

# Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Harworth Bircotes

April 2013

Bassetlaw District Council



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

<b>Site number</b>	147	<b>Other site reference</b>	Additions 27
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	Thornhill Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth/Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461022 0391982
<b>Site area (ha)</b>	7.37	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - residential area East - residential area Southeast - older residential area (mainly 2 storey semi-detached properties) Southwest - new residential area (mixture of size and types of properties) West - residential area		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Little known from the area but potentially highly likely that alluvium is covering archaeology.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Flood risk		
<b>Comments</b>	UNRESOLVED: Northeast boundary is within Flood Zone 3, the rest of the site is within Flood Zone 1. Comments from the Environment Agency suggest that a flood risk assessment would be required that demonstrated the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDs. The part of the site that is within Flood Zone 3 would not be suitable for development.		
<b>Physical problem 2</b>	Access		
<b>Comments</b>	UNRESOLVED: the site is landlocked and is dependent upon BAS0148 (access is currently not suitable). 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 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**

<b>Reasoned justification</b>	If allocated, then this site would be attractive to the market. The size of the site may impact on the achievability of the site and may mean that phasing would need to be carefully considered through the LDF process.	
<b>Expected start date</b>	N/A	<b>Total number of dwellings</b>
		0
<b>When will the site be delivered?</b>		
<b>Comments</b>	If suitable, would have been 177 dwellings, based on 80% of the net area at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.	
<b>Initial assessment</b>	Not developable	
<b>Reasoned justification</b>	Site not suitable or available.	
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes. There are known problems with the access to the site and therefore cannot be currently considered as suitable for housing development. The part of the site that is within Flood Zone 3 is considered as not suitable for housing development. The landowner of the site is unknown and therefore the site is considered as not being available. The site is regarded as having limited market attractiveness.	

<b>Site number</b>	148	<b>Other site reference</b>	Additions 28
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Thornhill Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth/Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0460801 0391861
<b>Site area (ha)</b>	1.33	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside East - new housing (2 and 2 1/2 storey properties) South - open countryside West - single 2 storey house		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks on site.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	UNRESOLVED: access is not supported by Nottinghamshire Highways Department.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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.		
<b>Physical problem 3</b>			
<b>Comments</b>			

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

<b>Expected start date</b>	N/A	<b>Total number of dwellings</b>	0
<b>When will the site be delivered?</b>			
<b>Comments</b>	If suitable would have meant 36 dwellings, based on 90% of the gross area (1.33ha) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.		
<b>Initial assessment</b>	Not developable		
<b>Reasoned justification</b>	The site cannot be accessed to meet highways requirements.		
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes. However, the site cannot be accessed to meet highways requirements and therefore the site is not suitable for housing development. The landowner of the site is unknown and therefore the site is considered as not being available. There may be market demand for this site if allocated.		

<b>Site number</b>	180	<b>Other site reference</b>	i85
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Church Walk	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461283 0391705
<b>Site area (ha)</b>	1.68	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Wasteland (not maintained)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside Northeast - All Saints Church (grade II listed building) East - residential area Southeast - Syringa house and barn (grade II listed buildings) Southwest - vacant land West - open countryside		
<b>Conservation designation 1</b>	Listed Building		
<b>Comments</b>	IDENTIFIED: Listed buildings to the south and the north of the site (Church of All Saints- grade II ref: 1/62, Syringa House- grade II ref:1/67 and barn at Syringa House grade II ref: 1/68). Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby.		
<b>Conservation designation 2</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Potential for Medieval remains,		
<b>Conservation designation 3</b>	Heritage aspects		
<b>Comments</b>	IDENTIFIED as being within the historic core of the settlement which would have to be taken into consideration if the site was developed.		
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	IDENTIFIED: no objection in principle, provided that access could be gained from Styrrup Road (as Church Road is an unadopted Road), and would have to meet highways guidance. Is agreement with adjacent landowner to provide access to this site. 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** IDENTIFIED: The majority of the 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 site may also be at highly risk of flooding from Harworth Dyke and therefore residential development should remain outside of this zone.

**Physical problem 3** Drainage issues

**Comments** IDENTIFIED: Comments from BDC drainage engineer. Small infill sites. Surface water discharge to Harworth Dyke with appropriate approvals. Foul effluent to existing sewer network.

**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 a wider residential area and there are no known constraints which would prevent the site from being suitable for housing. Careful consideration would have to be given to the design, layout and massing of any development on the site due to the close proximity of the Listed Buildings.

**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.

<b>Market factors</b>	Demand for sites is picking up in this area, with known developer interest in the town.
<b>Cost factors</b>	There are no exceptional cost factors that would be incurred when developing this site.
<b>Delivery factors</b>	None noted assumes one builder and completion in two years.

**Achievability conclusion** The site MAY be achievable

**Reasoned justification** Area very depressed currently no demand and therefore achievability requires significant market improvement

**Expected start date**  **Total number of dwellings** 45

**When will the site be delivered?** 6-10 years

**Comments** Based on 90% of the gross area (1.68) at a density of 30 dwellings per hectare.

**Initial assessment** Developable

**Reasoned justification** The site is suitable if the conservation issues were resolved and access could be gained, the site could come forward within 5-10 years.

**Final assessment comments** The site is adjacent to the built form of Harworth Bircotes which has limited market demand. The site is in close proximity to three Listed Buildings and therefore careful consideration would have to be given to the design, layout and massing of any development on the site. Additionally, access to the site would have to be gained from Styrrup Road. If planning permission is granted the site would be available. There are no known reasons why the site should not be achievable, with the owner willing to sell the land for development once allocated or with valid planning permission. The development could be completed within two years.

<b>Site number</b>	181	<b>Other site reference</b>	ii109
<b>House number</b>		<b>House name</b>	Land at the entry of the new ce
<b>Street name</b>	Styrrup Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461147 0391413
<b>Site area (ha)</b>	0.21	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Grassland		
<b>Previous use (s)</b>	Agricultural land		
<b>Surrounding land use(s)</b>	North - 2 storey semi detached properties East - 2 storey detached properties South - open countryside West - proposed new cemetery with associated parking Road runs through the two sites - access to the new cemetery		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, subject to satisfactory detailed layout, access, parking and servicing arrangements can be made. Requires visibility to be provided as standard, on site highway layout to standard, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

**Achievability conclusion**

<b>Reasoned justification</b>	Small scale development some latent demand when market picks up.		
<b>Expected start date</b>		<b>Total number of dwellings</b>	8
<b>When will the site be delivered?</b>	6-10 years		
<b>Comments</b>	Based on pairs of semis along the road.		
<b>Initial assessment</b>	Developable		
<b>Reasoned justification</b>	The site is suitable and could come forward within 5-10 years provided that the site is allocated.		
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes which has limited market demand. There are no known constraints and the site can be considered as suitable for housing development and provided that planning permission is granted the site would be available.		

