

# Economic Development Need Assessment Part 2: Growth Assessment

**Bassetlaw District Council**

Final Report

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**Prepared by**

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Public

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## Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE  
14 December 2018

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### Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

## **1 INTRODUCTION**

- 1.1 Bassetlaw District Council commissioned GL Hearn to produce an Economic Development Needs Assessment for the District. This Part 2 report considers a number of employment growth scenarios, comprising varying types of employment and patterns of distribution across the district, for meeting employment land requirements. The growth scenarios have been informed by the Council's emerging Local Plan growth scenarios.
  
- 1.2 It considers the potential benefits of each scenario particularly in terms of a market assessment as well as providing commentary on the ability to meet the wider sustainability aims as set out in the NPPF. This is intended to inform the Local Plan Sustainability Appraisal in due course.

## 2 REVIEW OF GROWTH SCENARIOS:

2.1 Eight alternative growth scenarios have been agreed as appropriate for assessment. These are detailed in this section and summarised as:

- Option 1: Current strategy, focus growth at largest settlements
- Option 2: Functional geography hierarchy, targets for each settlement
- Option 3: A1 corridor growth around existing settlements
- Option 4: New settlements / expanded rural growth
- Option 5: Large scale urban extensions
- Option 6: Hybrid of above
- Option 7: Equitable growth, growth proportionate to settlement size
- Option 8: Parallel strategies, growth on a role specific basis alongside equitable growth, Neighbourhood Plan growth and large scale sustainable development.

2.2 This section of the report considers each scenario in turn. Commentary is provided on the overall commercial market position of these options as well as potential benefits. A summary commentary of points related to sustainability is also considered.

### Market context

2.3 The Part 1 report assessed the future need for employment land in relation to the local economy. This identifies a need of 63 ha over the 2018-35 Plan Period.

2.4 Part 1 of this assessment provided an overview of the commercial market context for office and industrial activity. The emphasis of the growth options analysis in Part 2 is on industrial property, as the office market is very subdued in the district.

2.5 It is of note that the industrial property market analysis for the district, based on the last 6 years of industrial transactions (of leases and sales by floorspace), indicates around 70% of industrial market activity at Worksop, 12% at Harworth / Bircotes, 14% at Retford and 4% at Tuxford / Markham. The number of transactions follows a similar pattern. This includes the hinterland rural area for each settlement (based on CoStar database recordings). Of note, Worksop has seen 5 deals of around or exceeding 100,000 sqft over this period.

2.6 Completions trends (over 12 years as supplied by Bassetlaw District Council) show a similar albeit more balanced historic performance. Worksop represents 36%, Retford 24% and Harworth 28% of development, with the remainder in rural areas.

2.7 These trends are a useful indication of current market interest, performance and strengths. Applying the recent historic completions proportions and type against the future needs identified in the Part 1 Needs Assessment provides a useful approach to considering future growth prospects in terms of distribution of need. At the minimum growth level identified it would be equivalent to approximately

20 ha at Worksop and 10 ha at Retford and Harworth / Bircotes each, noting existing commitments exceed these figures.

### Option 1: Maintain current strategy, focus growth at largest settlements

#### **Description:**

- 2.8 This option would see the Plan continue with the same settlement hierarchy set out in the 2011 Core Strategy and Development Management Policies DPD. Employment growth would continue to be directed to the three largest settlements; Worksop, Retford and Harworth and Bircotes, with land for employment growth being allocated exclusively in these locations. Market-led employment growth would continue to be supported on suitable sites in other parts of the district

#### **Market assessment:**

- 2.9 This approach to growth aligns with the current market signals in the district and is therefore likely to be deliverable and achievable. Worksop represents the key industrial market in the district with the majority of transactions in recent years a number of which have been of a significant scale. Retford and Harworth / Bircotes are active to a lesser extent and focused on mid-sized (up to 50,000 sqft) and smaller units (10,000 sqft or less). There is anticipated growth potential at Harworth based on planned schemes subject to a strengthening Doncaster market overspilling into Bassetlaw.

