

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST6 - Provision of Land for Employment Development			
1180212	Resident	One reservation is to ask if the figures are over-optimistic. It is notoriously difficult to predict labour market figures and a cautious approach is surely preferred.	The Housing and Economic Development Needs Assessment 2020 provides the basis for the jobs growth figures and approach taken to policy development.
1189264	Resident	It really depends on what type of employment Bassetlaw want to encourage. If you simply want to expand on the number of large warehouse developments, employing large numbers of unskilled or low paid workers then no, that is a bad idea. If Bassetlaw want to encourage towns and villages to prosper and flourish through better investment, increased interest in grass roots businesses, innovations and entrepreneurship then yes thats what this area needs.	The Local Plan aims to support a step change in the local economy by diversifying the economic base and providing the right type of land at the right time to meet business needs and to provide more better paid, higher skilled jobs. This includes support for local business growth and Policies ST11-ST13 supports economic growth in the rural area.
1189633	Resident	The economic assessment analysis is very likely to be over-optimistic and undue weight has been placed on it when housing numbers have been calculated. Never seen an accurate assessment of economic growth and great caution should surely be exercised with the findings of Bassetlaw's commissioned report. If the number of houses is too large and not delivered, likely to face national government penalties.	The Housing and Economic Development Needs Assessment 2020 provides the basis for the jobs growth figures and the housing and jobs balance. This informs the approach to policy development. Housing delivery rates have been reviewed to reflect the current position in the District.
1193061	Resident	This again is aspirational. Though we may have sites in the district that once housed major employers, would need more evidence to support the fact that these would do the same again. The possibility for employment in construction is likely but is this sustainable beyond 2037?	The Housing and Economic Development Needs Assessment 2020 provides the basis for the jobs growth figures and approach taken to policy development. Seven of the general employment sites have planning permission and two sites are under construction. DHL have recently completed at Manton Wood.

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REF089	NEDDC	<p>Bassetlaw's spatial strategy is focussed 'on delivering sustainable development and growth' that amongst other things 'meets the evidenced need for new homes and jobs...' The Draft Plan states that 'the spatial strategy promotes a 'step change' in the District's economy to reflect the priorities of the D2N2 Strategic Economic Plan and Bassetlaw's Industrial Strategy to; reduce levels of out-commuting: retain employment and skills locally; increase productivity; address affordability issues and improve infrastructure capacity,...'. On the issue of employment needs it is stated that 'future employment needs consider completions trends as well as economic forecasts from Oxford Economics, Cambridge Econometrics and Experian'. It then says that 'the evidence identifies job growth of 3,400 to the year 2035, which when projected forward to 2037, to balance with the housing requirement, totals 5,500 jobs in B1, B2 and B8 use and for other employment uses.' The Draft Plan acknowledges that 'the District has a high level of employment permissions and available employment land (at least 108 ha) – it is generally accepted that 75% will come forward in the plan period (81 ha)...' and 'on that basis, Policy ST1 identifies sufficient land to balance with Bassetlaw's housing requirement'. Policy ST1 of the Draft Plan proposes an employment land target of 108 ha for the period 2018 to 2037, which provides for an average 5.7 ha of 'general' employment land over the 19 year plan period. The Draft Plan also makes provision for a further 199.6 ha of 'strategic' employment land. This strategic employment land recognises the need to support strategic distribution which capitalises on the district's locational advantage in proximity to the A1, A57 and M1. It is being made available only to meet footloose national and regional business investment or the significant expansion of local business subject to certain policy criteria. The employment evidence that underpins the Draft Plan considers a number of economic scenarios and produces a large range in potential future employment need of between 52.4ha and 187.8ha in the period up to 2035. It is not clear from the evidence presented how the Council has arrived at the employment land requirement figure of 108 ha; or how the figure has been extrapolated to cover the period to 2037. Do not object in principle, to the scale of development proposed. However, these questions need addressing if are to understand the potential implications for this district and wider HMA; and indeed support the proposals through an updated Statement of Common Ground.</p>	<p>The Housing and Economic Development Needs Assessment 2020 provides the basis for the jobs growth figures and the housing and jobs balance. This informs the approach to policy development and will provide the basis for duty to cooperate discussions.</p>
