

**BASSETLAW CORE STRATEGY &  
DEVELOPMENT MANAGEMENT POLICIES  
DPD**

**AN EXPLANATORY NOTE ON THE  
DERIVATION AND USE OF HOUSING AND  
EMPLOYMENT FIGURES WITHIN THE  
CORE STRATEGY**



**MAY 2011**

## DETAILED EXPLANATION OF THE CORE STRATEGY HOUSING AND EMPLOYMENT FIGURES ON PAGES 20 AND 21 OF THE DPD

### 1. Housing Figures

Settlement	Split of Housing Growth Target	Housing Growth Target 2010- 2026	Current permissions & allocations	Remaining Housing Growth Target
Worksop	32%	1804	375	1429
Retford	26%	1465	988	477
Harworth Bircotes	22%	1240	179	1061
Carlton-in-Lindrick & Langold	4%	225	300	0
Tuxford	4%	225	22	203
Misterton	2%	113	162	0
Rural Service Centres	10%	564	105	459
Total	100%	5636	2131	3629

Table 1 - Housing table from CD01 page 20.

#### *Column 1: Settlement*

This column features each settlement, or grouping of settlements, named in the settlement hierarchy.

#### *Column 2: Spilt of housing growth target*

This is the spilt of the overall growth target for each individual settlement or group of settlements, shown as a percentage. For example, 32% of the overall housing growth will go into Worksop.

#### *Column 3: Housing growth target 2010-2026*

These are the actual numbers to be delivered in each settlement or group of settlements (derived from the overall residual number of houses (see below) still to be delivered and factored according to the percentage spilt shown in the second column) from financial year 2010/11 to the end of the plan period in 2026. For example, 1804 houses should be delivered in Worksop from 2010/11 to the end of the plan period, which equates to 32% of the overall housing need for Bassetlaw.

The base figure used to identify the total number of houses to be delivered from 2010/11 to 2026 was the 7,000 houses, required to be delivered from 2006 to 2026, identified in the Regional Plan (RD01).

From this figure of 7000 was deducted the completions since 2006/2007 (see table 2 from the amended SHLAA (LD13) trajectory F below) of 1,364 houses. This left 5,636 houses to be delivered in the remainder of the plan period, which were then split between the settlements according to the proposed percentage of growth that they were to receive.

	Past completions				201
	2006/2007	2007/2008	2008/2009	2009/2010	
Past completions	331	514	359	160	
Projected completions (policy on) <sup>(54)</sup>					
Projected completions (policy off) <sup>(55)</sup>	331	845	1204	1364	1

Table 2 - Taken from the amended LD13 appendix F

*Column 4: Current permissions and allocations*

The Council accepts that this is a misleadingly titled column and should read 'Deliverable Housing Sites'. The data is, in fact, based on the SHLAA findings and is made up of all the 'deliverable' sites in the District. For example, the figure for Worksop (375) is comprised of the houses that have been identified as deliverable in the SHLAA. The Council has detailed information in relation to these sites, which support the SHLAA, and which can be provided to interested parties on request (these include projected completion rates derived from discussions with landowners and developers).

**PLEASE NOTE** that there are an additional 62 dwellings (SHLAA sites ref: BAS0065 and BAS0077) that need to be added to Retford's total in this column, which will, therefore, read 1050 houses rather than 988.

The split between sites with planning permission and deliverable Local Plan allocations (now just treated as SHLAA sites) is summarised in Table 3 below.

