



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE



Nathaniel Lichfield
and Partners

Future Development Scoping Study For Harworth Bircotes

Volume 1: Scoping Study

September 2009





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Planning Design Economics

BASSETLAW DISTRICT COUNCIL

**FUTURE DEVELOPMENT
SCOPING STUDY FOR
HARWORTH BIRCOTES**

FINAL REPORT

supported by



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Executive Summary

This study identifies and assesses the short, medium and long term growth potential for the settlement of Harworth Bircotes in a way that maximises the regeneration benefits for the town and its community. It puts forward a strategic growth scenario for the town and will function as a background document to inform the preparation of Bassetlaw District Council's Local Development Framework.

Capacity of the Town to Accommodate Growth

Harworth Bircotes has significant physical capacity to accommodate growth in the short, medium and long term. An analysis of the existing conditions and prospects indicates the follows: -

- i **Geography & Connections** – located in the administrative area of Bassetlaw in North Nottinghamshire, the town is historically associated with the coal mining industry and Harworth colliery dominates the south side of the settlement. Scrooby Road acts as a retail centre with the residential neighbourhoods to the north and the main employment areas beyond these or to the south of the colliery. The town has good road accessibility to the A1(M) and no railway station although an existing now disused rail spur exists which previously served the colliery.
- ii **Policy Background** – the general thrust of national, regional and local guidance supports growth of the town.
- iii **Developer & Land Owner Interest** – there are a number of major landowners promoting their land for development including UK Coal (the owners of Harworth Colliery).
- iv **Economic Context** – the town has suffered significant decline due to the fall in both mining and manufacturing. A large number of manufacturing and engineering firms currently exist in the town who are the largest private sector employers. The town generally underperforms in comparison with district, regional and national economic data particularly in relation to high unemployment levels and low skills levels.
- v **Economic Potential** – Specific opportunities for the town have been identified in the healthcare, retail, transport and food and drink sectors as well as wholesaling and specific opportunities in relation to the future of Harworth Colliery, Robin Hood Airport and the neighbouring growth economies of Doncaster and Rotherham.
- vi **Commercial Issues** – whilst the effects of the current recession at all scales are likely to continue in the short to medium term, there is future potential for smaller office development, for industrial development if a unique selling point can be identified for the town (e.g. reusing the railhead) and new retail development.

- vii **Housing & Demographics** – there is a high proportion of semi-detached and terraced stock with markedly lower than average house prices and a shortage of aspirational housing. Evidence of an increasingly ageing population and a trend of smaller households, particularly lone parent households. The effects of the recession have meant that there have been virtually no sales of residential land in recent months and very little new development.
- viii **Transportation** – there are few traffic congestion issues within the town itself although issues of permeability (particularly pedestrian/cycling) need to be addressed. Car ownership levels are low.
- ix **Services & Key facilities** - relative to its size, the town has significantly more services and facilities than other comparable settlements in the district and this suggests that it serves a wider catchment. There is generally good provision of leisure and education facilities although potential for upgrading.

Opportunities & Threats to the Growth of the Town

Against the background of the existing capacity of the town to accommodate development, the key constraints and opportunities will shape the future growth potential of Harworth Bircotes. The key drivers are: -

- i **Growth Agenda** – whilst the local authority is committed to the growth and regeneration of the town, there is a need to adopt a clear policy direction or vision for the town.
- ii **Economic Issues** – there are a number of potential economic sectors for the town to exploit but failure to deliver a step change will limit the potential for the more significant medium/long term growth of the town.
- iii **Location & Heritage** – the town has a clearly defined settlement boundary which can avoid coalescence with neighbouring settlements. Ensuring the town's character can be maintained by these boundaries themselves could restrict the potential for growth.
- iv **Commercial Market** – whilst there has been previously strong growth in certain sectors it is unknown how long the commercial market will take to recover from the current recession.
- v **Housing** – substantially lower house prices than elsewhere in the district and region with potential to diversify the current stock to tackle the lack of aspirational housing in the town.
- vi **Accessibility** – the potential for a modal shift away from the private car, particularly for shorter journeys but additional growth may increase traffic congestion.
- vii **Services & Key Facilities** – there is generally a good range of services and facilities although many are in need of upgrading and upfront funding may not be forthcoming in the short to medium term.
- viii **Land uses** – land available for development but a loss of open space and the open character of the settlement could result.

Objectives for Growth

The ten objectives at the heart of a concept for the delivery of growth in Harworth Bircotes have emerged from the analysis of baseline conditions and opportunities and constraints. They are:-

- i To create a wide range of employment opportunities targeted to the needs of local people
- ii To create a ‘town centre’ which acts as a community focal point, a heart to the community and addresses the Scrooby Road ‘Sea Front Promenade’
- iii To improve range and quality of facilities and services
- iv To improve the school and education facilities, in terms of the buildings for this purpose and the opportunities for learning
- v To ensure that any redevelopment of the colliery is integrated into the town
- vi To integrate different landowners’ proposals to ensure there is a balance of uses and connectivity between development
- vii To achieve viable development
- viii To protect and enhance environmental assets
- ix To enhance and take advantage of unique economic opportunities that the town’s location presents
- x To ensure that the long term ‘post colliery’ vision for the physical structure and layout of the town achieves the objectives of sustainable development

Economic Development as a Stimulus to Growth

The town contains four large areas of growth potential (Opportunity Areas) and a number of smaller discrete parcels of land that could be developed; probably through natural extensions to existing uses. Particular consideration has been given to how economic growth can be used to stimulate redevelopment or development of the land identified and to ensure that growth is realistic and achievable and could come forward in the short, medium or long term.

Consultation has shown that although market views are generally positive about Harworth Bircotes (with agents identifying its location/transport links as major positives), it is not a tried and tested location in market terms. There has been recent local development of warehousing which has led to a general perceived oversupply and, allied with competition from other areas, suggests that there are limits on the potential for significant additional growth without a ‘step change’.

Achieving major new employment development in Harworth Bircotes in the lifetime of the current LDF is likely to reflect a combination of meeting its own local employment needs and attracting some footloose investment. This would be supported by a general uplift in the town’s economic base as a result of new housing growth and infrastructure investment, and could in itself translate to a requirement of about 15-20 ha of employment land.

To achieve a more significant ‘step-change’ in the town’s economic performance and employment growth is likely to require targeting of particular sectors and businesses for which Harworth Bircotes can offer competitive advantage. To support this potential, it may be necessary to provide ‘reserve’ employment land allocations to meet medium/long-term growth, in combination with other strategic interventions. Some of the sectors that the town could target include:-

- i **Robin Hood Airport Related Growth** – particularly in the supply chains supporting industries directly linked to the airport.
- ii **Environmental Industries** – linked to and driven by local skills training and building on nearby large population and manufacturing centres.
- iii **Food Industries** – building on existing strengths and local skills training including product development and food technology.
- iv **Renewable Energy** – building on other examples of collieries and colliery towns used as opportunities for developing sustainable energy provision.

The medium and long term growth options will come forward dependent on the perceptions of Harworth Bircotes and what it has to offer. In all cases the identified 130ha of potential employment land is unlikely to come forward in its entirety unless a very long term view is taken. Whilst this quantum of land far exceeds any current market requirement, the identification of this potential is useful in terms of identifying a long term pattern for growth for the town and can also support potential housing growth.

Our analysis has demonstrated that building on the above, there is real potential for growth in Harworth Bircotes as follows: -

- Short term job generation (between 2,120 and 2,832 additional jobs);
- Medium term job generation (between 600 and 4,637 additional jobs);
- Long term job generation (between 3,413 and 6,518 additional jobs);
- with
- Additional population arising from economic growth (between 3,370 and 7,767 new residents).

The higher figures represent an aspiration for Harworth Bircotes to become a significant area of employment, potentially pursuing one of the identified sectors with potential for ‘step change’ in the local economy. This would be beyond creating jobs just to service the level of potential housing growth in the area.

Integrating Growth with the Existing Town

The integration of growth within the existing town of Harworth Bircotes has been assessed through the development of a series of potential options for growth which have been subject to a series of common appraisal criteria and consultation with a range of key stakeholders.

The capacity of the town to accommodate the growth arises from both the physical capacity but also the ability of the market to bring forward development, taking account of any measures that the public sector can apply.

The physical capacity of Harworth Bircotes is significant, with in excess of 230ha of land having theoretical development potential. Current physical infrastructure capacity, such as roads and utilities, constrains this potential in the short term. However, there is little evidence through discussions with infrastructure providers that suggests these infrastructure constraints could not be overcome through appropriate funding and an ongoing planned approach to development.

Analysis shows that, based on physical capacity only, Harworth Bircotes could accommodate development totalling up to 4,360 new homes and 10,800 new jobs. This would create a town of 18,500 population with sufficient jobs to serve both the indigenous population and the hinterland that a town of this size would serve.

The capacity of Harworth Bircotes to accommodate growth over the period to 2026 will be dependent on the market bringing forward development and the planning strategy for the town identified through the core strategy. Analysis has identified that Harworth Bircotes has several features which make it an attractive prospect, and employment growth is likely to be the most successful driver of growth in the town, although it will be important to balance this with housing to create a balanced and sustainable town which becomes a place where people can live and work.

Based on the likely deliverability of growth and consideration of the potential for Harworth Bircotes to take advantage of the economic opportunities that present themselves due to its location, it is considered that there is scope for a reasonable level of growth to occur to 2026 as follows: -

- Potential Employment Land: 15-20 ha (plus 20-30 ha to be identified in the event that a 'step change' in the local economy generates additional demand¹).
- Potential Residential Land: 50 ha (focusing primarily around the existing town centre) which could provide apx 1,500 to 2,000 homes of a mix of size and tenure.
- Potential Population: additional 4,800 new people (creating a town of up to circa 12,800 population)
- Potential jobs generated: 7,397 jobs (taking account of the requirement for a 'step change'.

Whilst it is considered this capacity is a realistic upper limit for the period to 2026, there are a number of issues and risks affecting the deliverability of growth including:-

¹ Step-Change in employment growth is discussed in Section 6.

- i **The effect of the recession** – particularly on short term development potential manifesting itself in risk averse investment patterns.
- ii **Employment, economic growth and skills** – the need to match the potential new jobs (particularly associated with new industries as part of a ‘step change’ in the local economy) to the skills of the local population.
- iii **Housing** – the need for a wider range of residential development and the ability of the market to deliver it.
- iv **Colliery** – the future of the colliery is the cornerstone of the future structure of the town and there is continued uncertainty regarding future redevelopment and the potential for mining operations. Rebalancing the town and improving connections requires clarity on the future of this site and to properly address it as part of a wider marketplace.
- v **Services** – the ability of the town to retain and improve existing local services and improve the general quality of life is key to bringing forward growth.
- vi **Transport** – until a clear spatial pattern for growth has been identified it is inherently difficult to plan for the impact on infrastructure at a localised level.

Allied to these difficulties are the key benefits that growth may bring to Harworth Bircotes, including the ability to integrate proposals and create a town that is easily navigable and well connected. There are also opportunities associated with the development of a new town centre with a greater range of shops and services, improvements to general infrastructure and improvements to open space and leisure provision.

Delivery of these aspects of the growth strategy will require the use of developer contributions either through Section 106 Agreements or Community Infrastructure Levies. In the light of the current recession, this may need to reflect possible future values to incentivise development in the town. Other mechanisms will also need to be explored, including infrastructure funding models and delivery co-ordination vehicles.

Strategic Growth Scenario for Harworth Bircotes

The strategic growth scenario will be used as evidence to assist Bassetlaw District Council in preparation of the Core Strategy. The findings from the study have demonstrated that the following levels of growth should be identified for the town to 2026:-

Aspect	Number	What Growth Will Look Like
Potential Employment Land:	15-20 ha	Sites close to and with good links to town centre and existing employment sites coming forward first
	+ 20-30 ha ‘step change’ (on reserve sites)	Dependent on the ability of Harworth Bircotes to create a change in the local economy and generate further demand. Any development is likely to be in new sectors and with new skill requirements. This may be on reserve sites.

Aspect	Number	What Growth Will Look Like
Potential Jobs Generated:	2,832 – 4,559 jobs	Jobs in range of employment areas including a continuation of blue collar jobs with a range of opportunities for up-skilling/training.
Potential Residential Land:	50 ha	Sites closest to town coming forward first to create a settlement around town centre with good links and permeability.
Potential New Dwellings:	1,500 - 2,000 homes	Based on 30-40 dwellings per hectare and a take-up of residential units of 80-125 dwellings per annum. To comprise a range of homes including both lower value homes, higher value aspirational homes and affordable homes.
Additional Population:	4,800 new people	Creating a town of up to circa 12,800 population
Total jobs (on employment land):	7,397 jobs	Reflecting potential residential growth enhancing opportunities and the requirement of 'step change'
Total Population:	12,800 pop.	
Of which working age:	7,552 people	59% as a ward average

This scoping study for the future development of Harworth Bircotes identifies that there is significant potential for growth in the area. There are few fundamental constraints to development on land, which means that physical capacity for growth is significantly greater than what the market is likely to bring forward. This allows choices to be made over the 'best' or 'most sustainable' locations for development around Harworth Bircotes to maximise the benefit for the town.

The town is currently considered a secondary location for development by the market with lower levels of market activity and interest than the larger towns and cities within the sub-region. This suggests that Harworth Bircotes is faced with significant competition to attract growth and there is a clear requirement for 'step change' in the local economy to ensure that the town can take advantage of the potential for growth that exists.

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1.0

Introduction

Background to the Study

- 1.1 In December 2008 Nathaniel Lichfield and Partners (NLP), Waterman Boreham and Innes England were appointed by Bassetlaw District Council to undertake a study to assess the short, medium and long term growth potential for the settlement of Harworth Bircotes.
- 1.2 The study provides a basis for translating the focus of the East Midlands Spatial Strategy (published March 2009) into a local planning and regeneration solution. The RSS identifies the area north of Worksop and towards Robin Hood Airport as a suitable location for employment growth and regeneration with particular reference to former mining communities such as Harworth Bircotes.
- 1.3 The study explores how and what form of growth might best be delivered and phased within the town. It focuses on the colliery and land to the south of town whilst also examining potential regeneration opportunities and community infrastructure more generally within and around the existing settlement. It seeks to explore how disparate proposals could be integrated in a way that maximises potential benefits for the existing settlement and its community and also identifies potential infrastructure weaknesses that need to be addressed to support housing and employment growth appropriately.
- 1.4 The study will function as a background document to inform preparation of Bassetlaw's Local Development Framework. As well as providing a robust evidence base to inform LDF policies, it has also therefore been structured to assist in detailed consideration at future LDF Examinations in Public and/or Planning Inquiries.
- 1.5 It is important to note that this study should not be considered in isolation and forms just one part of a wider suite of evidence and documentation feeding into the Local Development Framework. It should therefore be considered alongside a range of other work being undertaken by the Council.
- 1.6 As well as supporting the statutory planning function, studies of this sort also have a role as a de-facto investment prospectus, providing a platform for private sector interest and investment, demonstrating a concept for change, some practical and achievable opportunities, and a secure basis for delivery.
- 1.7 The study considers the growth and regeneration potential in the context of the wider drivers of economic development, as shown below:

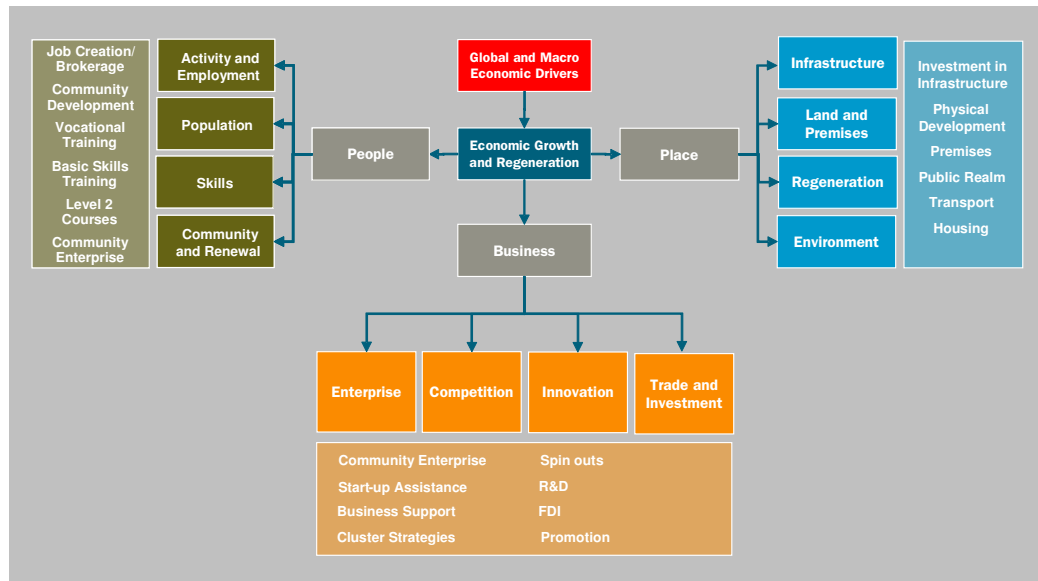


Fig 1 Approach to Economic Development

Aims & Objectives

1.8

The study seeks to consider how development in the area could be accommodated by addressing what can and will need to be physically provided to deliver growth and what form of growth the market will be likely to be able to deliver. This is addressed through a review of the following key issues:-

- What are the current infrastructure, site availability, environmental constraints and barriers to employment which may affect the delivery of growth?
- What is the current demand for employment space in and around Harworth Bircotes and the associated projected growth at Robin Hood Airport (Doncaster/Sheffield) ('RHADS')?
- What is the potential housing demand arising from new employment development in the area?
- What are the effects on the likely demand for new housing arising from the growth aspirations in the Sheffield City Region, the South Yorkshire Growth Point and the proposed Rossington Eco-Town?
- What are the potential regeneration opportunities within the town that can be utilised to assist in the delivery of growth?
- How can new development be best delivered and phased? How can it be integrated into the existing community to maximise potential benefits?
- What infrastructure will be needed to support development? Can this be delivered sustainably?
- What is the case for enabling development that may lead to the re-opening of the colliery?

1.9

Through analysis of these key issues, the study will identify options for the growth of Harworth Bircotes with specific regard to phasing and integration with

the existing town. These options will be in a form capable of assisting the District Council in the development of policies for their Local Development Framework.

Structure of the Report

1.10

The Study is presented as three volumes:-

- i Volume 1 establishes an overall concept for the growth of Harworth Bircotes drawing on an assessment of options.
- ii Volume 2 provides more detailed analysis of the current baseline conditions within the town; a summary of which is provided in Volume 1 for ease of reference and by way of background to the Concept Statement.
- iii Volume 3 provides an appraisal of how the options for growth meet the principles of Sustainable Development.

2.0

Methodology

Overall Approach

2.1

The overall methodology and work programme for undertaking the study is set out within a series of seven phases as illustrated below.

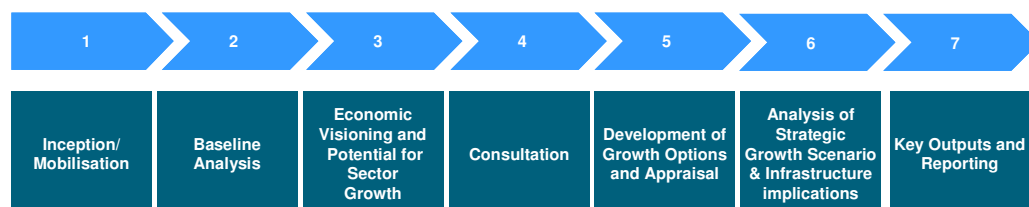


Fig 2 Study Phases

Phase 1 – Project Inception

2.2

In Phase 1, the study brief was agreed along with timescales and data sources.

Phase 2 – Baseline Analysis

2.3

Phase 2 focused on gathering primary and secondary data and analysing policy objectives to assist in identifying the demand for and feasibility of achieving housing and employment growth in Harworth Bircotes. The evidence covered:-

- National, Regional/Sub-Regional and Local Policy
- Baseline Audit of Existing Services and Key Facilities
- Land Use and Environmental Constraints
- Options and Challenges for the Colliery
- Transport
- Housing Profile
- Housing Market Analysis
- Economic Baseline
- Commercial Property Market Analysis

2.4

The evidence was discussed at a series of stakeholder workshops held in February 2009 where the opportunities and challenges for the town were discussed.

Phase 3 – Visioning for Potential Growth

2.5

During Phase 3, the study sought to identify an overall future concept for the town which would allow growth to be accommodated whilst also ensuring the town could take advantage of the regeneration benefits which growth could bring. Development of this concept included an analysis of the economic position of the area, its future role, the economic drivers and the types of sectors in which the area would have some competitive advantage and could therefore be attracted to the town.

Phase 4 – Consultation

- 2.6 The consultation process was on-going throughout the study including the events identified under Phase 2 above. As part of Stage 4, emerging opportunities for bringing forward growth were reviewed with stakeholders to assist in identifying the strategic growth scenario for the town.

Phase 5 – Developing and Appraising Options for Growth

- 2.7 Phase 5 established four spatial options for development to form the basis of an assessment of the potential for the town to accommodate growth both during and beyond the lifetime of the Local Development Framework. The aim was to provide clear distinct choices for change into the future.
- 2.8 Consideration was given to different scales of development and:-
- the appropriateness of different locations for growth
 - the relationship of different locations within the Study area
 - the importance of minimising the environmental effects of development
 - the extent to which the development of different sites might be incompatible
- 2.9 The assessment process used a performance matrix to appraise how the well each option meets the overall objectives of growth established in Phase 3.

Phase 6 – Analysis of Strategic Growth Scenario

- 2.10 The findings from the Phase 5 appraisal stage have assisted in shaping recommendations level on the form of growth that Harworth Bircotes should seek to take forward. This strategic growth scenario was analysed to identify key infrastructure, phasing, and integration issues that need to be taken into account to facilitate development in the town.

Phase 7 – Reporting and Key Overall Outputs

- 2.11 The findings of Phases 1 to 6 were drawn together into a report as identified in Section 1.0.

3.0

Existing Capacity for Growth

3.1

This section summarises the existing capacity and prospects for growth within Harworth Bircotes taking into account the policy background to promoting growth in this area and the key economic and demographic drivers. A full analysis of key issues and data is contained in Volume 2.

Geography & Connections

3.2

Harworth Bircotes is located to the north of Harworth Colliery and within the administrative area of Bassetlaw in North Nottinghamshire. The town is in the north west of the District, close to the boundary with Doncaster and Sheffield. The west of Bassetlaw, which includes settlements such as Worksop and Harworth Bircotes, as well as a number of former coalfield villages, is historically associated with the coal mining industry.

