

Employment Land Availability Positioning Statement 2007



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Further Information

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Urdu

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Mandarin

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Punjabi

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Polish

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Disclaimer

The information contained in this document is provided in good faith and is as accurate as records permit. However no guarantee is given with regard to possible errors. All the maps and boundaries are an indication of site location and reference and should always be made to the relevant planning applications or the Bassetlaw Local Plan Proposals Map, which show accurate boundary lines. It is recommended that the Policy and Implementation Unit be contacted before use is made of data contained in this document in support of planning applications, appeals or development plan representations.

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Beckingham

Bevercotes

Carlton-in-Lindrick

Elkesley

Harworth and Bircotes

Headon-cum-Upton

Langold

Markham Moor

Misson

Misterton

Ranby

Ranskill

Retford

Tuxford

Worksop

Employment Land Survey 2007

Section 1

Introduction

Each year Bassetlaw District Council undertakes a detailed employment land survey of all employment land protected, allocated or otherwise identified in Bassetlaw Local Plan. This document looks at the amount of land that has been occupied, become vacant or had planning permission granted in the twelve-month period between the 1st April 2006 and the 31st March 2007. The information contained in this document will be used in this year's Annual Monitoring Report and will form the basis for identifying key employment land themes within the district and aid in reviewing Local Plan policies. This document should also help to inform the Council's Economic Development Unit in its development of policy to ensure a strong and healthy economy.

For the purposes of this document, Bassetlaw is split into two areas: East and West Bassetlaw. East Bassetlaw includes the rural parishes of the district, with Retford, Tuxford and Misterton being the largest settlements. In the West, there is Worksop, Harworth/Bircotes and the former coalfield villages. A more detailed list of all the settlements within East and West Bassetlaw is included within Appendix 2.

The Survey considers all employment sites that are protected under policies in the Bassetlaw Local Plan. This includes three types of land:

- i) Protected Employment Land,
- ii) Allocated Employment Sites, and
- iii) Centres of Employment.

Section 2

Structure of the document

This document is separated into two sections. The first section identifies all employment sites that are protected in the Local Plan and identifies the developments or planning permissions that have been granted on these sites between the 1st April 2006 and the 31st March 2007. This information is presented on a map of each individual settlement with an accompanying table of relevant data. The second section provides a summary of all this information. Only land that is protected for employment uses within the Bassetlaw Local Plan is identified within this document. The definitions to the terms used throughout this document are in the glossary, and the key to the maps is shown in Appendix 1.

Section 3: Employment land analysis for each settlement

Individual settlements:

The following section outlines all current employment developments that have either been built, are under construction or have valid planning permission but are yet to be built. Each settlement has a map and a set of tables that will illustrate what employment developments have taken place over the 2006/2007 financial year. The following maps are included in this section:

- Beckingham
- Bevercotes
- Carlton-in-Lindrick
- Elkesley
- Harworth and Bircotes
- Headon-cum-Upton
- Langold
- Markham Moor
- Misson
- Misterton
- Ranby
- Ranskill
- Retford
- Tuxford
- Worksop

Section 3: Summary of Bassetlaw Local Plan's Employment Allocations

Table 1 shows a summary of the all sites that are allocated within the Bassetlaw Local Plan for employment land uses.

Table 1: Summary of all employment land in Bassetlaw.

Site Composition (ha)							
	Gross Take-up before 2006/2007	Gross Take-up for 2006/2007	Land with outstanding Planning Permission as of 31st March 2007	Total Losses before 2006/2007	Losses in 2006/2007	Land with no Planning Permission or no previous take up as of 31st March 2007	Total site Area
Centres of employment	51.61	0.00	0.00	0.00	0.00	2.36	53.97
Allocated sites	117.82	3.43	2.16	8.49	7.12	104.54	237.22
Protected employment land	205.93	0.00	0.00	2.28	0.00	1.33	209.54
Total	375.36	3.43	2.16	10.77	7.12	108.23	500.73

The above table shows that there were **3.43ha** of land occupied within the last financial year, with approximately **108.23ha** of employment land available in Bassetlaw. The table also shows 7.12ha of employment land has been lost due to the construction of a replacement school under the PFI scheme on Babworth Road, Retford.

It should be noted that the employment land Markham Moor (Allocation E29 as identified in the Local Plan) has not been monitored due to the ongoing A1 improvements and the uncertainty of how much land will be lost to the highway improvements. An update on the status of Markham Moor will be provided in the next Employment Land Study 2007/2008.

The table below shows a break down of employment land available in the East and West of the District. In the East of the district **61.54 ha** of employment land is available and in the West **46.69 ha** of land is available.

Table 2: Summary of all vacant employment land in the East and West of Bassetlaw.

Types of Employment Land	East	West
Centres of employment	2.36	0
Allocated sites	59.01	45.53
Protected employment land	0.17	1.16
Total	61.54	46.69

Glossary

Allocated Site – A site identified for future employment development, protected for such by policies in the Bassetlaw Local Plan.

Brownfield (Previously Developed Land) – Land that is or was occupied by a permanent structure and associated fixed surface infrastructure i.e. has been developed on previously.

Centres of Employment – Identified sites within the countryside that have historically been used for employment purposes and within which local plan policy would support the principle of new employment development or redevelopment of existing employment uses.

Enterprise Zone – A designation introduced in the United Kingdom in 1980, designed to encourage industrial and commercial activity by means of relief from business rates and relaxed planning policies for a ten-year period.

