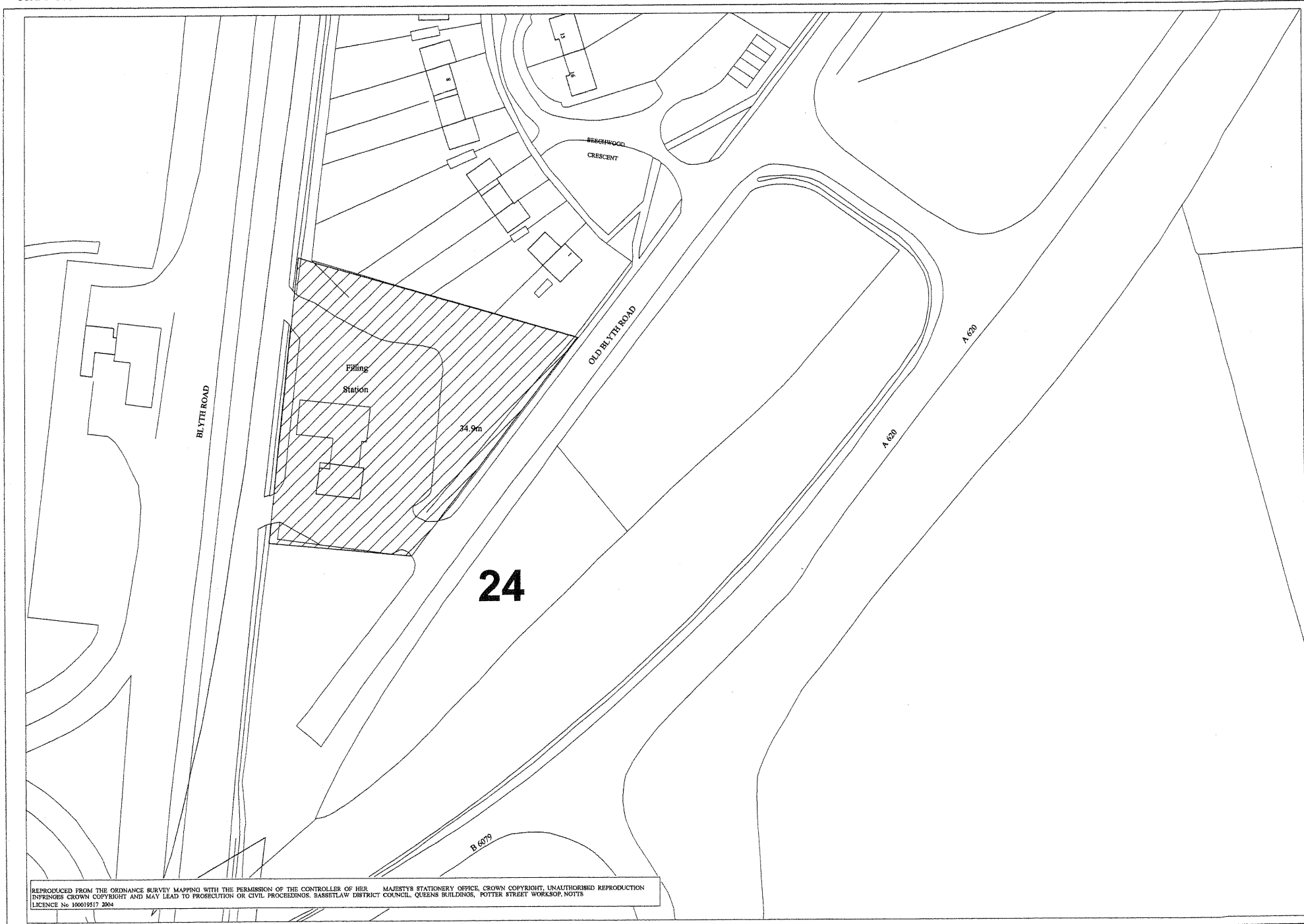


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BASSETLAW DISTRICT COUNCIL
LOCATION PLAN

QUEENS BUILDINGS
POTTER STREET
WORKSHOP
NOTTS

SCALE 1:1250