<b>Site number</b>	182	<b>Other site reference</b>	ii252
<b>House number</b>		<b>House name</b>	Land east of
<b>Street name</b>	Tickhill Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461923 0392508
<b>Site area (ha)</b>	26.26	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land		
<b>Previous use (s)</b>	None known		
<b>Surrounding land use(s)</b>	North - open countryside East - open countryside South - main residential area of the settlement West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks of field and possible settlement remains- likely to be significant archaeology across the site		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: visibility would not be achievable from Tickhill Road and Sherwood Road is not considered to be adopted up to the site boundary (possible ransom strip), access would have to be gained through Balk Lane (dependent upon a traffic assessment). .		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

50 units a year but in present climate much less given locality - and only sold to order - possibly single figures.

**Achievability conclusion**

The site IS achievable

**Reasoned justification**

Developer is keen to pursue the site and this shows that there is market demand in such sites.

**Expected start date**

**Total number of dwellings**

551

**When will the site be delivered?**

6-10 years

**Comments**

Based on 70% of the gross area (26.26ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site is suitable and could come forward if allocated.

**Final assessment comments**

The site is adjacent to the built form of Harworth Bircotes which has limited market demand. There are no known reasons why the site is not suitable and provided that planning permission is granted the site would be available (developer is keen to pursue this site). The site is currently regarded as not desirable due to the low demand area and the size of the site, although this could be addressed.

<b>Site number</b>	183	<b>Other site reference</b>	ci15
<b>House number</b>		<b>House name</b>	Land off
<b>Street name</b>	Hawkins Close	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0462029 0392329
<b>Site area (ha)</b>	0.55	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Wasteland (not in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	<p>North - immediately north are bungalows and then 2 storey detached properties</p> <p>East - residential area (mainly 2 storey detached and semi detached former council owned properties)</p> <p>South - residential area (mainly 2 storey detached and semi detached former council owned properties)</p> <p>West - residential area (mainly 2 storey detached and semi detached former council owned properties)</p>		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED: The northern half of the site has been identified as an area of archaeological interest.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: No objection in principle. Access point would have to comply with Highway design guide. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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** Drainage issues

**Comments** IDENTIFIED: Comments from BDC drainage engineer. Surface water discharge would be to existing public sewer in Tickhill Road restricted to the requirements of STW. Foul flows to existing sewer network.

**Physical problem 4**

**Comments**

**Potential impact 1**

**Comments**

**Potential impact 2**

**Comments**

**Bad neighbouring uses**  **Comments**

**Suitability conclusion** The site IS suitable

**Reasoned justification** The site is on the edge of a wider residential area and providing that the development would not conflict with the area of archaeological interest, there are no other known constraints which would prevent the site from being suitable for housing.

**Application number** 12/01764/OUT **Type of application** Outline

**Expiry date** Pending **Dwelling numbers** 24

**Legal / Ownership** Single ownership

**Comments** Site is now owned by a developer.

**Known developer interest** Owned by developer

**Comments**

**Site for sale?** Yes

**Comments**

**Availability conclusion** The site IS available

**Reasoned justification** The site is currently within the development boundary and the principle of developing the site has been accepted.

**Market factors** Demand for sites is picking up in this area, with known developer interest in the town.

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

**Delivery factors** The site is owned by a developer who is keen to progress the site within the next 5 years.

**Achievability conclusion**

The site IS achievable

**Reasoned justification**

The site is owned by a developer who is keen to progress the site within the next 5 years.

**Expected start date**

2014/2015

**Total number of dwellings**

24

**When will the site be delivered?**

0-5 years

**Comments**

Based on application. If based on 100% of the gross area (0.55) at a density of 30 dwellings per hectare would have meant 17 dwellings.

**Initial assessment**

Deliverable

**Reasoned justification**

The site is suitable for housing development and is expected to come forward within 5 years.

**Final assessment comments**

The site is within the built form of Harworth Bircotes which has limited market demand. The site is currently within the development boundary and the principle of developing the site has been accepted. The site is owned by a developer who is keen to progress the site within the next 5 years.

<b>Site number</b>	184	<b>Other site reference</b>	ii15
<b>House number</b>		<b>House name</b>	Land off
<b>Street name</b>	Dorchester Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0462726 0392160
<b>Site area (ha)</b>	2.61	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Rough wasteland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - caravan park East - open countryside South - open countryside West - residential area		
<b>Conservation designation 1</b>			
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Little known-possibility that remains are obscured by tree cover.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Two access points of adequate width. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

The site MAY be achievable

**Reasoned justification**

Currently no demand however when market recovers this site offers developers a medium sized plot which will attract some demand. However, the locality may impact on the desirability of the site.

**Expected start date**

**Total number of dwellings**

70

**When will the site be delivered?**

6-10 years

**Comments**

Based on 90% of the gross area (2.61) 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 Harworth Bircotes which has limited market demand. There are no known reasons why the site is not suitable and provided that planning permission is granted the site would be available. The development could be completed within three years of commencement.

<b>Site number</b>	185	<b>Other site reference</b>	ci2
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	White House Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0463065 0392021
<b>Site area (ha)</b>	0.85	<b>Brownfield area (ha)</b>	0.85
<b>Current use (s)</b>	Wasteland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - Serlby Park school East - residential area (mainly 2 storey detached properties) South - residential area (mainly 2 storey detached properties) West - Roman Catholic school		
<b>Conservation designation 1</b>			
<b>Comments</b>			
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	IDENTIFIED: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
<b>Physical problem 3</b>	Drainage issues		
<b>Comments</b>	RESOLVED: Comments from BDC drainage engineer. Foul and surface water drainage to existing sewer network.		

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

current planning application).

**Initial assessment**

Developable

**Reasoned justification**

The site has planning permission and is expected to come forward within 5 years.

**Final assessment comments**

The site is within the built form of Harworth Bircotes which has limited market demand. The planning permission has lapsed and the availability of the site is uncertain.