Gross Take-Up – Land that has never had planning permission before 2006/2007

Full/detailed planning permission – permission granted for a specific employment related development where all planning matters have been agreed.

Greenfield – Land which has not been previously developed or which has naturally regenerated.

Outline Planning Permission – Permission granted where the principle of employment development has been accepted but where further details must be agreed as Reserved Matters.

Protected Employment Land – existing employment land that is protected for employment purposes in the Bassetlaw Local Plan.

Site Area – The size of an area allocated for employment as identified in the Bassetlaw Local Plan (in hectares).

Appendix 1:

Map key

The following are correct as of 31st March 2006.



Occupied sites before 1st April 2006



New occupied sites and Current planning permission-1st April 2006 to 31st March 2007



Vacant land and unoccupied buildings

Appendix 2:

Settlements in East and West Bassetlaw

East

Retford
Askham
Babworth
Ranby
Barnby Moor
Beckingham
Bole
Clarborough
Welham
Clayworth
Cottam
Darlton
Dunham
East Drayton
East Markham
Eaton
Elkesley
Everton
Fledborough
Gamston
Gringley on the Hill
Grove
Haughton
Hayton
Headon Cum Upton
Laneham & Church Laneham
Lound
Marnham
Mattersey
Misson
Misterton
Normanton On Trent
North Leverton with Hablesthorpe
North Wheatley
Ragnall
Rampton/Woodbeck
Ranskill
Saundby
Scaftworth
Scrooby
South Leverton
South Wheatley
Stokeham
Sturton Le Steeple
Sutton Cum Lound
Torworth
Treswell
Tuxford
Walkeringham
West Burton
West Drayton
West Markham
West Stockwith
Wiseton
Bothamsall
Bevercotes

West

Worksop
Blyth
Carburton
Carlton in Lindrick
Cuckney
Harworth/Bircotes
Hodsock/Langold
Holbeck
Nether Langwith
Norton
Styrrup with Oldcotes
Wallingwells
Welbeck
Rhodesia
Shireoaks

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Beckingham

Centres of employment

Site details			
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield
1	Beckingham Ship Yard	E28	BF

Site composition (ha)						
Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
5.16	0.00	0.00	0.00	0.00	0.00	5.16

Bevercotes

Allocated employment sites

Site details			
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield
2	Bevercotes Colliery	E23	BF
3	Lound Hall	E24	BF

Site composition (ha)						
Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
0.00	0.00	0.00	0.00	0.00	35.75	35.75
0.00	0.00	0.00	0.94	0.00	1.21	2.15

Carlton-in-Lindrick

Centres of employment

Site details			
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield
4	Hundred Acre Lane	E33	BF

Site composition (ha)						
Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
2.07	0.00	0.00	0.00	0.00	0.00	2.07

Protected employment land

Site details			
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield
5	Firbeck Colliery and Lawn Road Estate	-	BF

Site composition (ha)						
Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
23.80	0.00	0.00	0.00	0.00	0.12	23.92

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Misterton

Allocated employment sites

Site details				Site composition (ha)						
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
16	Foxcovert Lane	E20	BF	0.00	0.00	0.00	0.00	0.00	1.71	1.71
17	Old Chemical Works	E21	BF	4.85	0.00	0.00	0.00	0.00	0.00	4.85

Ranby

Allocated employment sites

Site details				Site composition (ha)						
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
18	Old Blyth Road	E22	BF	0.00	0.00	0.00	0.33	0.00	0.00	0.33

Ranskill

Centres of employment

Site details				Site composition (ha)						
Site Reference Number	Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
19	Access Road	E32	BF	9.00	0.00	0.00	0.00	0.00	2.36	11.36

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Retford

Allocated employment sites

Site details				Site composition (ha)						
Site Reference Number	Location	Allocated site number	Brownfield/Greenfield	Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
20	North of Randall Way	E12	BF/GF	3.20	0.46	0.00	0.00	0.00	8.25	11.91
21	Bellmoor, North Road	E13	GF	0.00	0.00	2.16	0.00	0.00	7.34	9.50
22	Babworth Road	E14	GF	0.00	0.00	0.00	7.12	0.00	0.00	7.12
23	Thrumpton Goods Yard	E15	BF	1.70	0.00	0.00	0.00	0.00	0.00	1.70
24	North of Sewage Works	E16	GF	0.00	0.00	0.00	0.00	0.00	2.00	2.00

Protected employment land

Site details				Site composition (ha)						
Site Reference Number	Location	Allocated site number	Brownfield/Greenfield	Total take-up before 2006/2007	Gross take-up for 2006/2007	Land with outstanding planning permission as of 31st March 2007	Total losses before 2006/2007	Losses in 2006/2007	Land with no planning permission or no previous take-up as of 31st March 2007	Total Site Area
25	West Carr Industrial Estate	-	BF	11.21	0.00	0.00	0.00	0.00	0.17	11.38
26	Bridon Works, West Carr Road	-	BF	6.52	0.00	0.00	0.36	0.00	0.00	6.88
27	North of Thrumpton Lane	-	BF	2.11	0.00	0.00	0.00	0.00	0.00	2.11
28	South of Thrumpton Lane	-	BF	3.09	0.00	0.00	0.00	0.00	0.00	3.09
29	Hallcroft Industrial Estate	-	BF	10.34	0.00	0.00	0.00	0.00	0.00	10.34
30	Albert Road North	-	BF	0.00	0.00	0.00	1.31	0.00	0.00	1.31

