

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Worksop

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	4	Other site reference	ii12
House number		House name	
Street name		Locality	Kilton
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0460546 0380411
Site area (ha)	269.95	Brownfield area (ha)	1.50
Current use (s)	Sports pitches, agricultural land, woodlands, elements of residential, a golf course and club house		
Previous use (s)	None known		
Surrounding land use(s)	North - open countryside East - open countryside South - open countryside West - main residential area of Kilton		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Large area to the north of the site that is identified as an area of archaeological interest.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: For this scale of development, would require major junction and highway infrastructure. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can		

attenuate surface water on site utilising SUDS.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The ground in this area is predominantly sandy nature and would accommodate ground infiltration techniques via soakaway and would readily accommodate SUDS in areas of open space. The river Ryton runs west/east to the south of the site and may provide an outfall for surface water subject to EA approval.

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 adjacent to a wider residential area and there are no known constraints which would prevent the site from being suitable for housing, provided that the site can be adequately accessed and the area of archaeological interest can be incorporated within the scheme. However, the current land uses on the western part of the site may affect the suitability of land as the current uses would have to remain or be relocated.

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

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

Legal / Ownership Single ownership

Comments Board of trustees are responsible for the site, and have been looking to maximise the potential of the land.

Known developer interest Yes

Comments

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

Comments

Availability conclusion The site is NOT available

Reasoned justification The trustees of the land have withdrawn the site and therefore cannot be considered as suitable.

Market factors This site is for approx. 3000 dwellings and is considered too large to attract any

existing demand. The site may be achievable in the future but only if demand increases and there is a significant housing boom.

Cost factors

Would involve major junction and highway infrastructure improvements and may involve the relocation of the golf course.

Delivery factors

Multiple developers likely to be a 10 year + development. Agents state that if the site was allocated as part of the Local Development Framework, then the first homes could be completed by 2013, starting work summer 2011 (Considered that size of site would enable mixed development of a range of dwelling types (apartments / starter homes/mid range family etc. and therefore projections of up to 1.5 units a week in a good market once the infrastructure is in place is reasonable giving a rate of 75+ units a year).

Achievability conclusion

The site MAY be achievable

Reasoned justification

Site too large in present form for the Worksop market. May be achievable but requires a significant change in housing demand and pattern in the locality.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?

Comments

The trustees of the land have withdrawn the site and therefore cannot be considered as suitable. However, if based on previous discussion and indicative schemes submitted, the site's capacity could be around 3000-4000 dwellings.

Initial assessment

Not developable

Reasoned justification

The trustees of the land have withdrawn the site and therefore cannot be considered as available.

Final assessment comments

The site is adjacent to a wider residential area of Kilton. Provided that the site can be accessed adequately and the area of archaeological interest can be incorporated within the scheme, there are no other known constraints which would prevent the site being considered for housing development. The current sporting facilities would have to be relocated or kept. The trustees of the land have withdrawn the site and therefore cannot be considered as suitable. Currently, the proposed levels of growth is considered too large to attract any existing demand. Would require multiple developers and is likely to take at least ten years to build. The development could potentially mean an average build rate of around 75 dwellings per annum.

Site number	8	Other site reference	ii59 and ii245
House number		House name	Land off
Street name	Carlton Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0458951 0381784
Site area (ha)	3.1	Brownfield area (ha)	0
Current use (s)	Agricultural land (left fallow)		
Previous use (s)	None known		
Surrounding land use(s)	North - open countryside East - residential (2 and 3 storey detached properties and bungalows) South - residential (2 and 3 storey detached properties and bungalows) West - woodland		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

years, at around 30 dwellings per annum and for the whole site to be completed within 5 years of being started.

Achievability conclusion

The site IS achievable

Reasoned justification

Developers comments of 30/annum is realistic in a good market both for detached development or multiple (flats etc.).

Expected start date

Total number of dwellings

65

When will the site be delivered?