<b>Site number</b>	186	<b>Other site reference</b>	ii20a
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	White House Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0463320 0392022
<b>Site area (ha)</b>	0.52	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Grassed land		
<b>Previous use (s)</b>	Agricultural land		
<b>Surrounding land use(s)</b>	North - open countryside East - home for the elderly South - 2 storey semi-detached properties West - new(ish) 2 storey terraced properties		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Because of Crop marks- likely need strip map and record of condition.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, but would be dependent upon BAS0211 being brought forward with this site. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that site should ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rain 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**

**Achievability conclusion**

**Reasoned justification**

improves.

**Expected start date**  **Total number of dwellings**

**When will the site be delivered?**

**Comments**

**Initial assessment**

**Reasoned justification**

**Final assessment comments**

<b>Site number</b>	187	<b>Other site reference</b>	ii225
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	Galway Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0463885 0392124
<b>Site area (ha)</b>	39.40	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural (in use)		
<b>Previous use (s)</b>	None known		
<b>Surrounding land use(s)</b>	North - open countryside East - open countryside South - main residential area (mainly 2 storey semi-detached properties) West - main residential area (mainly 2 storey semi-detached properties)		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a high chance of archaeological remains. Crop marks of field and possible settlement remains- likely to be significant archaeology across the site		
<b>Conservation designation 2</b>	Local Wildlife Sites		
<b>Comments</b>	IDENTIFIED: Local Wildlife Site to the south west of the site (ref: 2/570- Whitehouse Plantation- a good and open sandy woodland habitat, well-used as a local amenity). Along with BAS0208, developing this site would violate the Local Wildlife Site.		
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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. I have no flood information relating to this site. Surface water disposal would have to be via infiltration techniques if ground conditions permit or discharge to local watercourses to the east, some of which run through the site, reduced to greenfield runoff or less. There are existing surface water sewers crossing parts of the site but it is unlikely they would have sufficient capacity. Foul discharge would have to go to the existing gravity system in Bircotes and as such STW must be consulted regarding capacity.

**Physical problem 4**

**Comments**

**Potential impact 1**

**Comments**

**Potential impact 2**

**Comments**

**Bad neighbouring uses**  **Comments**

**Suitability conclusion** The site IS suitable

**Reasoned justification** The site is on the edge of a wider residential area and providing that the development would not conflict with the area of archaeological interest, there are no other known constraints which would prevent the site from being suitable for housing. Careful consideration would have to be given to the nearby Local Wildlife Site.

**Application number** 61/93/00013-refused **Type of application** Full

**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 owner of the site 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** Demand for sites is picking up in this area, with known developer interest in the town.

**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**

<b>Site number</b>	188	<b>Other site reference</b>	ii14
<b>House number</b>		<b>House name</b>	Land south of
<b>Street name</b>	Scrooby Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0462297 0391448
<b>Site area (ha)</b>	2.59	<b>Brownfield area (ha)</b>	0.4
<b>Current use (s)</b>	Scout hall and electric sub station (being moved towards edge of site- due to be completed March 2010), with grassed and wooded areas		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - main residential area West - main residential area East - colliery and associated buildings South - colliery and associated buildings		
<b>Conservation designation 1</b>			
<b>Comments</b>			
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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.		
<b>Physical problem 3</b>	Drainage issues		

**Comments** IDENTIFIED: Comments from BDC drainage engineer. Surface water disposal would have to link in with development of site 190 or extensive offsite surface water sewers with attenuation would be required. Foul effluent would discharge to the existing sewer network.

**Physical problem 4**

**Comments**

**Potential impact 1**

**Comments**

**Potential impact 2**

**Comments**

**Bad neighbouring uses**  **Comments** Colliery (currently in a care and maintenance program) to the south of the site

**Suitability conclusion**

**Reasoned justification** The site is within the wider residential area and there are no known constraints which would prevent the site from being suitable for housing, providing that the electricity sub station can be incorporated within any future scheme.

**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 majority of the site has been sold to a developer and is no longer available for housing development.

**Market factors**

**Cost factors**

**Delivery factors**

**Achievability conclusion**

<b>Reasoned justification</b>	Given such poor demand in this village only smaller infills can be considered to have realistic market expectations - this site slightly larger and with some additional cost factors pushes it into the May Be Achievable category.	
<b>Expected start date</b>	N/A	<b>Total number of dwellings</b>
		0
<b>When will the site be delivered?</b>		
<b>Comments</b>	if based on 90% of the gross area (2.59ha) at a density of 30 dwellings per hectare would have meant 70 dwellings.	
<b>Initial assessment</b>	Not developable	
<b>Reasoned justification</b>	The site is no longer available for development.	
<b>Final assessment comments</b>	The site is within the built form of Harworth Bircotes which has limited market demand. However, the future land use of the site is unknown. There is no other known constraints which would prevent the site as being suitable for housing development. The development could be completed within two years of commencement. However, the landowner has sold the majority of the site and is no longer available for residential development.	

<b>Site number</b>	189	<b>Other site reference</b>	ii141
<b>House number</b>		<b>House name</b>	Harworth Colliery
<b>Street name</b>	Scrooby Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0462524 0391219
<b>Site area (ha)</b>	53.93	<b>Brownfield area (ha)</b>	20.00
<b>Current use (s)</b>	Colliery		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - main residential area of the village East - open countryside South - employment uses West - employment uses		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a low-medium chance of archaeological remains. Colliery buildings need recording.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Contamination		
<b>Comments</b>	IDENTIFIED: The majority of the site has been identified as being contaminated		
<b>Physical problem 2</b>	Ground conditions		
<b>Comments</b>	IDENTIFIED: The northwest of the site has been identified as an landfill site		
<b>Physical problem 3</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 4</b>	Flood risk		

**Comments** IDENTIFIED: 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. The flood risk from the adjacent drain must also be considered.

**Potential impact 1** Protected Trees

**Comments** IDENTIFIED: Droversdale Wood to the northeast of the site has a Tree Preservation Order on it (ref:B471)

**Potential impact 2**

**Comments**

**Bad neighbouring uses**  **Comments** Employment uses to the south and west of the site.

**Suitability conclusion** The site IS suitable

**Reasoned justification** The site is on the edge of the residential area and there are no known constraints which would prevent part of the site from being suitable for elements of housing in a mixed use development.

**Application number** 61/09/00052 **Type of application** Outline

**Expiry date** N/A **Dwelling numbers** 996 (part)

**Legal / Ownership** Single ownership

**Comments**

**Known developer interest** Yes

**Comments**

**Site for sale?** Dependent if the site was allocated in the future

**Comments** The site is directly related to the future of the colliery

**Availability conclusion** The site IS available

**Reasoned justification** The site has outline planning permission. There is a reserved matters application being determined on phase 1 (due to start Summer 2013) and phase 2 is due to be released in 2018/19.