Settlement	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6+	Total
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017+	
Planning permissions							
Carlton		50	50	50	50	100	300
Gringley	15	25	25	3			68
Harworth	24	24	24	45	45		162
Misterton	32	15	15	45	30		137
Ranskill	5						5
Retford	135	167	204	200	100	62	818
Tuxford			11	11			22
Worksop	10	117	84	97	67		375
TOTAL	221	398	413	451	292	112	1887

Housing allocations							
Clarbrough				16	16		32
Harworth			9	8			17
Misterton				13	12		25
Retford		32	50	50	50	50	232
TOTAL	0	32	59	87	78	50	306

Table 3 - Spilt between planning permissions and deliverable housing allocations

*Column 5: Remaining housing growth target*

This column can be calculated by subtracting the figure in column 4 from the figure in column 3 for each settlement or group of settlements. For example, from Worksop's 32% target (1806) is subtracted 375 houses already planned for the town to leave the residual figure for allocation of 1429 houses.

*Monitoring the remaining housing growth targets over the plan period*

After adoption of the Core Strategy, this housing table will be updated in the Annual Monitoring Report based on the preceding year's completions. For example, the AMR 2011 will update the table based on the completions from the financial year 2010/11. For example, if there are 74 houses completed in Worksop in 2010/11, the remaining housing target (column 5) would be 1,355 houses.

**Clearly, the figures that have been referred to above will have changed already from the time that the Publication DPD was produced, as new permissions have been granted and new completions delivered. The Council will aim to update the SHLAA to reflect these changes in advance of the Hearing sessions.**

## 2. Employment Figures

Settlement	Split of Employmen Growth Target	Employment Growth Target (Ha) 2010-2026
Worksop	45%	44
Retford	20%	19
Harworth Bircotes	35%	34
Carlton-in-Lindrick & Langold	0%	0
Tuxford	0%	0
Misterton	0%	0
Rural Service Centres	0%	0
Total	100	97

Table 4 - Employment table from Publication Core Strategy page 20.

### *Column 1: Settlement*

This column features each settlement, or grouping of settlements, named in the settlement hierarchy.

### *Column 2: Spilt of employment growth target*

This is the spilt of the overall growth for each individual settlement/tier, shown as a percentage. For example, 45% of the future employment growth will go to Worksop.

### *Column 3: Employment growth target 2010-2026*

These are the actual numbers to be delivered in each settlement or group of settlements (factored according to the percentage spilt shown in the second column) from financial year 2010/11 to the end of the plan period in 2026. For example, 44 ha of employment land should be delivered in Worksop from 2010/11 to the end of the plan period.

### *Calculation of the Employment Growth Target*

The East Midlands Regional Plan (RSS) (RD01) does not set specific employment growth targets for Bassetlaw or, indeed, for any District in the region. The calculation of the total employment growth target of 97 hectares, shown in column 3, stems from the findings of the Northern Sub-Region Employment Land Review (NSR ELR) (RD02), the Employment Land Capacity Study (ELCS) (LD16) and in-house updates. This was in line with the recommendations of RSS policy 20 which states that:

*Local authorities, emda and sub-regional strategic partnerships should work together in housing market area groupings to undertake and keep up to date employment land reviews to inform the allocation of a range of sites at sustainable locations.*

The NSR ELR (RD02) followed a clear methodology, complying wherever possible with the guidance outlined in the ODPM documents *Employment Land Reviews: Guidance Note* (December 2004) and Roger Tym and Partners' *East Midlands Land Provision Study* (December 2006). It established a net employment growth target for each Local Authority. The net employment land requirement identified for Bassetlaw

was between 79.5 and 92.5 ha for the period 2006 to 2026. This net target includes a 57.6 ha five-year margin of choice. For more detail on how this net target was achieved please see section 8 of the NSR ELR (RD02), including tables 59 and 60 (page 117) and the recommendation summary in section 8.8 (page 121).

To bring this net target up to date and convert it to a gross employment land requirement, in line with the recommendations of the NSR ELR (RD02), Bassetlaw District Council commissioned the Employment Land Capacity Assessment (ELCS) (LD16).

The ELCS (LD16) produced a revised net employment land requirement taking into account the availability of more up to date monitoring data. The ELCS converted this net figure to a gross employment land requirement of 133 – 142 ha between 2009 and 2026. This target includes an allowance for the replacement of employment land losses and an adjusted/updated margin for choice allowance. Section 6 of the ELCS (LD16) sets out the methodology used to achieve this requirement and the process is summarised in Figure 18 of the ELCS (LD16) (page 66).