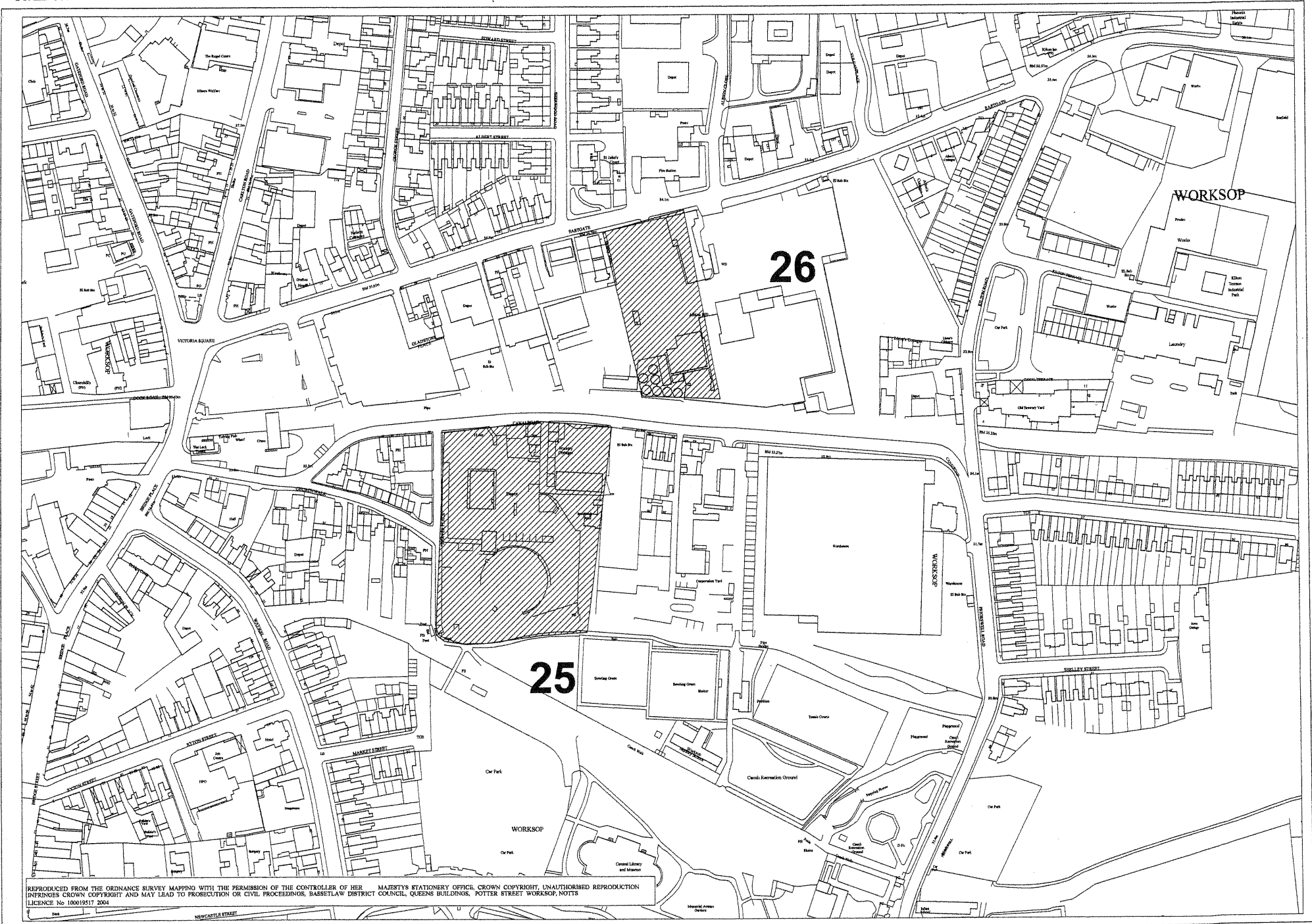


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WORKSOP
NOTTS

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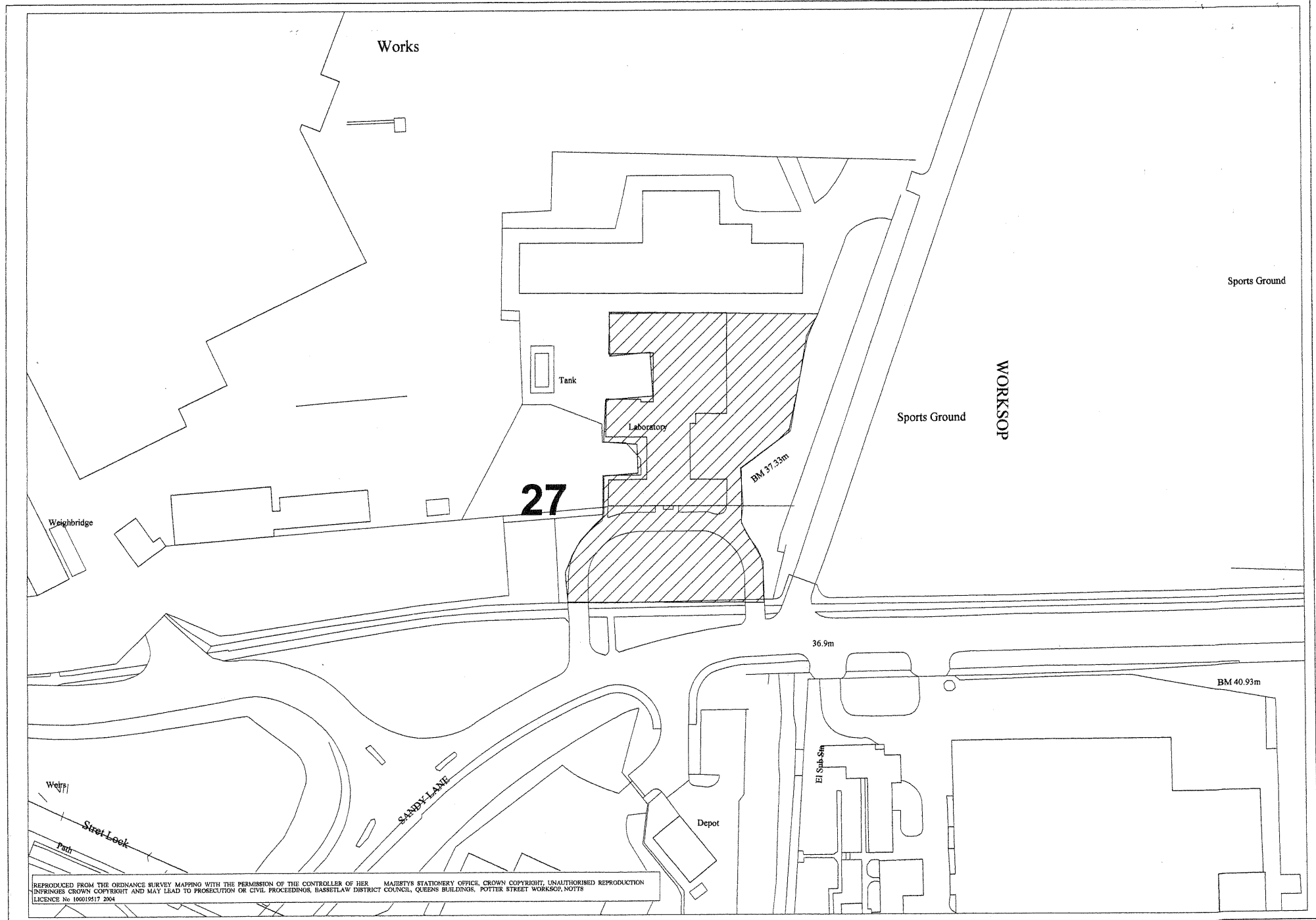


