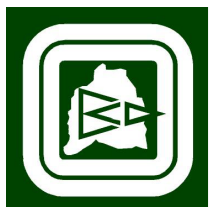


Bassetlaw District Local Development Framework

EMPLOYMENT LAND AVAILABILITY POSITION STATEMENT



EMPLOYMENT LAND AVAILABILITY POSITION STATEMENT



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

December 2008

Urdu

اگر آپ کو ہمارے ساتھ بات کرنے میں یا ہماری فراہم کردہ کسی دستاویز کو سمجھنے میں مدد کی ضرورت ہو تو ہم آپ کی مدد کے لئے لینگو لائن کے ایک انٹرپرائز (مترجم) یا ترجمہ کرنے والے کا اہتمام کر سکتے ہیں۔
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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.

Further Information

For further information on this report please contact:

Natalie Cockrell
Planning Policy and Conservation
Planning Services
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

Tel - 01909 535 151
E-mail—Natalie.cockrell@bassetlaw.gov.uk

Contents

Section 1: Introduction

Section 2: Structure of the document

Section 3: Summary of all Employment Land

Glossary

Appendix 1: Map key

Appendix 2: Settlements in East and West Bassetlaw

Appendix 3: Tables for each employment site

Appendix 4: Maps

- 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 2008

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 2007 and the 31st March 2008. 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 1.

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 2007 and the 31st March 2008. This information is presented on a map of each individual settlement with accompanying tables of relevant data shown in appendix 2 and 3. 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 4.

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 see appendix 3 for details on these applications. Each settlement has a map and a set of tables that will illustrate what employment developments have taken place over the 2007/2008 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

Tables 1 and 2 show a summary of the all sites that are allocated in within the Bassetlaw Local Plan for employment land uses.

Table 1: Summary of all employment land in Bassetlaw in the East .

Site Composition (ha)							
	Gross Take-up before 2007/2008	Gross Take-up for 2007/2008	Land with outstanding Planning Permission as of 31 st March 2008	Total Losses before 2007/2008	Losses in 2007/2008	Land with no Planning Permission or no previous take up as of 31 st March 2008	Total site Area
Centres of employment	51.34	0.00	1.80	0.00	0.00	2.36	51.9
Allocated sites	25.32	2.48	0.03	7.45	0.00	59.51	59.01
Protected employment land	33.30	0.00	0.00	0.00	0.00	0.14	35.11
Total	109.96	2.48	1.83	7.45	0.00	62.01	146.02

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

Site Composition (ha)							
	Gross Take-up before 2007/2008	Gross Take-up for 2007/2008	Land with outstanding Planning Permission as of 31 st March 2008	Total Losses before 2007/2008	Losses in 2007/2008	Land with no Planning Permission or no previous take up as of 31 st March 2008	Total site Area
Centres of employment	2.07	0.00	0.00	0.00	0.00	0.00	2.07
Allocated sites	95.89	5.39	1.60	0.10	0.00	36.85	138.12
Protected employment land	173.64	0.00	0.61	0.00	0.00	0.18	174.43
Total	271.6	5.39	2.21	0.10	0.00	37.03	314.62

Tables 1 and 2 show that there were 7.87 ha of employment land occupied within the last financial year, with approximately 99.04 ha of employment land available in Bassetlaw.

It should be noted that the employment land at 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 2008/2009.

Table 3 shows a break down of employment land available in the East and West of the District. In the East of the district 60.21 ha of employment land is available and in the West 37.03 ha of land is available.

Table 3: 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	59.51	36.85
Protected employment land	0.14	0.18
Total	62.01	37.03

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 is that which is or was occupied by a permanent structure, (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure, as defined in Planning Policy Statement 3: Housing

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.

Gross Take-Up – Land that has never had planning permission before 2007/2008

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:

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 Habbalesthorpe
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

Appendix 2:

Map key

The following are correct as of 31st March 2008.



