

Bassetlaw District Local Development Framework

EMPLOYMENT LAND AVAILABILITY POSITION STATEMENT

APRIL 2008 -
MARCH 2009



EMPLOYMENT LAND AVAILABILITY
POSITION STATEMENT



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

2009

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 لینگویج لائن کے ایک انٹرپرائز (مترجم) یا ترجمہ کرنے والے کا اہتمام کر سکتے ہیں۔
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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.

Further Information

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Employment Land Survey 2009

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 2008 and the 31st March 2009. 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 2008 and the 31st March 2009. 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 2008/2009 financial year. The following maps are included in this section:

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

	Gross Take- up before 2008/2009	Gross Take- up for 2008/2009	Land with outstanding Planning Permission as of 31 st March 2009	Total Losses before 2008/2009	Losses in 2008/2009	Total site Area
Centres of employment	53.41	0.00	0.79	0.00	0.00	53.97
Allocated sites	129.08	1.41	9.81	7.55	0.00	197.13
Protected employment land	206.94	0.00	0.16	0.00	0.00	209.54
Total	389.43	1.41	10.76	7.55	2.62	460.64

Table 1 show that there was 1.41 ha of employment land occupied within the last financial year, with approximately 10.76 ha of outstanding employment planning permissions.

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.

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 2008/2009

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 Bassetlaw

Retford	Worksop
Askham	Blyth
Babworth	Carburton
Ranby	Carlton in Lindrick
Barnby Moor	Cuckney
Beckingham	Harworth/Bircotes
Bole	Hodsock/Langold
Clarborough	Holbeck
Welham	Nether Langwith
Clayworth	Norton
Cottam	Styrrup with Oldcotes
Darlton	Wallingwells
Dunham	Welbeck
East Drayton	Rhodesia
East Markham	Shireoaks
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 Habbleshthorpe	
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	

Appendix 2:

Map key

The following are correct as of 31st March 2008.



Occupied sites before 1st April 2008



New occupied sites and Current planning permission-1st April 2008 to 31st March 2009



Vacant land with no previous take up