

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST10 - Existing Employment Sites</b>			
1195486	Resident	Why are the industrial areas of the airfield at Gamston and Bevercotes not included as they were in the previous plan?	Policy ST10 protects Existing Employment Sites which are considered essential to the long-term economic success of Bassetlaw. The employment site to the south of the airfield is not considered to meet that definition. The land at Bevercotes has planning permission for employment use but there is no development on the site so it is not considered to meet the definition of an Existing Employment Site. However, the Gamston site is considered to be an other employment site under Policy ST11 and can continue to operate in that capacity.
REF182	Consultant	Would prefer that the EIP site is allocated under Policy ST6 nevertheless welcome the identification of the site as an Existing Employment Site under Policy ST10. This is a significant improvement over the previous Regulation 18 draft Local Plan since it now explicitly supports new or additional B1, B2 and B8 development or small-scale ancillary uses on the site. Support part A of the policy, although have some concerns about the presentation of this on the Policies Map. Concerns over the drafting of part C of the policy. No objection to the main principle, the wording as drafted may have unintended consequences by preventing otherwise acceptable employment uses. As drafted, this part of the policy states that any change of use or redevelopment to a non-B1, B2 or B8 employment use would only be permitted where certain criteria are met. It is not currently clear whether all of the criteria must be met in order to accord with the policy. It is entirely conceivable that a non-B1, B2 or B8 employment use, such as a sui generis employment use was proposed, which would have the same benefits as a standard B-class use. As worded, the policy would require evidence of 12 months' marketing and a viability assessment, which would seem unnecessary. However, if the word "or" was added to the end of each criterion, in this example it would still accord with the policy as the second criterion would be complied with. Request that the policy is amended in this way.	Explore Industrial Park will be allocated as a general employment site under Policy ST6.
REF182	Consultant	Client controls Explore Industrial Park (EIP) and has been developing it for industrial development over the last few years. It is essential that the site is properly recognised as forming an important part of the Council's economic development strategy in the emerging Local Plan. EIP is a major cross-boundary employment site to the west of Worksop. The EIP site is a large former quarry, colliery and brick refractory site which was acquired by Laing O'Rourke in 2007. The site area is divided almost equally between Bolsover (Derbyshire) and Bassetlaw (Nottinghamshire). The area within Bassetlaw comprises the most developable land. Planning permission granted in 2007 for the existing pre-cast concrete manufacturing facility, in 2010 outline planning permission for a B1/B2/B8 off-site manufacturing hub on the wider EIP site. Due to the nature of the proposal, 10 years were allowed for the submission of reserved matters. Invested millions of pounds into the site to date. A new off-site manufacturing facility making pre-cast concrete products constructed in 2008 with a new access road onto the A619. Other enabling works have taken place, including decontamination of the site, ecology translocations and a substantial new ecological mitigation area, interim drainage works including the realignment of part of Darfoulds Dyke and structural landscaping. Development platforms have also been created. The substantial investment ensures it is ready and available for development. Planning permission been granted for a further large-scale manufacturing facility (the "AMF") to the west of the current factory, within Bassetlaw. Development has commenced. Two further development parcels available in the part of the site in Bassetlaw used on an interim basis as open storage and car parking (planning permission 2018). The longer-term plan is to develop industrial buildings. Overall, 16ha of employment land is available in Bassetlaw. C.270 people are employed at the existing facility. Once developed is likely to employ in excess of 1,000 people. The site does not benefit from any specific designations on the current 2011 Proposals Map. As a result, the site is treated as being in the open	Reflecting this site's importance to the employment land supply for the plan period the Explore Industrial Park will be allocated under Policy ST6 as a General Employment Site.

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		<p>countryside. The adopted Core Strategy is silent in relation to the site so Policy DM1 (Economic Development in the Countryside) applies. This policy is aimed at rural employment uses generally, rather than a major employment development site such as EIP. Contrary to the incorrect summarisation of the site in Table 17 of the Economic Development Needs Assessment, EIP is not yet a fully-developed employment site. Whilst all of the plots in Bassetlaw are either in permanent or temporary use, some of the existing plots are used on an interim basis rather than the more intensive uses proposed in the masterplan. These plots remain available for B1, B2 and B8 uses. Laing O'Rourke regularly bids for major construction projects, some of which may require further facilities to be constructed at EIP, depending on the nature and location of the project. Laing O'Rourke has previously undertaken pre-application discussions with Bassetlaw District Council about plans for such potential buildings, although to date the buildings have subsequently not been required. However, in the event of a successful bid requiring a new facility to be constructed, it will often be necessary to erect the building quickly. As a result, whilst at present there are no detailed proposals for any of the under-utilised Bassetlaw plots, that position is liable to change rapidly should a particular contract require development of these plots. Off-site manufacturing restriction The current masterplan permission is limited to uses which form part of an off-site manufacturing hub concept. Condition 4 states:</p> <p>The Reserved Matters submitted in accordance with conditions 1 and 2 shall be accompanied by a Statement demonstrating the way in which the proposal forms part of the off-site manufacturing hub concept as described in the application documents (i.e. a centre of manufacturing excellence that will benefit from efficiency and sustainability gains through the use of shared resources on a single site".</p> <p>The site is now a well-established employment site with substantial investment having taken place as set out above. If the current restriction of off-site manufacturing uses was to be lifted and a general B1/B2/B8 allocation confirmed, this would allow greater flexibility, assist with investment decisions and encourage further job growth at the site. In this scenario, the landowners could market parts of the site for alternative employment uses where this would not conflict with the smooth operation of the existing site, further enhancing employment prospects. As set out further below, Bolsover District Council has agreed that it would be appropriate to lift this restriction in its emerging Local Plan.</p> <p>Emerging Bolsover Local Plan</p> <p>Bolsover District Council is at a very advanced stage in preparing its own Local Plan, with the Inspector issuing her report in January 2020. Bolsover's Planning Committee has recommended that the Full Council now proceed to adopt the Local Plan, and the plan is expected to be adopted in March 2020. The new Bolsover Local Plan allocates the developable parts of EIP within its jurisdiction for general B1/B2/B8 employment uses. These are not restricted to off-site manufacturing uses.</p> <p>To date, Bassetlaw and Bolsover District Councils have worked closely on all strategic matters relating to the EIP site. For example, the Councils collaborated closely on the outline planning permissions, which include the same conditions and wording on both permissions.</p> <p>We have welcomed the support of Bolsover District Council in allocating their part of the site for general employment uses, and we request that Bassetlaw takes the same approach in its emerging Local Plan. This would be appropriate, especially given that paragraph 9.9 of the Council's latest Economic Development Need Assessment recognises that EIP is one of eight important employment sites within the district.4 It goes on to note that:</p> <p>"These are good quality employment sites and there should be a presumption of retention for continued employment uses. However, it is recognised that some operational flexibility may be required."</p>	