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NOTTS

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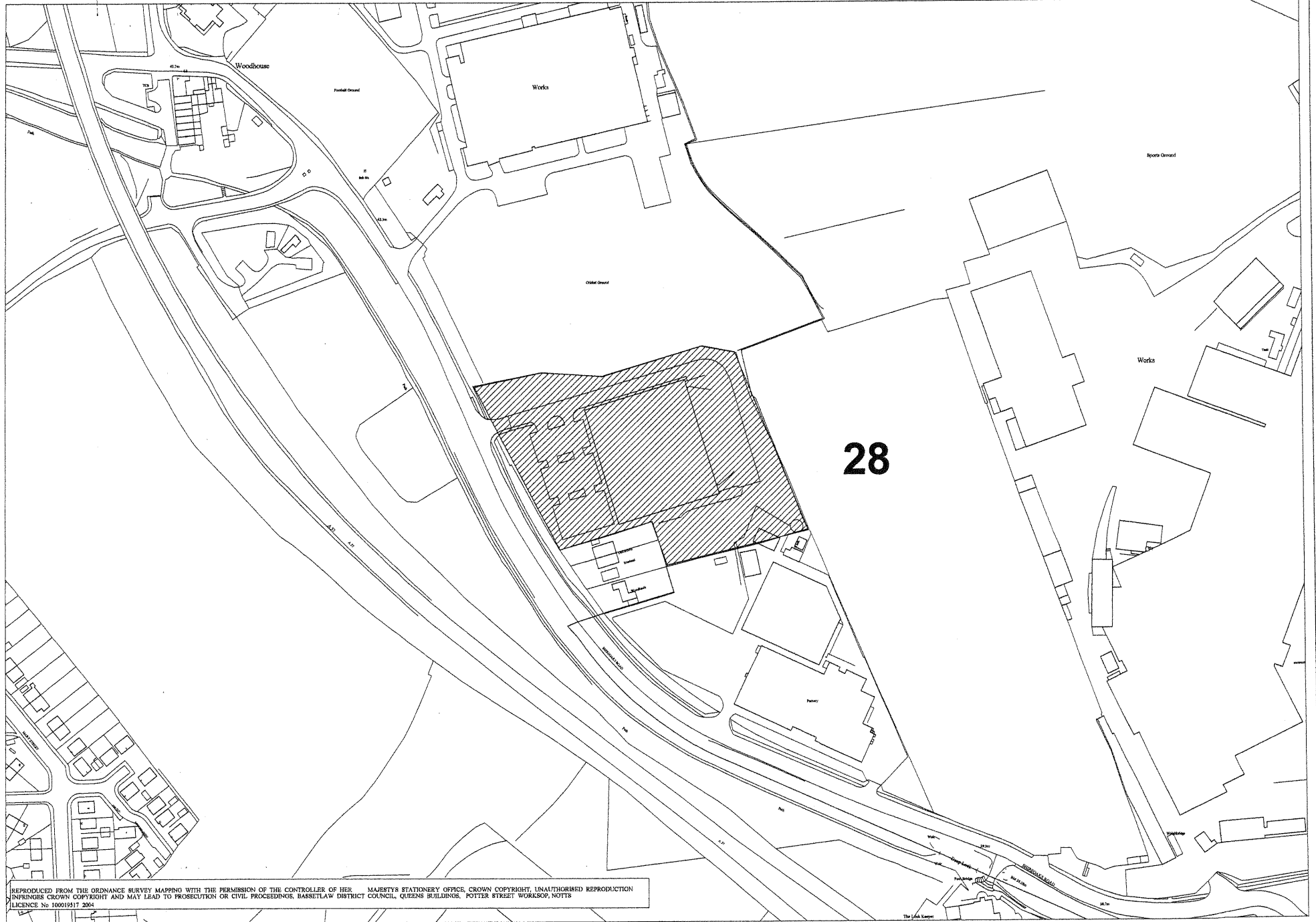