#### *Achievability*

- 2.10 This approach aligns with land that is suitable and available for development as there is a significant reserve of potential sites in terms of commitments or suitable sites at these large settlements.
- 2.11 The Manton Wood Extension (South) of 25ha relating to application 15/00192/OUT (industrial development) is expected to meet short term demand with Shireoaks and Gateford Common East and West providing development at the west of the settlement, subject to the implementation of applications.
- 2.12 Future growth at Worksop includes Land off A57 (estimated as around 90ha being suitable for development of 188ha gross), which is expected to fulfil the future Plan period needs for this settlement.
- 2.13 At Harworth, industrial activity is more tempered, focused around Blyth Road on mid-sized and smaller units. However there are suitable committed sites with Symmentry Park which is a 20ha site being developed speculatively albeit yet to attract an occupier. This is expected to fulfil

requirements for the locality for the Plan period. South of Snape Lane is a significant further permission that can also meet a rise in market demand should it occur in the long term.

2.14 Retford has seen a steady trend of smaller and mid-sized units transacted. A key future site is Land at Trinity Farm Land, Trinity Barns Field and Bellmoor (23ha). This is anticipated to more than fulfil future Plan employment needs for the locality. A partial allocation here may be appropriate.

2.15 Outside of the main settlements an ad hoc market led approach to employment development is considered suitable to respond to meet needs.

#### *Sustainability considerations*

2.16 Economic:

- Economic growth is well supported by aligning with current market direction and requirements.
- Agglomeration of economic activities will continue to intensify at key locations.
- Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in transport and warehousing related sectors.

2.17 Environmental:

- Employment land is well aligned to existing and planned workforce growth thus reinforcing existing, typically sustainable, commuting patterns.

2.18 Social

- Growth at Harworth / Bircotes is anticipated to support settlement regeneration.

### Option 2: Functional geography hierarchy, targets for each settlement

#### **Description:**

2.19 Drawing on a revised hierarchy this would see percentage (housing) growth targets set for each distinct tier of settlements. This would see the highest levels of growth focused on the highest tier (largest) settlements.

2.20 In contrast to Option 1, this approach would not allow employment growth outside of defined 'functional clusters'. Adopting a new spatial hierarchy would also allow the review of whether the proportions of employment land allocated to each town remain appropriate.

#### **Market assessment:**

2.21 The market assessment for Option 2 is considered to be similar to Option 1. It is expected that the key settlements of Worksop, Retford and Harworth / Bircotes would receive key employment allocations that align with their proportionate functionality and hierarchy as primary service centres.

2.22 This would suitably relate to the market demand and available sites as considered above under Option 1. In particular it is considered to:

- Support primary growth at sites identified in Worksop;
- Align with commitments in Harworth / Bircotes; and
- Align with potential growth at Retford.

2.23 Otherwise, restricted growth outside of 'functional clusters' may have a downward effect on rural or ad hoc market requirements in emerging, previously unidentified locations.

#### *Sustainability considerations*

2.24 Economic:

- Economic growth is well supported by aligning with current market direction and requirements.
- Agglomeration of economic activities will continue to intensify at key locations.
- Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.

2.25 Environmental:

- Employment land is well aligned to existing and planned workforce growth thus reinforcing existing typically sustainable commuting patterns.

2.26 Social

- Growth at Harworth / Bircotes is anticipated to support settlement regeneration.

### Option 3: Focus new development on the A1 corridor

#### **Description:**

2.27 Pursuing this option would see the allocation of sites for employment uses along the A1 corridor, as it runs through Bassetlaw. This would be likely to focus on types of employment that take advantage of the A1, for example distribution and warehousing. To compliment this approach housing would be clustered around existing settlements along the A1 corridor:

- Harworth and Bircotes
- Blyth
- Ranby
- Worksop (Eastern side)
- Elkesley
- Gamston (Airport site only)
- Tuxford
- East Markham
- Markham Moor



2.28 Compared to Options 1 and 2 this would see new development focused on a limited range of settlements. For some of these settlements this would represent a significant scale of new development in order to ensure that the appropriate housing and employment targets are met.

