

Bassetlaw Local Plan Examination in Public

Matter 3 – Employment Land

(Policies ST7, ST9, ST10 and ST11)

Wednesday 30th November 2022 at 9.30 AM Worksop Town Hall

AGENDA

The Council

Stantec *for* Caddick Developments

Stone Planning Services *for* Charterpoint (NG22) Limited

D Troop

Quod *for* DHL Real Estate Solutions

Rapleys *for* Dooba Developments Ltd

Vesta Planning *for* Gentian Development

Inovo *for* Hallam Land Management Ltd and IBA Planning obo Carlton Distribution Ltd

National Trust

Spawforths *for* Network Space Developments Ltd

Nottinghamshire County Council

Retford Civic Society

P&DG *for* Welbeck Estates Company Ltd

1. Is the supply of 183 ha of local employment land justified in order to provide for future employment needs in the district?
 - Why did the Council choose to adopt a completions trend land figure rather than a labour demand model for B2 and B8 uses?
 - Is this set at an appropriate level?
 - Is there a significant shortfall from the need indicated in the HEDNA? Should this be addressed?

2. How were the sites in policy ST7 selected? Were they selected in comparison with possible alternatives using a robust and objective process?
 - Is the restriction to B2, B8 and Class E (g) in policy ST7 justified for new employment allocations?

3. In relation to strategic employment needs 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?
 - What led the Council to the view that it should meet sub-regional need in Bassetlaw? What factors did it take account of?
 - What factors led to the allocation of Apleyhead? What other reasonable alternatives were considered?
 - Is the allocation supported by up-to-date evidence? Does this take appropriate account of the potential wider strategic impact of the development?

- Is there sufficient evidence to demonstrate that the site can be implemented and that all necessary infrastructure and mitigation measures required to support it are achievable and can be delivered?
 - What assumptions have been made in relation to the timescale for delivery and are these justified?
4. Are the requirements of policies ST7 and ST9 clear, and would the criteria identified to assess proposals on these sites be likely to be effective?
 - Is the requirement of 3(e) necessary and what does it seek to achieve?
 5. In relation to policy ST10 is the policy based on up-to-date evidence and is the policy consistent with national policy?
 - Is the Council's approach in relation to the restrictions within Class E and the use of planning conditions justified?
 6. In relation to camping, caravanning and chalets, within policies ST11 and ST12, do the proposals pay appropriate regard to the biodiversity impacts of such proposals?
 7. Are the Council's proposed modifications to these policies and the supporting text necessary for soundness?