Occupied sites before 1st April 2007



New occupied sites and Current planning permission-1st April 2007 to 31st March 2008



Vacant land with no previous take up



Vacant land and building

West

Centres of employment

Site details			Site composition (ha)						
Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2007/2008	Gross take-up for 2007/2008	Land with outstanding planning permission as of 31st March 2008	Total losses before 2007/2008	Losses in 2007/2008	Land with no planning permission or no previous take-up as of 31st March 2008	Total Site Area
Hundred Acre Lane	E33	BF	2.07	0.00	0.00	0.00	0.00	0.00	2.07
			2.07	0.00	0.00	0.00	0.00	0	2.07

Allocated employment sites

Site details			Site composition (ha)						
Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2007/2008	Gross take-up for 2007/2008	Land with outstanding planning permission as of 31st March 2008	Total losses before 2007/2008	Losses in 2007/2008	Land with no planning permission or no previous take-up as of 31st March 2008	Total Site Area
Lound Hall	E24	BF	0.00	0.00	0.00	0.00	0.00	1.21	2.15
Blyth Road West	E7	BF	6.46	2.65	0.00	0.00	0.00	0.00	6.46
Blyth Road East	E8	GF/BF	0.00	2.74	1.60	0.00	0.00	4.12	8.46
Blyth Road South	E9	BF	8.10	0.00	0.00	0.00	0.00	0.00	8.10
Plumtree Estate	E10	BF	0.00	0.00	0.00	0.00	0.00	5.80	5.80
Harrison Drive	E11	GF	0.00	0.00	0.00	0.10	0.00	2.40	2.50
High Grounds Industrial Estate (Highgrounds Way)	E2	BF/GF	11.38	0.00	0.00	0.00	0.00	3.67	15.05
Gateford Common East	E3	GF	0.00	0.00	0.00	0.00	0.00	8.50	8.50
Gateford Common West	E4 P	GF	0.00	0.00	0.00	0.00	0.00	10.00	10.00
Manton Wood West	E5 EZ	BF	25.35	0.00	0.00	0.00	0.00	0.55	25.90
Manton Colliery	E6	BF	34.30	0.00	0.00	0.00	0.00	0.60	34.90
Shireoaks Colliery (Shireoaks Triangle),	E1	BF	10.30	0.00	0.00	0.00	0.00	0.00	10.30
			95.89	5.39	1.60	0.10	0.00	36.85	138.12

Protected employment land

Site details			Site composition (ha)						
Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2007/2008	Gross take-up for 2007/2008	Land with outstanding planning permission as of 31st March 2008	Total losses before 2007/2008	Losses in 2007/2008	Land with no planning permission or no previous take-up as of 31st March 2008	Total Site Area
Firbeck Colliery and Lawn Road Estate	-	BF	23.80	0.00	0.00	0.00	0.00	0.12	23.92
Canal Road North	-	BF	2.74	0.00	0.00	0.00	0.00	0.00	2.74
Canal Road South	-	BF	2.59	0.00	0.00	0.28	0.00	0.00	2.87
Sandy Lane Industrial Estate (Sandy Lane)	-	BF	40.15	0.00	0.00	0.23	0.00	0.00	40.38
Dukeries Industrial Estate (Claylands Avenue)	-	BF	64.73	0.00	0.98	0.00	0.00	0.06	64.79
Manton Wood East	-	BF	22.02	0.00	0.00	0.00	0.00	0.00	22.02
Carlton Phoenix Industrial Estate (Eastgate North)	-	BF	6.16	0.00	0.00	0.10	0.00	0.00	6.26
Kilton Terrace Industrial Estate (Eastgate South)	-	BF	5.70	0.00	0.00	0.00	0.00	0.00	5.70
Retford Road West	-	BF	4.24	0.00	0.00	0.00	0.00	0.00	4.24
Retford Road East	-	BF	1.51	0.00	0.00	0.00	0.00	0.00	1.51
			173.64	0.00	0.98	0.61	0.00	0.18	174.43