**Market factors** In market terms this site is not achievable as it stands however the scheme anticipates regeneration and a mixed development which may enable some degree of viability.

**Cost factors** There are additional cost factors (such as the re-opening of the colliery and remediation work) that might affect the levels of planning obligations that can be secured through the planning approval.

**Delivery factors** The landowner is clearing the site and will be aiming to commence on site summer 2013 with around 20 houses built per year.

**Achievability conclusion**

The site IS achievable

**Reasoned justification**

The landowners are aware of the poor market demand in the area, but are looking for the development to regenerate the area. Although there are additional cost factors associated with the site, these will be incorporated within the scheme and the application submitted has dealt with this.

**Expected start date**

Summer 2013

**Total number of dwellings**

973

**When will the site be delivered?**

0-5 years

**Comments**

Based on the outline permission. Reserved matters for Phase 1a is being determined (for 118 dwellings) and will commence in Summer 2013, with around 20 dwellings built per annum. Phase 2 will be released in year 6, with up to 60 dwellings built per annum across the colliery site.

**Initial assessment**

Deliverable

**Reasoned justification**

The site is suitable for development and provided the site is allocated in the future there is no known reason why the site couldn't come forward for development.

**Final assessment comments**

The whole site has planning permission. Reserved matters for Phase 1a is being determined (for 118 dwellings) and will commence in Summer 2011, with 18-25 dwellings built per annum. Phase 2 will be released in year 6, with up to 60 dwellings built per annum across the colliery site.

<b>Site number</b>	190	<b>Other site reference</b>	ii142
<b>House number</b>		<b>House name</b>	Land south of
<b>Street name</b>	Scrooby Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0461929 0391341
<b>Site area (ha)</b>	11.05	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Spoilt tips and balancing ponds for the colliery		
<b>Previous use (s)</b>	None known		
<b>Surrounding land use(s)</b>	North - main residential area of the village East - colliery South - employment uses West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a low-medium chance of archaeological remains. Possibility of pre-colliery industrial archaeology.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Contamination		
<b>Comments</b>	IDENTIFIED: The majority of the site has been identified as being contaminated		
<b>Physical problem 2</b>	Ground conditions		
<b>Comments</b>	IDENTIFIED: The north of the site has been identified as an landfill site		
<b>Physical problem 3</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 4</b>	Flood risk		

**Comments** IDENTIFIED: 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.

**Potential impact 1** Drainage issues

**Comments** IDENTIFIED: Comments from BDC drainage engineer. Surface water from this site currently discharges via privately managed balancing ponds into the public surface water sewer in Blyth Road. Development of this site would have to ensure there is no increased runoff or increased flood risk. SUDS techniques or balancing within an adoptable sewer network would achieve this but it is essential that the design parameters are agreed with STW, BDC and the IDB at an early stage. Foul effluent would discharge to the existing sewer network.

**Potential impact 2**

**Comments**

**Bad neighbouring uses**  **Comments** Colliery to the southeast of the site

**Suitability conclusion** The site IS suitable

**Reasoned justification** The site is on the edge of the residential area and there are no known constraints which would prevent the site from being suitable for elements of housing in a mixed use development (linked with shlaa site189), provided that the concerns over the contamination and ground conditions are addressed.

**Application number** 61/09/00052 **Type of application** Outline

**Expiry date** 29/03/2026 **Dwelling numbers** 996 (part)

**Legal / Ownership** Single ownership

**Comments**

**Known developer interest** Not sure

**Comments**

**Site for sale?** No

**Comments**

**Availability conclusion** The site MAY be available

**Reasoned justification** The owner of the site 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** In market terms this site is not achievable as it stands however the scheme anticipates regeneration and a mixed development which may enable some degree of viability.

**Cost factors** There are additional cost factors (such as the re-opening of the colliery and remediation work) that might affect the levels of planning obligations that can be

secured through the planning approval.

**Delivery factors**

Reserved matters are currently being prepared for the phase 1a of the site and is due in Autumn 2011, with development commencing in Spring 2012, at around 25-30 dwellings per annum. Phase 2 will be completed within 5 years.

**Achievability conclusion**

The site IS achievable

**Reasoned justification**

The landowners are aware of the poor market demand in the area, but are looking for the development to regenerate the area. Although there are additional cost factors associated with the site, these will be incorporated within the scheme and the application submitted has dealt with this. However, the uncertainty of the future of the colliery may impact on the desirability of the site in the short term.

**Expected start date**

**Total number of dwellings**

232

**When will the site be delivered?**

6-10 years

**Comments**

Based on 70% of the gross area (11.05ha) at a density of 30 dwellings per hectare

**Initial assessment**

Developable

**Reasoned justification**

The site is suitable for development and provided the site is allocated in the future there is no known reason why the site couldn't come forward for development.

**Final assessment comments**

The site is adjacent to the built form of Harworth Bircotes and forms part of the land in the same ownership of site BAS0189. The landowner is looking to promote this site for development in the future, and would involve the remediation/removal of the spoil on the site.

<b>Site number</b>	191	<b>Other site reference</b>	ii223
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	Scrooby Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0463790 0391408
<b>Site area (ha)</b>	13.96	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	None known		
<b>Surrounding land use(s)</b>	Northeast - residential property North - road and then open countryside East - road and then open countryside South - disused railway and then open countryside West - sports field Northwest - main residential area		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a high chance of archaeological remains. Crop marks of field and possible settlement remains- likely to be significant archaeology across the site.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

site.

**Delivery factors**

Although the land owner is not a developer, he would be willing to phase the release of land, but would be looking at a least 15 years to complete the site.

**Achievability conclusion**

The site MAY be achievable

**Reasoned justification**

No demand for any site approaching this size in this location. Additionally agricultural land locally has seen values hold up in comparison to residential land to continuing use anticipated. However, the site could be spilt into smaller parcels and therefore the site can be considered as may be suitable.

**Expected start date**

**Total number of dwellings**

293

**When will the site be delivered?**

6-10 years

**Comments**

Based on 70% of the gross area (13.96ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site is suitable and could come forward if allocated.

**Final assessment comments**

The site is adjacent to the built form of Harworth Bircotes which has limited market demand. Provided that the area of archaeological interest is incorporated within the scheme, there are no other known constraints which would prevent the site as being suitable for housing development. The site would be available if the site was allocated. The site is currently not considered as achievable, but if the site was spilt into smaller parcels of the land then it may be desirable.