**Market assessment:**

2.29 The existing commercial property market dynamics are developed around a combination of historic settlement patterns and emerging drivers along transport arteries. Option 3 will re-orientate the focus along the A1 transport arteries. The Bassetlaw section of the A1 is considered to be relatively un-tested as an employment market but is anticipated to have potential for growth which is emerging in the northern area of the district and to some degree in the south around Tuxford.

2.30 The current commercial market emphasis is on Worksop (east and west), Retford and Harworth / Bircotes. The market aligns with existing employment and population drivers as well as an emerging market south of Harworth responding to the A1(M) and junction 34.

2.31 Option 3 is well supported by existing market dynamics in a number of areas. In the north this is presently at Blyth Road and emerging south of Harworth / Bircotes. Key prospective sites include Symmetry Park and Snap Lane south of Harworth, albeit that key occupiers remain to be secured in order to confirm the location's potential.

2.32 At Worksop the A57 site (east) and permission for Manton Wood expansion (south) provide a key link to Ranby and the A1 junction connection at Upper Morton which would be assumed to facilitate further employment (and housing with workforce) growth in due course. However market potential west of Worksop (M1 connection) may be constrained by Option 3 albeit that permissions are in place at Shireoaks and Gateford Common.

2.33 At the south end of the district around Markham / Tuxford there are existing successful employment operations including Walkers Industrial Estate at Ollerton Road amongst others. Given the relative lack of workforce locally, these successful sites do point to further potential growth in this location, capitalising on connectivity, particularly alongside the delivery of housing and workforce.

2.34 Such a view is reinforced by the commercial market engagement commentary which points to a balance of local needs and potential distribution requirements for the area.

2.35 Growth in the south of Bassetlaw on the A1 under this option is assumed as an alternative to growth at Retford, which expected to accommodate upwards of 10ha of employment land over the Plan period. Retford as a result may see more incremental growth.

- 2.36 There are a range of potential Brownfield and Greenfield sites across the south of the district including Gamston Airport South and around Markham Moor, the latter amounting to in excess of 40 ha of Greenfield.
- 2.37 The Part 3 assessment indicates that the delivery of a workforce in this area is likely to facilitate strong employment growth. The level of employment demand is likely to be linked in part to the level of housing but is estimated as 10-20ha from a lower level of settlement in the region of 1,000 homes, subject to location.

*Sustainability considerations*

- 2.38 Economic:
- Leveraging economic growth potential of the A1 market.
  - Possible slowing of growth in some areas not supported – Retford and west Worksop.
  - Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.
- 2.39 Environmental:
- Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.
  - Sustainable approach to new settlements aligning workforce and employment.
- 2.40 Social
- Growth at Harworth / Bircotes is anticipated to support settlement regeneration.

## Option 4: New/Expanded Rural Settlements

**Description:**

- 2.41 This approach would concentrate new (housing) development in the rural parts of the district. This would be achieved by seeking to expand one or more rural service centre. Compared to the first three options this would have a much greater emphasis on planned new development taking place in the more rural parts of Bassetlaw.
- 2.42 Through this option consideration would also be given to whether it would be appropriate to identify a location for an entirely new settlement. This approach would see the towns continue to grow through existing housing commitments and market-led development in locations within or adjacent to the boundaries.

2.43 Employment growth through a market-led approach would be supported in the towns and other villages. Strategic employment allocations would also be made in the new or expanded settlements, in order to support their enhanced roles.

**Market assessment:**

2.44 For commercial market assessment purposes the option is interpreted as:

- Supported market led employment growth at key settlements of Worksop, Harworth/Bircotes and Retford
- Market led employment growth in rural areas
- Employment allocations at major new residential sites – *with any new settlement assumed as having A1 proximity.*
- Housing growth focused at rural settlements.