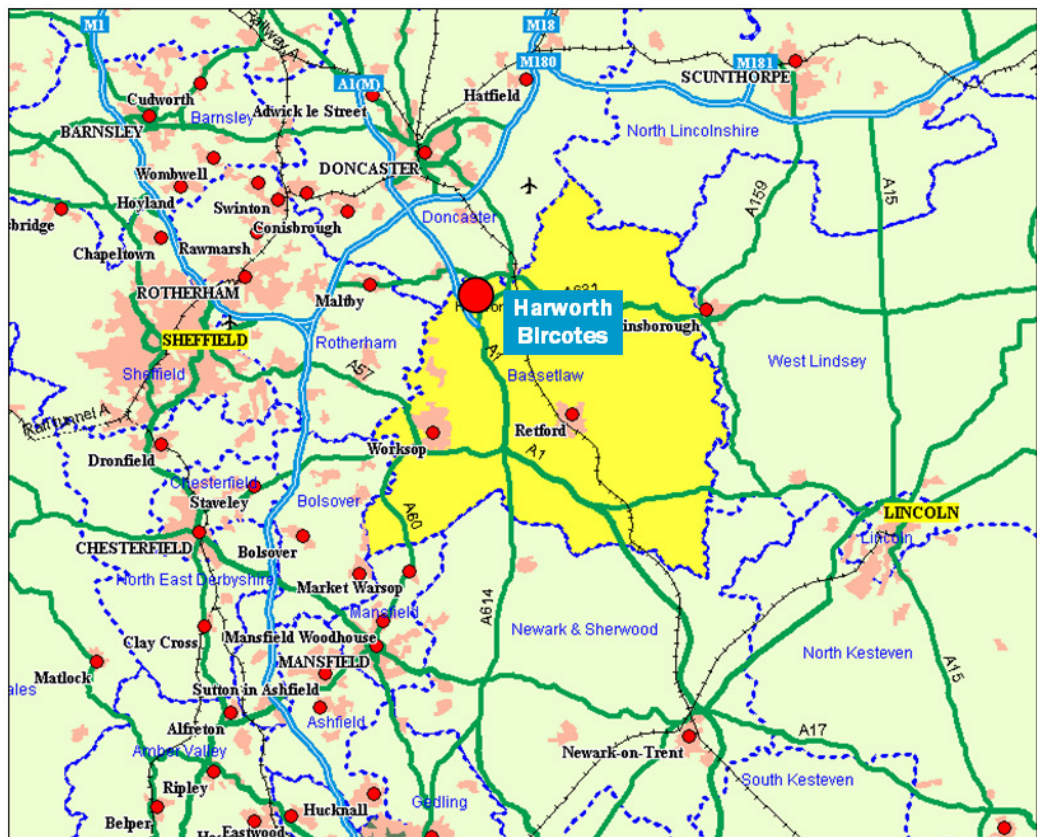


Fig 3 Sub-regional context of Harworth Bircotes

3.3

The settlement comprises Harworth in the west, which includes the original village core, and Bircotes in the east, which largely comprises housing areas constructed for colliery workers. The 2007 ONS mid-year estimates show that Harworth Bircotes has a population of 7,700 which accounts for approximately 6.9% of the District's total population (111,700).

- 3.4 The colliery dominates the south side of the settlement with all the residential neighbourhoods to the north of Scrooby Road. Scrooby Road also acts as a retail centre, although a number of individual shops and community uses are also located throughout the settlement. The main employment areas are located to north of the settlement at Plumtree Farm Industrial Estate and to the South of the Colliery at Brunel Industrial estate.

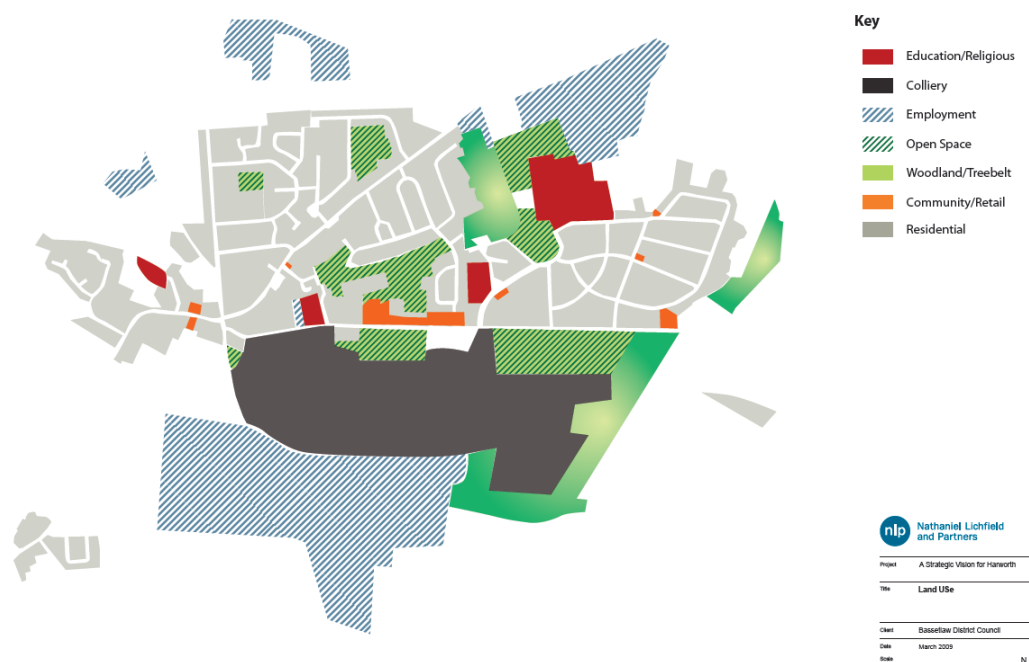


Fig 4 Existing Settlement Structure

- 3.5 The town benefits from good road accessibility due to its location adjacent to the A1(M); the principal north/south route serving Bassetlaw. There are no railway stations in Harworth Bircotes, although there is a rail spur which served the colliery. The nearest stations are located in Retford and Worksop (circa 12km to the south-east and south-west of Harworth Bircotes) and which are served by the East Coast Mainline linking Edinburgh, York, Newark, Peterborough and London and by East-West services between Lincoln and Sheffield.

Policy Background

The Growth Agenda

- 3.6 In 2003 the government launched its Sustainable Communities Plan (SCP) which aimed to tackle housing supply issues in the wider South East and low demand in other parts of the country (particularly in the north). Four 'Growth Areas' were identified followed by 29 Growth Points in 2006 designed to bring forward large scale and sustainable growth.
- 3.7 In July 2007, the Housing Green Paper '*Homes for the future: more affordable, more sustainable*' was published and identified that growth in the number of

households was still outstripping housing stock growth. To meet this demand the Green Paper proposed to deliver 2 million new homes by 2016 and 3 million new homes by 2026 and identified further growth points and eco-towns as further methods to meet the higher figures.

- 3.8 In July 2008 twenty second round Growth Points were identified, including Doncaster and South Yorkshire (the Sheffield City Region). Due to its close proximity to the Sheffield City Region, Harworth Bircotes has the potential to benefit from development within the growth point by using it as a catalyst for regeneration.

National & Strategic Policy Guidance

- 3.9 The general thrust of national and strategic policy guidance seeks to bring forward sustainable growth which meets needs for new housing, commercial and employment development whilst providing the necessary infrastructure to support growth and avoiding flood risk, natural hazards and damage to the environment. Guidance seeks to ensure everyone has the opportunity to live in a decent home, which they can afford, in a community which they want to live; to improve accessibility to services and shops; to promote more sustainable transport choices; and to promote social inclusion.
- 3.10 Of relevance to Harworth Bircotes, national guidance on minerals (MPG3) also seeks to ensure that the extraction of coal and disposal of colliery spoil only takes place where it is balanced with community, social, environmental and economic interests and is consistent with the principles of sustainable development.
- 3.11 The East Midlands Regional Spatial Strategy (RSS) (March 2009) identifies Bassetlaw as part of the Northern Sub-Area where major industrial change has occurred due to the decline of the coal industry. Economic, social and environmental regeneration of the area has been identified as a priority by developing a viable new economic base that will support healthy and vibrant communities and underpin regeneration activity whilst ensuring the sensitive management of important natural and cultural assets.
- 3.12 Particular focus is placed on:-
- i Providing jobs and services in and around settlements that are accessible to a wider area or that service particular concentrations of need;
 - ii Improving the social infrastructure of the sub-area; and
 - iii Promoting environmental enhancement.
- 3.13 The RSS does not specifically identify Harworth Bircotes for development, however, it does state that:
- “Outside the areas mentioned... sufficient provision will be made to support the regeneration of settlements with special needs where these are identified in Local Development Frameworks.”*

- 3.14 In addition, Policy Northern SRS 3 identifies the area to the north of Worksop towards Robin Hood Airport as suitable for growth and regeneration and with the potential to benefit economically from the opening of the airport. It places particular emphasis on the growth opportunities of former mining communities and mining operations which would include towns such as Harworth Bircotes and goes on to highlight that pit closures have significant impacts on the social and economic balance of local communities affected which can be addressed through the reclamation of colliery tips and redevelopment of colliery sites.

Local Policy

- 3.15 The Bassetlaw Local Plan was approved for development control purposes in October 2001 but was not statutorily adopted. The document identifies Worksop and Retford as the two main towns within the district where development should be concentrated. In Harworth Bircotes, infill and rounding off development is identified as being broadly acceptable within the settlement envelope and subject to other policies within the Local Plan.
- 3.16 A number of housing sites were allocated within the settlement boundary of Harworth Bircotes, totalling 6.82 hectares, to provide for needs up to 2006. A number of these sites remain undeveloped. It is noted that the now adopted RSS target of 350 dwellings per annum is much higher than the Nottinghamshire Joint Strategic Plan equivalent target of 90 dwellings per annum on which the Local Plan allocations were largely based.
- 3.17 The Local Plan also allocated a number of sites for employment both in and around Harworth Bircotes and identified a need to ensure the widest range of employment opportunities to both offset unemployment and provide a more balanced local economy. In excess of 33ha of land was allocated and only one site (adjacent to Plumtree Farm Industrial Estate) remains undeveloped.
- 3.18 Bassetlaw District Council is in the process of preparing its Local Development Framework (LDF).

Developer & Land Owner Interest

- 3.19 Within and around Harworth Bircotes there has been a reasonable amount of small scale development in recent years and there are currently a number of major landowners who are promoting their land for development. Integration of these proposals with other growth in the town needs to be taken into account.
- 3.20 UK Coal (the owners of Harworth Colliery) have prepared a Harworth Colliery Masterplan Framework which put forward six options for the future of the colliery including site restoration, proposals to resume mining operations and options including redevelopment for housing, employment, retail and a mix of uses. Their preferred mixed use masterplan for the site was subject to public consultation in Summer 2009 and UK Coal have indicated that a planning application is currently targeted for Autumn 2009. The scheme includes up to 1,033 houses and circa 26,500 sq m (285,000 sq ft) of new employment uses (subject to the future of coal mining on the site) with new highways, education, open space and small retail facilities also included.

Economic Context

- 3.21 A review was carried out of current economic conditions and trends focusing on Harworth Bircotes or for Bassetlaw as a whole where more local information was not available. This highlighted:-
- i The historical significance of coal mining; the economic decline over the last 30 years associated with the fall in both mining and manufacturing.
 - ii The large number of manufacturing and engineering firms currently in Harworth Bircotes; a number dealing in the hire/repair of motor vehicles.
 - iii That the majority of these businesses operate out of industrial and light industrial units in the town's three principal employment locations:-
 - Brunel Industrial Estate
 - Plumtree Farm Industrial Estate
 - British Coal Enterprise Park
 - iv The largest private sector employers (excluding retailers) in the town are manufacturing firms and warehousing and distribution operators.
- 3.22 Economic trend data shows that the town generally underperforms in comparison with district, regional and national data as follows:-
- i The number of employee jobs has declined (2003-2007) in the town in comparison with district data (where the position has remained static) and regional/national data (general increase in number of jobs).
 - ii The number of the resident workforce claiming Job Seekers' Allowance (5.1%) in July 2009 is greater than district, regional and national averages. However levels of long term unemployed are lower in Harworth Bircotes than at a regional and national level.
 - iii In July 2009, there were 7.3 claimant unemployed workers in Harworth ward for every notified job centre vacancy, indicating the local labour market conditions are more challenging compared to regional and national averages (average 5.3 and 5.7 claimants for every vacancy respectively).
 - iv A greater proportion of the Harworth ward labour force are in lower skilled, manual occupations and fewer in highly skilled managerial and professional occupations compared to national and local averages.
 - v 6.1% of the population in Harworth Bircotes were qualified to degree level or above with 53.2% with no qualifications (2001 Census). This compares with national data of 20.4% and 35.8% respectively.
 - vi The study area suffers from relatively high levels of deprivation which is most acute with respect to employment and education.

Economic Potential and Growth Sectors

- 3.23 An analysis of which sectors are under or over-represented in the local economy and their recent (2003-2007) growth levels was carried out to identify economic potential. This highlighted that metal based manufacturing, education and the other service sectors offer some economic potential for the town. For Bassetlaw as a whole, strengths were identified in the healthcare, retail,

transport and food and drink sectors as well as wholesaling, building on good transport links.

3.24 More specific opportunities for Harworth Bircotes include:-

- i **Harworth Colliery** – coal production ceased temporarily in 2006 but the colliery is currently in a ‘care and maintenance regime’ and the operators intend to resume coal mining activities once it becomes viable to do so again (creating approximately 600 onsite jobs) for up to a 20 year period. Production can take place on a smaller footprint than previously and opportunities exist for additional development on residual land.
- ii **Robin Hood Airport** - for Harworth Bircotes, growth of the airport may provide opportunities for future provision of distribution related uses or small light industrial/office based businesses. The Robin Hood Masterplan is based on significant growth in the long term in the freight business including land identified immediately adjacent for storage/distribution uses. This raises the issue of whether much of the airport related distribution activity will be captured on these sites rather than in locations such as Harworth Bircotes. Notwithstanding, evidence from elsewhere in the UK shows that airport growth also tends to give rise to investment in other sectors that rely on air services (e.g. advanced manufacturing or engineering) and it is reasonable to assume that some jobs may be created in Harworth Bircotes, with estimates based on the Airport Masterplan and its growth aspirations suggesting this could be up to 700 jobs.
- iii **Neighbouring Economies** – many Harworth Bircotes residents travel to work in Doncaster and Rotherham and growth in these towns may, therefore, provide opportunities for the study area. Current developing economic sectors in the two larger settlements including advanced manufacturing, new technology and air-related logistics employment. Doncaster also seeks to build on a current concentration of cultural, creative and digital industries.

Commercial Market Assessment

3.25 A market assessment was carried out in 2009 to identify what would drive demand for commercial sectors in Harworth Bircotes and whether this offers potential for growth. The assessment has had regard to the effects of the ‘credit crunch’ over the last 2 years which have now severely affected the whole of the global economy and will inevitably have significant effects on the value of properties in the short to medium term.

3.26 The three key drivers of demand for Harworth Bircotes have been identified as:-

- i Inward Investment from national/international sources if the town can identify a unique selling point to help it compete with other locations.

- ii Demand from companies based outside the local area (20 mile radius) due to the town's location in an attractive area and its competitively priced land values, which may prove attractive if good quality accommodation and housing could be made available.
- iii Potentially the most significant source of demand is from existing local companies seeking to relocate, expand and/or rationalise particularly if bespoke commercial and retail premises are made available.

3.27

Against this background, some of the key issues relevant to Harworth Bircotes in respect of each sector include:-

Offices	
Demand	Good growth until tightening financial markets in mid 2008 and not unrealistic to assume that this sector will recover and continue to grow under normal market conditions. Recent enquiries indicate that 61% of office demand is for premises of less than 5,000sq.ft. Sectors which appear to be surviving the recession include the medical, education, utilities, environmental technology and R&D sectors.
Supply	No established office area within the town but a significant level of provision in wider area. An apparent discrepancy between what has been constructed and demand – particularly in smaller units – could provide possible potential for small scale pavilion offices in an accessible green business park in Harworth Bircotes (likely to be units of less than 2,500sq.ft) or an innovation centre for start-up businesses
Industrial	
Demand	Shift away from manufacturing and engineering over the last decade towards the distribution sector resulting in an oversupply in some locations. 35% of demand is for units of less than 5,000sq.ft and 57% of demand is for units of under 10,000sq.ft; typically from local occupiers. Demand over the last five years for the smaller units has been from specialist engineering/ manufacturing firms and small/mid range distribution companies
Supply	Majority of town's stock is on established industrial estates (particularly around the colliery) with a range of unit sizes and generally modern accommodation. A different and unique market position will be required to enable the town to compete with Doncaster/Rotherham. Possible reuse of the railhead may help to differentiate Harworth's offer as well as development in niche industrial sub-sectors e.g. metal based manufacture
Retail	
Demand	Worksop and Retford are the main centres for services and facilities including larger retail outlets, supermarkets, hospitals and health centres and further education facilities. By comparison, Harworth Bircotes has a range of small local shops on Scrooby Road. There are no current retailer requirements in Harworth Bircotes and this may only be stimulated once employment/housing growth begins to occur. Good levels of demand generated until late 2008 in the trade-counter/builders merchants retail sub-sector which could be expected to emerge again due to Harworth Bircotes good accessibility to main routes.
Supply	As above, there would need to be in an increase in catchment arising from growth in the town to attract increased supply from retailers.

Table 1 Market Assessment by Sector (2009)

Housing Context

3.28

Bassetlaw is located in the East Midlands Northern (Sheffield/Rotherham) Strategic Housing Market Area with Bolsover, Chesterfield and North East Derbyshire. In this area, potential has been identified for rates of housing growth at a level higher than that identified in the East Midlands RSS.

Current Housing Stock

- i **Housing Type** – Harworth has a lower proportion of detached properties and flats and a much higher proportion of semi-detached and terraced stock than local, regional and national averages.
- ii **Tenure** - owner occupation for Harworth Bircotes is only marginally lower than the district whilst the proportion of social rented is higher than for the district, the region and nationally.
- iii **Council Tax Bands** - 89.8% of housing in Harworth Bircotes is in Council Tax bands A or B (compared with 66.9% for the district, 60% regionally and 44.6% nationally) suggesting a skew towards lower value housing.
- iv **Stock Condition** - A Private Sector Stock Condition Survey for Bassetlaw (2006) concluded generally better than average dwelling conditions than the national average, although some housing in Harworth Bircotes is in a poor condition, including some non-traditional housing.

Housing Market Drivers

3.29

Demographics play a key role in defining the markets for housing and services including household composition, socio-economic groups and trends, migration and commuting flows and population and household projections.

- i **Household composition** - Harworth Bircotes is comparable with district, regional and national averages, but with evidence of a relatively older demographic in Blyth ward and a higher proportion of lone parent households in Harworth ward than district, regional and national averages. A trend towards overall smaller household sizes is projected for the town.
- ii **Socioeconomic groups and trends** - Bassetlaw has relatively high levels of deprivation in some specific areas and is within the most deprived 30% of local authorities. However it is performing better than some nearby areas such as Doncaster, Mansfield and Bolsover.
- iii **Migration and commuting flows** – substantial commuting flows out of Harworth Bircotes to Doncaster, Rotherham and Sheffield and in-commuters from Doncaster, Mansfield, Bolsover and Newark and Sherwood. Migration data from the NHS Central Register in 2006 for Bassetlaw shows a net inward migratory trend particularly from Doncaster, Sheffield, Rotherham and Bolsover.
- iv **Population Projections** – indicates an increase in population for Bassetlaw of above the national average; however biggest percentage change is anticipated in the age groups above 60 suggesting an ageing population.

- v **Household projections** – projected increase in number of households in Bassetlaw of 25% by 2026.

3.30 Further detailed background in relation to the above points is provided in Volume 2.

Housing Market Indicators

3.31 Some of the key housing market indicators in relation to Harworth Bircotes:-

- i House prices are the most widely used measure of housing market vitality. Information from the Land Registry and CLG shows that over the last five years average (mean) prices in Bassetlaw have exceeded those in Bolsover and Chesterfield, but were lower than those in North East Derbyshire and the regional and national averages.
- ii Average prices in Harworth Bircotes were markedly lower than local and regional averages with the average price of terraced properties in 2008 at around £78,200 (regional average of £112,688 between October and December 2008).
- iii Private rent levels for smaller properties in Bassetlaw are broadly comparable with those in Bolsover and Chesterfield. However it is harder to draw comparisons for larger properties.
- iv Information from the Land Registry indicates very high levels of housing market activity in Harworth Bircotes in recent years with the number of transactions in 2005/06 far higher than those for the wider district. There has been a steep decline in numbers of transactions since 2007.
- v Evidence points to a lack of aspirational family accommodation in Harworth Ward where housing in the lowest Council Tax bands is predominant and there is limited detached stock.
- vi New Build rates have been higher in Bassetlaw than the national average, though lower than the regional average. This has not, however, been reflected in Harworth Bircotes where there has been very little new build development.

3.32 Further detailed background in relation to the housing market is provided in Volume 2.

3.33 Information from the Bassetlaw Housing Land Availability Position Statement (August 2008) shows that housing completions between 2001 and 2008 had averaged 377 dwellings per annum. This pre-credit crunch level would have been consistent with the target identified in the East Midland RSS (2009) which sets a target for the district of 350 dwellings per annum from 2006.

3.34 As elsewhere in the country, the effect of the credit crunch and recession during the last 2 years has now severely affected the residential market with current indications suggesting the market will not begin to improve before 2010. There are as a result virtually no sales of residential land currently taking place and very little new development occurring.

- 3.35 However, general discussions with a number of residential developers (who have historically been active in the area) have indicated potential future interest in residential development in Harworth Bircotes in the future. There is no reason to assume that, within the lifetime of the plan period that “normal” market conditions will not return with regard to market demand and activity.

Transportation

Local Highway Network

- 3.36 The major highway routes within the study area include the A1 (M), which lies to the west of Harworth with Junction 34 situated approximately 3km to the south of the town. The junction has been recently improved by the Highways Agency to improve safety and ease congestion.
- 3.37 The A631 lies to the north of Harworth and forms a link between Rotherham, to the west, and Gainsborough, to the east. To the east of Harworth Bircotes is the A614, which links junction 34 of the A1 (M) to the A631 at Bawtry and continues northwards to Robin Hood Airport. To the west is the B6463 Blyth Road/Tickhill Road.
- 3.38 Scrooby Road is a single carriageway road through the existing centre of Harworth and Bawtry Road is a predominantly residential route that links Blyth Road with the A631 to the north of Harworth village.

Pedestrian Facilities

- 3.39 Footways are present on the residential streets to the north of Scrooby Road and the existing footways are of reasonably good quality. However, there are limited pedestrian crossing facilities, particularly to cater for north-south movements over Scrooby Road.
- 3.40 There are a number of public footpath routes around Snipe Park Wood and a public footpath route between the residential areas in Bircotes and Plumtree Farm Industrial Estate.

Cycling

- 3.41 There are a limited number of designated cycle routes in and around the Harworth area. Scrooby Road is an advisory cycle route and there is a suggested cycle route linking Harworth with Tickhill that continues northwards to Doncaster.