<b>Site number</b>	192	<b>Other site reference</b>	iii
<b>House number</b>		<b>House name</b>	Land south of
<b>Street name</b>	Bawtry Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0463041 0392439
<b>Site area (ha)</b>	5.50	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Horse grazing and overgrown wasteland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside East - employment uses South - school and associated grounds West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Close to the Deserted Medieval Village of Plumtree.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	UNRESOLVED: Private drive width of 4.8m with poor visibility onto the junction with Bawtry Road. Not supported by Highways, at present, but potential to use the adjacent land. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

The site MAY be achievable

**Reasoned justification**

No demand now or into the future 15+ years for separate agricultural land for residential in this locality. However, if the site was spilt into smaller parcels of land and incorporates the nearby employment land uses, then this site could be considered as may be suitable.

**Expected start date****Total number of dwellings**

132

**When will the site be delivered?**

6-10 years

**Comments**

Based on 80% of the gross area (5.5ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site may be suitable and should be completed within 5-10 years if allocated.

**Final assessment comments**

The site is adjacent to the built form of Harworth Bircotes which has limited market demand. Provided that access can be gained to the site, there is no other known constraints which would prevent the site as being suitable for housing development. The site would be available if the site was allocated. The site is currently not considered as achievable, as the site is too large for the current market, but could be spilt into smaller parcels which would be more desirable.

<b>Site number</b>	193	<b>Other site reference</b>	Additions 26a
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Tickhill Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461383 0391826
<b>Site area (ha)</b>	3.79	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside East - wider residential area South - church and then wider residential area West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Little known from area but potential high- likely that alluvium covering archaeology.		
<b>Conservation designation 2</b>	Listed Building		
<b>Comments</b>	IDENTIFIED: Grade II Listed Church to the south of the site (ref: 1/62).Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby.		
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Flood risk		
<b>Comments</b>	IDENTIFIED: Small elements of flood risk due to the west of the site. FRA would be required to demonstrate that the current greenfield runoff rate and can attenuate surface water on site utilising SUDs.		
<b>Physical problem 2</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that the issue over visibility splays can be addressed. 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 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**

<b>Delivery factors</b>	Fragmented site likely to be developed in phases up to 5 years.	
<b>Achievability conclusion</b>	The site MAY be achievable	
<b>Reasoned justification</b>	Currently no demand but anticipating some market improvement - this site possibly too large but does lend itself to splitting.	
<b>Expected start date</b>		<b>Total number of dwellings</b> 26
<b>When will the site be delivered?</b>	6-10 years	
<b>Comments</b>	This is based on the 0.96ha of the site that the owner is known. Based on 90% of the gross area (0.96ha) at a density of 30 dwellings per hectare.	
<b>Initial assessment</b>	Developable	
<b>Reasoned justification</b>	The site could be suitable if the conservation, archaeology and access concerns could be addressed.	
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes which has limited interest. However, the site is in close proximity to a Listed Building and therefore careful consideration would have to be given to the design, layout and massing of any development on the site. Additionally, the areas of flood risk and the visibility splays would have to be addressed before the site can be assessed as suitable for development. The landowner is currently not known and therefore the site cannot be considered available. If the site was split then this may be considered desirable in market terms, in which the development could be completed within five years.	

<b>Site number</b>	194	<b>Other site reference</b>	ii224
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Bawtry Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0462460 0392509
<b>Site area (ha)</b>	8.01	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	None known		
<b>Surrounding land use(s)</b>	North - road and then open countryside East - road and then open countryside South - main residential area (either 2 storey semi-detached properties or a mixture of new built 2 and 2 1/2 storey properties) West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks-likely to contain archaeological remains.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, but would require the footpath on Bawtry Road to be extended. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

dwellingings per annum.

**Achievability conclusion**

The site IS achievable

**Reasoned justification**

Developer is keen to pursue the site - planning application 13/00793/FUL is currently being determined

**Expected start date**

**Total number of dwellings**

250

**When will the site be delivered?**

6-10 years

**Comments**

Based on 80% of the gross area (8.01ha) at a density of 30 dwellingings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site is suitable and could come forward for development if allocated.

**Final assessment comments**

The site is adjacent to the built form of Harworth Bircotes which has limited developer interest. Provided that there is a watching brief and this is then incorporated, there is no other known constraints which would prevent the site as being suitable for housing development. The site would be available if the site was allocated and the developer who owns the land is keen to pursue it. The site is not considered as desirable in market terms.

<b>Site number</b>	204	<b>Other site reference</b>	ii84a
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Church Walk	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461222 0391746
<b>Site area (ha)</b>	0.32	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside East - open countryside South - open countryside West - residential area		
<b>Conservation designation 1</b>	Listed Building		
<b>Comments</b>	IDENTIFIED: Listed buildings to the south and the east of the site (Church of All Saints- grade II ref: 1/62, Syringa House- grade II ref: 1/67 and barn at Syringa House grade II ref: 1/68). Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby.		
<b>Conservation designation 2</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Potential for Medieval remains,		
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that access could be gained from BAS0180 and BAS0232 (within same ownership). Access has been agreed from Bramble Road through previous applications 61/02/00022. Requires visibility to be provided as standard, on site highway layout to standard, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	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** Drainage issues

**Comments** RESOLVED: Comments from BDC drainage engineer. Small infill sites. Surface water discharge to Harworth Dyke with appropriate approvals. Foul effluent to existing sewer network.

**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 within a wider residential area and there are no known constraints which would prevent the site from being suitable for housing. Access to the site is reliant on shlaa site 232 coming forward for development, but as this is in the same ownership, this is not a constrain on development. Careful consideration would have to be given to the design, layout and massing of any development on the site due to the proximity of the Listed Buildings.

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

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

**Legal / Ownership** Single ownership

**Comments**

**Known developer interest** Owned by developer

**Comments**

**Site for sale?** Owned by developer

**Comments**

**Availability conclusion** The site MAY be available

**Reasoned justification** The owner of the site is looking to sell the land for development but the site is currently not allocated and therefore may not be available for some time.

**Market factors** Small to medium infill plot adjacent existing development and some demand locally.

This small area of Harworth has a pull in demand towards Tickhill which adds to demand.

**Cost factors**

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

**Delivery factors**

No obvious access to develop but this is not prohibitive. Completed within 12 months reasonable.

**Achievability conclusion**

The site IS achievable

**Reasoned justification**

Some demand expected in medium term for such small sites to the west looking towards Tickhill.