REF122	Resident	<p>These representations are in relation to the land at Shireoaks due to be approved for employment purposes under application reference 18/00413/OUT. Policy ST6 sets out proposals to provide employment land to ensure an attractive and flexible supply of employment land to deliver the Council's employment strategy. The policy lists sites under construction, sites with planning permission and proposed Local Plan Allocations. Land at Shireoaks Common is identified as EM002 to provide some 15.4 ha for B1, B2, B8 uses. The recent outline application includes provision for B1/B2/B8 employment uses and also ancillary uses to provide a pub/restaurant, drive-thru restaurant and petrol filling station with an ancillary convenience store. The policy does not refer to the ancillary uses approved on the site and merely refers to B1/B2/B8 uses. For the avoidance of any future confusion, the policy should be amended to make appropriate reference to the provision of a pub/restaurant, drive-thru restaurant and petrol filling station with ancillary convenience store within the policy.</p>	<p>Comments noted. Policy ST8 will be amended to ensure supporting ancillary uses are appropriately referenced.</p>
1194992	Resident	<p>Support employment but it should be high quality employment not just distribution centres with low quality, low paid jobs as this will just lead to more people commuting for work not less. Lack of affordable housing for workers in low paid jobs also an issue. ST7 green energy should not just be in these areas but district wider with an initiative to make use of poor quality agricultural land for use as solar farms or for drainage eg using natural reed beds and wind turbines.</p>	<p>The Local Plan aims to support a step change in the local economy by diversifying the economic base and providing the right type of land at the right time to meet business needs and to provide more better paid, higher skilled jobs. Other policies support renewable energy generation including solar energy in the appropriate circumstances subject to policy criteria.</p>

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1195111	Resident	Object to employment at the Cottam site on the basis this is connected to the proposed residential development	The regeneration of the site is considered a Council priority in the latest Council Plan. To demonstrate sustainable development, regeneration of the site must be supported by appropriate evidence that will ensure any likely impacts from the site can be suitably mitigated. The Local Plan identifies the site as a priority regeneration area, but this is now considered a "broad location" for redevelopment rather than an allocation which means that more evidence and detail is needed to demonstrate the site is deliverable. Therefore the site is not required to be developed in this plan period, but can come forward if it can be satisfactorily demonstrated otherwise.
1195356	Resident	EM005 Proposed Carlton Forest would add danger and overcrowding to an already busy and dangerous road which has had no upgrade to its infrastructure even with the uppage of Peppers Warehousing the amount of HGVs that use that road is dangerous and even queue up at times to access Peppers . This cannot be allowed to be expanded any further	The Carlton Forest employment site has planning permission. Therefore the Local Highways Authority are satisfied that the vehicle movements associated with the development can be safely accommodated on the road network.
1195356	Resident	Facts should be corrected as Bassetlaw is not part of the Sheffield City Region Trade and Investment Plan, Sheffield City Region, 2019 Sheffield City Region Statement of Common Ground, Sheffield City Region Combined Authority, 2019	The Sheffield City Region Trade and Investment Plan identifies Harworth as being within the Doncaster Sheffield Airport Corridor. The Council are a signatory to the Sheffield City Region Statement of Common Ground and the Council is a non constituent member of the Sheffield City Region Combined Authority.
1195356	Resident	While i agree the links to roads are ideal the A1 is ill equipped to cope at the moment and the slip roads are a continual accident hotspots as they cant cope with the amount of traffic so adding even more HGVs will only add to this issue	Highways England are a statutory consultee for the Local Plan and have been involved in the production of the Bassetlaw Transport Study Part 2 which informs the development of the Local Plan. This assesses the impact of development identified in the Local Plan on the strategic road network, including the A1 and identifies mitigation. For this plan period no mitigation has been identified for the A1.