Public Transport

- 3.42 Three existing bus services operate from the town to Doncaster, two services to Worksop and two services to Robin Hood Airport during a typical working day. A minimum of one bus an hour operates in each direction to Worksop and two buses per hour in each direction to Doncaster during the main weekday. There

are also two services to Robin Hood Airport that both operate on hourly frequencies during the main working day.

3.43 A number of bus stops are located along Scrooby Road in the vicinity of the existing retail area. All of these stops have raised kerbs to allow for ease of boarding/alighting and a number of the stops have shelters and lay-bys. There are no existing bus priority measures within Harworth and provision of this is not considered necessary, as congestion and time delays to existing services are deemed minimal.

3.44 As stated previously, the nearest rail stations to Harworth Bircotes are Worksop and Retford, approximately 12km to the south east and south west of Harworth Bircotes.

Baseline Traffic Data

3.45 Baseline traffic survey information has been obtained from Nottinghamshire County Council in the form of Automatic Traffic Counts (ATC) and Average Annual Daily Traffic (AADT) flows. Flow data for 2007 indicate that the A1 (M) through Harworth is subject to two-way traffic flows of 48,750 vehicles during a typical day, which is considered to be a high level of traffic flow for this standard of route. However, the average flows for Scrooby Road, for the A614 to the east of Harworth Bircotes and for Blyth Road to the west are considered to be relatively low for the respective standards of each route.

Accident Data

3.46 Analysis of the recorded personal injury accident data for the period from 1 January 2005 to 30 September 2008 indicates that the local highway network in and around Harworth Bircotes does not suffer from any particular accident problems. However, consideration may need to be given to providing more dedicated crossing facilities for both pedestrians and cyclists given the number of incidents involving pedestrians crossing the carriageway (e.g. Scrooby Road and Bawtry Road).

Existing Travel Characteristics

3.47 Data shows that current car ownership levels for Harworth, at an average of 0.95 vehicles per household, are lower than for the Bassetlaw district (average of 1.15 vehicles per household). Approximately 30% of households in Harworth Bircotes do not own a motor vehicle (24% of households for Bassetlaw as a whole).

3.48 Currently methods of travel to work for the resident population of Harworth are as follows (figures for Bassetlaw shown in brackets):-

- | | | |
|-----|----------------|-----------|
| i | Car driver: | 60% (63%) |
| ii | Car passenger: | 11% (8%) |
| iii | Walk: | 11% (11%) |

- iv Cycle: 4% (4%)
- v Bus: 5% (3%)
- vi Work from home: 6% (9%)

- 3.49 In terms of the distances travelled to work, approximately 50% of the resident population of Harworth have a travel distance to work of less than 5km.

Committed Development / Infrastructure

- 3.50 There are no major highway infrastructure improvements proposed for the Harworth Bircotes area in any of the County Council's current capital programmes. Both Bassetlaw and Nottinghamshire County Council are implementing various initiatives to encourage use of transport other than the private car (e.g. the Bassetlaw 'Share a Ride' scheme, the Nottinghamshire Wheels to Work scheme).

Services & Key Facilities

- 3.51 An audit of existing services and key facilities within Harworth Bircotes has been undertaken to review both levels of provision and quality.

Retail Provision

- 3.52 Harworth has a relatively wide range of retailers with a good provision of the key local shops and services including:-
- i A number of local convenience stores with most areas within walking distance of a local store;
 - ii Two Post Offices (one on Scrooby Road and one in Harworth old village);
 - iii A bank counter facility on Scrooby Road;
 - iv 4 Chemists, including one in the PCT building;
 - v A Butcher on Scrooby Road;
 - vi A Baker on Scrooby Road;
 - vii An optician;
 - viii A florist;
 - ix 2 newsagents;
 - x 2 off licences;
 - xi A number of hairdressers;
 - xii Many take-away establishments; and
 - xiii Three public houses.
- 3.53 Relative to its size, Harworth Bircotes has significantly more services and facilities than other smaller settlements in the district and this suggests that it also serves a wider catchment, providing important shops and services for the smaller villages in the north of the District.
- 3.54 There is one supermarket in the settlement and information from the Bassetlaw Retail Study 2009 identifies that 10.8% of the residents use this store to do their main food shop. The same study shows over 50% of residents travel to Doncaster to do their main food shopping.

Leisure Facilities

- 3.55 Harworth Bircotes contains two main leisure facilities: Bircotes Leisure Centre (on the Serlby Park School Campus) and Harworth and Bircotes Sports and Social Club (south of Scrooby Road). Both facilities appear well used, but may require investment to improve the quality of provision.
- 3.56 Bircotes Leisure Centre includes a 20m Swimming Pool, a sports hall, a fitness suite and a new outdoor Multi-Use and floodlit Games Area. The centre has an average 14,000 visitors a year.
- 3.57 Harworth and Bircotes Sports and Social Club includes a cricket ground, three football pitches (including the home ground of Harworth Colliery Institute FC), an Astroturf pitch and Multi-Use Games Area, a skateboard park, a BMX track (used for national BMX trials) and a Sports and Social Clubhouse. Some of the facilities require upgrading.
- 3.58 Further sports facilities are available on both Serlby Park school campuses including several sports pitches, multi-use courts and tennis courts.

Education

- 3.59 There are several schools in Harworth Bircotes of which Serlby Park is the main school and which currently operates from two separate campuses (with aspirations to consolidate onto a single site in the future). The junior and infant years are located in two school buildings on Snipe Park Road.
- 3.60 In addition, the All Saints Primary C of E Primary School is located on Scrooby road and is currently being extended and St Patricks Roman Catholic School is located to the south of the Leisure Centre adjacent to Snipe Park.
- 3.61 Bircotes Library is located on the corner of Scrooby Road and Grosvenor Road.

Community and Health

- 3.62 There are a range of community facilities in Harworth Bircotes including a centrally located Parish Hall on Scrooby Road (which has planning permission for an extension) as well as the Harworth Social Welfare Hall on Whitehouse Road and the Harworth Village Institute Hall in Harworth Old Village. All Saints Church in Harworth also has the ability to host community functions.
- 3.63 The Harworth Primary Care Centre opened in 2007 and houses the three GP Surgeries in a new building on Scrooby Road. The centre is a base for community nursing as well as providing facilities for visiting specialists.
- 3.64 There is one dental surgery which is located on Scrooby Road.

Open Space

- 3.65 The draft Bassetlaw Open Space Assessment (2008) identifies a range of open space provision in Harworth Bircotes but with a deficit for allotment space and for children's play areas. There is a surplus of accessible outdoor sports provision against the NPFA's standard.
- 3.66 There are two play areas in the settlement, one at Snipe Park and one at the Tommy Simpson Recreation Ground. Natural green spaces include the White House Plantation and the Marsh in the centre of the settlement, which are both Sites of Important Nature Conservation (SINCs).

Consultation

- 3.67 A key part of the evidence gathering process for the study was consultation with key stakeholders and other consultees. A first stage consultation was held in February 2009 and a summary of the key issues identified is provided below.

Stage 1 Consultation

- 3.68 **Objective:** To build a measure of consensus on the analysis of issues, constraints and opportunities for development by sharing views, opinions and thoughts on the current situation in Harworth Bircotes and likely future prospects.
- 3.69 **Events:** Two half day stakeholder events to consult both Technical and also Community stakeholders.
- 3.70 **Attendees:**
- 1 Bassetlaw District Council (various departments);
 - 2 Bircotes Town Council;
 - 3 Public transport service providers;
 - 4 Key Landowners;
 - 5 Developers;
 - 6 Key Community Groups; and
 - 7 Environment Agency
- 3.71 **Key Questions:**
- 3.72 The workshop discussions considered the following key questions:
- 1 Have we identified the correct issues?
 - 2 Are there any other issues?
 - 3 What measures are in place to address issues?
 - 4 What plans and initiatives are already in place?
 - 5 What should be the future role and concept?
 - 6 What 5 things are to be done to achieve this concept?

3.73

Key Issues Identified:

Group A: Technical Consultees	
Employment	<p>Issues with local skills levels within the area/poor access to training courses</p> <p>Labour market is diminishing</p> <p>Need to move away from one major and/or type of employer: is there a market for start up/flexible units?</p> <p>Need to ensure mineral railway is maintained as this could attract investment</p>
Housing	<p>Good mix of housing in distinct areas but with poor permeability/accessibility to transport/services between areas</p> <p>Need to built on local authority 'decent homes investment for Wimpey estate (and other areas)</p> <p>Would 1000+ affordable homes destabilise the existing local market?</p> <p>Avoid a situation with high value new housing south and lower value north of Scrooby Road</p> <p>Employment before housing or the other way round or 'planned' together with the market deciding phasing</p> <p>Need to understand the local housing market</p>
Key ideas generated through discussion	<ol style="list-style-type: none"> 1 aim to achieve a balanced community 2 consider context – in particular the Doncaster and South Yorkshire areas 3 development needs to be spread around 4 multi employers 5 be aspirational – quality of development important
Group B: Technical Consultees	
Colliery/Mining	<p>UK Coal confirmed colliery is mothballed not closed and options for accessing new reserves are being explored to support the area's growth. Reopening the colliery is not necessarily the key but the right balance of housing and employment is.</p> <p>There is a possibility of incorporating Serlby Quarry into future use – planning permission is a quarry – need to fill site back up to agricultural quality – current economic climate makes it difficult – also issues with how it can be filled.</p> <p>Colliery is a significant opportunity to allow future growth and development.</p> <p>Harworth formerly revolved around colliery, within mining in decline, this has affected community feeling.</p>
Transportation	<p>Stagecoach have invested in improving services/improving bus quality – S106 funding may be needed for new services. Need to ensure public transport is provided up-front and planned.</p> <p>Need to improve connections between area</p> <p>The County Council have no current transportation proposals</p> <p>Network Rail only own the corridor within which the branch line is located and do not own the land to construct a terminal. For passenger rail, significant upgrades to the line would be needed.</p> <p>Doncaster station is current near capacity for train movement.</p>

Group B: Technical Consultees (cont)	
Water Resources	<p>The whole area is on a public aquifer – groundwater issues, no remediation – may be hot spots of contamination and the Environment Agency encourages bio-remediation</p> <p>Flood plain in north east and running along eastern side – SuDs potential should be explored but may be limited due to contamination. The nearby Energy Village has incorporated SuDs with major environmental reclamation (also created local employment)</p> <p>Drainage issues will be a key consideration and Severn Trent need to be included early on in the process</p>
Community/Leisure	<p>Need to ensure fullest possible community use of area around pavilion and provide good quality green space. Very best community consultation is required for this to be meaningful.</p> <p>Playing fields offer large quantity of open space, but there is a shortage of quality space.</p> <p>There needs to be a heart of village to create a sense of place.</p> <p>Need for community engagement in the growth strategy – desire to see growth and for it to be brought forward sensitively</p> <p>The community is only wistfully hanging on to the colliery</p>
Key ideas generated through discussion	<ol style="list-style-type: none"> 1 Diverse economics/complementary economies 2 Good quality community consultation 3 Getting infrastructure planning upfront 4 A water cycle study needs to be considered 5 Role Harworth plays in a wider geographical context

Community Group Consultees	
Sewerage/Drainage	Old infrastructure (particularly sewage and drainage) which is a problem (Beverly Road has sewage running down it). This study needs to engage Severn Trent Water.
Colliery's Future	Community are only getting grapevine information on the future of the colliery and are not clear on its current status. Uncertainty around the type of industry they can attract and therefore type of the housing.
Ageing Population	<p>Very spread out with a lot of bungalows a mile away from the services, bus services aren't as good as they appear. No services to the hospital or to Sheffield whilst airport services run empty. Funding problems, have removed key services and no services late at night.</p> <p>Need for a small community bus that runs round the village.</p> <p>High % of people who don't work due to ageing population.</p>
Leisure Facilities	<p>People working in the warehouses do not use the town's facilities. Need for a decent supermarket and leisure facilities (cinema). No decent restaurant, loads of poor quality takeaways.</p> <p>Need a culture change as now no social side to work, unlike during the mining time at the village.</p>

Community Group Consultees (cont)	
Education Facilities & Employment	Serlby Park buildings are dilapidated. Congestion problem (bottleneck) for school access. If new homes provided need portacabins on school fields to accommodate new pupils.
Transport & Roads	Roads in the village need looking at and the roads coming into the village
Open space	Do not remove Droversdale Woodland and area around the back of the woodland.

Table 2 Stage 1 Consultation

Summary

3.74 The key points arising from the study of baseline data can be summarised as: -

- i The Growth Agenda – strong policy basis at a strategic level to support growth of the town;
- ii Location & Character – strong sense of community, a generally attractive surrounding environment and a defensible settlement boundary formed by surrounding roads;
- iii Economic Context – severely affected by the decline in manufacturing and mining industries with high unemployment, a low skills base and high levels of economic deprivation;
- iv Commercial Market - established employment areas with, pre-recession, strong growth in certain sectors and existing developer interest in the town;
- v Housing – low house prices with a high proportion of semi-detached properties and a lack of aspirational housing;
- vi Accessibility – well connected to surrounding highways network with no congestion issues within the settlement boundary but with a need to improve accessibility, particularly for pedestrians and cyclists;
- vii Services & Key Facilities – generally good range of services and key facilities but a need to ensure these address needs and, where necessary, are upgraded; and
- viii Existing Land Uses – need to ensure integration between different uses in the town and tackle the future redevelopment of the Colliery as part of wider growth proposals.

3.75 These issues will be taken forward in the next section to assess how they will affect the growth of the town.

4.0

Barriers and Opportunities to Growth

4.1

This section identifies the key barriers and opportunities that will need to be considered in identifying a concept for growth in Harworth Bircotes. These constraints and opportunities will shape patterns of future growth as the location and nature of development will need to reflect the constraints or may benefit the town from taking advantage of the opportunities.

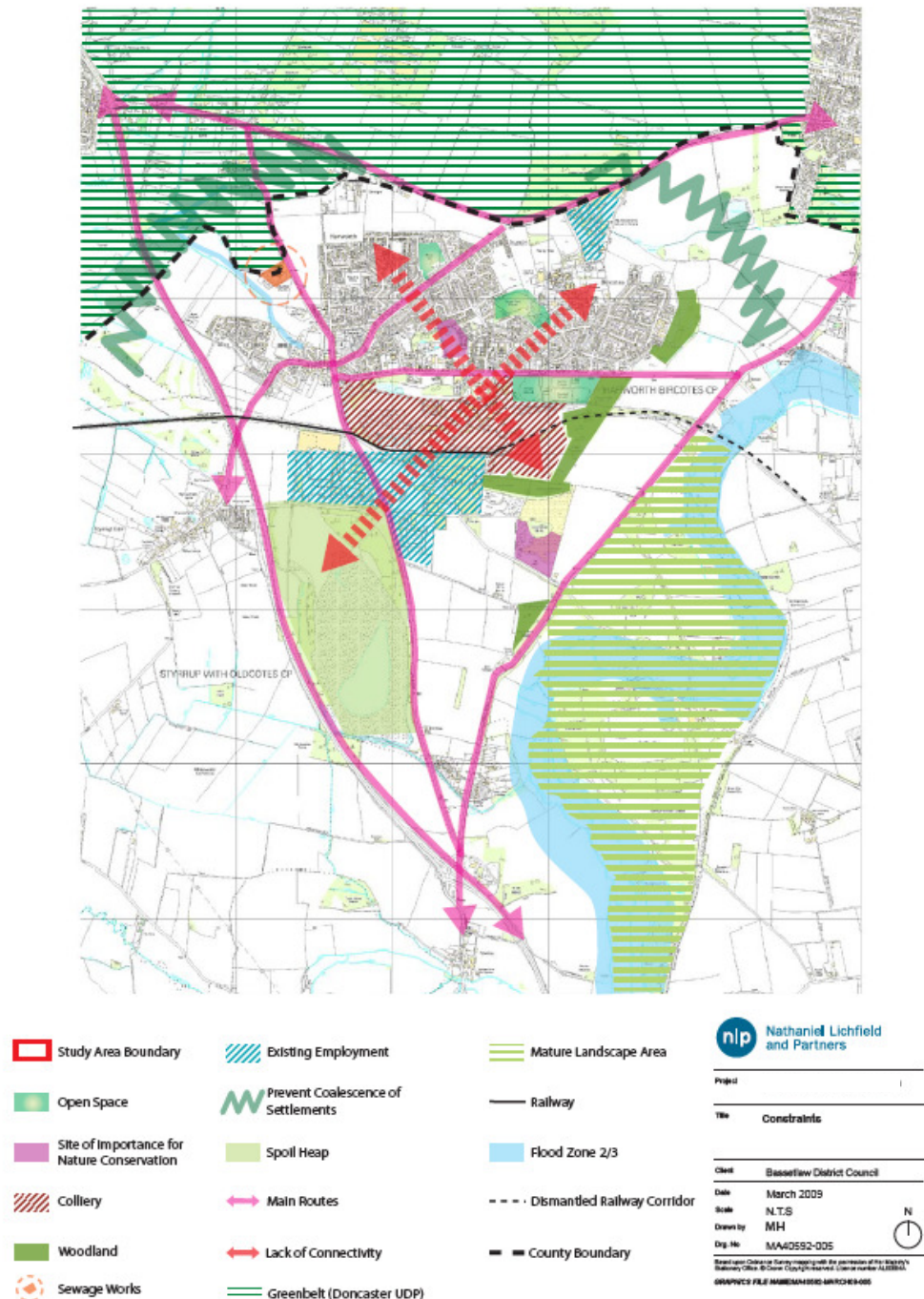


Fig 5 Constraints Analysis

Issue	Strengths	Weaknesses	Opportunities	Threats
The Growth Agenda	Well placed to respond to nearby identified growth areas and Robin Hood Airport potential	Policy still emerging and clarification needed on what it means for the town	Local authority committed to growth and regeneration potential	Failure to accept a clear policy direction or vision
Location & Character	Well connected in an attractive environment with good community based on strong mining heritage	Not seen as a primary location by commercial investors/occupiers	Defensible settlement boundaries will avoid coalescence and keep town's character	Do the boundaries mean the potential for long term growth is restricted?
Economic Context	Several existing well established employment areas; relatively low long term unemployment	Low skills base and high short term unemployment; higher levels of economic deprivation	Sectors with potential for growth both for town and the wider district	Failure to deliver step change for medium/long term economic growth
Commercial Market	Established employment areas with generally modern accommodation; existing developer interest in the town	Discrepancy between what has been built and what is required (i.e. small units); substantial out-commuting for work	Previously strong growth in certain sectors and potential in other emerging sectors	Unknown how the market will recover from the current recession including potential risk aversion to non prime locations
Housing	Lower house prices	Some estates may be in need of improvement or regeneration	Diversify housing offer through new homes and continuing to improve non-traditional stock.	Lack of aspirational housing
Accessibility	Relatively low traffic congestion on key routes; recent improvements to main junction on A1(M)	Scrooby Road is a barrier to north-south movement/connectivity; poor environmental quality of some internal linkages e.g. through Marsh area, colliery, etc; bus services mixed and not as well used as they could be	Low travel distance to work of <5km means significant potential for a modal shift away from the private car	Increasing traffic congestion
Services & Key Facilities	Good range of existing shops, leisure facilities and services; surplus of open space	Large proportion travel outside of town to do main food shop (mainly Doncaster); deficit of children's play space; need for improvement of built facilities	Serlby Park school improvements in Bassetlaw Education PFI	Growth or upfront funding required for delivery of some new services, shops, etc; ageing population
Existing Land Uses	Important existing green/open spaces; areas of land available for development; extant planning permission for new employment for Former Glass Works Site at Snape Lane (assumed viable)	Colliery site is an impermeable land form, cutting off employment to the south from the rest of the town	Preferred option for the colliery site identified by UK Coal is employment through re-opening colliery or redevelopment for new employment	Loss of open space and the open character of the settlement.

Table 3 SWOT Analysis of the Potential for Growth of Harworth Bircotes

4.2 As well as mapping the constraints identified in Fig 5, we have identified a number of spatial opportunities going forward as shown in Fig 6.

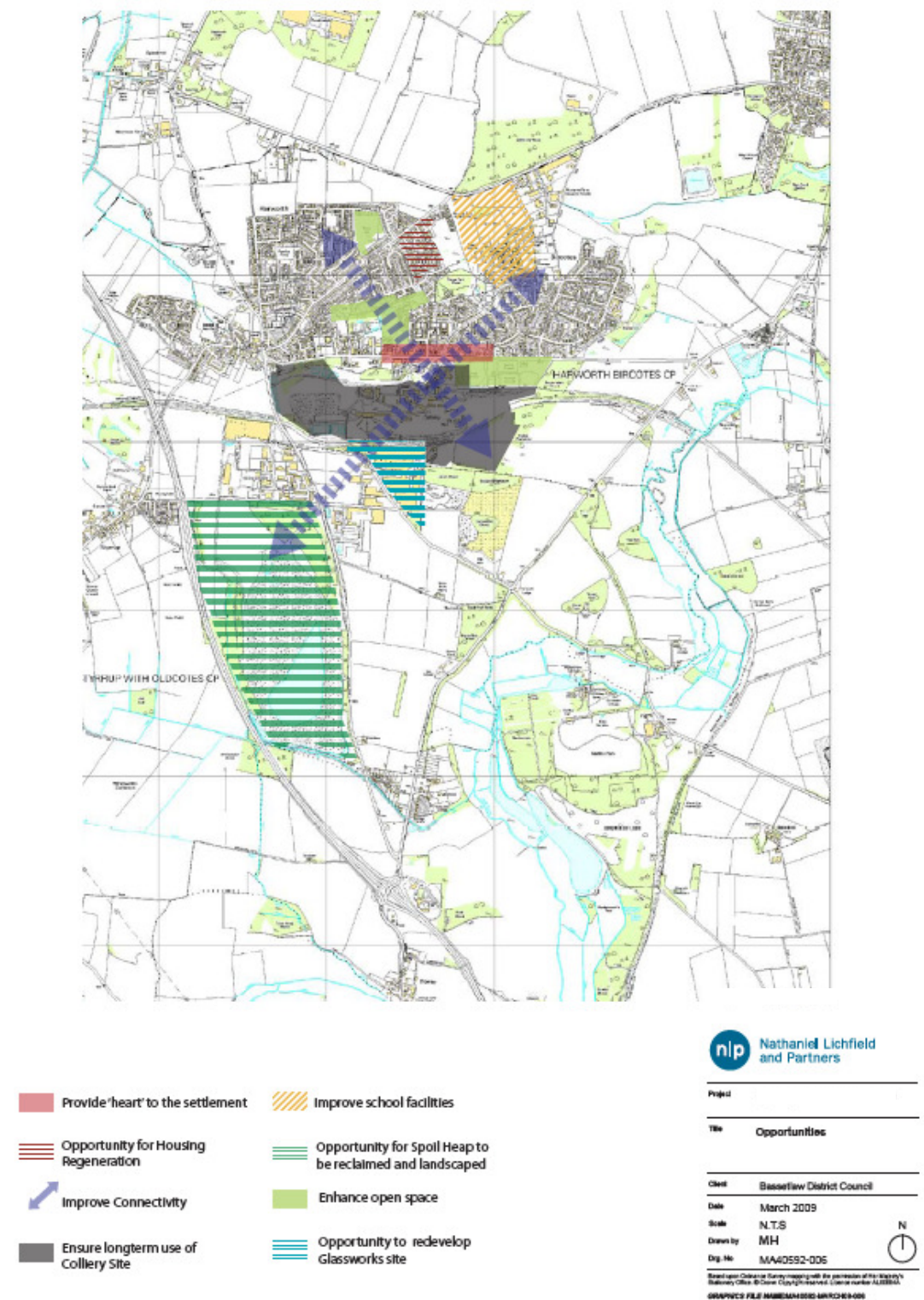


Fig 6 Opportunities Analysis

Summary

- 4.3 The analysis has shown a series of issues, opportunities and threats to growth of Harworth Bircotes as follows: -
- i relatively high levels of deprivation and a recent decline in social and economic indicators;
 - ii an important sense of community from the mining heritage with a number of community assets;
 - iii local business is important although the range of opportunities does not always suit growing businesses;
 - iv previous reliance on a few large employers, including the coal mine, led to high loss of jobs as industry declined;
 - v no routes through the colliery with employment areas not well connected to residential areas – the area needs to be integrated into the town;
 - vi some new housing areas are inward looking and the housing range needs to be address to provide a real opportunity for growth of the town;
 - vii Scrooby Road is a ‘sea-front promenade’ with uses spread along the north side;
 - viii diverse population with different needs and interests; and
 - ix good quantity of open space and public realm, but some areas of poor environmental quality.
- 4.4 The next section will seek to identify an overall concept for the growth of the town which will take account of the above issues.