**Expected start date**

**Total number of dwellings**

10

**When will the site be delivered?**

6-10 years

**Comments**

Based on 100% of the gross area (0.32ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site may be suitable and could come forward within 6-10 years if allocated.

**Final assessment comments**

The site is adjacent to the built form of Harworth which has limited developer interest. However, the site is in close proximity to three Listed Buildings and therefore careful consideration would have to be given to the design, layout and massing of any development on the site. Access would also have to be gained before the site and the flood risk addressed before the site could be assessed as suitable for housing development. If the site was allocated, the development could be completed within 12 months of commencement. The site is considered desirable in market terms.

<b>Site number</b>	205	<b>Other site reference</b>	Additions 29, ii291
<b>House number</b>		<b>House name</b>	Land south of
<b>Street name</b>	Common Lane	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>	DN11 8LW	<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0460913 0391603
<b>Site area (ha)</b>	2.79	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - main residential area East - main residential area South - open countryside West- open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Flint tools from the site. Field walking and possibly trial trenching or geophysical investigation necessary.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, but the junction at Common Lane would need assessing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

<b>Cost factors</b>	Improvements would be needed to Common Lane (single track- no lighting or pavements)	
<b>Delivery factors</b>	Would support more than one developer on site at same time development likely over 3 to 5 years.	
<b>Achievability conclusion</b>	The site MAY be achievable	
<b>Reasoned justification</b>	No current demand but assumed some future demand and location has seen some expansion in previous housing upturn.	
<b>Expected start date</b>		<b>Total number of dwellings</b> 75
<b>When will the site be delivered?</b>	6-10 years	
<b>Comments</b>	Based on 90% of the gross area (2.79ha) at a density of 30 dwellings per hectare.	
<b>Initial assessment</b>	Developable	
<b>Reasoned justification</b>	The site may be suitable if the access was improved and could come forward within 5-10 years.	
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes which has limited developer interest. However, the access to the site would need to be improved before it was suitable for new housing. There are no known constraints why the site should not be suitable for development. The landowner would be prepared to sell the land if allocated for housing. The development could be completed within 3 to 5 years after commencement.	

<b>Site number</b>	206	<b>Other site reference</b>	Additions 30
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Styrrup Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Outside settlement	<b>Grid reference</b>	0461014 0391353
<b>Site area (ha)</b>	2.17	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land (in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - proposed new cemetery East - open countryside South - open countryside West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that the junction could meet the Highway Design Guide. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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**

site.

**Delivery factors**

Would support more than one developer on site at same time development likely over 3 to 5 years.

**Achievability conclusion**

The site MAY be achievable

**Reasoned justification**

No current demand but assumed some future demand and location has seen some expansion in previous housing upturn.

**Expected start date**

**Total number of dwellings**

59

**When will the site be delivered?**

6-10 years

**Comments**

Based on 90% of the gross area (2.17ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site may be suitable if the site to the north was developed first and could come forward within 5-10 years.

**Final assessment comments**

The site is removed from the built form of Harworth Bircotes and is therefore not classed as a being a suitable site for development presently. However, if BAS0181 were to come forward, then this site would be suitable for development. If allocated, then the landowner would be prepared to sell the land. The site may be considered as desirable assumed on future demand. The development would take 3 to 5 years to complete after commencement.

<b>Site number</b>	207	<b>Other site reference</b>	Additions 31, ii290
<b>House number</b>		<b>House name</b>	Land east of
<b>Street name</b>	Styrrup Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>	DN11 8LL	<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461203 0391297
<b>Site area (ha)</b>	2.91	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural (in use)		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - 2 storey detached properties East - open countryside South - open countryside West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Flood risk		
<b>Comments</b>	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.		
<b>Physical problem 2</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that the junction could meet the Highway Design Guide. 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 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

<b>Reasoned justification</b>	No current demand but assumed some future demand and location has seen some expansion in previous housing upturn.	
<b>Expected start date</b>	<input type="text"/>	<b>Total number of dwellings</b> <input type="text" value="79"/>
<b>When will the site be delivered?</b>	<input type="text" value="6-10 years"/>	
<b>Comments</b>	Based on 90% of the gross area (2.91ha) at a density of 30 dwellings per hectare.	
<b>Initial assessment</b>	<input type="text" value="Developable"/>	
<b>Reasoned justification</b>	The site is suitable and could come forward within 5-10 years.	
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes which has limited developer interest. There are no known constraints why the site should not be suitable for development. The landowner would be prepared to sell the land if allocated for housing. The development could be completed within 3 to 5 years after commencement.	

<b>Site number</b>	208	<b>Other site reference</b>	Additions 32
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	Scrooby Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0463640 0391562
<b>Site area (ha)</b>	2.31	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Wasteland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - main residential area Northeast - Local Wildlife Site East - open countryside South - open countryside West - main residential area		
<b>Conservation designation 1</b>	Local Wildlife Sites		
<b>Comments</b>	IDENTIFIED: Local Wildlife Site is to the northeast of the site (ref: 2/570- Whitehouse Plantation- a good and open sandy woodland habitat, well-used as a local amenity). Along with developing BAS0187, this would isolate the Local Wildlife Site.		
<b>Conservation designation 2</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Crop marks- likely to contain archaeological remains.		
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	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 suitable

Reasoned justification

The site is within a wider residential area and there are no known constraints which would prevent the site from being suitable for housing. Careful consideration would have to be given to the nearby Local Wildlife Site.

Application number

N/A

Type of application

Expiry date

N/A

Dwelling numbers

N/A

Legal / Ownership

Not known

Comments

Landowner is not known and therefore this information is not available

Known developer interest

Not known

Comments

Landowner is not known and therefore this information is not available

Site for sale?

Not known

Comments

Landowner is not known and therefore this information is not available

Availability conclusion

The site is NOT available

Reasoned justification

Landowner is not known and therefore this site cannot be considered as available for development.

Market factors

Demand for sites is picking up in this area, with known developer interest in the town.

Cost factors

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

Delivery factors

Good road frontage. Site likely to support a single developer completing in 2 years.

Achievability conclusion

The site MAY be achievable

<b>Reasoned justification</b>	No current demand but assumed some future demand no delivery or cost issues.	
<b>Expected start date</b>	N/A	<b>Total number of dwellings</b>
		0
<b>When will the site be delivered?</b>		
<b>Comments</b>	The site is not available and therefore the associated timescales are not needed. If based on 90% of the gross area (2.31ha) at a density of 30 dwellings per hectare then this would have meant 62 dwellings.	
<b>Initial assessment</b>	Not developable	
<b>Reasoned justification</b>	The landowner is not known and therefore the site is currently unavailable.	
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes which has limited developer interest. There are no known constraints why the site should not be suitable for development. The landowner of the site is unknown and therefore the site is considered as not being available. The development could be completed two years after commencement.	