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REF182	DHA Planning	As set out in our previous representations, consider that the site should be formally allocated for B1, B2 and B8 employment development under Policy ST6. Such an approach would then be consistent with that taken by Bolsover for the remainder of the site which, as set out above, has been formally allocated for these uses. See no good reason for excluding Explore Industrial Park from a formal allocation under this policy. Whilst it is recognised that the site is already in use for employment purposes, it currently benefits from planning permissions for more intensive employment uses – both in the form of the 2010 masterplan permission, and also the detailed planning permission for the AMF building. It should be formally allocated under policy ST6, an approach which would be consistent with the allocation of sites EM001 to EM005 in particular.	Explore Steetley will be identified as a general employment site by this policy. The policy will be amended to ensure supporting ancillary uses are appropriately referenced.
REF198	Consultant	This is generally to be supported but there should be other identifiable sites. The A1 is identified as being very important to the district yet one of its existing hubs, Markham Moor, is not considered for growth. Why ever not? It currently has more service facilities than the Apleyhead junction which, unless put them there, is devoid of service. There is plenty of land and sites available at Markham Moor, some of which your Council is aware of but once again it has been overlooked. NTransport related opportunities should be taken at this location.	The sites submitted to the Council have been assessed by the LAA and EDNA. The reports conclude that the sites are some distance from labour supply, others have heritage constraints and others do not form a critical mass of B class employment. The EDNA/LAA consider that these sites are not as attractive to the market as others in the District identified as potential allocations.
REF199	Cushwake	Further commercial development is also planned for Shireoaks, which will further extend the settlement development limits in a northerly direction linking up with the A57. An application by Hallam Land Management, a developer with a good delivery track record, for an employment led development of B1, B2 and B8 uses with a pub-restaurant, Drive-Thru restaurant and petrol filling station with ancillary convenience store has obtained Member support at committee. This development will further expand the facilities available in Shireoaks.	Comments noted.
REF222	Notts CC	It is recommended that, as part of the policies linked to Delivering Economic Prosperity, prioritising the creation of supported employment opportunities for people with mental illness and/or learning disabilities, and that priority be given to care leavers as part of Nottinghamshire's role as a corporate parent for this group.	Use of an Employment and Skills Plan will ensure that appropriate training and job opportunities are made available to local residents. This could include the people identified.

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REF222	Notts CC	<p>The plan also allocates the former High Marnham Power Station and Trinity Farm sites (EM006 and EM007) for employment use. Both of these sites fall within the MSA/MCA for sand and gravel. As per Policy SP7, any applications will need to demonstrate the need for non-mineral development and where this is shown, the applicant should consider the feasibility of prior extraction and so prevent the unnecessary sterilisation of the mineral resource. This is of importance at Trinity Farm, including the housing allocation under Policy 22, as mineral operators have indicated interest in extracting sand and gravel 240m to the west of the allocated mixed-use site. The Draft Minerals Local Plan (July 2018) did include this site (Botany Bay), as an allocation to help meet the required demand under Policy MP2r. This site has now been removed from the Publication Version of the Minerals Local Plan and is no longer allocated. This is due to changes to the mix of site specific allocations identified across the County and not due to the site being withdrawn by the operator. Would recommend that Policy 22 highlight the presence of the MSA/MCA and that any future application will need to demonstrate the need for non-mineral development in this area and if this can be demonstrated, consider prior extraction so to prevent the sterilisation of the resource. Policy ST6 also identifies EM002, Shireoaks Common as employment land. As noted in the planning application response (15/00971/OUT), the Northern part of the sites lies adjacent to Serlby Quarry. Whilst mineral extraction has ceased, the site is still to be restored and remains of interest to the County Council. Application 1/17/01035/CDM under consideration by NCC sought to extend the timescale of importation of waste until 2027, it has recently been withdrawn, a further application is expected to detail the proposed restoration of Serlby quarry. Whilst the quarry is well screened, NCC would wish to ensure any development on the proposed employment allocation site does not prejudice the restoration of Serlby quarry. To the West of the proposed site boundary, there is a current application at the former Harworth Colliery site to import 6.2 million cubic metres of restoration material to restore the former colliery. This application is yet to be determined by NCC. Considering the volume of inert waste that is anticipated to be required to restore the colliery, it is likely the potential employment allocation may be able to detect some environmental impacts from the waste management site, if the application was to be permitted. Bassetlaw may wish to seek advice from their Environmental Health Officer on any potential implications on this proposed site in terms of dust and noise and consider potential phasing of development so to reduce any potential land use conflict. Such comments are also applicable to EM003, Symmetry Park.