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SCALE 1:3000



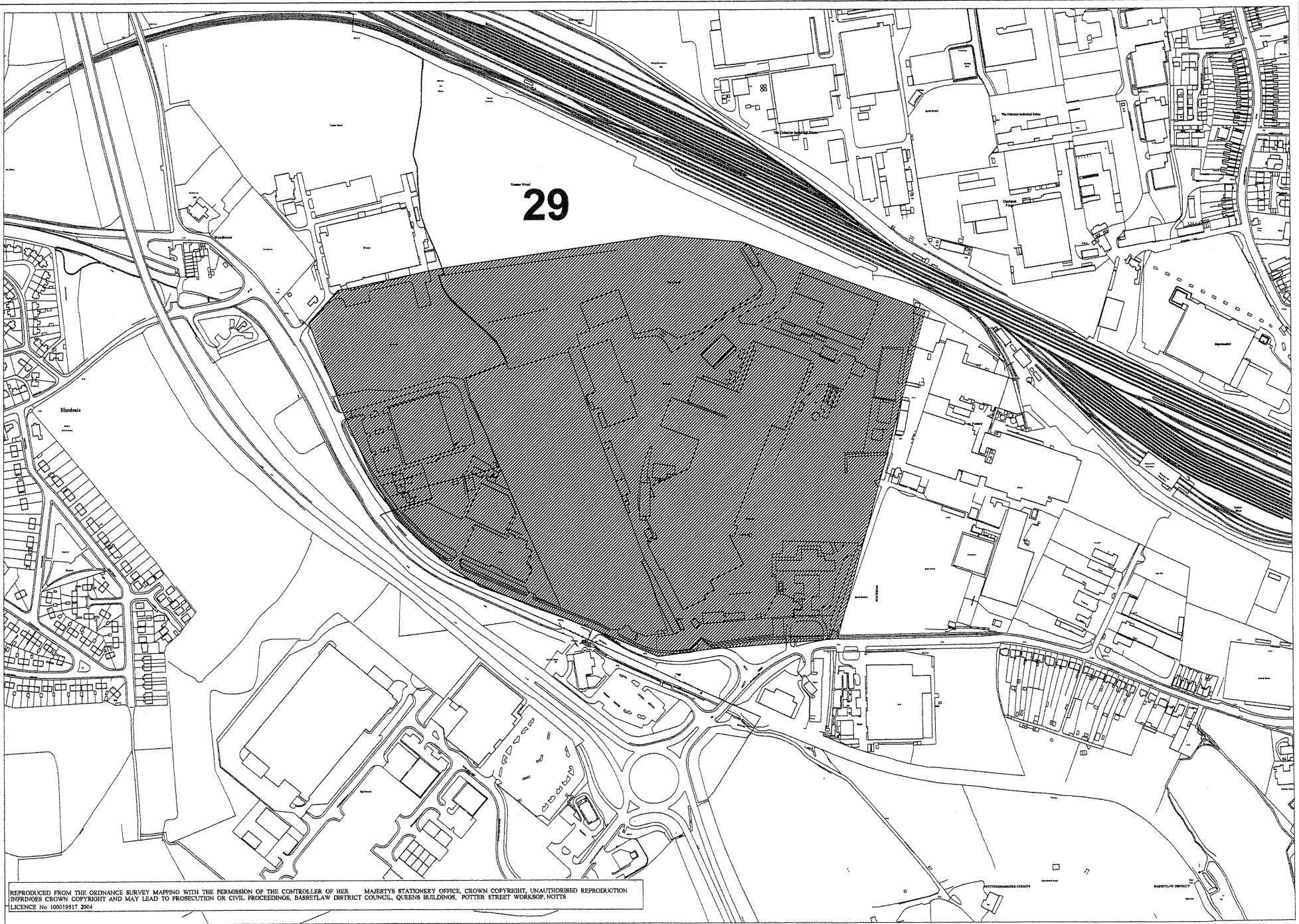