2.45 Much of the commercial narrative in previous options is applicable under Option 4. Employment land allocations and direction is understood to follow a more market driven pattern which may differ from the housing approach.

2.46 As a result the emphasis is assumed to be on Worksop, Retford and Harworth / Bircotes which have a strong supply of land and market appetite. A focus on employment in rural locations at the expense of main settlements may have a slowing effect on growth.

2.47 The potential for a new settlement (assumed to have proximity to the A1) is expected to facilitate growth over and above that for the existing settlements. As a result this option may achieve a higher growth pattern overall for the district by developing existing and new employment market occupiers or reducing potential elsewhere.

2.48 This option appears to have some divergence between employment and housing allocations which may be less sustainable in terms of commuting patterns.

*Sustainability considerations*

2.49 Economic:

- Economic growth is well supported by aligning with current market direction and requirements.
- Leveraging economic growth potential of the A1 market.

2.50 Environmental:

- Disconnect of housing and employment allocations provides a less sustainable approach to commuting patterns.

2.51 Social

- Supports regeneration of rural settlements through growth and services stabilisation.

## Option 5: Large Scale Urban Extensions

### **Description:**

- 2.52 This approach would see the majority of new housing and employment development directed to one or two strategic sites on the edge of Worksop and/or Retford. In comparison to Option 4 this strategy would see development concentrated on the district's largest towns, with some small scale development in other settlements.
- 2.53 Such sites would be expected to accommodate at least 1,000 homes, mixed with complimentary uses such as commercial units.

### **Market assessment:**

- 2.54 For commercial market assessment purposes it assumed that employment growth is also directed primarily at Worksop and Retford with some growth at Harworth (acknowledging that there are planning commitments of some 100ha in place at present).
- 2.55 Assuming that growth is focused at the primary settlements this therefore aligns with existing commercial property market dynamics. Suitable sites are already in place at these locations such as Land off A57 (Worksop) and Trinity Farm Land, Trinity Barns Field and Bellmoor at Retford. Future masterplanning would be expected to identify whether these locations or alternatives, integrated to urban extensions, would be brought forward.
- 2.56 It is not anticipated that urban extensions in these locations would generate significant employment land growth and requirements over and above the current forecast which already considers local and strategic growth at these locations.
- 2.57 However, some limited additional local needs would be expected to arise, which could form part of a mixed use development. This accords with the findings of the Part 3 report where new residential developments have a functional economic need which becomes diluted if a significant employment market is already present to fulfil it.

### *Sustainability considerations*

- 2.58 Economic:
- Economic growth is well supported by aligning with current market direction and requirements.
  - Agglomeration of economic activities will continue to intensify at key locations.
  - Approach unlikely to capture potential of A1 market.

- 2.59 Environmental:
- High correlation between workforce and employment locations reinforcing sustainable commuting patterns.
- 2.60 Social
- Growth at Harworth / Bircotes is anticipated to support settlement regeneration.

### Option 6: Hybrid

#### **Description:**

- 2.61 Such an approach takes elements from several of the options outlined.
- Option 2: Develop New Hierarchy Based on Functional Geography: The differentiated approach to scale and type of development according to an area's role and sustainability would form the basis for the hybrid option.
  - Option 5: Large Scale Urban Extensions: The possibility of large extensions would be explored around Retford and Worksop. These extensions would be expected to include some land for employment uses.
  - Option 4: New/Expanded Rural Settlements: Exploring the possibility of a new or expanded rural settlement would allow the allocation of different sites to meet the needs of different parts of the market. Employment growth in these settlements would continue to be supported on a market-led basis, but specific sites for employment use would not be specifically allocated.
  - Option 3: Focus New Development on A1 Corridor: Allocating some land for economic development and associated housing development along the A1 corridor would allow the Plan to address Bassetlaw's strength in the distribution sector and good access to the strategic road network, without being detrimental to the character of settlements along this corridor.
  - Option 1: Maintain Current Strategy: In line with the existing Core Strategy, where employment growth is proposed by the market outside of locations considered sustainable for residential growth this will be supported if the need to be in a specific location can be justified. This approach will allow farm diversification and other small scale rural enterprises, which may not come forward in defined functional clusters, to continue to be supported.