</p>	<p>Policy ST7 and Policy 22 will make reference to meeting the need for non minerals development. EM002 has outline planning permission for employment use - NCC would be consulted upon any reserved matters applications to ensure the development does not adversely impact upon the restoration of Serlby Quarry. The Council consults Environmental Health on all relevant applications to ensure that implications for dust, noise are addressed.</p>
REF253	Fisher German	<p>8 ha of employment land at Trinity Farm is supported. The pragmatic approach taken by the Council seeking only 5 ha of the 8-ha total to be brought forward within the Plan period is also supported. As the Council is aware Trinity Farm is immediately adjacent to Trinity Park, Randall Way, Retford, a successful business park which has been built out over the previous decade. Trinity Hospital has been instrumental in bringing forward the Trinity Park site and are committed to the next phase. The site is sustainably located, being adjacent to the Retford urban area and is well located to deliver some additional employment land, alongside residential development over the next Plan period. The delivery of the 5 ha of employment land at Trinity Farm will be dependent upon demand and long-term financial commitment to the site. Speculative development is not always easy to progress, in locations away from major arterial routes (e.g. the A1). Occupiers are not prepared to wait and often want built units, whereas developers/investors often want pre-lets before investing in the site. Trinity Hospital has been a Retford based charity for circa 350 years and are committed to its investment in the town. If necessary, to support the development of the employment land, Trinity could create serviced plots or deliver a small commercial scheme. The ability to deliver this would depend on the overall site viability.</p>	<p>The policy takes a pragmatic approach identifying 5ha of the consented land for E and B uses. This should enable the employment uses, supported by employment generating uses on the remaining employment land to be delivered on site as part of a viable scheme.</p>

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REF256	Barnsley Metropolitan Borough Council	Additional text is requested to part of policy ST6 set out below: Section A point 2 A further 199.6ha of strategic employment land is identified as available only to meet the specific needs of footloose national and regional business investment or the significant expansion of a local business, as set out in Policy ST8. This land would only be used for this purpose if there were no other allocated sites within the Sheffield City Region that could accommodate this requirement.	Following consideration of comments it is not considered that a sequential approach is evidence based and can be justified. Effectively the proposal is requesting that sites in Sheffield City Region be prioritised which is considered to be unjust and without merit.
REF269	Rotherham Metropolitan Borough Council	Additional text is requested to part of policy ST6 set out below: Section A Point 2 A further 199.6ha of strategic employment land is identified as available only to meet the specific needs of footloose national and regional business investment or the significant expansion of a local business, as set out in Policy ST8. This land would only be used for this purpose if there were no other allocated sites within the Sheffield City Region that could accommodate this requirement.	Following consideration of comments it is not considered that a sequential approach is evidence based and can be justified. Effectively the proposal is requesting that sites in Sheffield City Region be prioritised which is considered to be unjust and without merit.
REF282	National Trust	National Trust objects to the proposal at part A.2. of this policy to allocate 'a further 199.6ha of strategic employment land' over and above any identified need or demand. This figure is not supported by the proposed growth in housing in the local area. The inclusion of land at Apleyhead Junction would result in urban sprawl, bringing Worksop all the way to the A1 junction and proposed Garden Village. It would result in the unjustified loss of good-moderate agricultural land. It would generate further traffic and pollution on the A57 corridor, while impacting on the character of the wider area. It would also present a risk to the remediation and development of brownfield sites in the district and farther afield.	The Housing and Economic Development Needs Assessment 2020 provides the basis for the jobs growth figures and the housing and jobs balance. This informs the approach to policy development. Housing delivery rates have been reviewed to reflect the current position in the District.