East

Centres of employment

Site details			Site composition (ha)						
Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2007/2008	Gross take-up for 2007/2008	Land with outstanding planning permission as of 31st March 2008	Total losses before 2007/2008	Losses in 2007/2008	Land with no planning permission or no previous take-up as of 31st March 2008	Total Site Area
Beckingham Ship Yard	E28	BF	5.16	0.00	0.00	0.00	0.00	0.00	5.16
Gamston Airport South	E27	BF	3.87	0.00	0.00	0.00	0.00	0.00	3.87
Headon Camp	E30	BF	3.45	0.00	0.00	0.00	0.00	0.00	3.45
Markham Moor Roundabout	E29	BF/GF	*	*	*	*	*	*	*
Off Bawtry Road	E31	BF	5.52	0.00	0.00	0.00	0.00	0.00	5.52
Access Road	E32	BF	9.00	0.00	0.00	0.00	0.00	2.36	11.36
Ollerton Road East	E25	BF	14.00	0.00	0.00	0.00	0.00	0.00	14.00
Lodge Lane	E26	BF	8.54	0.00	0.00	0.00	0.00	0.00	8.54
			49.54	0.00	0.00	0.00	0.00	2.36	51.9

Allocated employment sites

Site details			Site composition (ha)						
Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2007/2008	Gross take-up for 2007/2008	Land with outstanding planning permission as of 31st March 2008	Total losses before 2007/2008	Losses in 2007/2008	Land with no planning permission or no previous take-up as of 31st March 2008	Total Site Area
Bevercotes Colliery	E23	BF	0.00	0.00	0.00	0.00	0.00	35.75	35.75
Gamston Airport North	E17	BF	8.63	0.00	0.00	0.00	0.00	4.37	13.00
Foxcovert Lane	E20	BF	0.00	0.00	0.00	0.00	0.00	1.71	1.71
Old Chemical Works	E21	BF	4.85	0.00	0.00	0.00	0.00	0.00	4.85
Old Blyth Road	E22	BF	0.00	0.00	0.00	0.33	0.00	0.00	0.33
North of Randall Way	E12	BF/GF	3.66	0.00	0.00	0.00	0.00	8.25	11.91
Bellmoor, North Road	E13	GF	0.00	2.16	0.00	0.00	0.00	7.34	9.50
Babworth Road	E14	GF	0.00	0.00	0.00	7.12	0.00	0.00	7.12
Thrumpton Goods Yard	E15	BF	1.70	0.00	0.00	0.00	0.00	0.00	1.70
North of Sewage Works	E16	GF	0.00	0.00	0.00	0.00	0.00	2.00	2.00
Ashvale Road	E18	BF	1.18	0.32	0.00	0.00	0.00	0.09	1.59
Ollerton Road West	E19	BF	5.30	0.00	0.00	0.00	0.00	0.00	5.30
			25.32	2.48	0.00	7.45	0.00	59.51	59.01

Protected employment land

Site details			Site composition (ha)						
Location	Allocated site number	Brownfield/ Greenfield	Total take-up before 2007/2008	Gross take-up for 2007/2008	Land with outstanding planning permission as of 31st March 2008	Total losses before 2007/2008	Losses in 2007/2008	Land with no planning permission or no previous take-up as of 31st March 2008	Total Site Area
West Carr Industrial Estate	-	BF	11.24	0.00	0.03	0.00	0.00	0.14	11.38
Bridon Works, West Carr Road	-	BF	6.52	0.00	0.00	0.36	0.00	0.00	6.88
North of Thrumpton Lane	-	BF	2.11	0.00	0.00	0.00	0.00	0.00	2.11
South of Thrumpton Lane	-	BF	3.09	0.00	0.00	0.00	0.00	0.00	3.09
Hallcroft Industrial Estate	-	BF	10.34	0.00	0.00	0.00	0.00	0.00	10.34
Albert Road North	-	BF	0.00	0.00	0.00	1.31	0.00	0.00	1.31
			33.30	0.00	0.03	1.67	0.00	0.14	35.11