<b>Site number</b>	209	<b>Other site reference</b>	Additions 33
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	Galway Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0463630 0392151
<b>Site area (ha)</b>	0.71	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Some trees and scrubland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North- open countryside East - wider residential area (mainly 2 storey semi-detached properties) South - wider residential area (mainly 2 storey semi-detached properties) West - wider residential area (mainly 2 storey semi-detached properties)		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a high chance of archaeological remains. Crop marks of field and possible settlement remains- likely to be significant archaeology across the site		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that access could be gained from BAS00187. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: 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

Achievability conclusion

Reasoned justification

<b>Expected start date</b>	N/A	<b>Total number of dwellings</b>	0
<b>When will the site be delivered?</b>			
<b>Comments</b>	The site is not available and therefore the associated timescales are not needed. If based on 90% of the gross area (0.71ha) at a density of 30 dwellings per hectare then this would have meant 19 dwellings.		
<b>Initial assessment</b>	Not developable		
<b>Reasoned justification</b>	The landowner is not known and therefore the site is currently unavailable.		
<b>Final assessment comments</b>	The site is adjacent to the built form of Harworth Bircotes which has limited developer interest. Access is reliant upon the adjacent site coming forward for development. There are no other known constraints why the site should not be suitable for development. The landowner of the site is unknown and therefore the site is considered as not being available.		

<b>Site number</b>	210	<b>Other site reference</b>	Additions 26b
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>	Tickhill Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461468 0391841
<b>Site area (ha)</b>	0.32	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Wasteland, recently cleared		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - single 2 storey detached dwelling East - wider residential area South - two 2 storey detached properties West - open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Little known from area but potential high- likely that alluvium covering archaeology.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that the junctions at Bawtry Road and Tickhill Road are assessed. Requires visibility to be provided as standard, on site highway layout to standard, off site improvements and traffic statement.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: 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.		
<b>Physical problem 3</b>			

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**

The site is not available and therefore the associated timescales are not needed. If based on 100% of the gross area (0.32ha) at a density of 30 dwellings per hectare then this would have meant 10 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 Harworth Bircotes which has limited developer interest. There are no known constraints why the site should not be suitable for development. Although the site was an allocated housing site in the old Local Plan, the landowner is not known and therefore the land cannot be classed as available. The development could be completed within a year of commencement.

<b>Site number</b>	211	<b>Other site reference</b>	ii20b
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	White House Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	0463336 0391989
<b>Site area (ha)</b>	0.15	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Grassed land		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside East - home for the elderly South - 2 storey semi-detached properties West - new(ish) 2 storey terraced properties		
<b>Conservation designation 1</b>			
<b>Comments</b>			
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that the relevant layout, access and parking arrangements are used.. Requires visibility to be provided as standard, on site highway layout to standard, off site improvements and traffic statement.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: 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.		
<b>Physical problem 3</b>			
<b>Comments</b>			

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?**

6-10 years

**Comments**

Based on 100% of the gross area (0.15ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

The site is suitable and could come forward if the adjacent site was allocated

**Final assessment comments**

The site is adjacent to the built form of Harworth Bircotes. There are no known constraints why the site should not be suitable for development. The site is within the development boundary and as there is demand for small infill plots, the development could be completed within a year of commencement (in the next five years). However, the owner of the site is looking to develop the site in conjunction with BAS0186. As this site does not have planning permission or allocated, the land will not come forward before BAS0186 is allocated.

<b>Site number</b>	232	<b>Other site reference</b>	ii84b
<b>House number</b>		<b>House name</b>	Land west of
<b>Street name</b>		<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Edge of settlement	<b>Grid reference</b>	0461218 0391649
<b>Site area (ha)</b>	0.61	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - open countryside East - open countryside South - residential area West - residential area		
<b>Conservation designation 1</b>	Listed Building		
<b>Comments</b>	IDENTIFIED: Grade II Listed Building on the south of the site (Church of All Saints-grade II ref: 1/62). Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: no objection in principle, provided that access could be gained from BAS0180. Access has been resolved through previous application 61/020/00022. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: 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** Drainage issues

**Comments** RESOLVED: Comments from BDC drainage engineer. Small infill sites. Surface water discharge to Harworth Dyke with appropriate approvals. Foul effluent to existing sewer network.

**Physical problem 4**

**Comments**

**Potential impact 1**

**Comments**

**Potential impact 2**

**Comments**

**Bad neighbouring uses**  **Comments**

**Suitability conclusion** The site IS suitable

**Reasoned justification** The site is within a wider residential area. However, careful consideration would have to be given to the design, layout and massing of any development on the site due to the proximity of the Listed Buildings. Highway requirements would also have to be addressed. However, on-going discussions have largely resolved these issues.

**Application number** 61/02/00022 **Type of application** Outline

**Expiry date** Expired **Dwelling numbers** 18 (based on 30 av den)

**Legal / Ownership** Single ownership

**Comments**

**Known developer interest** Owned by developer

**Comments**

**Site for sale?** Owned by developer

**Comments**

**Availability conclusion** The site MAY be available

**Reasoned justification** The site is an allocated housing site. However, the availability of the land is unknown at this time.

**Market factors** Small to medium infill plot adjacent existing development and some demand locally. This small area of Harworth has a pull in demand towards Tickhill which adds to demand.

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

**Delivery factors** No obvious access to develop but this is not prohibitive as already been resolved in previous applications. Site could be completed within 2 years.

**Achievability conclusion** The site IS achievable

**Reasoned justification** Some demand expected in medium term for such small sites to the west looking towards Tickhill.

**Expected start date**  **Total number of dwellings** 18

**When will the site be delivered?** 6-10 years

**Comments** Based on 100% of the gross area (0.61ha) at a density of 30 dwellings per hectare.

**Initial assessment** Developable

**Reasoned justification** The site is suitable and allocated, but the deliverability of the site is unknown.

**Final assessment comments** The site is adjacent to the built form of Harworth Bircotes. There are no known reasons why the site is not suitable (provided that access can be gained and that the scheme does not conflict the nearby Listed Building) 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 the owner willing to sell the land for development once allocated or with valid planning permission.