REF298	Axis PED Ltd	Policy ST6 sets out that the Council will ensure that a flexible supply of employment land is available to deliver the Council's strategy for economic prosperity, job growth and inward investment. Presents sites in three categories, which are: those with sites under construction 2019-2020, sites with planning permission, and local plan allocations. Identifies 108.38ha of general employment land available during the Plan period. This includes a number of sites with planning permission totalling 36.25ha of employment land. Land at Carlton Forest is included within this total, however, this relates to the site to the south of FCC's site which is shown on the Policies Map. 2.4 ha of FCC's site benefits from planning permission (ref: 18/01093/OUT) for employment uses. It is unclear why this is not included within Policy ST6 under 'sites with planning permission'. This omission is presumed to be an error which should be corrected. In addition to the 2.4ha of land to the east of the Site which currently benefits from planning permission, FCC contend that the remainder of the site is also suitable for employment uses and should be included as a Local Plan Allocation (within the third tranche of sites in Policy ST6). Part of the Site is previously developed land and the entire site is of low environmental value and currently underutilised. Despite being outside of the settlement boundary, the entire Site is well connected to the existing settlement and the adjacent allocation (HS1 and EM005).	Planning permission exists for part of the site and an occupier is in place to develop the remainder in 2022. On that basis, there is no need to allocate the site a tenant is lined up to occupy. Therefore there is no need to allocate this land. The planning permission and development management process is addressing the needs of the site

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REF299	Gladmans	Policy ST6 seeks to ensure an attractive and flexible supply of employment land is available in the District to ensure the Council's strategy for economic prosperity, job growth and inward investment is achieved. The inclusion of Bevercotes Colliery as an additional Priority Regeneration Area aligns with the ambitions of Policy ST6 and the Plan overall. Bevercotes Colliery has the ability to form a comprehensive mixed-use Priority Regeneration Area that includes B1, B2 and B8 uses alongside residential development. The site is less than 1km from the strategic A1 corridor and therefore represents an excellent location for strategic employment development.	The former Bevercotes Colliery is covered by Local Wildlife Sites and is identified by the Bassetlaw HRA as having the potential to host breeding and foraging protected bird species associated with the Sherwood Forest ppSPA. Allocating the site is therefore contrary to legislation and national planning policy. However, the site has planning permission for employment development which is considered to be deliverable as a mitigation package has previously been agreed.
1197264	Resident	Do not need more distribution centres in the area. Mention an increase in jobs, but the majority of land is to be used for more distribution centres, which will mean the majority of new jobs created are for packer/distributor roles, the majority of which will most likely be filled by migrant labour. Would very much like to work locally, however the lack of higher level jobs in the area means we have to commute further afield to surrounding cities and towns.	The Local Plan aims to support a step change in the local economy by diversifying the economic base and providing the right type of land at the right time to meet business needs and to provide more better paid, higher skilled jobs.
REF323	Emery Planning	Welcome the recognition in the Plan of the importance of local businesses as an integral factor in creating and sustaining a diverse and strong local economy. Such businesses are essential to the continued prosperity of the District and a strong local economy is vital to improving living standards and quality of life for Bassetlaw's residents. J G Pears is one such business which is ideally placed to assist the Council in enhancing its economic prosperity. Note a typographical error with the referencing of the High Marnham Energy Hub allocation which is referred to at paragraph 6.1.12 and within Policy ST6 as site reference 'EP006', however, in Section heading 6.2 and within Policy ST7 (which allocates the land at the Former High Marnham Power Station as an 'Energy Hub') the site reference is given as 'EM007'. This drafting error is also reflected in other evidence base documents such as the Draft Infrastructure Delivery Plan. For clarity and consistency this matter needs to be addressed across the full suite of documents. Support the allocation of the land at the Former High Marnham Power Station as an employment allocation for B1, B2, B8 - Energy Hub energy and low carbon generation related business. The requirement for development proposals in employment allocations to enter into a site related Construction Job Employment Strategy in order to support local employment and skills in the construction industry is noted and J G Pears are committed to enhancing local employment opportunities and increasing skill levels across the workforce. Note the reference to the use of Planning Performance Agreements and whilst these can be a useful tool in some circumstances these should not be a mandatory requirement of development proposals.	Support for the policy approach is noted. High Marnham Energy Hub will be consistently referenced across all Local Plan documents.