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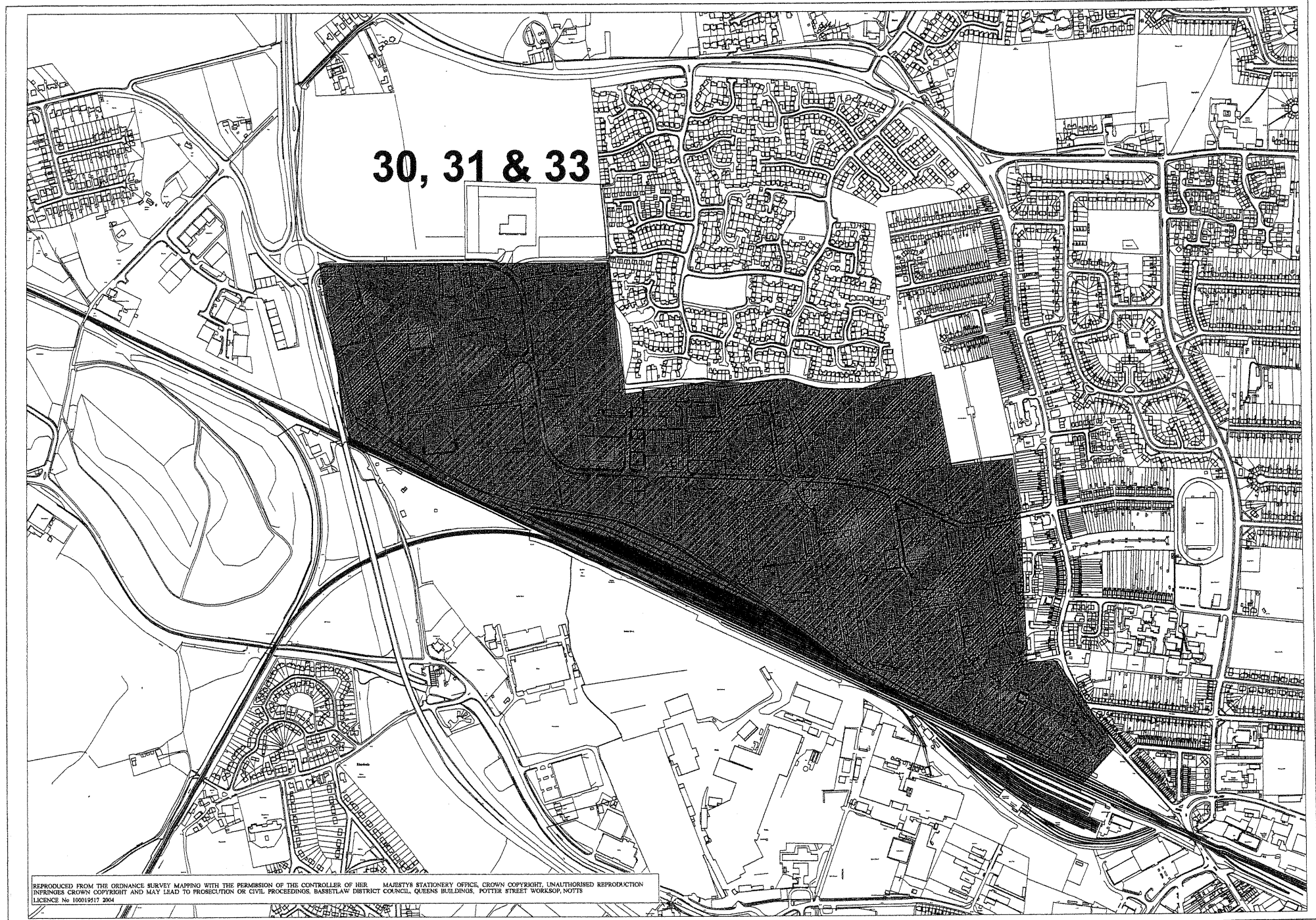
BASSETLAW DISTRICT COUNCIL LOCATION PLAN