5.0

Concept for Growth

5.1

This section of the study outlines a concept for growth based on the analysis conducted and drawing on the stakeholder engagement.

The Concept

5.2

Harworth Bircotes is a hardworking former mining community that identifies with its heritage and the legacy of the colliery but is forward thinking and aspirational in the way that the town can prosper in the future through growth.

5.3

The long-term ambition for the town is to create a place which provides people with the opportunity to live, work and socialise in a comfortable and friendly environment that is ‘fit for purpose’, vibrant and successful. It will be a place that offers businesses the chance to grow and residents the opportunity to enhance their skills and work in a more diverse local economy, taking advantage of growth sectors to provide long term employment options.



“Fit for Purpose”



Heritage and Legacy

5.4

It will be a town that is integrated and inclusive and has a connectivity which allows new build to sit adjacent to traditional housing in harmony. Housing growth will meet resident’s needs and provide a range of housing opportunities to support growth. It will be a popular and busy settlement core at the heart of the community, which provides shops, services and facilities in a welcoming and accessible environment to people of all ages, incomes and interests.



Outdoor Activity



A Settlement Heart

- 5.5 It will be a place with high quality, open space environments and woodlands that are safe and encourage activity and opportunities for cycling, team sports and outdoor leisure, allowing the strong green character of the settlement to reinforce routes to different neighbourhoods and the settlement heart.

Characteristics and Issues		The Concept		What Does it Mean?		What is Needed?
Relatively high levels of deprivation and recent decline in social and economic indicators	▶	... forward thinking and aspirational in the way that the town can prosper in the future.	▶	Issues need to be tackled pro-actively, with change required to ensure the town can improve its position.	▶	Development and growth that works together in a cohesive manner to tackle these problems.
There is an important sense of community from the mining heritage with a number of community assets	▶	...comfortable and friendly environment that is 'fit for purpose'... vibrant and successful.	▶	Growth and development should reflect the people of the town, with a welcoming spirit and a friendly community aspect.	▶	Building on this positive culture and improving community facilities to ensure quality environments to encourage community based activity.
Local business is important although the range of opportunities does not always suit growing businesses.	▶	A place that offers businesses the chance to grow	▶	Attracting customers and traders and supporting businesses through professionals, skilled workers and suitable premises.	▶	Trading opportunities for local businesses from start-up units to medium & large size units to allow them to grow in the town.
Previous reliance on a few large employers, including the coal mine, led to high loss of jobs as industry declined.	▶	A place that offers... residents the opportunity to enhance their skills and work in a more diverse local economy	▶	Opportunities for skills based education and employment growth that offers a range of job opportunities.	▶	Community facilities to house, and programmes to support, community skills development. A range of types of employment development.
No routes through the colliery with employment areas not well connected to residential areas. Some new housing areas are inward looking.	▶	A town that is integrated and inclusive... and has a connectivity	▶	New development is outward looking, with physical links to its surroundings. Development provides uses for the whole of the community to engage with.	▶	New development with easy access to the town centre, employment areas and other services with a network of direct walkable routes making the town easy to navigate.
Housing range and opportunities for growth	▶	Housing growth to meet resident's needs	▶	New housing development in a number of areas	▶	A range of housing types and sizes to support and underpin growth.
Scrooby Road is a 'sea-front promenade' with uses spread along the north side	▶	A popular and busy settlement core at the heart of the community	▶	A town centre that has a wide range of uses together to attract people and have a central role.	▶	Development of shops and services to support growth and encourage use of the town, in a compact core.
Diverse population with different needs and interests.	▶	All ages, incomes and interests.	▶	A town which broadens Harworth Bircotes' appeal to a wider group of ages, incomes and interests.	▶	Housing, jobs and leisure opportunities for the whole demographic range.
Good quantity of open space and public realm, but some areas of poor environmental quality.	▶	Healthy, high quality, open space environments... that are safe and encourage activity.	▶	Attractive, well designed and clean public spaces that residents make them nice places to be.	▶	Environmental and Streetscape improvements to some areas, such as new pavements, street furniture, lighting, green space etc.

Table 4 Addressing the key strengths and opportunities via the Strategic Vision for Harworth Bircotes

What Does the Concept Mean for Growth?

- 5.6 The concept reflects the balance between preserving the legacy left behind by the decline of the coal mining industry and the decline of manufacturing whilst looking forward at the new opportunities that are presenting themselves to Harworth Bircotes. It seeks to build on the characteristics of the settlement that have been identified as good whilst addressing some of the issues that our baseline analysis has identified.
- 5.7 The concept has been translated into 10 key objectives which potential growth options will need to seek to achieve. These objectives are a response to the issues that have been identified through the baseline analysis and reflect the need which growth in Harworth Bircotes should seek to address.

10 Objectives

- 1 To create a wide range of employment opportunities targeted to the needs of local people
- 2 To enhance and take advantage of unique economic opportunities that the town's location presents
- 3 To create a 'town centre' which acts as a community focal point, a heart to the community and addresses the Scrooby Road 'Sea Front Promenade'
- 4 To improve range and quality of facilities and services
- 5 To improve the school and education facilities, in terms of the buildings for this purpose and the opportunities for learning
- 6 To ensure that any redevelopment of colliery is integrated into the town
- 7 To integrate different landowners' proposals to ensure there is a balance of uses and connectivity between development
- 8 To achieve viable development
- 9 To protect and enhance environmental assets
- 10 To ensure that the long term 'post colliery' vision for the physical structure and layout of the town achieves the objectives of sustainable development

6.0

Options for Delivery of Growth

Introduction

6.1

In arriving at a sustainable growth strategy for Harworth Bircotes there are several different ways in which the identified objectives can be delivered. To assist in the process of developing the strategic growth scenario, a series of options have been generated in response to the baseline assessment and consultation with stakeholders and the community. Testing of the options will allow consideration of those aspects or types of growth for the town that should be taken forward. Representing the options in different spatial forms also assist in clarifying the different choices for growth that need to be taken into account; albeit that no one 'option' will ultimately represent the final growth scenario for the town.

Developing Options for Assessment

6.2

Developing options is inherently difficult as it essentially involves putting forward ideas for change. Whilst these ideas are born out of the evidence and consultation, there is no firm science to developing options, with the option development process being about testing assumptions and responses and making judgements based on available information.

6.3

Due to the nature of option appraisal there may be options (or certain aspects of options) which are included to show that alternatives have been considered in order to support any preferred scenario that does emerge. This particularly helps to stimulate debate and moves the process on from a concept into the reality of change on the ground.

6.4

In this section, we have defined several types of alternative ways in which options can be developed. For clarity, the table below summarises the different terms used in this section:-

Term	Description
Option	A spatial representation of how growth may come forward in Harworth Bircotes
Opportunity Area	A zone of sub-area of the town with existing potential to accommodate growth and new development
Site	Specific sites including those identified by existing developers where options for development can assist in bringing forward growth in the town
Sector	A particular land use sector which may, by itself, act as a catalyst for growth in the town. This study focuses on the potential offered by the economic sector.

Table 5 Explanation of Terms used in Option Development

6.5 For Harworth Bircotes, the emergence of four options has taken into account:-

- 1 Possible development solutions for identified Opportunity Areas, sites and land within them that could provide the potential for both employment and residential growth and any associated community facilities and open space requirements; and
- 2 Refinement of the options by reviewing economic potential, phasing and whether this affects the form of the options that will be assessed.

6.6 In summary, the four options emerging from the study comprise: -

- i infill development with potential to expand onto edge of town greenfield sites within defined boundaries;
- ii comprehensive mixed use redevelopment with a cohesive town centre;
- iii residential development of colliery with further residential/employment growth to the south; and
- iv southern extension of Harworth Bircotes for residential/employment uses.

6.7 The issues supporting each option are summarised below, followed by a description of each option.

The Opportunity Areas

6.8 The initial baseline investigation and stakeholder consultation identified several opportunity areas within Harworth Bircotes which could be developed for a variety of uses to assist the town in achieving future growth. To allow analysis of which uses will best achieve this vision, the four options identified at this initial stage present different development proposals within each opportunity area; presented as a series of possible composite scenarios for the town.

6.9 The four Opportunity Areas for growth, illustrated in Fig 7, are identified as:-

- 1 North Area including Serlby Park School, Bircotes Leisure Centre, Local Plan Employment Allocation E10, the Land between Plumtree Farm Industrial Estate and Galway Road, The Wimpey Estate and adjacent open space.
- 2 Central Area including the colliery site, the sports and social club site and the areas immediately adjacent to the south of Scrooby Road.
- 3 East Area including the land to the east of Droversdale Wood/Ruins Plantation and to the east of The Pit.
- 4 South Area including the land south of the existing built area down towards the A1 Junction.

6.10 The development of these areas for a range of uses will be assessed within each of the four options as follows:-

Opportunity Area	Growth Choices to be tested within Options
North Area including Serlby Park School, Bircotes Leisure Centre, Local Plan Employment Allocation E10, the Land between Plumtree Farm Industrial Estate and Galway Road, The Wimpey Estate and adjacent open space.	<ul style="list-style-type: none"> • Separate uses to maintain the current 'state of play' with new employment adjacent to the existing Industrial Estate as allocated; phased redevelopment of the school/leisure facilities on its own campus; and both regeneration improvements and housing growth at the Wimpey Estate; or • Mixed use masterplanned development of housing, open space, community uses and small scale employment; potential relocation of the School and Leisure Centre
Central Area including the colliery site, the sports and social club site and the areas immediately adjacent to the south of Scrooby Road.	<ul style="list-style-type: none"> • Mixed use redevelopment on the colliery with residential in the east and employment (re-opened colliery or new development); or • Relocation of school and leisure centre to the centre of Harworth Bircotes; upgrading of Scrooby Road sports facilities; creation of new east-west linear park; reuse entire colliery site for residential due to proximity to town centre and parkland; or • Relocating school and leisure centre to town centre area with further residential development on Scrooby Road sports facilities (these being relocated); or • Assuming development on existing colliery is unsuitable and only eastern residential component can come forward, with the rest reverting to parkland close to the centre.
East Area including the land to the east of Droversdale Wood/Ruins Plantation and to the east of The Pit.	<ul style="list-style-type: none"> • Identified for long term residential growth, but as existing in the short term; or • Development for a new neighbourhood, with ancillary facilities, green space and services to ensure it is self sustaining but also linked to the rest of the town.
South Area including the land south of the existing built area down towards the A1 Junction.	<ul style="list-style-type: none"> • Employment growth, with potential for different types of employment such as: <ul style="list-style-type: none"> - pavilion style employment park and wider distribution uses further to the south towards the A1 Junction, taking advantage of existing local economic strengths. - Employment development that seeks to take advantage of new opportunities, such as supply chain businesses to Robin Hood Airport or potential growth sectors that other areas of the district have taken advantage of, such as food processing; or • Longer term employment growth with potential for a wider mix of uses reflecting a range of identified strengths and opportunities.

Table 6 Opportunity Area Descriptions

6.11

In addition to these areas, there are further discrete parcels of land that could be developed, including the area to the south of Harworth village centre, the area to the north east towards Bawtry, the area north of the town towards Spital Hill and the area between Brunel Industrial Estate and the A1. These

areas are shown in Fig 7 below. The existing uses around these further areas generally lend themselves to natural extensions to the existing uses.

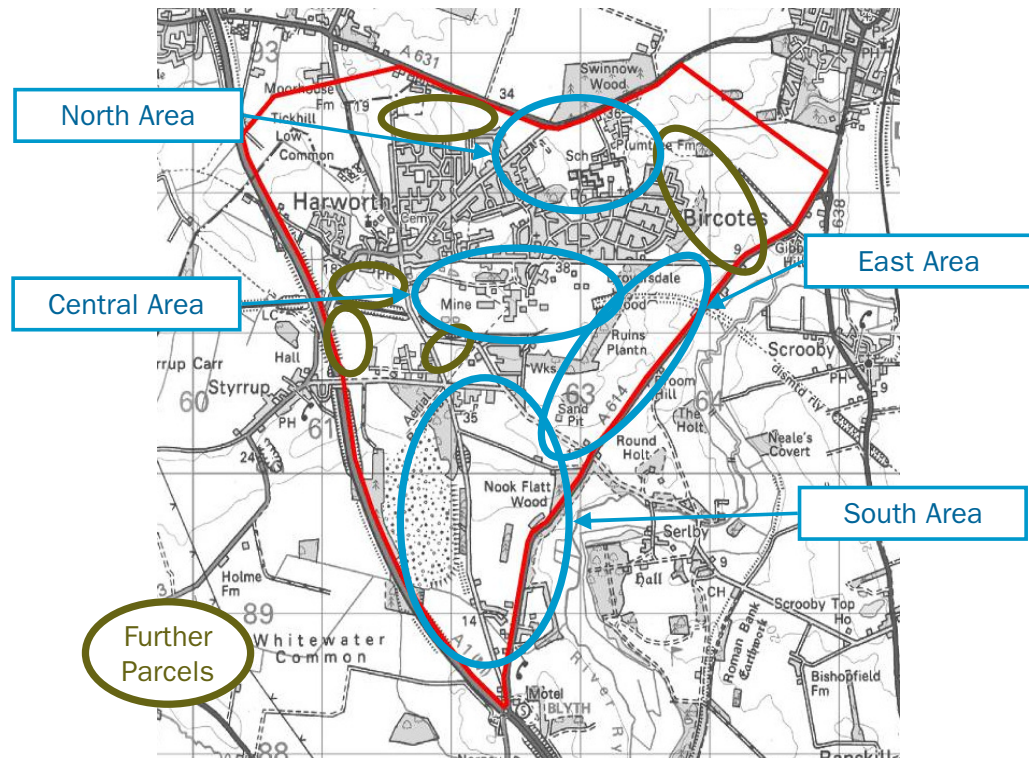


Fig 7 Areas of opportunity in and around Harworth Bircotes

- 6.12 Possible routes to improve connectivity through the town and areas where it is likely that there is only one possibility for its future development as part of the wider option (e.g. the area of slagheap to the south-west which would be best used generally as open space/recreation).

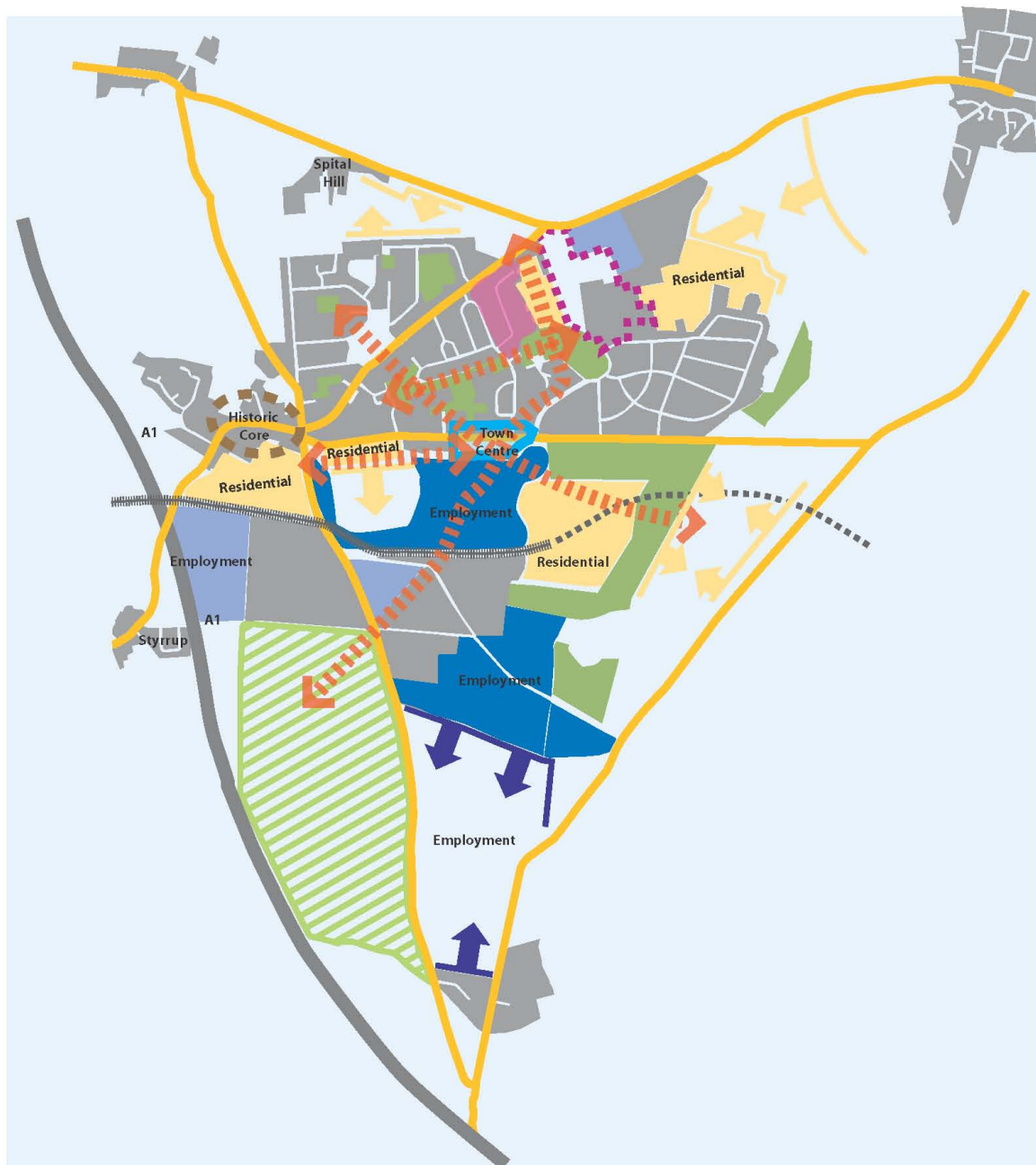
The Options

- 6.13 In the light of the above, the following four options have been identified to form the basis of appraisal and consultation:-

Option 1

(infill development with potential to expand onto edge of town greenfield sites within defined boundaries)

- Upgrading to the existing school and leisure offer in Harworth (as identified in the baseline analysis) is provided through a rebuilt school with a leisure centre complex on the site of the existing school/playing fields.
- Other new residential is identified:-
 - 1 Between historic core and railway line (10ha) to link to the rest of Harworth
 - 2 Adjacent to the Wimpey Estate to generate further investment in this area
 - 3 Land to the north east of the existing town to provide a natural edge whilst providing opportunities to integrate Plumtree Farm Industrial Estate (11.4ha)
- It is envisaged that the number of units provided by the 47ha of identified residential land could meet a substantial amount of Bassetlaw's 350 dwellings per annum RSS housing requirement (5,950 dwellings to 2026) over the core strategy period.
- Further employment is identified adjacent to Plumtree Farm Industrial Estate in accordance with the current Local Plan allocation which has not yet been built out.
- Housing regeneration improvements are identified for the Wimpey Estate with the level of required investment to be determined through further investigations and the development of a detailed masterplan. Investment may include remodelling of existing properties or social and environmental improvement.
- Possible longer term growth (beyond 2026) has been identified to meet likely future requirements for employment and housing and which would be likely to result in the expansion of the town, within its natural boundaries, but towards the:-
 - 1 A1 to the west
 - 2 Bawtry Road to the east
 - 3 Development just north of the southern A1 and Bawtry Road junction
 - 4 Reservoir and woodland to the north east
 - 5 Bawtry Road to the north
- Due to the relatively small level of growth it is proposed that the centre is strengthened with development either side of Scrooby Road adjacent to the existing Library, Town Hall and Health Centre. Any further required community facilities will be delivered as part of new residential development at a neighbourhood scale.
- The relative levels of employment and housing growth will need to be tested through the options appraisal based on a likely scenario for employment growth.
- The colliery will be developed with employment either through the re-opening of the colliery or redevelopment for new employment uses. Residential is identified to the north of the colliery to offer a frontage to Scrooby Road and to the east (bound by the woodland).