#### **Market assessment:**

- 2.62 The Hybrid Option incorporates a number of key commercial property market components considered to be:
- Growth at the key settlements
  - Urban extensions at Worksop / Retford
  - Employment allocations at major new residential sites / settlements – *with any new settlement assumed as having A1 proximity*
  - Supported growth in rural locations
- 2.63 This Option is anticipated to drive the highest economic growth scenario by maximising the leverage of the district's potential in all localities.

- 2.64 At the key settlements of Worksop, Retford and Harworth, achievable sites are identified for potential employment delivery as noted above. These are considered to suitably fulfil settlement growth requirements including where urban extensions are committed as these would be expected to only require a small specific element of local needs fulfilment as noted previously.
- 2.65 Growth at new settlements – including rural settlements – is considered to have a more positive capacity for employment growth as long as there is connectivity and strong proximity to the A1. A complementary approach to employment allocations and housing to accommodate a local workforce maximises this market potential. More rural settlements will have a decreased capacity for employment to only a functional level. The Part 3 assessment indicates a requirement in the range of 10ha for settlements of around 1,000 dwellings or above. However, a rural and poorly connected location will be at the lower end or below this requirement.
- 2.66 A market led and ad hoc response to rural employment needs enables realistic growth in these locations proportionate to their local dynamics.

*Sustainability considerations*

- 2.67 Economic:
- Economic growth is well supported by aligning with current market direction and requirements.
  - Agglomeration of economic activities will continue to intensify at key locations.
  - Sites and growth are focused around key transport corridors providing positive accessibility and supports growth in sectors of transport and warehousing.
  - Leveraging economic growth potential of the A1 market.
- 2.68 Environmental:
- Employment land is well aligned to existing and planned workforce thus reinforcing existing, typically sustainable, commuting patterns.
  - Sustainable approach to new settlements aligning workforce and employment.
- 2.69 Social
- Growth at Harworth / Bircotes is anticipated to support settlement regeneration.

## Option 7: Equitable distribution of growth

### **Description:**

- 2.70 This option ranks each settlement in Bassetlaw by size, based on the number of existing dwellings and would allocate planned growth commensurate to settlement size – i.e. all settlements could contribute to the district growth target up to a cap of 20%. As such, the larger settlements would still deliver the greatest number of new homes, but it would allow for a fairer spread of growth and thereby give potential for a degree of uplift for all settlements.
- 2.71 This option has potential to boost the sustainability of villages and smaller settlements, by giving potential for population increases that can stimulate economic growth and help retain or develop new community services.

### **Market assessment:**

- 2.72 It is assumed that the proportionate level of growth referred to is applicable to housing and to a large extent to employment also. Principally this will follow the key settlement hierarchy for example a current population of 42,000 in Worksop, 22,000 in Retford and 8,000 at Harworth / Bircotes. This broadly aligns with current employment land requirement direction of approximately 50% at Worksop and 25% at Harworth / Bircotes.
- 2.73 However as employment patterns tend to follow a combination of agglomeration, historic development and strategic network connections, a proportionate growth allocation may not wholly reflect market needs, particularly away from the main settlements. Most notably this is unlikely to capture potential future benefits associated with growth of new settlements and the A1.

### *Sustainability considerations*

- 2.74 Economic:
- Economic growth broadly aligns with current market direction and requirements.
  - Some potential for growth capping based on a quota led approach to allocations.
- 2.75 Social
- Supports regeneration of rural settlements through growth and services stabilisation.