REF325	Resident	Policy ST6A and B should be amended to include the site between the A57/A1 south.	The Economic Development Needs Assessment 2019 assessed a range of available sites and concluded that this site was not required to deliver the economic growth ambitions of the District in this plan period.

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REF346	Doncaster Council	Additional text is requested to part of policy ST6 set out below: Section A point 2 A further 199.6ha of strategic employment land is identified as available only to meet the specific needs of footloose national and regional business investment or the significant expansion of a local business, as set out in Policy ST8. This land would only be used for this purpose if there were no other allocated sites within the Sheffield City Region that could accommodate this requirement.	Following consideration of comments it is not considered that a sequential approach is evidence based and can be justified. Effectively the proposal is requesting that sites in Sheffield City Region be prioritised which is considered to be unjust and without merit.
REF347	NJL Consulting	Policy ST6 carries forward the key employment land policy thread from ST1. Although the strategic vision of securing growth across 308ha of employment land is fully supported, it is not necessary to specify the specific market sectors to deliver this quantum of employment. The draft Local Plan objective is to bring forward allocations that provide a balanced portfolio of employment land supply across Bassetlaw that is sufficiently flexible to attract and satisfy the needs of established businesses and investment at a subregional, regional and National level. The approach in ST6 (which then leads to ST8) unhelpfully creates two classes of employment land when in fact both types of land are essential to meet growth ambitions, sub-regional economic objectives and occupier demand. For the Local Plan's strategic vision of delivering step change growth to be realised, the total employment land being proposed must be met. If any part of this need is not delivered, then the overall vision and economic growth objectives for Bassetlaw would be unfulfilled. ST6 is also inconsistent with ST1 in some of the terminology and wording in respect of the ambitions for the site. For example, ST1 refers to 'sub-regional/regional employment need and/or the significant expansion of a local business' whereas ST6 refers to footloose national and regional business investment. These inconsistencies are unhelpful to the implementation of the policy and will only serve to confuse and potentially deter market interest which in turn would compromise the Council's vision. Suggested policy changes: A. To ensure an attractive and flexible supply of employment land is available to deliver the Council's strategy for economic prosperity, job growth and inward investment 307.98ha 308ha of employment land is recognised of particular value to the economy and will be available for development. 1. to 2037:108.38ha of general employment land available for development during the plan period, an annual average of 5.7ha per year 2018 to 2037. 2. A further 199.6ha of strategic employment land is identified as available only to meet the specific needs of footloose national and regional business investment or the significant expansion of a local business, as set out in Policy ST8. B. All These key employment sites are identified on the Policies Map for development in the following classes and other identified employment sectors in accordance with site specific policies as identified in the plan. Add new site EM010 Apleyhead Junction to list of sites. (Parts C and D remain unaltered)	The Housing and Economic Development Needs Assessment 2020 provides the basis for the approach taken to policy development. This site is identified is additional to local employment needs and is proposed for allocation on that basis. Terminology will be addressed to ensure consistency in approach.
REF387	Resident	Retford requires land allocation for more employment provision in and around Retford.	5ha of land is identified for employment use in Retford over the plan period. In addition five existing employment sites are protected to support ongoing employment use and the expansion of existing businesses. This approach reflects market demand for employment development in Retford over the last few years.
REF475	Resident	Support. Good locations suggested for big employment sites.	Support noted and welcome.