KEY

Extent of existing built-up area	Longterm residential growth	Improve connectivity
Existing greenspace/woodland	Short-term employment growth	Maintain historic core
Existing railway	Medium-term employment growth	Town Centre
Major connecting roads	Long-term employment growth	Housing Regeneration Investment
Dismantled Railway Corridor	School & Leisure Centre Redevelopment	Reclaimed Spoil Heap turned into open space/woodland with recreational uses.
Area of residential growth		



Project: A Strategic Vision for Harworth Bircotes

Title:

Option 1

Client: Bassetlaw District Council

Date: June 2009

Scale:

Drawn by: EW

Dwg. No: MA40592-003



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GRAPHICS FILE NAME: MA40592_2009_June Option 1

Option 2

(comprehensive mixed use development with a more cohesive town centre)

- The colliery will be developed as Option 1 within similar proposals for adjacent residential development north onto Scrooby Road and to the east (bound by the woodland).
- Upgrading to the existing school and leisure offer by providing upgraded combined school and leisure facilities along Scrooby Road (potentially utilising part of the existing sports & social club land) to provide a more central/accessible location.
- Other new residential is identified:-
 - 1 Between historic core and the railway line (10ha) to link to the rest of Harworth
 - 2 Land south of Scrooby Road (currently occupied by the Sports & Social Club's cricket and football grounds) to provide a strong frontage to this route
- Provision of new facilities for the relocated Sports & Social Club's cricket and football grounds elsewhere within the town to reflect its importance to the community.
- Identification of an area of mixed use development in the north of the settlement to be brought forward through a detailed masterplanning exercise which could bring forward:-
 - 1 The replacement cricket and football ground (as above)
 - 2 Redevelopment of existing school/leisure site for residential
 - 3 Residential development adjacent to the Wimpey Estate
 - 4 Provision of open space and a route connecting Bawtry Road and Plumtree Farm Industrial Estate with Harworth centre and existing 'green routes'
 - 5 Housing regeneration investment in the Wimpey Estate as in Option 1
- It is envisaged that the number of units provided by the 56.5 ha of potential available residential land could meet a significant proportion of Bassetlaw's housing requirements in Harworth up to 2026 (1,695 @ 30dw/ha), or beyond if at a slower rate of development.
- Possible longer term growth (beyond 2021) as in Option 1
- Further growth is proposed for the existing spoil heap within the colliery site which could be developed for housing subject to remediation works.
- Further growth to the town centre than identified in Option 1 in response to the greater increase in population in this option. It provides for the proposed relocated educational and leisure facilities and will straddle both sides of Scrooby Road with both strengthen the centre, create a stronger frontage and improve accessibility from the south.
- Any further community facilities will be delivered as part of residential development at a neighbourhood scale.



KEY

Extent of existing built-up area	Short-term employment growth	Improve connectivity
Existing greenspace/woodland	Medium-term employment growth	Maintain historic core
Existing railway	Long-term employment growth	Town Centre
Major connecting roads	Mixed-use Masterplan Area	Housing Regeneration Investment
Area of residential growth	Replacement sports facilities	School and Leisure campus
Longterm residential growth	Dismantled Railway Corridor	Reclaimed Spoil Heap turned into open space/woodland with recreational uses.



Project	A Strategic Vision for Harworth Bircotes
Title	Option 2
Client	Bassetlaw District Council
Date	June 2009
Scale	
Drawn by	EW
Dwg. No.	MA40592-002
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GRAPHICS FILE NAME: MA40592_2009_June_002	

Option 3

(residential development of colliery with further residential and employment growth to the south)

- Colliery site is brought forward for residential development
- Development of a linear park to enhance and develop the existing green/open space/recreational facilities along Scrooby Road. Movement and connectivity between the north and south of the town will be integrated into the park.
- Development of the mixed use Masterplan Area to the north as in Option 2
- Residential development is also provided on land to the east of the colliery and adjacent to Bawtry Road. It is considered that by locating this amount of residential development to the south of Scrooby Road that the balance of development that currently existing either side of Scrooby Road will be settled.
- Option 3 will see the development of approximately 109 ha of land for residential development (providing 3,270 units at 30 dw/ha and 3400 units at 40 dw/ha). This is enough land to potentially meet up to half of Bassetlaw's housing requirements over the core strategy period to 2026.
- Provision of employment land to the south of glass factory in the vicinity of existing employment uses with the objective of strengthening Harworth Bircotes' position for identified types of employment capable of stimulating growth in the town.
- Upgrading to the existing school and leisure offer by providing upgraded combined school and leisure facilities along Scrooby Road as in Option 2.
- Further growth to the town centre than identified in Options 1 and 2 in response to the greater increase in population in this option and seeking to develop a concentrated heart to the settlement located around a central 'crossroads'. Straddling both sides of Scrooby Road the objective is to strengthen the core as well as provide a stronger frontage along the road and improve accessibility from the south.
- Any further community facilities will be delivered as part of residential development at a neighbourhood scale.
- Possible longer term growth (beyond 2021) as in Option 1



KEY

Extent of existing built-up area	Short-term employment growth	Improve connectivity
Existing greenspace/woodland	Medium-term employment growth	Maintain historic core
Existing railway	Long-term employment growth	Town Centre
Major connecting roads	Mixed-use Masterplan Area	Housing Regeneration Investment
Area of residential growth	Replacement sports facilities	School and Leisure campus
Longterm residential growth	Dismantled Railway Corridor	Reclaimed Spoil Heap turned into open space/woodland with recreational uses.



Project	A Strategic Vision for Harworth Bircotes
Title	Option 3
Client	Bassetlaw District Council
Date	June 2009
Scale	
Drawn by	EW
Org. No	MA40592-002
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GRAPHICS FILE NAME: MA40592_2009_June_002	

Option 4

(southern extension of Harworth Bircotes for residential/employment uses)

- Creation of a linear park as in Option 3 with the inclusion of the colliery site as part of enhanced open space provision in the town. This assumes development cannot be brought forward on the colliery due to any number of factors.
- Upgrading of the existing school and leisure offer in Harworth as in Option 1.
- Other new residential development is identified as in Option 1.
- Residential development is also provided on land to the east of the colliery and adjacent to Bawtry Road to balance development on either side of Scrooby Road. This has the potential to provide a new neighbourhood centre, with a range of neighbourhood facilities, and links through to an upgraded town centre.
- It is envisaged that the 108ha of residential land identified and number of units provided on these sites could meet the majority of Bassetlaw's housing requirements over the core strategy period.
- Development of a range of new employment uses southwards towards the A1 junction with linkages to the town centre provided along the route of the ropeway.
- Further employment land on the allocated land adjacent to Plumtree Farm Industrial Estate provided as Option 1.
- Housing regeneration improvements identified for the Wimpey Estate as Option 1.
- Possible longer term growth (beyond 2021) as in Option 1
- Provision of employment land to the south of glass factory as in Option 3.
- Strengthening and development of the town centre by encouraging development on either side of Scrooby Road adjacent to the existing Library, Town Hall and Health Centre. A smaller local or neighbourhood centre could also be provided to meet newly generated need to the south.
- It is envisaged that any further community facilities that are required will be delivered as part of any residential development.



KEY

Extent of existing built-up area	Longterm residential growth	Improve connectivity
Existing greenspace/woodland	Area of residential growth	Maintain historic core
Existing railway	Short-term employment growth	Town Centre
Major connecting roads	Medium-term employment growth	Housing Regeneration Investment
Dismantled Railway Corridor	Long-term employment growth	Reclaimed Spoil Heap turned into open space/woodland with recreational uses.
School & Leisure Centre Redevelopment	Neighbourhood Centre	



Project: A Strategic Vision for Harworth Bircotes

Title: Option 4

Client: Bassetlaw District Council

Date: June 2009

Scale: EW

Drawn by: EW
Drg. No: MA40592-005



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Locating Employment Growth and Market Capacity

- 6.14 Consideration has been given to how economic growth within Harworth Bircotes can be used to stimulate redevelopment or development of the opportunity areas. This has had regard to the policy framework and employment land requirements established or emerging locally/regionally. Application of this information to the physical forms of growth in the growth options ensures they are realistic and achievable in the short, medium or long term.
- 6.15 The Northern Sub-Region Employment Land Review identified an overall requirement of 79.5 to 92.5 ha of employment land for Bassetlaw. The Employment Land Capacity Study (ELCS) being undertaken by NLP is reviewing where future employment growth can/should be accommodated, from which sectors this growth will arise, and the nature of any interventions required to ensure that the market delivers appropriate sites. The ELCS analysis is showing that the majority of allocations should be focused on the District's main settlements/employment centres and along the A1(M) corridor (for example Harworth Bircotes).
- 6.16 Consultation undertaken as part of the ELCS and this study has identified that market views are generally positive about Harworth Bircotes, with agents identifying its location/transport links as major positives. While there has been a reasonable level of new employment development in the Harworth Bircotes area in recent years, it is not a tried and tested location in market terms. Recent development in the town has been largely associated with warehousing, but changes in the economy and an oversupply of warehousing space generally in the region (approx 5-6 years supply) suggests further development of this type may be more limited in the short-term. This may also be compounded by large scale employment development in surrounding areas, including the proposals for an inland port at Rossington and the potential for further strategic warehousing along the M18 corridor within Doncaster, suggesting Harworth Bircotes may face further competition for these types of uses.
- 6.17 Achieving major new employment development in Harworth Bircotes in the lifetime of the current LDF is likely to reflect a combination of meeting its own local employment needs and attracting some footloose investment. This would be supported by a general uplift in the town's economic base as a result of new housing growth and infrastructure investment, and could in itself translate to a requirement of about 15-20 ha.
- 6.18 To achieve a more significant 'step-change' in the town's economic performance and employment growth is likely to require targeting of particular sectors and businesses for which Harworth Bircotes can offer some competitive advantage. To support this potential, it may be necessary to provide 'reserve' employment land allocations to meet medium/long-term growth, in combination with other strategic interventions.
- 6.19 On this basis, the options have been designed to reflect different scales of employment growth (including any future step-change in growth), the needs of particular sectors, the potential of sites to meet these demands and phasing of employment land provision over time. This is shown on Table 5 below.

Area Ref	Site/Area Description	Option 1	Option 2	Option 3	Option 4
A	Plumtree Farm Extension Site 6.4ha	Extension to Plumtree Farm Industrial Estate, reflecting existing B1/B2/B8 uses. Potential for Basepoint/starter units.	Part of mixed-use site which may include very small elements of employment B1/B2/B8	Not used for Employment	Extension to Plumtree Farm Industrial Estate, reflecting existing B1/B2/B8 uses. Potential for Basepoint/starter units.
B	Colliery Site 24.6ha	Two employment options: a. 3xB8 sheds with potential rail access (as proposed by UK Coal) or b. Small office cluster close to town centre, residential and retail.	Two employment options: a. 3xB8 sheds with potential rail access (as proposed by UK Coal) or b. Small office cluster close to town centre, residential and retail.	Not used for employment but alternative uses	Not used for employment due to contamination; i.e. no development
C	Brunel Extension Site 14.5ha	Short/Medium term B2/B8 development as extension to existing Brunel estate.	Short/Medium term B2/B8 development as extension to existing Brunel estate.	Short/Medium term B2/B8 development as extension to existing Brunel estate.	Short/Medium term B2/B8 development as extension to existing Brunel estate.
D	Ropeway Triangle North Site 5.2ha	Short/Medium term B1/B2/B8 development as extension to existing Brunel estate.	Short/Medium term B1/B2/B8 development as extension to Brunel estate.	Short/Medium term B1/B2/B8 development as extension to Brunel estate.	Short/Medium term B1/B2/B8 development as extension to existing Brunel estate.
E	Southern Land Short Run E1: 8.3ha E2: 18.3ha E3: 3.5ha E4: 27.5ha	Three employment options: a. B8 with rail access if practical or b. Replacement office cluster (if it does not come forward on colliery site) with B8 sheds or c. Mixed B2/B8 options, if sites A/C/D do not come forward.	Three employment options: a. B8 with rail access if practical or b. Replacement office cluster (if it does not come forward on colliery site) with B8 sheds or c. Mixed B2/B8 options, if sites A/C/D do not come forward.	Three employment options: a. B8 with rail access if practical or b. Replacement office cluster (if it does not come forward on colliery site) with B8 sheds or c. Mixed B2/B8 options, if sites A/C/D do not come forward.	Three employment options: a. B8 with rail access if practical or b. Replacement office cluster (if it does not come forward on colliery site) with B8 sheds or c. Mixed B2/B8 options, if sites A/C/D do not come forward.
F	Southern Land Long Run 28.5ha	Long Run Option after above has come forward. B2/B8 as required in future.	Long Run Option after above has come forward. B2/B8 as required in future.	Long Run Option after above has come forward. B2/B8 as required in future.	Long Run Option after above has come forward. B2/B8 as required in future.
G	A1 Junction Site 17.2ha	Not used for Employment	Not used for Employment	Not used for Employment	Long Run Option after above has come forward. B2/B8 as required in future.

Table 7 Employment Area Options

Sequential Phasing of Sites

6.20

Supporting employment growth in Harworth Bircotes will depend on a combination of meeting local employment needs which would be expected to increase as a result of the town's housing growth, but also providing opportunities to attract footloose investment and a platform for 'step change'. On this basis, the following phasing of sites has been developed to allow for a balanced approach to meeting immediate/short-term needs and those which might materialise over the medium/long-term.

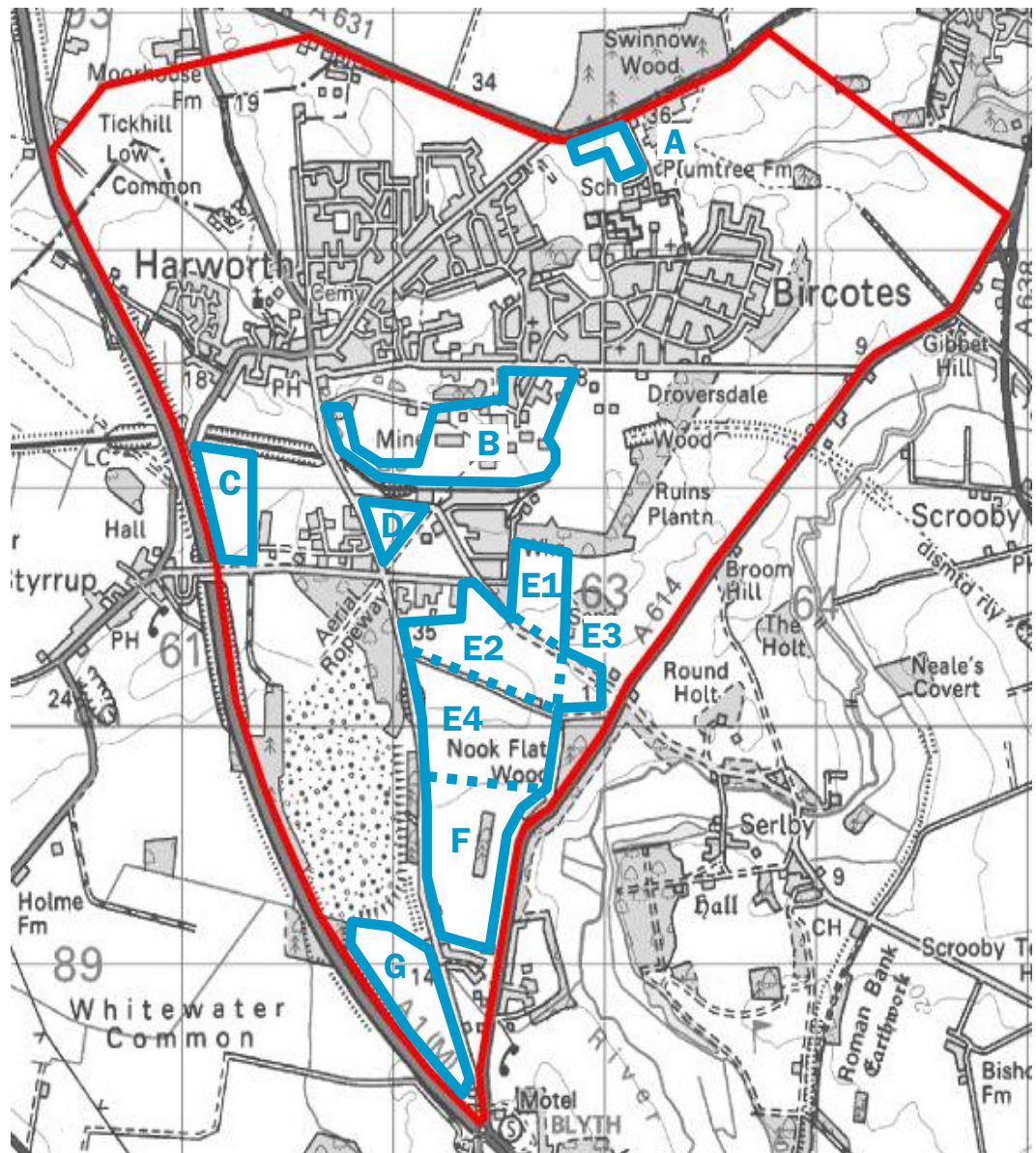


Fig 8 Potential Employment Sites

Phasing	Amount	Opportunity Sites	Commentary
Short Term Sites available to come forward in the short-term (up to 5 years)	10-20ha	A: 6.4ha B1/B2/B8 Start-ups	Two of the three sites likely to come forward in the short term, with the third medium term. These are likely to be the existing extensions to existing employment areas with similar uses. – Possible development to be terraces of small B1/B2/B8 units extending from 2,500 – 15,000 sq ft, semi detached B1/B2/B8 units of 20,000 sq ft which can be combined to provide a 40,000 sq ft single unit.
		C: 14.5ha B2/B8	
		D: 5.2ha B1/B2/B8	
Medium Term Step change sites (5-10 years)	40-50ha	B: 24.6ha B8 Sheds or Small Office Cluster	These sites will require a step change in the economic situation in Harworth to all come forward. The colliery site may come forward otherwise, but for the market demand to sustain these sites, sectors over and above the local/sub-regional B2/B8 demand must be sought. – Possible to include larger B1/B2/B8 units 50,000 sq ft to 250,000 sq ft and smaller pavilion style office cluster, preferably close to and/or with good links with the town centre, with units of 2,000 – 8,000 sq ft to encourage indigenous growth, possibly larger HQ office 20,000+ sq ft.
		E1: 8.3ha B2/B8 or Small office cluster	
		E2/E3: 21.8ha B2/B8	
Long Term Harworth reserve sites (10 years plus)	60+ha	E4: 27.5ha B1/B2/B8	These sites are long term aspirations that are not directly linked to the town, but may come forward over the long term, beyond the plan period if Harworth performs well. – Possible to include any range of employment depending on the market position of Harworth at the time of development. If Harworth has established itself in a certain sector or certain types of units are in demand growth will be dictated by that. Likely to be larger formats of B1 (i.e. HQ Offices), B2 or B8 (i.e. Big Sheds) if Harworth does establish itself in any of these sectors.
		F: 28.5ha B1/B2/B8	
		G: 17.2ha B1/B2/B8	

Table 8 Employment Area Phasing

6.21 Beyond the short term it is identified that there needs to be ‘step change’ in the market for employment premises in Harworth Bircotes. Employment growth of this level would rely on Harworth attracting uses over and above the local/sub-regional demand that currently exists for B2 and B8 premises, representing a step change in the sectors represented in Harworth Bircotes. Based on the sector review analysis prepared at the baseline stage, these sectors could include:

- i **Environmental Industries** – Linked to and driven by skills training from North Nottinghamshire College FE courses. It is understood that the National Fluid Power Centre at North Nottinghamshire College, which specialises in high value engineering, has a particular focus upon using hydraulics and pneumatics in the renewable energy sector. This is an opportunity that Harworth could seek to capitalise upon, building upon its proximity to large population and manufacturing centres and the scope to identify large industrial sites. However, it should also be acknowledged that other areas nearby offer more specific advantages at present, including Markham Vale Environmental Centre in Bolsover and Sherwood Energy Village in Newark.
- ii **Food Industries** – Building on existing strengths and representation in the district and linked to skills training from North Nottinghamshire College FE courses. The wider Bassetlaw area has an over-representation of employment in the sector, which has also experienced strong growth in recent years. Consultations with representatives of North Nottinghamshire College have identified that the institution's specialism in food and drink could help to drive future growth in the area. The College contains the Food Technology Cluster, a Centre of Vocational Excellence in food manufacturing. As well as providing training for a number of the food manufacturing businesses already located in the Worksop/Retford area, the Centre provides businesses with access to a range of technical facilities and expertise. This includes new product development, the preparation of samples for prospective clients and taste panels, resources which are critical to the development of businesses in the area. Additionally, the Centre runs a Young Apprenticeship in Food Manufacturing as well as various activities for schoolchildren. Such events are aimed at improving perceptions and help encourage schoolchildren to consider a career in the industry, with a particular aspiration to see children obtain university degrees to pursue high skilled jobs such as food technicians.
- iii **Airport Related Growth** – Supply chain links related to the growth of Robin Hood Airport. The Robin Hood Airport Masterplan highlights that growth at the airport is likely to result in an increased level of freight handling and attract significant investment from sectors that rely heavily upon air services. In the Sheffield City Region, this is growth is likely to be focussed upon advanced manufacturing, business and financial services and cultural, creative and digital industries. Investment of this scale could offer scope for Harworth Bircotes to capitalise through the development of supply chains to serve these industries, particularly in industries that do not meet the strict 'airport related' conditions of development land at RHADS.
- iv **Renewable Energy** – Sustainability hook through re-use of colliery (UK Coal recently announced deal with Peel to put wind turbines on former colliery sites). Examples nearby such as Sherwood Energy Village.

6.22

The medium and long term growth options will come forward dependent on the perceptions of Harworth Bircotes and what it has to offer. In all cases the

identified 130ha of potential employment land is unlikely to come forward in its entirety unless a very long term view is taken. Whilst this quantum of land far exceeds any current market requirement, the identification of this potential is, however, useful in terms of identifying a long term pattern for growth which gives the spatial options for Harworth Bircotes context. This will ultimately ensure that short term growth does not jeopardise or impact upon the opportunities for long term growth, by compromising an overall concept for how Harworth Bircotes' economy will be structured in the future.

Achieving 'Step Change'

- 6.23 Whilst a number of potential sectors to explore are identified, at this stage no single opportunity is preferred over another, particularly as Harworth Bircotes is currently not a primary location and will need to compete to attract investment and occupiers with more established locations and should retain flexibility to enable this. The key to achieving step-change is enticing businesses in these niche or related sectors to achieve a critical mass which will attract further investment.
- 6.24 To achieve step change we recommend that Bassetlaw District Council undertake a directed marketing exercise to promote Harworth Bircotes as a location and gather feedback from occupiers and companies in the sectors identified to assess which sectors offer most potential and what would encourage certain businesses to move into the area. This will establish and inform the ability and mechanisms to achieve step change.

Scale of Employment Growth

- 6.25 To provide an indication of the scale of employment growth that each option could generate, the table below identifies the indicative job generation from these areas using site areas, plot ratios and employment densities, in comparison with the potential levels of housing growth for each option.
- 6.26 The sites in the analysis are brought forward in the phasing shown above, but altered to reflect the individual options. This means that sites may be phased later in options where proposed growth is less overall (e.g. a medium term site identified above may be a long term site in an option with lower levels of overall employment growth proposed). Short to medium term is likely to broadly equate to the LDF plan period with medium to long term looking beyond. Long term residential growth sites as identified on the map have not included in the residential analysis
- 6.27 This analysis on the potential scale and type of employment growth in Harworth Bircotes clearly indicates that in the short to medium term employment growth can be accommodated in Harworth Bircotes to meet existing employment short falls and to support potential housing growth. Over the short term the options identify land that could potentially generate between 2,120 jobs and 2,832 jobs.