## Option 8: Parallel Strategies

### **Description:**

- 2.76 This option presents a spatial strategy comprising a series of parallel strands. This approach acknowledges that all settlements can play a role in delivering sustainable development by supporting some measure of growth, commensurate to settlement size.
- 2.77 Building on Option 7, this option apportions higher levels of focused growth to specific areas that play specific roles in the district, in order to drive economic growth, regeneration and enhancement of services and facilities – i.e. Worksop as a sub-regional centre, Retford as a rural hub and Harworth & Bircotes continuing as Bassetlaw's Main Regeneration Settlement.
- 2.78 Elements of Option 7 are absorbed, by supporting growth of up to 20% across all but the smallest and most isolated rural settlements. Organic, market-led growth in these locations can help sustain and deliver new services. Villages of all sizes may, however, choose to allocate land for development through Neighbourhood Plans.
- 2.79 Where suitable sites are available, this option also picks up an aspect of Option 6 insofar as supporting large scale development that follows the principles of Garden Villages.

### **Market assessment:**

- 2.80 In employment terms this Option is interpreted as leading to outcomes similar to Option 6 Hybrid by supporting key settlements as well as market led rural growth and larger scale new development.
- 2.81 At the key settlements of Worksop, Retford and Harworth, achievable sites are identified for potential employment delivery as noted above.
- 2.82 Growth at new settlements – including rural – is considered to have a more positive capacity for employment growth as long as there is strong proximity and connectivity to the A1.
- 2.83 A market led and ad hoc response to rural employment needs enables realistic growth in these locations proportionate to their local dynamics.

### *Sustainability considerations*

- 2.84 Economic:
- Economic growth is well supported by aligning with current market direction and requirements.
  - Agglomeration of economic activities will continue to intensify at key locations.



- Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.
- Leveraging economic growth potential of the A1 market.

2.85 Environmental:

- Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.
- Sustainable approach to new settlements aligning workforce and employment.

2.86 Social

- Growth at Harworth / Bircotes is anticipated to support settlement regeneration.

### 3 SUMMARY AND RANKINGS

3.1 This Part 2 of the Needs Assessment has considered a number of Growth Options based on their anticipated employment land pattern delivery from the perspective of employment land requirement fulfilment. This has been based on a commercial market perspective drawing on both the district's existing commercial property market dynamics as well as a potential future growth capture.

3.2 The assessed options are ranked in the table below. Rankings have been developed on a qualitative basis with prioritisation given to scenarios best able to meet future land requirements and achieve maximum growth potential. A summary narrative is provided against each option.

**Table 1: Growth Options Assessment**

Rank	Option	Description	Justification
1	6	Hybrid of options	Scenario maximises market led commercial potential, delivers land meeting existing needs and enables potential uplift at A1 corridor
2	8	Parallel strategies, growth on a role specific basis alongside equitable growth, Neighbourhood Plan growth and large scale sustainable development.	Scenario delivers land to meet existing needs and enables potential uplift at A1 corridor.
3	3	A1 corridor growth around existing settlements	Strong growth around the A1 as well as existing key settlements.
4	1	Current strategy, focus growth at largest settlements	Agglomeration around existing market direction but does not capture the full A1 market potential
4	2	Functional geography hierarchy, targets for each settlement	Agglomeration around existing market direction but does not capture the full A1 market potential
6	5	Large scale urban extensions	Agglomeration around existing market direction but does not capture the full A1 market potential
6	7	Equitable growth, growth proportionate to settlement size	Growth follows existing patterns of agglomeration but may not maximise market potential at some locations
8	4	New settlements / expanded rural growth	Assumes some growth at existing locations – enables additional employment growth at new settlement but rural locations may not maximise growth potential

