

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Carlton-in-Lindrick/Langold

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	174	Other site reference	ii52
House number		House name	Land east of
Street name	Doncaster Road	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton in Lindrick
Location	Edge of settlement	Grid reference	0458680 0386071
Site area (ha)	1.71	Brownfield area (ha)	0.00
Current use (s)	Agricultural land (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North - main residential area East - open countryside South - main residential area West- main residential area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 3	Drainage issues		

Comments IDENTIFIED: Comments from BDC drainage engineer. There are no flooding issues related to this site. If the ground is not suitable for infiltration techniques surface water would have to discharge to existing land drainage and watercourses to the east, controlled run off to greenfield rates. Foul sewers are available adjacent to the site.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification The site is on the edge of a wider residential area and there are no known constraints which would prevent the site from being suitable for housing provided that the highway requirements can be met,

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification The land owner may sell the land for development depending on the outcomes of this study. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors Popular rural residential area has seen some small scale development and one medium development in recent years.

Cost factors There are no exceptional cost factors that would be incurred when developing this site.

Delivery factors Medium site with linear road frontage likely to be developed by one developer over two years.

Achievability conclusion

The site IS achievable

Reasoned justification

Known demand and no adverse cost or delivery factors.

Expected start date**Total number of dwellings**

47

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.71) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable and could come forward within 5-10 years provided that the site is allocated.

Final assessment comments

The site is adjacent to the built form of Carlton-in-Lindrick where there is developer interest. There are no known constraints that would prevent the site being suitable for housing development, provided that the highway requirements can be met, The site would be available if the site was allocated and the development could be completed within two years.

Site number	175	Other site reference	ii151
House number		House name	Land north of
Street name	Long Lane	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton in Lindrick
Location	Edge of settlement	Grid reference	0457795 0384793
Site area (ha)	2.60	Brownfield area (ha)	0.00
Current use (s)	Grassland and some temporary structures		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - farm and associated buildings South - farm and associated buildings West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: as a low-medium chance of archaeological remains. Site contains ridge and furrow features and possible other earthworks.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED: as an unregistered park and garden and would have to be taken into consideration.		
Conservation designation 3	Other heritage asset		
Comments	IDENTIFIED: Heritage asset has been identified in or adjacent to the site, under NPPF Section 12 there is a presumption in favour of preserving heritage assets		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Access road in not an adopted highway so would need bringing up to adoptable standard, currently right of way. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can		

attenuate surface water on site utilising SUDS.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses

Comments

Suitability conclusion

The site is NOT suitable

Reasoned justification

The site is on the edge of a wider residential area, but there are serious concerns over how the site will be accessed, and therefore the site is not suitable for housing development.

Application number

N/A

Type of application

Expiry date

N/A

Dwelling numbers

N/A

Legal / Ownership

Single ownership

Comments

Known developer interest

No

Comments

Site for sale?

Dependent if the site was allocated in the future

Comments

Availability conclusion

The site MAY be available

Reasoned justification

The land owner is looking to sell the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors

Popular rural residential area has seen some small scale development and one medium development in recent years.

Cost factors

Only temporary structures on site that would need removing.

Delivery factors

Medium site with good road frontage outside the village development boundary - access not seen as a problem.

Achievability conclusion

The site IS achievable

Reasoned justification

Known demand and no adverse cost or delivery factors.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?

Comments

If suitable then would be 70 dwellings, based on 90% of the gross area (2.60) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.

Initial assessment

Not developable

Reasoned justification

The site cannot be accessed to meet highways requirements.

Final assessment comments

The site is adjacent to the built form of Carlton in Lindrick where there is developer interest. However, the site cannot be accessed to meet the highways requirements and therefore the site is not suitable for housing development.

Site number	176	Other site reference	ii222
House number		House name	Land east of
Street name	Doncaster Road	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton in Lindrick
Location	Edge of settlement	Grid reference	0458897 0385543
Site area (ha)	15.91	Brownfield area (ha)	0.00
Current use (s)	Agricultural land (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside South - main residential area West - main residential area		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as a medium-high chance of archaeological remains. Contains an area of extra parochial land that may suggest potential for earlier structures.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. The flood risk from the local drain should also be considered.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	197	Other site reference	ii269
House number	6-30	House name	Land to the rear
Street name	Doncaster Road	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton-in-Lindrick
Location	Edge of settlement	Grid reference	0459119 0385049
Site area (ha)	0.88	Brownfield area (ha)	0.00
Current use (s)	Overgrown land		
Previous use (s)	Paddock		
Surrounding land use(s)	North - residential area East - open countryside South - residential area West- residential area		
Conservation designation 1	Heritage aspects		
Comments	IDENTIFIED as being adjacent to the conservation area which would have to be taken into consideration if the site was developed.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Site owners are in advance stages of buying 30 Doncaster Road to gain access to the site. No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Site has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

within a further five years.