Area Description	Option 1	Option 2	Option 3	Option 4
Short Term Development Area & Job Generation	Sites: A+C+D (circa 26ha) B1: 2ha=5,000sqm=277 jobs B2: 12ha=42,000sqm=1,355 jobs B8: 12ha=48,000sqm=1,200 jobs Total: 2,832 jobs	Sites: C+D (19.7ha) B1: 2ha=5,000sqm=277 jobs B2: 5.7ha=19,950sqm=643 jobs B8: 12ha=48,000sqm=1,200 jobs Total: 2,120 jobs	Sites: C+D (19.7ha) B1: 2ha=5,000sqm=277 jobs B2: 5.7ha=19,950sqm=643 jobs B8: 12ha=48,000sqm=1,200 jobs Total: 2,120 jobs	Sites: A+C+D (circa 26ha) B1: 2ha=5,000sqm=277 jobs B2: 12ha=42,000sqm=1,355 jobs B8: 12ha=48,000sqm=1,200 jobs Total: 2,832 jobs
Medium Term Development Area & Job Generation	Sites: B (24.6ha) Colliery Reopens: 24.6ha=600 jobs Total: 600 jobs	Sites: B (16.2ha – UK Coal Preferred Masterplan Indicative Employment Hub) B2: 20,905sqm=674 jobs B8: 27,870sqm=696 jobs B8 (HB): 27,870sqm=357 jobs Total: 1,727 jobs	Sites: E1+E2+E3 (circa 30ha) B1: 2ha=5,000sqm=277 jobs B2: 12ha=42,000sqm=1,354 jobs B8 (HB): 16ha=64,000sqm=820 jobs Total: 2,451 jobs	Sites: E1+E2+E3+E4 (circa 57ha) B1: 2ha=5,000sqm=277 jobs B2: 25ha=87,500sqm=2,822 jobs B8 (HB): 30ha=122,000sqm=1,538 jobs Total: 4,637 jobs
Medium to Long Term Development Area & Job Generation	Sites: E1+E2+E3+E4+F (circa 86ha) B1: 10ha=25,000sqm=1,389 jobs B2: 20ha=70,000sqm=2,258 jobs B8 (HB): 56ha=224,000sqm=2,871 jobs Total: 6,518 jobs	Sites: E1+E2+E3+E4+F (circa 86ha) B1: 10ha=25,000sqm=1,389 jobs B2: 20ha=70,000sqm=2,258 jobs B8 (HB): 56ha=224,000sqm=2,871 jobs Total: 6,518 jobs	Sites: E4+F (circa 56ha) B1: 8ha=20,000sqm=1,111 jobs B2: 20ha=70,000sqm=2,258 jobs B8 (HB): 36ha=144,000sqm=1,846 jobs Total: 5,215 jobs	Sites: F+G (circa 46ha) B1: 5ha=12,500sqm=694 jobs B2: 10ha=35,000sqm=1,129 jobs B8 (HB): 31ha=124,000sqm=1,590 jobs Total: 3,413 jobs
Residential Sites Area & Dwelling Generation	Area: 47ha Dwellings: 1,410	Area: 56.5ha Dwellings: 1,695	Area: 109ha Dwellings: 3,270	Area: 108ha Dwellings: 3,250
Residential Sites Pop. & Working Pop. Generation	Additional Population: 3,370 Additional Working Population: 1,988	Additional Population: 4,051 Additional Working Population: 2,390	Additional Population: 7,815 Additional Working Population: 4,611	Additional Population: 7,767 Additional Working Population: 4,582

NOTES:-

• **B1 – Offices, Research & Development and Light Industry Uses (Business Park Style)**

- Plot Ratio: 0.25 (CLG ELR Guidance) - Employment Density: 1 Job per 18 sq. m

• **B2 – General Industry**

- Plot Ratio: 0.35 (CLG ELR Guidance) - Employment Density: 1 Job per 31 sq. m

• **B8 – Storage and Distribution**

- Plot Ratio: 0.4 (CLG ELR Guidance) - Employment Density: Warehousing 1 Job per 40 sq. m
High-Bay (HB) Warehousing 1 Job per 78 sq. m

▪ **Colliery Reopens:** 600 jobs (UK Coal Estimation)

• **Residential Dwellings**

- Dwellings Per ha: 30 - Average Occupancy: 2.39 persons (2001 census Harworth Ward Ave.)
- % working age (18-64): 59% (2001 census Harworth Ward)

- 6.28 The medium term options contain greater variation depending on the total level of growth proposed with potential for 600 jobs to 4,600 jobs. Medium term options on the Colliery site may also come forward within a short term, in which case development on short term options may need to be phased at a later date, although ultimately it will be the market which regulates how quickly development on employment sites come forward. The long term options represent significant growth above and beyond this, with cumulative totals for all options identifying growth up to circa 9,800-10,800 jobs from the potential employment land available.
- 6.29 This quantum of development clearly highlights that for Harworth Bircotes to sustain the higher levels of growth over the long term there would need to be step change in Harworth's economy, and the larger figures represent an aspiration for Harworth Bircotes to become a significant area of employment, potentially pursuing one of the identified sectors with potential for 'step change' in the local economy. This would be beyond creating jobs just to service the level of potential housing growth in the area.
- 6.30 The approach to defining a preferred option will need to be a 'pick and mix' approach whereby different sites and phasing will need to be identified to respond to the overall concept. This will particularly enable employment growth to be brought forward going forward that reflects both housing growth and the future economic vision for Harworth Bircotes.

Housing to Support Employment Growth

- 6.31 Whilst it is identified that the regeneration and growth of Harworth Bircotes will best be achieved if led by addressing the existing economic factors experienced in the settlement, following the loss of a number of its main employers, there is a need to create a balanced and self contained community to achieve a level of sustainable growth.
- 6.32 Previous trends in Harworth Bircotes, both in terms of transactions and new housebuilding, suggest a take-up of a maximum of 60-80 new dwellings per annum. In consideration of the potential level of growth that may occur in Harworth Bircotes there is scope to increase the level of housebuilding activity in the town, particularly where there is a positive planning strategy and if brought forward alongside employment growth. A suggested achievable range, based on previous trends, future circumstances and initial developer views, is between 80-125 dwellings per annum, equivalent to between 23% and 35% of Bassetlaw's annual RSS requirement of 350 dwellings.
- 6.33 Housing development in Harworth Bircotes is most likely to be lower density housing and not high density units such as apartments, to reflect the character and demand profile in the town. Thus it is likely most developments will come forward at 30-40 dwellings per hectare, which can be the basis for assessing the requirement for residential development land.

7.0 Appraisal of Options

7.1 To inform the Strategic Growth Scenario outlined in Section 8.0, the options have been appraised by use of a performance matrix in which each option is assessed against the schedule of common appraisal criteria. Each criterion is assigned a weighting, reflecting its importance, to help isolate the key determining factors for the best option. For the purposes of this appraisal the weighting of importance is on a sliding scale of 1-10, where 10 is the most important criterion.

7.2 A scoring system on a 1 – 5 scale has been used against which each option is assessed, where 5 indicates that the option fully satisfies the criteria and 1 indicated that the option failed to meet the criteria. By multiplying the score by the importance weighting a score for each option criteria will be reached. The total score from each of the option criteria will then be added to generate an overall appraisal score.

Criteria/Objectives

7.3 The criteria selected for the appraisal exercise area based on the ten key objectives of the Growth Strategy which were identified and set out in Section 5. The option which best meets the criteria as set out below will best deliver the concept for Harworth.

- Will the option create a ‘town centre’ or community focal point?
- Will the option provide adequate long term employment opportunities?
- Does the option improve range/quality of facilities and services?
- Does the option include improvement the school and leisure facilities?
- Will the option allow the Colliery site to be re-integrated in to the town?
- Will the option integrate proposals to ensure there is a balance of uses and connectivity between developments?
- Is the development set out in the option viable?
- Will the option protect and enhance environmental assets?
- Will the option take advantage of the unique economic opportunities?
- Will the option secure the structure of the town is maintained when the colliery goes?

7.4 The table below identifies the criteria along with their relative weightings. This weighting is based on professional judgement and experience and a recognition that applying such weighting is always difficult. In general terms, criteria were weighted more highly where they were perceived to be capable of being assessed with a reasonable degree of confidence and/or were considered to be particularly significant in addressing the key issues relevant to the town.

7.5 Given the focus of this study being the need to stimulate economic regeneration in the town, criteria which address these issues were scored more

highly whilst those that are desirable but may be a result of regeneration were scored with a lower score.

Criteria/Question	Weighting ²
Will the option create a 'town centre' or community focal point?	8
Will the option provide adequate long term employment opportunities?	10
Does the option Improve range/quality of facilities and services?	4
Does the option include improvement the school and leisure facilities?	1
Will the option allow the Colliery site to be re-integrated in to the town?	5
Will the option integrate proposals to ensure there is a balance of uses and connectivity between developments?	2
Is the development set out in the option viable?	7
Will the option protect and enhance environmental assets?	3
Will the option take advantage of the unique economic opportunities?	9
Will the option secure the structure of town is maintained when colliery goes?	6

Table 9 Table of Appraisal Criteria

- 7.6 The options were appraised through a desk top scoring exercise, drawing on the baseline analysis and the inputs from consultation described below.

Consultation

- 7.7 The second round of consultation in July 2009 focused on refining and developing the strategic growth scenario.

Stage 2 Consultation

- 7.8 **Presentation:** The Stage 2 consultation presentation along with the accompanying response form is contained within Appendix 2.
- 7.9 **Objective:** To update on the findings so far, feedback on the outcomes of earlier consultation and to present the strategic growth opportunities for Harworth Bircotes with the objective of enabling discussion and building consensus on how growth in Harworth Bircotes may come forward.
- 7.10 **Events:** Two half day stakeholder events to consult both Technical and also Community stakeholders. Follow-up consultation was undertaken with numerous groups via telephone, email and post.

² Weighting where 5 = features capable of stimulating economic development and 1 = desirable features that may arise from economic development

7.11

Attendees:

- 1 Transport infrastructure providers (including road, rail, bus);
- 2 Strategic transport officers;
- 3 Key Landowners and developers;
- 4 Robin Hood Airport representative; and
- 5 Key Community Groups

7.12

Key Questions:

7.13

The workshop discussions considered the following key questions:

- 1 What should drive the growth of the town?
- 2 What should the town centre look like?
- 3 How should the development of the Colliery fit into a strategy?
- 4 What form should employment growth?
- 5 How should green space be provided?

7.14

Key Issues Discussed: The following table identifies a summary of the key themes discussed by the consultees on the day and fed-back through the consultation response forms.

Technical Consultees	
Driving Growth in the Town	<p>General consensus there is a need to balance housing and employment development to maximise regeneration benefits. This includes creating both a suitable mix of employment as well as a diverse housing mix.</p> <p>As the area has experienced significant industrial decline some suggestion that jobs need to come forward first as a core driver or there is little reason for people to move into Harworth Bircotes and no incentive for growth. Housing and the shops and facilities (social infrastructure) to support these will follow.</p> <p>Need for growth to be sustainable and there was a general consensus that to achieve this growth should first come forward on sites close to and integrated with the town centre e.g. a sequential approach (particularly for housing). This will enable walking access to the town centre and create critical mass to support services. Employment sites also need to be linked to both housing areas and the town centre to allow walking/cycle links and for employees to use services.</p>
Town Centre	<p>There is a need for a central focus for the town, with a centre that attracts retailers and has improved/new community services. This will create footfall and support other more peripheral services.</p> <p>Potential to provide some small shops/services at a local level, but this should not be at the expense of a town centre focus. A small number of concerns were raised over the viability of creating a town centre and if it would be a success (as opposed to smaller neighbourhood centres). However, a town centre with expanded facilities (retail, services, leisure and community uses) was considered the most sustainable and beneficial to the community.</p>

Technical Consultees (cont)	
Colliery	Continued uncertainty over the future of the colliery, but ultimately the colliery site will be a focus for redevelopment along with other opportunities to the south of Scrooby Road it may bring. The potential for growth around Harworth Bircotes identified should be flexible enough to accommodate any proposals brought forward by the colliery owners; the Colliery re-opening with mining re-commencing or employment redevelopment of the site.
Employment	<p>Employers need to be successfully attracted to the town to redress recent trends in employment in Harworth Bircotes. General response that there should be a wider range of employment opportunities in the town with various types of sectors and companies. Flexibility is an important consideration and a range of units will enable the town to build on existing strengths, such as the strategic location of the town and existing employers, as well as attract a wide range of employers.</p> <p>All 'step-change' options were considered good opportunities. Spin-off industries linked to RHADS which may not meet the 'airport related' restrictions on land at the airport were considered an opportunity, as were high-tech jobs in environmental industries. It was acknowledged that up-skilling was an important part of attracting employment, but that it could occur from both education opportunities (e.g. school/college courses) as well as employee re-training.</p> <p>General agreement for supporting start-ups and local businesses providing small flexible 'embryo' units (such as basepoint business centres) and providing medium units for these to grow into and retain existing companies. These would also encourage local entrepreneurialism and local employment opportunities.</p>
Green Space	<p>Consensus that there is a need to improve existing open spaces. Some polarity over views on how new open space could come forward with some stakeholders preferring many smaller areas close to residents and some preferring larger central areas which are easier to maintain and police. Generally a balance would suit best with small amenity/playground areas close to houses and larger recreational facilities located centrally.</p> <p>Recognised the role that green spaces can play in both providing strategic links through the settlement (e.g. green chains/linear parks) and also providing areas of drainage/flood mitigation and biodiversity.</p>
Community Group Consultees	
Driving Growth in the Town	<p>Jobs should come forward first as it was the loss of jobs that caused the decline in the town. This will have a knock-on effect with more demand for shops to support workers and housing to house them, and then services.</p> <p>Growth should be kept central, close to the shops, particularly for housing. Employment should be on the periphery of existing town with good links (e.g. cycleways) to the town centre and housing areas, as these areas are also good for road access (e.g. lorries not coming through the town).</p>
Town Centre	Agreement that there is a need to create Harworth Bircotes town centre as a destination which people want to come to. Discussion over the possibility of a land-swap to allow school to be located centrally and adjacent to the sports and social club with dual use of facilities – agreed a good idea in principle.

Community Group Consultees (cont)	
Colliery	Ensure any colliery development is linked in to part of the town now. If colliery did reopen it would be downsized, with portable equipment and redeveloped afterwards, so the opportunity to link-in to site now is important. Scepticism over the number of jobs a reopened colliery will actually create for local people, with suggestion that most mining jobs will be contractors from elsewhere, as has happened at other pits.
Employment	Jobs should be focussed around different sectors with high-tech manufacturing (potentially linked to the airport or environmental industries such as wind turbine manufacturing or many other options). Identified that retraining is essential to underpin such employment. Agreed that developing local businesses and providing business support to these was an important opportunity, with small flexible units with joint reception/admin facilities. Also it was considered there was potential for employment in leisure industry (e.g. a hotel and conference facility)
Green Space	Agreement that there is a need to keep existing green space, but uncertainty how improvements and subsequent maintenance costs could be funded. Suggestion that as there are lots of green spaces already there is potential for developers to pay for improvements instead of providing lots of new open space.

Table 10 Stage 2 Consultation

7.15 NLP has used these discussion points to add context and technical/local views to the Study. Particularly these viewpoints put forward and discussed by consultees have been used in the study to:

- i validate previous assumptions
- ii generate a consensus on the shape and type of strategic growth
- iii feedback other specific opportunities

7.16 **Other Opportunities Identified:** Through the consultation a number of further suggestions and opportunities that could be investigated as part of development and growth were identified. These included:

- i A central bus station to create a centralised and accessible transport hub in the town centre;
- ii An area for a farmers market in the town centre to capitalise on the surrounding rural economy;
- iii An area in the heart of the town for community activities such as local carnivals, parades, Christmas lights etc. to create sense of place;
- iv Ageing population in Harworth Bircotes with increasing demand for sheltered or assisted style accommodation, therefore may be potential for retirement village type development; and
- v A hotel, which is currently absent in the town, and conference facilities which will support economic development in the town.

Findings from Appraisal

7.17

The table overleaf provides a summary of the desk based analysis of each option against the criteria as identified above:-

Criteria/Question – Does the Option...	Weighting	How well on a score 1-5 does the option meet the criteria identified (in brackets multiplied by the weighting) ³			
		OPTION 1	OPTION 2	OPTION 3	OPTION 4
...create a 'town centre' or community focal point?	8	2 (16)	5 (40)	4 (32)	2 (16)
...provide adequate long term employment opportunities?	10	4 (40)	4 (40)	3 (30)	5 (50)
...improve the range/quality of facilities and services?	4	3 (12)	4 (16)	4 (16)	3 (12)
...include improvements to the school/leisure facilities?	1	5 (5)	5 (5)	5 (5)	5 (5)
...allow the Colliery site to be re-integrated in to the town?	5	4 (20)	5 (25)	5 (25)	3 (15)
...integrate proposals to ensure there is a balance of uses and connectivity between developments?	2	3 (6)	5 (10)	5 (10)	2 (4)
...provide development that is viable?	7	5 (35)	4 (28)	4 (28)	3 (21)
...protect and enhance environmental assets?	3	5 (15)	3 (9)	4 (12)	5 (15)
...take advantage of the unique economic opportunities?	9	2 (18)	2 (18)	2 (18)	2 (18)
...secure the structure of the town is maintained when the colliery goes?	6	4 (24)	5 (30)	5 (30)	3 (18)
TOTAL WEIGHTED SCORE		169	221	206	174

³ Where 5 = meets the criteria entirely and 1 = does not meet the criteria

- 7.18 Based on the high level appraisal, Option 2 has achieved the highest ‘score’ and Option 1 the lowest. However, it is also clear that one of the most important criteria to secure growth is unlikely to be shaped significantly through a spatial solution to growth. Namely, the ability of the town to take advantage of some of the unique economic opportunities available to it is likely to require a strategy outside the spatial planning process to reposition the town as a focus for growth. In other words, the options differ marginally against the objectives.

Summary

- 7.19 The appraisal of options has helped to shape the identification of a strategic growth scenario. This is based on the following key findings from the appraisal:-
- i there is significant physical capacity for growth of Harworth Bircotes which presents Bassetlaw District Council with a number of choices or options for delivery of development;
 - ii the creation of an enlarged town centre and community focus point is supported by both analysis and consultation. This focus should include a range of facilities and services to support the growth of the town and encourage new retail development;
 - iii there is a need for the strategic growth option to allow flexibility in the event that a step change, which is needed to bring about long term growth and employment opportunities, occurs in the period to 2026;
 - iv it is critical that the future redevelopment and/or use of the colliery is integrated into the vision for growth of the town – any proposals should not be inward looking and seek to enhance provision for the wider town and improve permeability;
 - v employment growth is likely to prove the catalyst for growth but new residential development including a mix of new housing must come forward with provision for new jobs as part of a sustainable development solution;
 - vi proposals for the town must ensure permeability and connectivity between uses; and
 - vii the option for growth should be flexible and build in risk aversion to developing in a location such as Harworth Bircotes to more established locations (e.g. Doncaster). In addition, solutions to encourage the step change and attract new forms of economic drivers for growth must be incorporated in the strategic growth scenario.
- 7.20 Based on the above, it is possible to draw conclusions on the capacity for growth in Harworth Bircotes which should be reflected in the strategic growth scenario.

8.0

Strategic Growth Scenario

Introduction

8.1

The identification of the strategic growth scenario has been split into two distinct phases of analysis:

- i The physical capacity of the settlement to accommodate growth, taking account of available land and physical constraints; and
- ii The scope of the settlement to accommodate growth up to 2026 taking account of achievability in terms of likely market deliverability and phasing.

8.2

Through the baseline analysis and analysis of the opportunities and constraints in Harworth Bircotes a number of potential options were generated based on the land identified to be available for development, the physical capacity of this land to accommodate development and the likely phasing of growth based on market factors.

8.3

These options present a number of choices for how growth may be able to be accommodated spatially around Harworth Bircotes. However, each or all of the options are also dependent on a number of variables which are outside the control of this Study or the Council and may be subject to change in the future. Therefore, the strategic growth scenario draws conclusions on the capacity for growth and some key principles, with the specific locations for development to be identified through the Core Strategy. In this regard, the options presented do provide a scoping of the sites potentially available for development and how the strategic growth scenario could be accommodated within Harworth Bircotes responding to changes that might occur in the future, for example relocation of the school within the settlement, or changes in the future use of the colliery.

Capacity to Accommodate Growth

8.4

The strategic growth scenario identifies the capacity to accommodate growth in terms of the areas available for development and the number of homes or amount of employment that could be built. This has been identified on the basis of the physical capacity to accommodate growth (i.e. the maximum amount of land that could be built on taking account of the various constraints) alongside the capacity to deliver growth over the Core Strategy period to 2026 (i.e. the capability of the market to actually bring forward development).

Physical Capacity

8.5

Through an assessment of the environmental constraints (Section 4 - Fig 5) and in consideration of site availability we have derived a physical capacity of the settlement to accommodate growth. This is the total potential growth that the settlement could accommodate, but not necessarily the achievable growth in terms of market deliverability or the likely growth that may occur. It is a

function of all the land that could be developed around Harworth Bircotes and consideration of the size and role the settlement could play in the future.

8.6 It has been identified that the physical capacity of Harworth Bircotes to accommodate growth is significant, with in excess of 230ha of land having development potential, as illustrated in the by the upper limits of the strategic options outlined in Section 6. Current physical infrastructure capacity, such as roads and utilities, constrains the ability for this level of development to occur at the current state of play. However, there is little evidence through discussions with infrastructure providers that suggests these infrastructure constraints could not be overcome through appropriate funding and an ongoing planned approach to development.

8.7 The physical capacity of Harworth Bircotes is therefore the total amount of land that could practicably accommodate development within the constraints identified and in consideration of the future settlement structure. This is outlined in Table 11.

Aspect	Number	What Growth Will Look Like
Potential Employment Land Capacity:	130 ha	Short-term, medium-term and long-term employment sites. Sites with close proximity and good links to town centre and existing employment sites coming forward first. As identified in the ELR beyond 15-20ha there are potential market capacity issues and there is a requirement for 'step-change' in the local economy to attract business.
Jobs Generated at Capacity:	10,800 jobs	Jobs will come forward in range of employment areas, with short-to-medium term growth likely to be lower skilled work such as warehouse operatives or manufacturing operatives. However, if step-change occurs more skilled jobs will come into the area with high-tech engineering or semi-skilled processing/operative jobs.
Potential Residential Land Capacity:	109 ha	Sites closest to town coming forward first to create a settlement around the town centre. Important to provide direct walking and cycling routes to town centre and integrate new neighbourhoods into the settlement.
Potential New Dwellings at Capacity:	3,720 - 4,360 homes	Based on 30-40 dwellings per hectare with a range of homes delivered to cater for a wide range of income groups and developed to support growing employment in the town.
Additional Population:	10,464 new people	Creating a town of up to circa 18,500 population over a long term period.
Total jobs (on employment land):	13,320 jobs	
Total Population:	18,500 pop.	
Of which working age:	10,915 people	59% as a ward average

Table 11 Physical Capacity of Harworth Bircotes

- 8.8 Reflecting on the land available, Harworth Bircotes could accommodate development totalling up to 4,360 new homes and 10,800 new jobs. This would create a town of 18,500 population with sufficient jobs to serve both the indigenous population and the hinterland that a town of this size would serve.
- 8.9 The physical capacity will be constrained by the likely level of growth that the market will support. A small number of residential allocations in Harworth Bircotes in the Local Plan (2001) have not come forward, and also previous dwelling completions at the height of the market in the year 2007/08 totalled 74 (Bassetlaw Housing and Land Availability position Statement), suggesting that previous levels of growth would only sustain this level of growth over a very long time horizon. In addition there are further infrastructure constraints which, whilst not necessarily preventing growth, may need some investment to support and unlock it.
- 8.10 This highlights that whilst the physical capacity for Harworth Bircotes to expand is significant, the market over the District Council's core strategy period is likely to support much lower levels of growth, even taking account of a 'step change'.