SCALE 1:10000

QUEENS BUILDINGS
POTTER STREET
WORKSHOP
NOTTS

30, 31 & 33

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BASSETLAW DISTRICT COUNCIL LOCATION PLAN

QUEENS BUILDINGS
POTTER STREET
WORKSOP
NOTTS

SCALE 1: 3000



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BASSETLAW DISTRICT COUNCIL LOCATION PLAN

QUEENS BUILDINGS
POTTER STREET
WORKSOP
NOTTS

SCALE 1: 7000

34

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BASSETLAW DISTRICT COUNCIL LOCATION PLAN

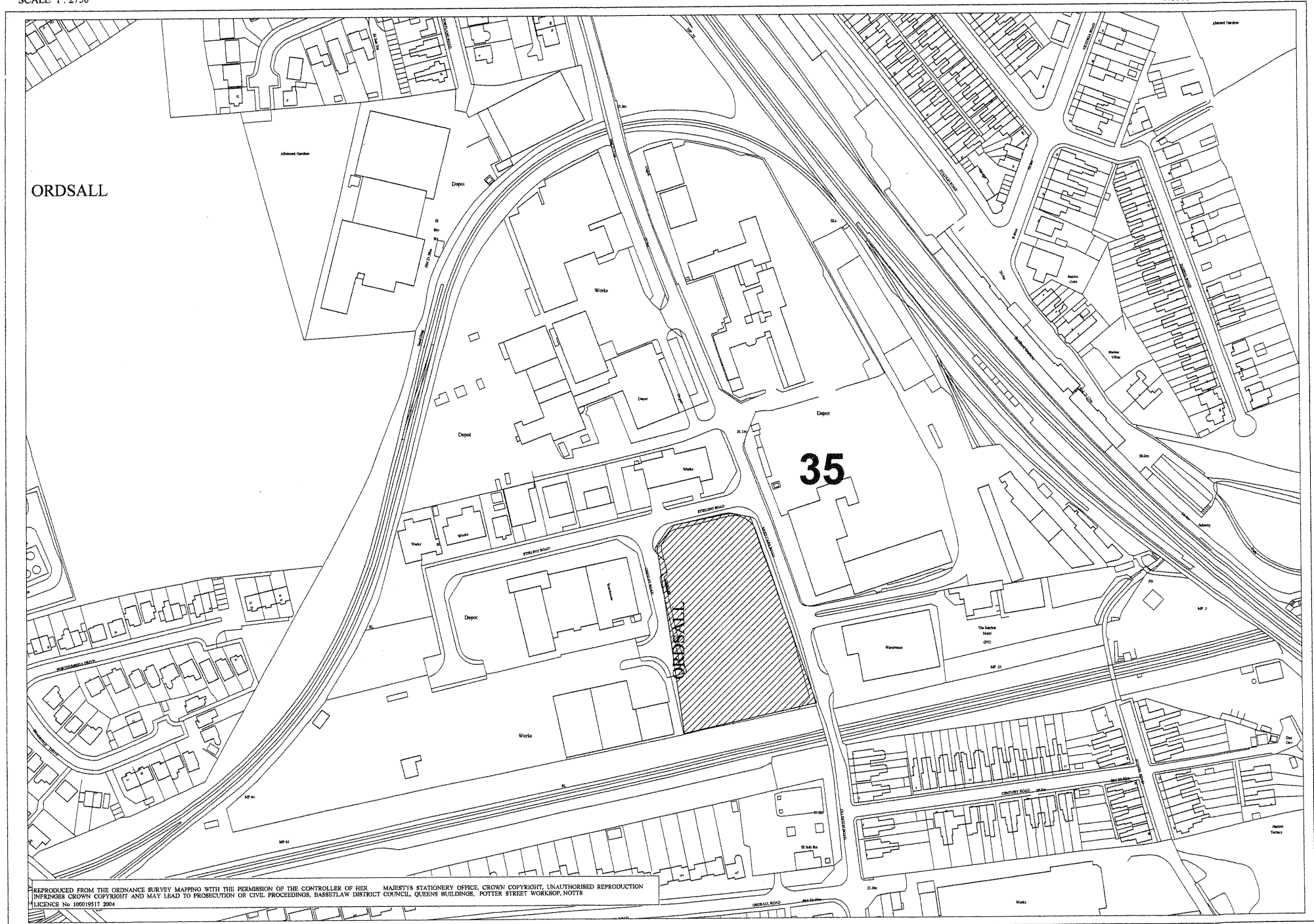
QUEENS BUILDINGS
POTTER STREET
WORKSOP
NOTTS

SCALE 1: 2750

ORDSALL

35

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BASSETLAW DISTRICT COUNCIL LOCATION PLAN

QUEENS BUILDINGS
POTTER STREET
WORKSOP
NOTTS

SCALE 1:4500

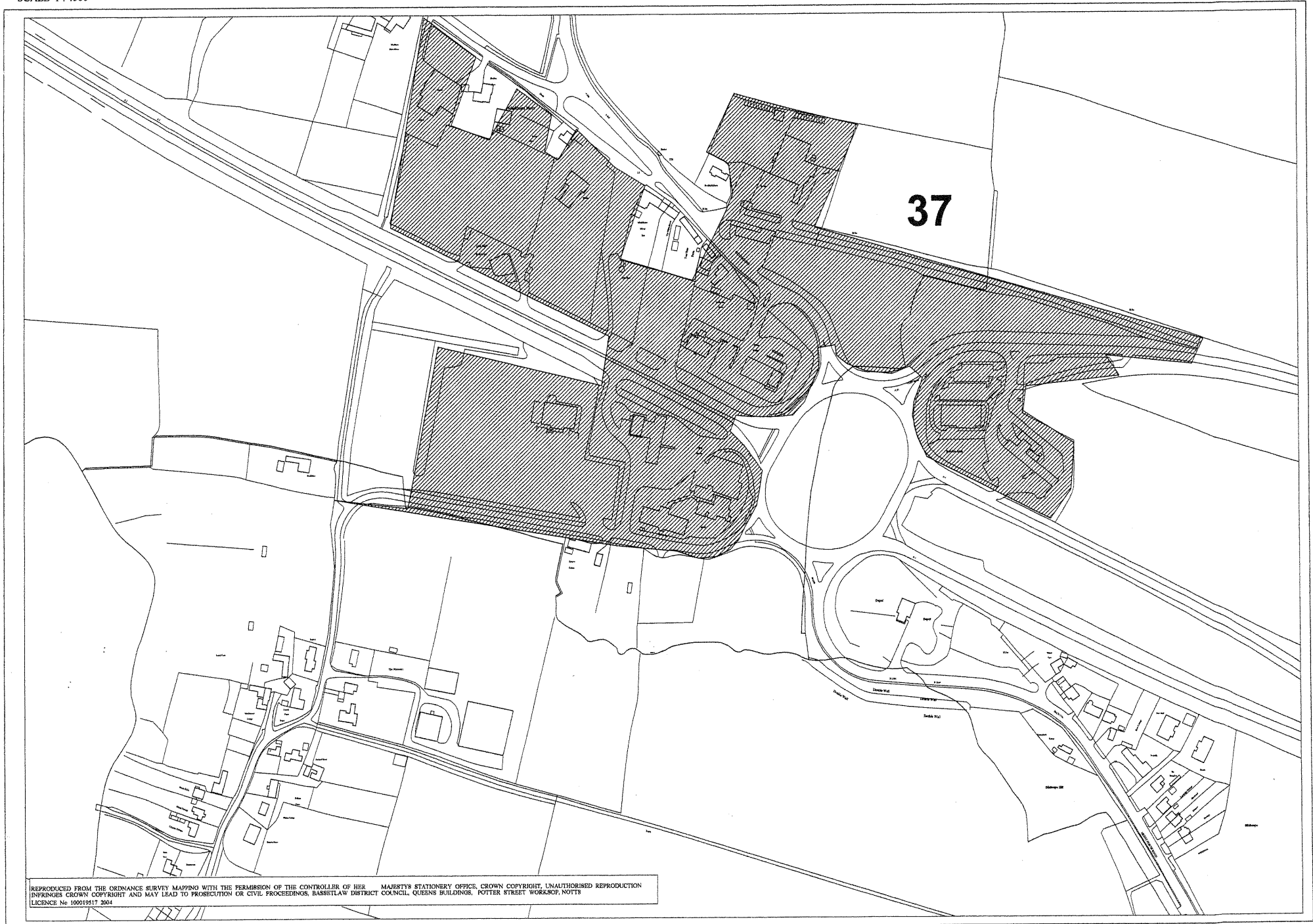


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LICENCE No 100019117 2004