Achievability conclusion

The site IS achievable

Reasoned justification

Known demand and no adverse cost or delivery factors.

Expected start date

Total number of dwellings

24

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (0.88ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable and could come forward within 5-10 years provided that the site is allocated.

Final assessment comments

The site is adjacent to the built form of Carlton in Lindrick where there is known developer interest. There are no known reasons why the site is not suitable (provided that access can be gained and other highway requirements can be met) and provided that planning permission is granted the site would be available. There are no known reasons why the site should not be achievable, with development beginning on site within five years.

Site number	215	Other site reference	Additions 37
House number		House name	Land north of Skewer Farm
Street name	Access to Wallingwells Hall	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton-in-Lindrick
Location	Edge of settlement	Grid reference	0457923 0384758
Site area (ha)	1.95	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - main residential area South - farm and associated outbuildings West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: as a low-medium chance of archaeological remains. Site contains ridge and furrow features and possible other earthworks.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED: as an unregistered park and garden and would have to be taken into consideration.		
Conservation designation 3	Other heritage asset		
Comments	IDENTIFIED: Heritage asset has been identified in or adjacent to the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Access road in not an adopted highway so would need bringing up to adoptable standard, currently right of way. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can		

attenuate surface water on site utilising SUDS.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification	Known demand and no adverse cost or delivery factors.		
Expected start date	N/A	Total number of dwellings	0
When will the site be delivered?			
Comments	The site is not available and therefore the associated timescales are not needed. If based on 90% of the gross area (1.95ha) at a density of 30 dwellings per hectare then this would have meant 53 dwellings.		
Initial assessment	Not developable		
Reasoned justification	The access does not meet highway standards.		
Final assessment comments	The site is adjacent to the built form of Carlton in Lindrick where there is developer interest. The access does not meet highway standards and until this is resolved the site cannot be considered as suitable for housing development. The landowner of the site is unknown and therefore the site is considered as not being available.		

Site number	216	Other site reference	Additions 38
House number		House name	Land south of
Street name	Rotherham Baulk	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton-in-Lindrick
Location	Edge of settlement	Grid reference	0457925 0385139
Site area (ha)	17.60	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - employment uses East - residential area South agricultural buildings West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: as a medium-high chance of archaeological remains. The site is shown as containing structures on Sanderson's map of 1835.		
Conservation designation 2	Other heritage asset		
Comments	IDENTIFIED: Heritage asset has been identified in or adjacent to the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection subject to satisfactory details of layout, access, parking and servicing, providing that visibility is achievable. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification	Currently no demand for a site of this size however given existing demand for smaller sites and popularity of location together with strategic importance on the A60 future demand is considered good.	
Expected start date	N/A	Total number of dwellings
		0
When will the site be delivered?		
Comments	The site is not available and therefore the associated timescales are not needed. If based on 70% of the gross area (17.60Ha) at a density of 30 dwellings per hectare then this would have meant 370 dwellings.	
Initial assessment	Not developable	
Reasoned justification	The landowner is not known and therefore the site is currently unavailable.	
Final assessment comments	The site is adjacent to the built form of Carlton in Lindrick where there is developer interest. There are no known constraints why the site should not be suitable for development provided that the heritage assets are successfully addressed. The landowner of the site is unknown and therefore the site is considered as not being available. The development could be completed within 5 years after commencement.	

Site number	217	Other site reference	Additions 39
House number		House name	Land at Firbeck Colliery
Street name	Doncaster Road	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton-in-Lindrick
Location	Edge of settlement	Grid reference	0458260 0386050
Site area (ha)	13.00	Brownfield area (ha)	13.00
Current use (s)	Mostly derelict buildings, some in very poor condition.		
Previous use (s)	Factories and industrial buildings		
Surrounding land use(s)	North - Local Wildlife Site and Local Nature Reserve East - open space and recreational facilities (football pitches) South - employment uses West - open countryside		
Conservation designation 1	Local Wildlife Sites		
Comments	IDENTIFIED: Area to the northwest of the site is a Local Wildlife Site		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED as a low-medium chance of archaeological remains. Industrial archaeology that may be worthy of recording.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection subject to satisfactory details of layout, access, parking and servicing, providing that visibility is achievable. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain and where possible reduce the current brownfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

The site IS achievable

Reasoned justification

Currently no demand for a site of this size however given existing demand for smaller sites, the previous sale of the site to developers, and popularity of location together with strategic importance on the A60 future demand is considered good.