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REF198	Consultant	Policy ST10 page 63 This list of existing employment sites is incomplete, once again no mention of Markham Moor. This policy is therefore not sound.	The Economic Development Needs Assessment 2019 considers Markham Moor to be a mixed use area around the junction on the A1. However, the development opportunities are limited to relatively small parcels of land among the junction infrastructure and varied existing uses. It is therefore considered that the commercial attractiveness of the site is more limited than other sites along the A1. On that basis the area is not considered to be essential to the long term economic success of Bassetlaw so does not meet the definition of Existing Employment Site. Nevertheless, the relevant B uses within the area would be addressed by Policy ST11 as Other Employment Sites.
1197063	Resident	There is no mention of current large employment services in the area specifically NHS establishments such as Bassetlaw District Hospital and Rampton Hospital (Nottinghamshire Healthcare) and others. How have these organisations responded to the Local Plan? How are their development strategies included? Are they growing their services or declining? They are significant employers and may require more or less staff in the future and they need to be considered when developing the plan.	Policy ST10 only looks at sites that are in the B Use Class so offices, general industry or storage and distribution. While Bassetlaw Hospital and Rampton Hospital are important local employers they are not B Class development so fall outside the scope of Policy ST10. NHS Bassetlaw are a statutory consultee for the Local Plan. The impact of new development on their services has been taken into account in the production of the Plan.
REF289 -	Consultant	Endorse Policy ST10 allowing new and extended employment development to be provided (beyond those sites proposed to be allocated), subject to various criteria being met.	Support noted and welcome.
REF298	Consultant	Policy ST10 protects employment areas that are both suitable and viable for continued employment growth. It confirms that existing employment sites are important drivers for the District's economy. FCC's site which has permission for employment uses should be identified within Part A of Policy ST10. The proposed employment development at FCC's site can come forward in a sensitive manner which reflects its location on the edge of the urban area. The supporting technical reports which accompanied FCC's application for the east of the site demonstrated that the Site can come forward without detrimentally impacting the environment and surroundings. Pre-application discussions have taken place with the Council regarding the remainder of FCC's site and an application for employment uses on this part of the Site is due to be submitted to the Council within the next few months. Given the very clear credentials of FCC's site, and for the reasons explained elsewhere within this representation, we believe that the whole site should benefit from an allocation under Policy ST6. Should the Council decide not to allocate the site for employment uses, then development on the western part of the site (the part without planning permission) might be considered favourably against Part B of Policy ST10. However, this policy is at odds with Policy ST11 which only allows for economic development outside the settlement boundary subject to very rigid policy requirements. This conflict should be corrected.	An existing employment site is one that is in use for employment uses and are located in the strongest demand areas for ongoing employment uses. Whilst this site has planning permission it is not developed or in use. Equally it is not a location which the evidence base considers is essential to direct the long term growth of the District. However, the site benefits from planning permission so employment uses can be promoted on the site through that means.
REF325	Resident	Alternatively, Policy ST10B (1-3) should be amended to permit new employment development outside the allocated employment sites either where (as currently drafted) there are no significant adverse impacts or (to be added) where adverse impacts can be satisfactorily mitigated.	Policy ST11 will be the appropriate policy to reflect these comments.

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REF345 -	Councillor	<p>Why is Welbeck not listed here if you take into account the Garden Centre / Courtyard area, the old pit site, the Works Department, The Artists Workshops, the School of Artisan Food, The Brewery Yard Food businesses, The Farms Depts., The Water Businesses, The Woodland, The Housing, plus other sundry businesses Welbeck is a thriving Rural Industrial Estate (Don't just see it as a Heritage site). This view of Welbeck is WRONG.....the estate is a living thriving area and NOT JUST A HERITAGE SITE longer discussion around the possibilities here for the Visitor Economy, Rural Industry, Education and Training, Rural Leisure, Sustainable Living and Working need to happen before the final plan is crated this is a massive missed opportunity.</p>	<p>Policy ST10 only covers employment sites that can accommodate B class development. All of the commercial businesses listed generate employment, just not within those use classes. Visitor economy is covered by Policy ST12 and the rural economy by Policy ST11.</p>