BASSETLAW DISTRICT COUNCIL LOCATION PLAN

QUEENS BUILDINGS
POTTER STREET
WORKSHOP
NOTTS

SCALE 1:4500



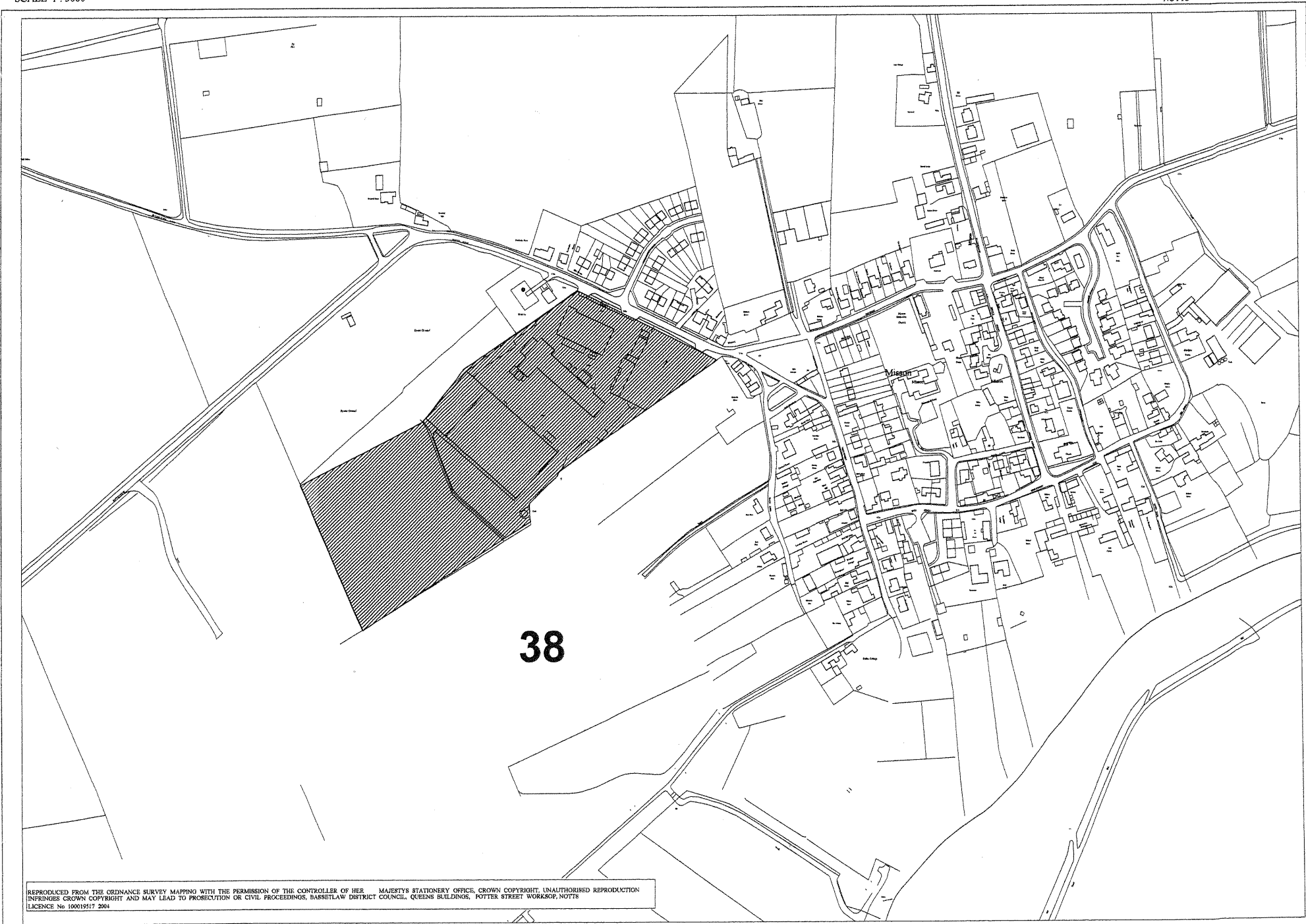
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LICENCE No 10001817 2004

BASSETLAW DISTRICT COUNCIL

LOCATION PLAN

QUEENS BUILDINGS
POTTER STREET
WORKSHOP
NOTTS

SCALE 1:5000



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