<b>Site number</b>	334	<b>Other site reference</b>	
<b>House number</b>		<b>House name</b>	Land north of
<b>Street name</b>	Galway Mews	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	462161 391495
<b>Site area (ha)</b>	0.14	<b>Brownfield area (ha)</b>	0.07
<b>Current use (s)</b>	Wasteland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - shopping frontage and then wider residential area East - vacant land South - dwellings and then vacant land East - dwellings and then vacant land		
<b>Conservation designation 1</b>			
<b>Comments</b>			
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: Access has been agreed through the planning application process.		
<b>Physical problem 2</b>			
<b>Comments</b>			
<b>Physical problem 3</b>			
<b>Comments</b>			
<b>Physical problem 4</b>			
<b>Comments</b>			

**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** Deliverable

**Reasoned justification** The site will be delivered within 5 years.

**Final assessment comments** Site has been on hold until the financial situation picks up. New application 13/00012/FUL for changes to the existing scheme, which means that the site is still available for development.

<b>Site number</b>	358	<b>Other site reference</b>	ii280
<b>House number</b>		<b>House name</b>	Land south of
<b>Street name</b>	Common Lane	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Outside settlement	<b>Grid reference</b>	460800 391697
<b>Site area (ha)</b>	0.69	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	Surrounded on sides by open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Flint tools from the site. Field walking and possibly trial trenching or geophysical investigation necessary.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	IDENTIFIED: No objection in principle, but the junction at Common Lane would need assessing and improvements made to Common Lane (including street lighting and pavements). Site could be accessed from site 205. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: 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.		
<b>Physical problem 3</b>	Drainage issues		

**Comments** IDENTIFIED: Comments from BDC drainage engineer. It may be possible to discharge surface water to Willoughby Dyke which runs on the western side of the A1 but a topographical survey will be required to determine this. IDB approval would be required for the discharge consent. Foul effluent would have to be pumped and discharge to the existing sewer network and as such STW must be consulted regarding capacity. Extensive offsite drainage infrastructure may be required.

**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**

<b>Site number</b>	359	<b>Other site reference</b>	ii281
<b>House number</b>		<b>House name</b>	Land south of
<b>Street name</b>	Common Lane	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	Outside settlement	<b>Grid reference</b>	460859 391650
<b>Site area (ha)</b>	0.75	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Agricultural land		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	Surrounded on all sides by open countryside		
<b>Conservation designation 1</b>	Archaeology		
<b>Comments</b>	IDENTIFIED as a medium-high chance of archaeological remains. Flint tools from the site. Field walking and possibly trial trenching or geophysical investigation necessary.		
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	IDENTIFIED: no objection in principle, but the junction at Common Lane would need assessing. Site could be accessed from site 205. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
<b>Physical problem 2</b>	Flood risk		
<b>Comments</b>	COMMENT: 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.		
<b>Physical problem 3</b>	Drainage issues		

**Comments** IDENTIFIED: Comments from BDC drainage engineer. It may be possible to discharge surface water to Willoughby Dyke which runs on the western side of the A1 but a topographical survey will be required to determine this. IDB approval would be required for the discharge consent. Foul effluent would have to be pumped and discharge to the existing sewer network and as such STW must be consulted regarding capacity. Extensive offsite drainage infrastructure may be required.

**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 MAY be achievable

**Reasoned justification**

No current demand but assumed some future demand and location has seen some expansion in previous housing upturn.

**Expected start date****Total number of dwellings**

20

**When will the site be delivered?**

11-15 years

**Comments**

Based on 90% of the gross area (0.75ha) at a density of 30 dwellings per hectare.

**Initial assessment**

Developable

**Reasoned justification**

If the sites around this were to come forward first and road improvements could be done, this site could come forward within 5-10 years. However, it is more likely to come forward 10-15 years.

**Final assessment comments**

The site is currently surrounded on all sides by open countryside and therefore would only be considered as being suitable for housing development if the sites to the east came forward beforehand. If the site was allocated for housing, the owner would sell the land for development. It would be expected that this site could be suitable and come forward after other sites were developed and therefore is unlikely to come forward until 10-15 years.

<b>Site number</b>	376	<b>Other site reference</b>	
<b>House number</b>		<b>House name</b>	Land off
<b>Street name</b>	Beverley Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	462107 391735
<b>Site area (ha)</b>	1.73	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Overgrown wasteland		
<b>Previous use (s)</b>	Not known		
<b>Surrounding land use(s)</b>	North - wider residential area East - area of informal open space South - wider residential area West - wider residential area		
<b>Conservation designation 1</b>			
<b>Comments</b>			
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: Access has been agreed through the planning application process.		
<b>Physical problem 2</b>			
<b>Comments</b>			
<b>Physical problem 3</b>			
<b>Comments</b>			
<b>Physical problem 4</b>			
<b>Comments</b>			

**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** Deliverable

**Reasoned justification** The site has planning permission and will be completed within 5 years.

**Final assessment comments** Developer is keen to progress with this site and site BAS0378. Intending to amend scheme before starting on site next year. Both sites to be completed within 5 years.

<b>Site number</b>	378	<b>Other site reference</b>	
<b>House number</b>		<b>House name</b>	Land at the Piggeries
<b>Street name</b>	Scrooby Road	<b>Locality</b>	Harworth Bircotes
<b>Town</b>	Doncaster	<b>County</b>	South Yorkshire
<b>Postcode</b>		<b>Parish</b>	Harworth Bircotes
<b>Location</b>	In settlement	<b>Grid reference</b>	462281 391619
<b>Site area (ha)</b>	0.91	<b>Brownfield area (ha)</b>	0.00
<b>Current use (s)</b>	Wasteland		
<b>Previous use (s)</b>	Piggeries		
<b>Surrounding land use(s)</b>	North - open shrubland East - residential area South - fire station, miners welfare club and shops West - residential area		
<b>Conservation designation 1</b>			
<b>Comments</b>			
<b>Conservation designation 2</b>			
<b>Comments</b>			
<b>Conservation designation 3</b>			
<b>Comments</b>			
<b>Conservation designation 4</b>			
<b>Comments</b>			
<b>Physical problem 1</b>	Access		
<b>Comments</b>	RESOLVED: Access has been agreed through the planning application process.		
<b>Physical problem 2</b>			
<b>Comments</b>			
<b>Physical problem 3</b>			
<b>Comments</b>			
<b>Physical problem 4</b>			
<b>Comments</b>			

**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** Deliverable

**Reasoned justification** The site has planning permission and will be completed within 5 years.

**Final assessment comments** Developer is keen to progress with this site and site BAS0376. Intending to amend scheme before starting on site next year. Both sites to be completed within 5 years.