Expected start date

2014/2015

Total number of dwellings

300

When will the site be delivered?

0-5 years

Comments

Based on the planning permissions.

Initial assessment

Deliverable

Reasoned justification

The site has planning permission and will commence within 2 years.

Final assessment comments

The site is within a wider area of employment and houses on the edge of Carlton in Lindrick where there is developer interest. There is planning permission for the site and development is expected to start on site within 2 years, building at 50 houses per year based on 2 developers.

Site number	520	Other site reference	
House number		House name	Land north of
Street name	The Green	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton in Lindrick
Location	Edge of settlement	Grid reference	459187 385065
Site area (ha)	5.24	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - agricultural land South - residential West - residential		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Area to the south of the site has been identified as an area of archaeological interest.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: Area to the south of the site is a conservation area. The impact of the development on the Conservation Area would have to be carefully considered. Comments from Conservation suggest that the southern part of the site could be sensitive.		
Conservation designation 3	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the south of the site. Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Building nearby.		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	UNRESOLVED: The existing access is in too close proximity to the junction to serve any level of development with the possible exception of the residential conversion of the farm buildings subject to it being satisfactorily demonstrated that this would be a lesser traffic generator than previous uses for the site. However, it may be possible to create a junction to highway adoption standard towards the eastern boundary of the site's road frontage which would involve the demolition of		

existing buildings and subject to it being demonstrated that appropriate visibility splays can be achieved. The level of development is likely to be limited to 150 dwellings from one point of access. The traffic impact of the development must be supported by a Transport Assessment produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.

Physical problem 2 Flood risk

Comments COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There are no flooding issues related to these sites. If the ground is not suitable for infiltration techniques surface water would have to discharge to existing land drainage and watercourses which run adjacent to the sites, controlled run off to greenfield rates. Foul sewers are available adjacent to the site but it is likely that flows would have to be pumped.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site MAY be suitable

Reasoned justification The site is on the edge of the wider residential area. However, the existing access does not comply with Notts CC requirements and in order to improve the access, the buildings to the front of the site would have to be demolished (it is unlikely that Listed Building Consent would be granted for this as they are curtilage listed). The existing access may only be able to serve a limited number of dwellings (potentially the conversions of the existing barns). There would also need to be careful consideration given to the potential impact development could have on the nearby Listed Building and conservation area.

Application number N/A **Type of application**

Expiry date N/A **Dwelling numbers** N/A

Legal / Ownership Single ownership

Comments

Known developer interest No

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	565	Other site reference	
House number		House name	Land off
Street name	Hawthorne Way	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton in Lindrick
Location	Edge of settlement	Grid reference	458119 385281
Site area (ha)	0.06	Brownfield area (ha)	0.06

Current use (s) Garage and informal parking area

Previous use (s) Garaging across the whole site

Surrounding land use(s)
 North - residential
 East - residential
 South - residential
 West - open countryside

Conservation designation 1

Comments

Conservation designation 2

Comments

Conservation designation 3

Comments

Conservation designation 4

Comments

Physical problem 1 Access

Comments IDENTIFIED: With the exception of the garage bases, the garage court is public highway. Whilst this could be stopped up in part, it would have to be demonstrated that sufficient space had been retained to allow a refuse vehicle to manoeuvre. This would likely only leave space for an extremely limited development.

Physical problem 2 Flood risk

Comments COMMENT: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date	<input type="text"/>	Total number of dwellings	<input type="text" value="2"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>		
Comments	<input type="text" value="Based on 100% of the gross area (0.06ha) at a density of 30 dwellings per hectare."/>		
Initial assessment	<input type="text" value="Developable"/>		
Reasoned justification	<input type="text" value="The site is suitable for a limited number of houses and is currently for sale."/>		
Final assessment comments	<input type="text" value="The site is within the built form of Carlton in Lindrick. The site is suitable for extremely limited development. The site has recently been sold and the current owner has not made their aspirations known. There is known market demand for such sites locally."/>		

Site number	585	Other site reference	
House number		House name	Land off
Street name	Doncaster Road	Locality	Carlton-in-Lindrick
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Carlton in Lindrick
Location	In settlement	Grid reference	458797 385266
Site area (ha)	0.19	Brownfield area (ha)	0.00
Current use (s)	Housing		
Previous use (s)	1 house		
Surrounding land use(s)	North - road and then residential East - road and then public house South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Access has been agreed through the planning application process.		
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1
Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site is currently under construction (as of May 2011) and will be completed shortly.