## Appendices

### APPENDIX A: Summary of Sustainability Assessment by Growth Option

Option	Economic	Environmental	Social
1	<ul style="list-style-type: none"> <li>Economic growth is well supported by aligning with current market direction and requirements.</li> <li>Agglomeration of economic activities will continue to intensify at key locations.</li> <li>Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.</li> </ul>	<ul style="list-style-type: none"> <li>Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.</li> </ul>	<ul style="list-style-type: none"> <li>Growth at Harworth / Bircotes is anticipated to support settlement regeneration.</li> </ul>
2	<ul style="list-style-type: none"> <li>Economic growth is well supported by aligning with current market direction and requirements.</li> <li>Agglomeration of economic activities will continue to intensify at key locations.</li> <li>Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.</li> </ul>	<ul style="list-style-type: none"> <li>Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.</li> </ul>	<ul style="list-style-type: none"> <li>Growth at Harworth / Bircotes is anticipated to support settlement regeneration.</li> </ul>
3	<ul style="list-style-type: none"> <li>Leveraging economic growth potential of the A1 market.</li> <li>Possible retardation of growth in some areas not supported – Retford and west Worksop.</li> <li>Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.</li> </ul>	<ul style="list-style-type: none"> <li>Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.</li> <li>Sustainable approach to new settlements aligning workforce and employment.</li> </ul>	<ul style="list-style-type: none"> <li>Growth at Harworth / Bircotes is anticipated to support settlement regeneration.</li> </ul>
4	<ul style="list-style-type: none"> <li>Economic growth is well supported by aligning with current market direction and requirements.</li> <li>Leveraging economic growth potential of the A1 market.</li> </ul>	<ul style="list-style-type: none"> <li>Divorcement of housing and employment allocations provides a less sustainable approach to commuting patterns.</li> </ul>	<ul style="list-style-type: none"> <li>Supports regeneration of rural settlements through growth and services stabilisation.</li> </ul>

5	<ul style="list-style-type: none"> <li>• Economic growth is well supported by aligning with current market direction and requirements.</li> <li>• Agglomeration of economic activities will continue to intensify at key locations.</li> <li>• Approach unlikely to capture potential of A1 market.</li> </ul>	<ul style="list-style-type: none"> <li>• High correlation between workforce and employment locations reinforcing sustainable commuting.</li> </ul>	<ul style="list-style-type: none"> <li>• Growth at Harworth / Bircotes is anticipated to support settlement regeneration.</li> </ul>
6	<ul style="list-style-type: none"> <li>• Economic growth is well supported by aligning with current market direction and requirements.</li> <li>• Agglomeration of economic activities will continue to intensify at key locations.</li> <li>• Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.</li> <li>• Leveraging economic growth potential of the A1 market.</li> </ul>	<ul style="list-style-type: none"> <li>• Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.</li> <li>• Sustainable approach to new settlements aligning workforce and employment.</li> </ul>	<ul style="list-style-type: none"> <li>• Growth at Harworth / Bircotes is anticipated to support settlement regeneration.</li> </ul>
7	<ul style="list-style-type: none"> <li>• Economic growth broadly aligns with current market direction and requirements.</li> <li>• Some potential for growth capping based on quota led approach to allocations.</li> </ul>		<ul style="list-style-type: none"> <li>• Supports regeneration of rural settlements through growth and services stabilisation.</li> </ul>
8	<ul style="list-style-type: none"> <li>• Economic growth is well supported by aligning with current market direction and requirements.</li> <li>• Agglomeration of economic activities will continue to intensify at key locations.</li> <li>• Sites and growth are focused around key transport corridors providing positive accessibility and supporting growth in sectors of transport and warehousing.</li> <li>• Leveraging economic growth potential of the A1 market.</li> </ul>	<ul style="list-style-type: none"> <li>• Employment land is well aligned to existing and planned workforce thus reinforcing existing typically sustainable commuting patterns.</li> <li>• Sustainable approach to new settlements aligning workforce and employment.</li> </ul>	<ul style="list-style-type: none"> <li>• Growth at Harworth / Bircotes is anticipated to support settlement regeneration.</li> </ul>