



Bassetlaw Local Plan 2020-2038 Examination

Matter 3 Employment Land Hearing Statement

October 2022



gladman.co.uk



01260 288888

Page intentionally left blank

MATTER 3: EMPLOYMENT LAND

Issue 3 – Are the provisions of the plan in relation to the provision of employment land justified and consistent with national policy? Would the allocations be developable, deliverable and otherwise soundly based?

Q3.1 Is the supply of 183 ha of local employment land justified in order to provide for future employment needs in the district? How were the sites selected? Were they selected in comparison with possible alternatives using a robust and objective process?

- 1.1.1 Policy ST7 builds on the Council Plan aspirations and capitalises on the District's locational advantage by promoting employment locations with proximity to the A1/A57 strategic road network and local labour, which also provide strategic connectivity to the M1, the wider East Midlands region and South Yorkshire.
- 1.1.2 Gladman support Policy ST7 and the inclusion of Bevercotes Colliery as a 'General and Larger Unit Employment Site'. Policy ST7 currently states that there is a residual employment land availability of 183.2 ha from the sites with planning permission, while BDC-02 Employment Topic Paper clarifies that the residual employment need for the plan period is 175.5ha. This demonstrates that the employment supply identified within the 'General and Larger Unit Employment Sites' are sufficient to deliver the needs assessed through the HEDNA process.
- 1.1.3 Gladman consider that the sites which comprise the local employment land supply within the 'General and Larger Unit Employment Sites' in Policy ST7 offer the most suitable and deliverable new employment sites to meet the identified needs.
- 1.1.4 Gladman support the identification of the former Bevercotes Colliery within Policy ST7 for employment land provision of 43 hectares which reflects the net developable area referred to in the extant planning permission. The redevelopment of the former colliery will remediate and reclaim a significant brownfield site which aligns with the Strategic Objectives of the Plan as well as significant benefits from economic growth and employment generation.

1.1.5 As landowners, Gladman have actively promoted the site through the Local Plan process alongside Quod and DHL Real Estate who have entered into a developer agreement with Gladman to deliver the site. Gladman, alongside DHL, consider Bevercotes Colliery to be a developable and deliverable employment site which helps meet the identified employment growth needs of Bassetlaw

1.1.6 In addition, Gladman highlight that the regeneration of Bevercotes Colliery for employment uses offers the opportunity to deliver improved highway and junction access to the A1 network along the B6387 at the Twyford Bridge junction. Indeed, Gladman have and are continuing to undertake modelling and assessments into the delivery of a new junction including departure applications studies, land take requirements and speed surveys which demonstrate the deliverability of a scheme at the junction.

Q3.2 Is the restriction to B2, B8 and Class E (g) justified for new employment allocations?

1.1.7 Gladman consider that this restriction ensures that the employment and economic growth needs and recommendations identified within the 2020 and 2022 HEDNAs and aligns with the surge in logistics demand identified within the Icen A1 Corridor Logistics Assessment.

Q3.3 In relation to strategic employment needs:

a) Is the allocation of 119ha at Apleyhead, in addition to land identified for "General and Larger Unit Employment Sites" justified and consistent with national policy?

b) What factors led to its allocation? Is it based on up-to-date evidence?

c) Has the allocation had appropriate regard to the potential wider strategic impact of the development?:

1.1.8 The allocation of Apleyhead takes a strategic view to meet the Property Market Area (PMA) needs for logistic space and is supported by the evidence set out in the A1 Corridor Logistic Assessments (2021 & 2022). The site makes an important contribution to the overall need across the PMA for large scale logistics land.

1.1.9 Indeed, a Statement of Common Ground (SOCG) between the A1 PMA authorities in June 2022, sets out agreement that the site could make, “...*an appropriate contribution to addressing a sub-regional/regional need for large scale logistics by 2038*” alongside providing agreement to the site’s potential allocation.