Scope to Accommodate Growth over Period to 2026

- 8.11 Whilst the physical capacity of Harworth Bircotes is reasonably high, the capacity of Harworth Bircotes to accommodate growth over the period to 2026 will be dependent on the market bringing forward development and the planning strategy for the town identified through the core strategy. This means that the actual scope to accommodate growth over the period to 2026 is much lower than the physical capacity.
- 8.12 Growth will be predicated on development being an attractive prospect to developers and locating in Harworth Bircotes being an attractive prospect for businesses and households. The baseline analysis identifies that Harworth Bircotes has several features which make it an attractive prospect, particularly its strategic location on the road network and its relative value in comparison with other locations. Our analysis and stakeholder consultation identified that employment growth is likely to be the most successful driver of growth in the town, although it will be important to balance this with housing to create a balanced and sustainable town which becomes a place where people can live and work.
- 8.13 The employment growth identified by the strategic growth scenario is therefore split between indigenous employment growth of existing types of uses and businesses and demand for employment driven predominantly by Harworth Bircotes' strategic advantages and relative value, and 'step change' employment growth which will require Harworth Bircotes to attract uses over and above the local/sub-regional demand that currently exists for B2 and B8 premises. This will also improve deliverability of employment development and demand for subsequent premises in Harworth Bircotes complementing but not necessarily directly competing with strategic warehousing and employment

developments in the area such as the proposed in-land port at Rossington and developments along the M18 corridor.

- 8.14 Whilst it has been identified that growth in Harworth Bircotes will be predominantly driven by growth in employment, there is a need to provide new housing development to support this and create a balanced, self-contained and sustainable community. As outlined in Section 6, previous development trends in Bassetlaw suggest that Harworth Bircotes could support development of between 80-125 dwellings per annum over 16 years, which totals up to 2,000 new homes, with circa 50ha of land required to deliver this (assuming 40 dwellings per hectare). This also would increase the working age population of the town to a comparable level to the number of jobs created, ensuring that the settlement can be balanced and to minimise potential impacts of in or out commuting.
- 8.15 Based on the likely deliverability of growth and consideration of the potential for Harworth Bircotes to take advantage of the economic opportunities that present themselves due to its location, it is considered that there is scope for a reasonable level of growth to occur to 2026. This is outlined in Table 12.

Aspect	Amount/ Number	What Growth Will Look Like
Potential Employment Land:	15-20 ha	Sites with close proximity and good links to town centre and existing employment sites coming forward first (e.g. short term employment sites and/or the colliery) – strategy for employment development depends on future use of colliery land, but provision should be made for a range of sites to meet likely need. Uses likely to include extension of existing activity on industrial estates and some warehousing/distribution where a competitive/value advantage is identified.
	+ 20-30 ha 'step change' (on reserve sites)	Dependent on the ability of Harworth Bircotes to create a change in the local economy and generate further demand so that colliery site employment and further employment development is viable and can come forward. Any development is likely to be in new sectors for the town and with new skill requirements. This may be on reserve sites.
Potential Jobs Generated:	2,832 – 4,559 jobs	Jobs in range of employment areas, but most likely to be a continuation of blue collar jobs currently existing in the town, but with a range of opportunities for up-skilling/training.
Potential Residential Land:	50 ha	Sites closest to town coming forward first to create a settlement around town centre. Important to provide direct walking and cycling routes to Town Centre.
Potential New Dwellings:	1,500 - 2,000 homes	Based on 30-40 dwellings per hectare and a take-up of residential units of 80-125 dwellings per annum. This is higher than previous trends in Harworth Bircotes (both in terms of transactions and new housebuilding which suggests a take-up of maximum 60-80 units per annum) but is considered achievable if brought forward alongside employment growth. 1,800 dwellings would be 30% of Bassetlaw's residual RSS requirement. New dwellings would comprise a range of homes, including both lower value homes, higher value aspirational homes and affordable homes.
Additional Population:	4,800 new people	Creating a town of up to circa 12,800 population

Aspect	Amount/ Number	What Growth Will Look Like
Total jobs (on employment land):	7,397 jobs	Taking account of potential residential growth enhancing opportunities and the requirement of 'step change'.
Total Population:	12,800 pop.	
Of which working age:	7,552 people	59% as a ward average

Table 12 Capacity to 2026 of Harworth Bircotes

Issues Affecting Deliverability of Growth

- 8.16 Whilst the above is a realistic upper limit for the period to 2026, there are a number of issues and risks which will affect the deliverability of growth and may mean that growth does not come forward over the period to 2026 as anticipated.

Recession

- 8.17 As of August 2009, the economy is still contracting, with GDP now almost 6% lower than at the start of last year and unemployment rising rapidly, although the rate of decline has slowed markedly. Manufacturing and construction have been the hardest-hit sectors and this is reflected in the fact that many areas reliant on them have seen large increases in unemployment, including in Harworth Bircotes.
- 8.18 The current economic climate means growth is unlikely to occur in Harworth Bircotes in the short term. As previously discussed, Harworth Bircotes is not necessarily an established location for employment development, despite its obvious advantages, which means that developers/investors are unlikely to develop speculatively, particularly given uncertainty in the current economy, and are likely to wait until the economy stabilises before developing in the area.
- 8.19 A variety of indicators are now showing large declines in property values and rental levels in office and industrial premises around the UK. Commercial property is usually a lagging economic indicator as a need for more space to be developed only occurs once employment begins to rise again and the excess supply completed has been taken-up, potentially limiting development in the short term. Previous trends showed that despite fifteen unbroken years of economic growth following the recession of the early 1990s, it was not until the early years of the new millennium that many of the more marginal locations and regeneration areas saw any substantive appetite from the private-sector – and much development remained dependent on public sector subsidy.
- 8.20 In consideration of the recession and the impact this has had on private sector investment there is a high risk that short term development may not come forward in Harworth Bircotes, with developers waiting until more favourable conditions before investing in less established locations perceived as higher

risk. However, following recovery in the market, there may be further interest in Harworth Bircotes as a location for development and the meantime provides an opportunity to set a positive framework for growth and ensure that mechanisms for delivery are in place to support growth once the market improves.

Employment, Economic Growth and Skills

- 8.21 An assessment of the potential quantity and type of employment floorspace for which there could be demand, along with a calculation of numbers of new jobs that could be created is identified in Section 6. As identified in the Bassetlaw Employment Land Capacity Review (NLP, 2009), in the context of the District, Harworth Bircotes could in itself attract circa 15ha of employment development over the Core Strategy period creating up to 2,832 jobs. This would be indigenous growth with potential for expanding the type of sectors currently represented in Harworth Bircotes.
- 8.22 Demand for employment premises has recently been limited to smaller local occupiers and there is a reasonable quantity and range of floorspace to support this demand. Some new units remain un-let, whilst there are sites with planning permission but awaiting an occupier/developer prior to taking forward the scheme (e.g. the glassworks site). In addition, current un-built employment allocations suggest there has been a reasonably poor take-up of land previously. This identifies that the immediate prospects for employment growth in Harworth Bircotes remain similar to previous growth levels, catering for predominantly small to medium manufacturing and warehouse operations. One key opportunity identified to continue to nurture this type of local growth was the potential for embryo units (e.g. basepoint) to support local businesses.
- 8.23 For growth beyond the natural expansion of Harworth Bircotes' existing employment base there is a need for 'step change' in the local economy, as previously outlined. This potential growth will be predicated on the ability of Harworth Bircotes to position itself to attract different employment sectors potentially around certain niche sectors, which may benefit from the location or value that Harworth Bircotes has to offer.
- 8.24 One such potential area to exploit is growth associated with Robin Hood Airport (RHADS). Whilst the Airport Masterplan has significant employment land located adjacent to it, a large part is conditioned to aviation related business uses, with some businesses within the supply chain to support the airport or sub-sectors of related industries which rely on the airport, unlikely to meet the stringent criteria. This means that there is some potential for airport related growth at Harworth Bircotes. However, there is not likely to be exponential demand for employment floorspace on the back of projected growth at RHADS, with the land around the airport providing opportunities for most related employment. Demand in Harworth Bircotes will therefore be a factor of the growth in the airport activities and the development that will occur on the land adjacent to the airport. In any case, demand may in many cases follow the existing types of development in Harworth Bircotes, such as small/medium

flexible industrial units, although potentially with more skilled operations (e.g. advanced manufacturing). Whilst this is an opportunity, it is only likely to create relatively small levels of additional demand due to the availability of other opportunities closer to the airport, although as the airport becomes larger there may be potential for the 'step change' which will lead to further demand.

- 8.25 A further risk for employment growth in Harworth Bircotes is the accessibility of employment for employees and the need to match skills with jobs. Currently a greater proportion of the Harworth ward labour force is employed in lower skilled, manual occupations and fewer are employed in highly skilled managerial and professional occupations compared to the national and local average. Census data also indicates that Harworth Bircotes suffers from a relatively low skills base. Sought occupations of the claimant unemployed are also heavily weighted towards elementary and process, machine and plant operatives, suggesting the current skills base may not support the types of skilled/semi-skilled work that potential growth sectors undertake. This means there is a need, and the potential, to up-skill the population within Harworth Bircotes which may be achieved through education opportunities (e.g. adult education, apprenticeships), employee training and attracting a new skills base through provision of skilled/semi-skilled jobs and housing to match the housing aspirations of higher income earners. In addition physical access to employment needs to be improved with suitable linkages between housing and employment areas and also improved bus services which may become more viable with a greater population.

Housing

- 8.26 Notwithstanding lower values, demand for housing has continued to be relatively strong in Harworth Bircotes with high levels of market activity prior to the recession. This is likely to continue in the future with demand likely to continue driven by population growth, general residential churn and potential for in-migration.
- 8.27 Rossington eco town could provide up to 5,000 new homes which could impact on the level of demand for housing in Harworth Bircotes, as people may choose to live there due to its closer proximity to a major settlement (Doncaster). However, wider growth in the Sheffield City Region may also increase the level of demand for housing in the housing market area, with more jobs and greater migration into the area. Future housing demand in Harworth Bircotes will continue to be driven by the relative affordability of Harworth Bircotes in relation to surrounding areas. In addition the growth in employment opportunities in the town and also the wider area will attract new households into the area. These characteristics are likely to create good levels of demand in the future, and enable Harworth Bircotes to compete in the housing market as it has done previously.
- 8.28 Despite likely future demand, there remains a need to create a wider range of housing, with more properties to attract higher income households into the area

and underpin employment growth in more skilled sectors. The requirement to provide more affordable housing, as well as improving the existing stock of affordable housing, is also a key risk. As identified there are a number of areas where the quality of the housing stock is poor and A1 Housing Bassetlaw, who administer the Council's stock of affordable housing, have a significant number of non-traditional housing stock (i.e. pre-fabricated or system built) including areas in Harworth Bircotes which contain Wimpey No-Fines properties and Airey houses. The opportunity to provide new affordable housing stock as well as improve existing stock which is of poor quality needs to be weighed up in terms of how funding can come forward. For example, there may be the opportunity to create value to fund affordable housing improvements through land deals, or alternatively developers could provide new affordable housing recognising limitations due to market downturn impacts on land values.

Colliery

- 8.29 The future use of the Colliery site is key to the future structure of the town. Its central location on Scrooby Road and current inaccessibility means the town is unbalanced with housing to the north and disconnected employment areas to the south, although redevelopment could seek to redress this providing a more rounded town structure. However, there remains continued uncertainty over the future of the Colliery at this stage and timing for redevelopment or whether mining operations will recommence remains currently unclear. Notwithstanding, it is critical that the integration of the site into the town, whatever its use, in the short, medium and long term is taken into account.
- 8.30 In addition, it is anticipated that if the coal mine does reopen the lifespan would be a maximum of approximately 20 years, and therefore there is a continued need to plan for the long term future of the settlement without the Colliery and to ensure any masterplan takes a 'whole town' view looking beyond the immediate boundaries of the site to permeability, land uses and connections to the wider town.

Services

- 8.31 The ability of growth in Harworth Bircotes to come forward in a sustainable manner is reliant on the retention and improvement of the quality, quantity and accessibility of a whole range of local services and facilities. Key to underpinning a sustainable and self contained town, where people do not need to travel long distances, is providing housing, jobs and amenities all within a localised area. By having essential services, such as a school and sports facilities, as well as key shops, such as a supermarket, within Harworth Bircotes it will both attract people to live in the town, attract employers and businesses to the town and also minimise the need for people to travel long distances. The ability of Harworth Bircotes to retain and improve such services will also help reduce deprivation and improve general quality of life for residents.

Transport

- 8.32 The key message from the assessment of the transport network contained within Volume 2 is that Harworth Bircotes currently has a good transport network for a settlement of its size and the road network particularly appears to be suitable to accommodate growth, subject to the provision of new junctions and improvements to existing junctions as required by individual schemes and the cumulative impacts. An appraisal of the traffic impacts and potential mitigation measures is contained in Volume 2.
- 8.33 Any significant development generated traffic growth in the area would require improvements to be made to the existing highway and public transport infrastructure. Improvement works have recently been completed at the A1 junction at Blyth and the junction has spare capacity to accommodate approximately 10-15 years of traffic growth (based on National Road Traffic Forecast low growth factors). The predicted increase in traffic as a result of the strategic growth scenario proposed would require improvements to be made to this junction (potential installation of signal control on major approaches).
- 8.34 Junction improvements may also be required at the key junctions on the local highway network, particularly along the Blyth Road corridor and along Scrooby Road. The Blyth Road/Scrooby Road/Main Street/Bawtry Road double mini-roundabout will face increased traffic movements with potential for upgrade to signal control or investigate partial closure/one-way working on one of the roads. In terms of public transport services, enhanced bus provision would be required to cater for any increase in demand as a result of the additional employment land proposed.
- 8.35 The strategic approach to growth means it is inherently difficult to assess the impact of growth on transport infrastructure at a localised level and although the potential level of growth would require some non-locationally specific upgrades to infrastructure, as identified. Once a particular spatial pattern is determined through the Core Strategy process, individual schemes of improvement can be identified to respond to this. Transport assessments for individual schemes and development sites as they come forward will provide greater levels of detail on the transport impacts and mitigation, including specific access points and design.

Opportunities for the Town

- 8.36 Strategic growth of Harworth Bircotes brings a number of key opportunities which can be considered and incorporated into the future development of the town. These opportunities will inevitably require funding to implement them and therefore it will be for the Council and other key stakeholders to develop an approach which may seek to implement these opportunities if the benefits are considered tangible. These opportunities predominantly come from ideas presented by stakeholders during consultation and are considered feasible and desirable ways of improving Harworth Bircotes as a town.

- 8.37 The principal opportunity growth brings is the ability to integrate proposals and create a town that is easily navigable and well connected. The opportunity to redevelop the colliery site will improve links to the south of Scrooby Road and also the opportunity to link in further development to the south of Harworth Bircotes. By structuring the town with defined routes connecting areas of housing, employment and the town centre there is the opportunity to create a town that has integrated areas of development which will help build a sense of community. Key to this is the opportunities surrounding the town centre and services and green infrastructure.

Town Centre and Services

- 8.38 Stakeholder consultation identified that it is desirable to create a town centre with a greater range of shops and services. In particular there was support for a supermarket to provide competition and choice and also to prevent the need to travel to Doncaster, Retford or Worksop to undertake a weekly shop. In addition uses such as restaurants and a bank were identified as things that would bring more people in to the town centre. Other opportunities identified include a public space which could be used for outdoor activities such as a farmers market or community events to help develop a wider sense of community and economic links with the surrounding farming businesses. To encourage further retail development in the town centre the Council may wish to consider the merits of designating Harworth Bircotes centre as a District Centre, as defined in PPS6, particularly if a wider range of retail and service uses is to be promoted, and to ensure that any proposals for retail or other town centre uses as part of the colliery masterplan are planned to support consolidation and a cohesive approach to creating a proper town centre.
- 8.39 One opportunity that was met with enthusiasm from the community groups was the potential relocation of the school to a central campus, using the Sport and Social Club as the school sports facilities. Whilst this would be a great opportunity to improve the accessibility and quality of the school buildings, it would necessitate the use of some of the colliery land which is outside of the control of the Council. There are challenges in engineering a land swap deal, particularly with the number of difficulties that could arise and considering the advanced stages of masterplanning which UK Coal is currently at with the colliery site (although given the importance of this issue it should be pursued). However, there may also be scope to develop other community uses around the area of Scrooby Road which contains the Town Hall, Library and Sports and Social centre to create a community hub.

Green Infrastructure and Leisure

- 8.40 Stakeholder consultation also identified that improvements to existing open space would be desirable with opportunities to improve open space and routes. In particular, these also provide opportunities to create new links throughout the settlement. An example could be the use of The Marsh area to the rear of Scrooby Road to provide a new traffic-free route through the settlement, linking Snipe Park and Hill Top Court, by improving paths and lighting and removing

detritus. This area could also provide an area for surface drainage by opening up any culverts as well as an area for wildlife to develop. Such improvements may be delivered through the ring-fencing of developer contributions to fund certain green infrastructure improvements in the town. In addition management plans could be set-up as part of growth to ensure long term preservation of the green infrastructure – examples of which include the Lord’s Wood and spoil tip elements of the Glassworks Scheme, where the developer has agreed to implement management schemes.

- 8.41 If the colliery closes, another opportunity identified is the opportunity to reclaim spoil tip for recreational uses, subject to safe ground conditions. Particular opportunities to develop a culture around cycling, such as a BMX/downhill mountain bike trail centre, building on the popularity of the BMX track on Scrooby Road could help to develop an identity for Harworth Bircotes and opportunities for the local community to associate with the cycling heritage of the town.

Infrastructure to Support Growth

- 8.42 To support future expansion of Harworth Bircotes there will be particular requirement for infrastructure. This will include pressures on both physical infrastructure, such as roads and utilities, as well as community infrastructure, such as shops, services, schools, leisure and community facilities.
- 8.43 These requirements are identified in Table 13 which summarises the analysis contained within Volume 2 and applies it to the strategic growth scenario to provide high level estimates of the infrastructure requirements of growth.

Infrastructure	Baseline Position	Standard of Baseline Provision	Required Infrastructure to Support Growth	Delivery of Infrastructure
Physical Infrastructure				
Wastewater Treatment	Harworth Bircotes is served by Harworth Sewage Treatment Works (STW)	Unknown spare capacity but the Biochemical Oxygen Demand and Ammonia water quality risk for Harworth STW is low and that the flow risk is medium (i.e. between 75% and 100% of consented DWF), suggesting some spare capacity.	In consultation with Severn Trent Water they suggested that the existing STW would require <i>'significant capacity improvements/complete works replacement.'</i>	Severn Trent would deliver such improvements which would (for domestic growth) be funded by Severn Trent through its regulatory growth framework.
Sewage Network	Current sewers all drain to Harworth STW.	Current sewer capacity is anecdotally under strain although Severn Trent's records show only limited problems.	Requirement for upsizing of existing sewerage system or hydraulic pumping of sewage if development occurs on Colliery or to east or south. If there are large cumulative levels of development it may require a new strategic trunk sewer. SuDs should be sought as part of new development and explore potential for opening up culverts to minimise surface-run off flow.	Severn Trent would deliver works with any off-site enhancement work expected to be funded by the developer through the requisition procedures in the Water Industry Act 1991.
Potable Water	On the boundary of the mains networks of Severn Trent (current supplier) and Anglian Water.	Limited spare baseline capacity in water resources in the East Midlands Water Resource Zone, which Harworth Bircotes falls within. Some capacity in the neighbouring Everton Planning Zone.	Increasing water supply required in East Midlands WRZ. At a local level required infrastructure will centre around reducing demand within buildings, including potential for water recycling and water efficient systems.	Severn Trent would deliver works to improve supply and any new connections required. Individual developers to deliver water efficient buildings.
Energy Network	Harworth Primary Substation transforms electricity for supply to all premises.	Planning permission has recently (July 2008) been granted for an upgrade to the primary substation in Harworth to <i>'meet the existing and predicted needs of local business and the community'</i> .	Yorkshire Electricity Distribution Ltd (YEDL) provides the infrastructure. Potential upgrades to substation if growth outstrips YEDL's predicted needs. YEDL has a duty to connect all new development.	YEDL Ltd. will be responsible for delivering infrastructure upgrades and connecting new developments to the grid.
Renewable Energy	Limited provision of renewable energy sources in the area.	Unknown current renewable energy generation.	Renewable energy could be required by the Council as part of all new developments. Further opportunities around the colliery site such as wind generation could be investigated.	Delivery is most likely to be secured through renewable energy developers or other developers (as part of S106).
Highways (Roads and Paths)	New grade separated A1 junction. Several main A-roads and B-roads.	Generally good road network, with A1 junction capacity to accommodate 10-15 years traffic growth. Some existing pedestrian and cycle links but not necessarily of good quality and some areas/movements lack direct links.	Improvements to A1 junction and at major junctions along the Blyth Road corridor, with new junctions to serve development parcels. Improvements to pedestrian and cycle infrastructure linking new areas of development.	Developer contributions from individual schemes.