Paragraph 6.70 of the ELCS (LD16) (page 79) provides the final summary of the Bassetlaw employment land short fall stating that:

*Analysis suggests a requirement for between 133-142 ha gross of employment land in Bassetlaw to 2026, with the recommended amount being toward the lower end of the spectrum given the current economic downturn. The District's current supply of committed employment land stood at 100.96 ha as of April 2008, of which 43 ha related to a single site, Bevercotes Colliery. In purely quantitative terms, therefore, this would suggest that Bassetlaw has a shortfall of around 30-40 ha. It is important to note that if part or all of the 43 ha Bevercotes colliery does not come forward as anticipated within the plan period, the District could have a very significant shortfall in quantitative terms of around 70-80 ha.*

The delivery of the 43 ha site at the former Bevercotes Colliery is dependent upon highway improvements on the Twyford bridge junction at the A1 in Elkesley. The Highways Agency has finally secured funding for these works, but they are subject to a Public Inquiry and, if approved, will not be complete until 2014. Thus, considering that the full implementation of the Bevercotes Colliery site remains restricted and its delivery potential unknown, the Council has taken the view that the short fall of employment land that the Bassetlaw Core Strategy must plan for is in the range of 70 - 80 ha. It set a target of 80 ha accordingly.

#### *Further Completions and Commitments*

To bring the employment land growth target up to date and into line with a base-date common to the housing figures of 2010, the level of completions and commitments as of 2009/10 were calculated and deducted from the ELCS (LD16) 142 ha gross target. Table 5 below sets out these completions and commitments (it was decided to continue to exclude the Bevercotes Colliery site as a deliverable employment location.)

<b>Application Number</b>	<b>Location</b>	<b>Settlement</b>	<b>Size</b>
<b>Completions</b>			
<b>2008/2009</b>			
61/07/00094	Blyth Road East	Harworth	1.35
45/06/00002	Ashvale Road	Tuxford	0.06
<b>Sub Total</b>			<b>1.41</b>
<b>2009/2010</b>			
02/07/00278	Steetley Colliery	Worksop	19.49
01/06/00187	Bellmoor	Retford	7.1
01/07/00101	Randall Way	Retford	0.6
61/07/00045	Snape Lane	Harworth	0.28
53/07/00006	Markham Moor Junction	Markham Moor	0.58
<b>Sub Total</b>			<b>28.05</b>
<b>TOTAL</b>			<b>29.46</b>
<b>Commitments</b>			
<b>2009/2010</b>			
02/07/00058	Eastgate	Worksop	0.1
02/07/00666	Sandy Lane	Worksop	0.16
02/08/00066	Claylands Avenue	Worksop	0.06
01/07/00259	Randall Way	Retford	0.75
01/07/00150	Trinity Park	Retford	0.42
01/08/00078	Randall Way	Retford	0.41
66/09/00021	Brunel Park	Harworth	0.42
61/07/00097	North Road	Harworth	0.66
30/07/00012	Normanton Road	Marnham	0.36
53/07/00006	Markham Moor Junction	Markham Moor	0.21
61/07/00045	Blyth Road East	Harworth	0.1
61/08/00050	Snape Lane	Harworth	11.8
50/08/00053	Lodge Lane	Tuxford	0.02
<b>TOTAL</b>			<b>15.47</b>

Table 5 - Employment land completions and commitments between financial years 2008-2009 to 2009/2010.

Deducting the updated completions and commitments (29.5 and 15.5 ha respectively) gave a final employment land requirement of 97 ha between 2010 and 2026.

**Clearly, the table above will need to be updated in light of, as new permissions and new completions since April 2010. The Council will aim to update the table to reflect these changes in advance of the Hearing sessions.**