Infrastructure	Baseline Position	Standard of Baseline Provision	Required Infrastructure to Support Growth	Delivery of Infrastructure
Public Transport	Served by a range of bus routes operated by stagecoach.	Reasonable number and frequency of buses, however, the buses do not necessarily go to the locations the local community desire (e.g. the hospital).	Enhanced bus service provision.	Developer contributions and potential increased revenue. May need subsidised funding.
Social and Community Infrastructure				
Primary Schools	There are 2 stand alone primary schools: St Patricks Roman Catholic School and All Saints C of E Primary School	All Saints Primary C of E Primary School had 147 pupils with capacity for just 133. St Patricks Roman Catholic School had 82 pupils with a school capacity of 90. Both are more modern facilities than those of Serlby Park (below).	Potential requirements for both of these schools to need expanded capacity, particularly All Saints, although it is currently undergoing expansion which may ease any capacity issues.	Both voluntary aided schools, part funded through their governing body part through the LEA (developer contributions). Delivery would fall on both parties.
Serlby Park School (3-18)	Serlby Park School is located in the north of the town and caters for ages 3-18.	1,030 pupils with a capacity for 1,173. Generally poor buildings on the main site, with the lower years not on the same campus. The school is a key facility within the town.	There is some spare capacity to support growth, but given the quality of the buildings there is a need to update and modernise facilities, through either relocation elsewhere in the town or redevelopment on site.	Delivery was initially meant to be part of the Bassetlaw Education PFI, but further developer contributions would help maintain capacity and improve facilities.
Other Skills Training	Small number of community courses run by North Nottinghamshire College. Bircotes Library.	There are limited opportunities for adult education or up-skilling in the town although the College runs a range of courses in Worksop and Retford.	Requirement for further up-skilling opportunities to improve skill base and support employment growth. Need for facilities as part of any new Serlby Park campus for other skills training/adult education with potential for NNC courses. Minor improvements or extension to Bircotes Library may be desirable.	Delivery through Local Education Authority and potential for local businesses to promote in-house or contribute to external training programmes.
Community Facilities	Large number of community centres and community spaces situated throughout the town.	The standard of community centres varies with some centres having good facilities and others requiring improvements/refurbishment.	As current quantity of provision and coverage throughout the town is good, particular future opportunities may be best focussed on improving the quality of existing centres through refurbishment/extension to protect the cultural role these facilities have.	Variety of funding sources, including grants, charity, local fundraising and revenues. Developer contributions may include provision of new facilities in new development.

Infrastructure	Baseline Position	Standard of Baseline Provision	Required Infrastructure to Support Growth	Delivery of Infrastructure
Health	Harworth Primary Care Centre houses the three GP Surgeries and 10 GPs. There is one dentist in Harworth.	The primary care centre opened in 2007 and provides a modern facility with scope for accommodating growth. Department of Health standards suggest 1 GP per 1,700 population which is far exceeded in Harworth Bircotes.	May require further provision of dentists as against the standard identified by the University of Bath School of Health (1 dentist per 2,000 pop) the town is under-represented. May also be a cumulative impact on secondary care services which will need to be accounted for.	Capital costs of GPs and Dentists are funded on a private/commercial basis. The PCT will fund secondary care services and indirectly primary care services and may seek developer contributions.
Retail	Number of small retail shops and services along Scrooby Road and convenience shops throughout the town.	Several independent retailers are an important part of the retail character of the town, although it lacks some key services (e.g. a dedicated bank). The co-op is the main convenience shop although choice of supermarkets is limited in the town.	Retention of existing shops and services whilst creating the opportunity to encourage further shops, particularly a greater range of convenience shopping opportunities (e.g. a supermarket) as well as local businesses.	To be developed on a commercial basis, but planning policy choices may improve opportunities (e.g. designation as a district centre)
Indoor Sports Provision	Bircotes Leisure Centre with Swimming Pool and indoor sports courts.	Excellent facilities for a town of Harworth Bircotes' size, particularly a swimming pool, but the quality of the leisure centre buildings are relatively poor and in need of modernisation.	Retention of existing level of provision and improvements to the quality of provision, either through refurbishment or redevelopment.	Bassetlaw District Council funding, potentially including developer contributions.
Outdoor Sports Provision	Bircotes Leisure Centre, Sports and Social Club Facilities on Scrooby Road, and other playing fields.	Excellent facilities for a town of Harworth Bircotes' size, with a range of outdoor sports opportunities including Astroturf, multi-use games areas, football pitches and a BMX track.	Retention of existing level of provision and improvements to the quality of built facilities supporting outdoor sports areas (e.g. changing rooms, pavilions etc.).	Harworth and Bircotes Sports and Social Club provide facilities on Scrooby Road – Bassetlaw District Council own other recreation areas, including Leisure Centre.
Open Space	Numerous natural green spaces, amenity spaces, woodlands and other formal and informal open spaces.	The allotments are currently at full occupancy and there are only two equipped play areas of note. Natural green space is widely accessible, although in some areas the quality is poor with the opportunity for environmental improvements (e.g. The Marsh)	New allotments and new play facilities. Retention and environmental improvements to existing accessible and well used open space. Provision of ancillary open space in new developments as required by Council guidance (potential to trade-off against funding for improvements to existing).	District Council and Town Council will deliver and maintain most forms of open space. Particular use can be made of developer contributions as well as grant funding.

Infrastructure	Baseline Position	Standard of Baseline Provision	Required Infrastructure to Support Growth	Delivery of Infrastructure
Affordable Housing	There are a number of pepper-potted RSL owned properties throughout the town. Bassetlaw District Council also own significant stock in the town (through A1 housing).	In February 2009 Council housing waiting lists totalled 308 for Harworth Bircotes, and although housing is relatively cheap in the town, there remains a strong demand for affordable housing. Much Council stock in Harworth Bircotes is of non-traditional build methods, including Wimpey No-Fines and Airey Houses. These homes particularly may require significant improvement and A1 Housing are identifying options where homes do not meet decent standards.	Current housing waiting lists suggest there is a need for affordable dwellings, although the HMA does not analyse affordability at a local level to assess the scale of the issue in Harworth Bircotes. It would however, be prudent for the Council to continue to seek affordable housing as part of new schemes at the level deemed appropriate through the Core Strategy process. There is also a clear requirement for continued updating, refurbishment and regeneration of Council stock that does not meet decent homes standard, including improving the Wimpey Estate and the areas that contain Airey Houses.	Private Developers and RSLs will continue to provide new affordable housing. The Council/A1 Housing will be responsible for improvements to Council owned stock, with funding coming from existing budgets (e.g. Single Regeneration Budget)

Table 13 Summary of Infrastructure Requirements to Support Growth

Delivering Infrastructure

- 8.44 Combined with existing capital funding streams, the use of developer contributions will obviously form a crucial component to funding infrastructure for growth in Harworth Bircotes. The current and future means by which Bassetlaw District Council obtain contributions from developers to fund identified infrastructure is considered below with particular focus on Section 106 and CIL.

Section 106 Agreements

- 8.45 Currently Section 106 agreements are being used as the lone mechanism for developer contributions in the area. These contributions must relate to the development itself and do not fund wider infrastructure projects such as strategic transport projects and other identified infrastructure requirements.
- 8.46 The current policy position in respect of developer contributions is the use of Nottinghamshire County Council's *Planning Contributions Strategy* published in March 2007, Bassetlaw District Council's *Planning Obligations: A Guide to Policy, Principles and Procedure in Bassetlaw* SPG adopted in October 2004 and *the Obligations and Circular 05/2005* which was published by the Government in July 2005.
- 8.47 Whilst developer contributions are commonly utilised at a local level, concerns exist about the current system and its ability to support the increase in housing supply on the scale that is required on a national scale. In her 2004 Review of Housing Supply, Kate Barker identified a fundamental requirement to improve housing supply, but linked to this were serious shortcomings in the planning obligation system and challenges for infrastructure provision. We know, however, that s.106 could remain part of the system in tandem with CIL, so mechanisms for making it work must be better understood and adopted.
- 8.48 Section 106 agreements clearly still have a useful, if not always integrated, function in securing funding for new developments. There are a number of issues that need to be addressed however in taking Section 106 agreements forward to ensure adequate infrastructure funding at the local level. These are:
- The need to establish requirements with sufficient clarity at an early enough stage to enable developers to plan their developments accordingly;
 - The difficulties of establishing apportionment of cost of local infrastructure between two or more planning applications / ownerships within a comprehensive development;
 - Difficulties of establishing a shared approach to pooling contributions to pay for infrastructure;
 - The difficulty in estimating the values of a development as a means to establishing the amount it can contribute to Section 106 agreements, specifically to infrastructure requirements.

8.49 In order to address the above issues and to ensure the infrastructure requirements of Harworth Bircotes are realised through Section 106 agreements, it is recommended that the infrastructure requirements set out in this Study are fully scoped and costed, with the delivery and funding arrangements considered, to develop a programme of potential works. This will enable the District Council to fully understand the scope of funding required and begin to assess the level of contribution that developers could make, particularly in consideration of other funding streams.

8.50 In the current economic climate values have fallen, meaning that funding the delivery of infrastructure has become increasingly difficult. Therefore, there is a choice or trade-off on whether to accept less development or look at other policy objectives and keep the viability of schemes under review. This issue is illustrated in Fig 9.

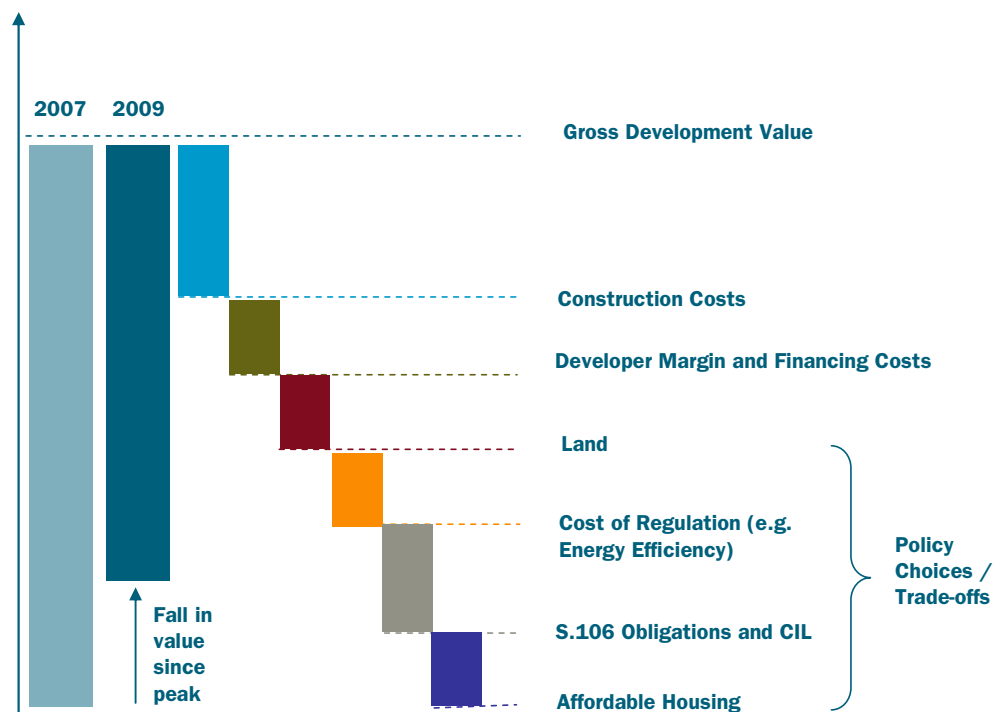


Fig 9 Trade-offs of falling values

8.51 Due to long lead in times to development, where developers have uncertainty in future values they may have difficulties committing to planning obligation payments and therefore smart approaches to value capture are required. This may include reducing the upfront risk to developers by:

- Phased requirements; and/or
- Off-set requirements to when value is realised (e.g. an index link to sales value) and share uplift;
- Balance to incentivise value creation; and
- Re-valuation of each phase,

- 8.52 This needs to reflect the dynamic illustrated in Fig 10 whereby typically the amount of developer contribution is agreed at the planning stage, despite the value of the scheme being realised further along the process, providing increasing uncertainty for developers.

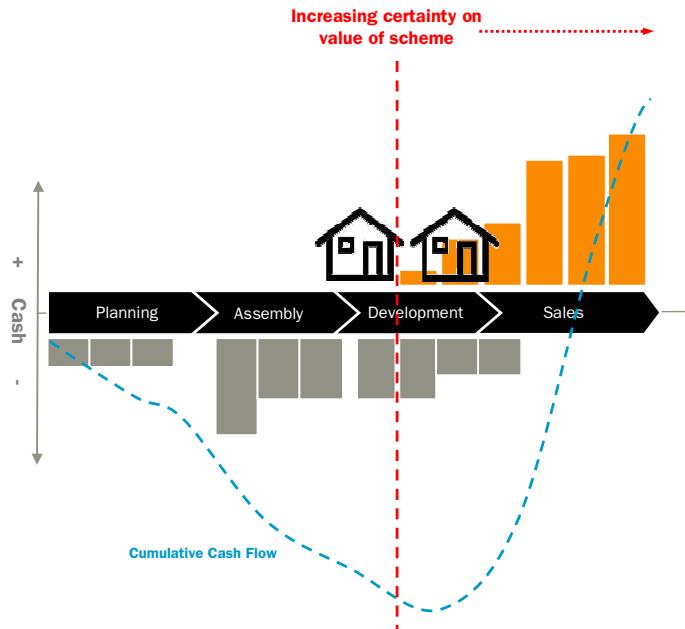


Fig 10 Certainty of value on development

- 8.53 This illustrates that while developer contributions should continue to have a role in funding infrastructure in Harworth Bircotes, the current economic climate may necessitate smarter approaches to capturing value at the risk that development may not be viable or may be a less attractive prospect. This can help ensure that funding for important infrastructure development in Harworth Bircotes can come forward when the market becomes more favourable.

Community Infrastructure Levy (CIL)

- 8.54 CIL is a new charge that will be discretionary for local authorities (LAs) to choose to introduce but mandatory in its application to all qualifying development proposals once a charging scheme has been implemented in a LA area. The CIL will then be payable on most types of development, with the proceeds from the levy being used to help fund (usually) previously identified local and sub-regional infrastructure needed to support new development in the area.
- 8.55 Regulations to introduce the Community Infrastructure Levy (CIL) will not be finalised before Spring 2010, it has emerged. The CLG is looking to consult on draft regulations in the summer 2009 (now expected to be delayed further) but the powers will not come in until April 2010 at the earliest. Currently, it is unclear whether CIL will fill the infrastructure funding gap, assuming one exists, in light of strategic and local infrastructure requirements. The detailed design of CIL is on-going with stakeholders.

- 8.56 Despite the uncertainty around its implementation detail it is clear that authorities need to anticipate and prepare for its formalisation. In doing so there are a number of issues for local authorities planning to utilise CIL to consider, prior to adopting a CIL approach to securing developer contributions. These are outlined in Fig 11 below.

Principles	Design Issues	Implementation Issues
<ul style="list-style-type: none"> • Consistent with policy • Captures value • Proportionate • Certainty • Flexibility • Fair/equitable • Simple/administratively light 	<ul style="list-style-type: none"> • Which types of infrastructure would it fund? • What is reasonable? • Impact on landowner/developer relationship? • How varies is the development market? • Should there be a de minimis threshold or clear exemptions? • What flexibility is there? • What promise on the speed of delivery of the infrastructure the tariff is funding? • Different tariff levels across different areas (e.g. central versus rural) • Per unit or percentage tariff? • Is there sufficient information available to support a tariff, e.g. on values or units etc. and on infrastructure needs, to be certain about tariff revenues: <ul style="list-style-type: none"> • At the beginning of a large development when many key determinants of value are unknown? • As development proceeds? 	<ul style="list-style-type: none"> • When do developers pay (how much before/during/after development)? • When will the formula/tariff be reviewed/changed? • How to resolve disputes between s106 and the tariff routes? • Transition/phasing for those in s.106 negotiation • How to deal with abnormal/exception situations? • Administrative and information burden? • Legal and process issues around differential tariffs across LA boundaries

Fig 11 Principles and Key Questions for Design of CIL

- 8.57 The implementation of CIL would need to help provide certainty in Harworth Bircotes and help to pool funds for particular schemes.

Rolling Fund/Infrastructure Fund Mechanisms

- 8.58 One of the issues for provision of infrastructure is the need to upfront fund delivery, particularly for infrastructure that is not directly related to individual sites, where the need is cumulative, or where development value is not available to cash flow up-front delivery.
- 8.59 The approach to infrastructure funds is one that involves the use of funds to delivery infrastructure upfront, capture the development value released by the investment (or captured from multiple developments) through tariff or Section 106, and use of the funds to then deliver future projects.
- 8.60 This is illustrated in Fig 12.

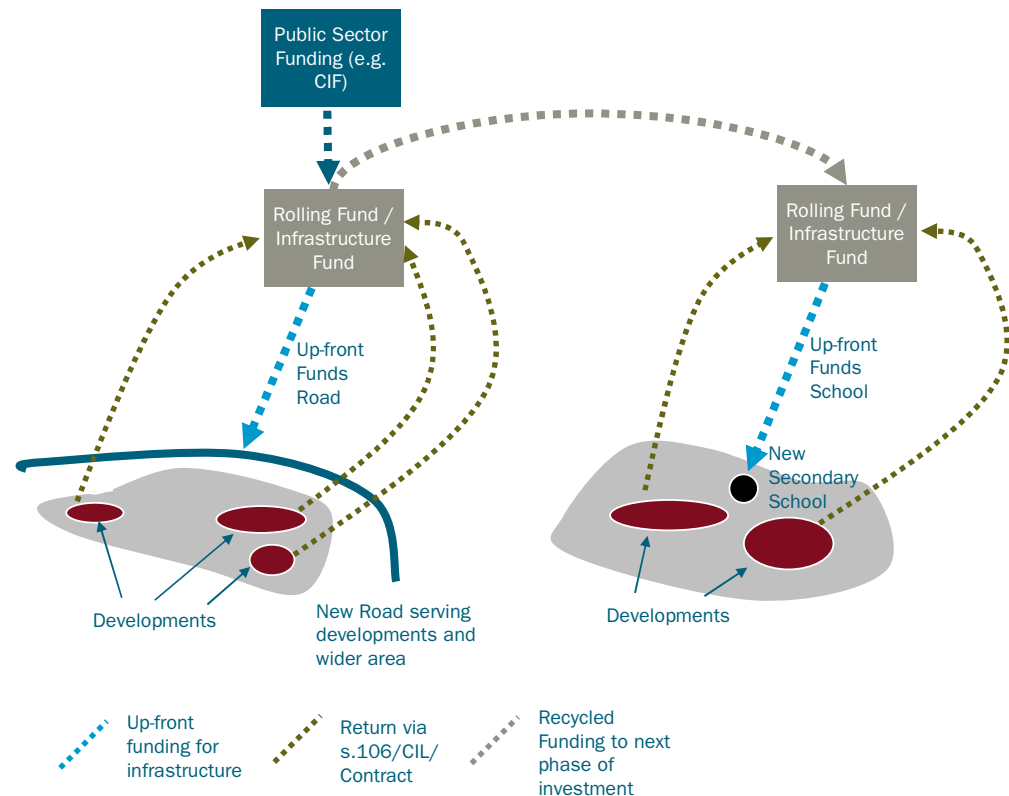


Fig 12 Illustration of Rolling Fund Principles

- 8.61 Some key issues for funds of this sort relate to:
- Scope – what will it fund?
 - Funding – where will it secure resources from?
 - Control – who determines what infrastructure it funds and monitors its performance?
 - Delivery – what will it actually do?
 - Time – how long will it last?
 - Exit – what happens when it is completed?
- 8.62 Decisions on this will need to flow from assessments of the infrastructure programme once it is developed. However, applying this to Harworth Bircotes may be particularly useful to secure up-front funding for costly infrastructure works that are required to underpin new development (e.g. new/improved school facilities or further improvements to the A1 junction).
- 8.63 There will also be opportunities to consider other new models such as Tax Investment Finance (TIF) and Accelerated Development Zones.

Next Steps

8.64

As an input to shaping the approach to growth in Harworth Bircotes, there will be a need to:-

- i Refine infrastructure requirements to reflect the trajectory and location of growth;
- ii Ensure a coherent approach to s106 and CIL; and
- iii Identify new funding models taking account of other development in the district.

9.0

Conclusions and Next Steps

9.1

This scoping study for the future development of Harworth Bircotes identifies that there is significant potential for growth. There are few fundamental constraints to development on land, which means that physical capacity for growth is significantly greater than what the market is likely to bring forward. This allows choices to be made through the Core Strategy and future masterplanning over the ‘best’ or ‘most sustainable’ locations for development around Harworth Bircotes to maximise the benefit for the town.

Potential for growth

9.2

Overall, Harworth Bircotes is currently considered a secondary location for development with lower levels of market activity and interest than the larger towns and cities within the sub-region and the ‘unique’ development opportunities that may present themselves in other areas, such as Rossington Eco-Town or the business parks adjacent to Robin Hood Airport. This suggests that Harworth Bircotes is faced with significant competition to attract growth and whilst it is considered there is (or will be over the Core Strategy period) sufficient demand generated for small levels of growth, to enable Harworth Bircotes to develop higher levels of growth there is a clear requirement for ‘step change’ in the local economy.

Requirement for ‘Step Change’

9.3

With the success of the growth of the town particularly dependent on the ability to attract business and improve the number of jobs, a requirement for step change in the local economy is apparent. To deliver levels of development beyond that associated with indigenous growth and the ad-hoc development of employment areas as previously seen there is a need to attract new sectors and new business opportunities. Potential sectors identified include:

- i Robin Hood Airport supply chain – including advanced manufacturing, engineering and other spin-off activities, but accepted opportunities may be limited given other locations and opportunities;
- ii Food industries – currently present in Worksop with a reasonable local skills base, with potential to further exploit this in Harworth Bircotes;
- iii Environmental Industries – including industries focussed around high skilled engineering;
- iv Renewable energy industries – including manufacture of renewable energy products and potential for sustainability hook through renewable energy use as part of development.

9.4

To achieve ‘step change’ in Harworth Bircotes there will need to be both a positive policy framework, linked to strategies and programmes to attract that certain type of economic development to the area and also re-train and up-skill the employee pool, particularly where such skills are niche and can provide a competitive advantage for Harworth Bircotes.

- 9.5 Notwithstanding step change opportunities the growth of current businesses and encouragement of small and medium sized enterprises (including local start-ups) will continue to provide an important source of employment, as it does currently on the Plumtree Farm and Brunel industrial estates. These types of uses should also be encouraged along-side any new opportunities that arise, to maintain a diverse local employment base.

Locations for Growth

- 9.6 Having identified areas with constraints on development, there remains much land that could be developed on and we have identified options based on this. The key consideration for the spatial distribution of growth should be the structure of the settlement and how development on a site will integrate with the town. As such it is recommended that sites are phased appropriately with development coming forward first on sites that are located close to the existing built up area and, particularly for residential development, on sites that are also well linked to an improved town centre.
- 9.7 Whilst there are uncertainties around some areas of development (e.g. whether the colliery will re-open) the strategy should continue to provide sufficient land to bring forward growth in a sustainable and co-ordinated manner, but with the flexibility to allow the market to dictate what comes forward first.

Next Steps

- 9.8 The next steps for Bassetlaw District Council will be to use this scoping study to inform their LDF process, through which a spatial strategy for the district and for Harworth Bircotes will emerge.
- 9.9 This scoping study identified the opportunities present in Harworth Bircotes and the possibilities for growth, outlining a number of options for growth and the requirements to support this growth. The Council will need to consider this analysis to develop their strategic growth priorities and also consider how they can steer development, manage the colliery masterplanning process and fund opportunities and the infrastructure requirements to support growth. This will further shape the deliverability of the potential growth outlined in Harworth Bircotes.



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