6-10 years

Comments

If based on 90% of the gross area (3.1ha) at a density of 30 dwellings per hectare would have meant 84 houses. Indicative figures provided by the landowner suggest that this figure should be reduced to 65.

Initial assessment

Developable

Reasoned justification

The site is suitable and could become available in 5-10 years.

Final assessment comments

The site is adjacent to built form of Worksop and is within an area of known demand. As there are no known constraints, this site is suitable for housing development. A developer has the option to buy the land and would begin development as soon as planning permission was granted and would build at a rate of 30 dwellings per year.

Site number	9	Other site reference	ii60
House number		House name	
Street name	Mansfield Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0456708 0378790
Site area (ha)	16.23	Brownfield area (ha)	0
Current use (s)	Agricultural		
Previous use (s)	None known		
Surrounding land use(s)	North - open countryside (boundaries are hedged) Northeast - Grade I Listed Building (Manor Lodge farmhouse) East - residential area (2 storey detached and semi detached properties) South - residential area (2 storey detached and semi detached properties) West - open countryside (boundaries are hedged)		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade I Listed Building to the Northeast of the site, in which the site is part of the setting. Comments received from English Heritage and BDC Conservation officers suggest that the majority of the site is suitable, provided careful consideration is given to the nearby Listed Building, with regard to massing, layout and design.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Transport report completed suggests that there should be two points of access (one from Mansfield Road and second from within St. Anne's estate). Discussions with the Highways Authority suggest that potentially may be a need for traffic signal control or a right lane turn. Requires a major transport study with traffic model for Worksop, 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

Comments

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	11	Other site reference	ii65
House number		House name	
Street name	Stubbing Lane	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0457758 0379306
Site area (ha)	0.7	Brownfield area (ha)	0.0
Current use (s)	Agricultural		
Previous use (s)	Sports field		
Surrounding land use(s)	North and East - open countryside East - fluvial and tidal flooding areas South - horse grazing land and then allotments West - wider residential area (2 storey detached and semi detached properties)		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: There are problems with increasing traffic at Stubbing Lane and Newcastle Avenue. This would have to be addressed. Visibility will need to be provided to standard. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Eastern half of the site is identified within a flood risk zone 2 area. Development should be kept out of the flood risk areas as illustrated by the SRFA. Development should be restricted to FZ1, with appropriate mitigation measures included to manage flood risk. The area adjacent to the east of the site is considered		

FZ3b and as such only essential infrastructure and water compatible development is allowed in this zone.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The site is adjacent to the Ryton flood plain so if developed Ground levels would have to be raised in agreement with EA. The 675mm dia. Foul outfall sewer from Shireoaks/Rhodesia runs through the western side of the site and although providing a readymade outfall for foul drainage it would sterilise part of the site. Garden areas over its line could be accommodated. Surface water could be discharged to the public surface water sewer in Stubbing Lane at a balanced rate.

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 may be suitable provided that the highway and flooding issues can be resolved. The majority of the area of the site that is within an identified Flood Zone 2 or 3 and cannot be classed as sequentially preferable. However, 0.27ha of the site is within Flood Zone 1 and can considered suitable, provided that the risk of flooding is addressed.

Application number 02/97/00182- refused

Type of application Outline

Expiry date N/A

Dwelling numbers N/A

Legal / Ownership Single ownership

Comments Owner of the site wants the site to be developed

Known developer interest No

Comments

Site for sale? Owned by developer

Comments Future of the site would be depended upon the outcomes of the study.

Availability conclusion

The site MAY be available

Reasoned justification

The site is not in use and the landowner would 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	Small regular plot adjacent an area of established development likely to attract developer interest locally. Evidence of similar small plots still being developed in the county indicate good economic viability
Cost factors	Flood area and highway concerns need addressing
Delivery factors	No adverse factors anticipated. Build rate of 20+ units a year enabling completion within 12 months

Achievability conclusion The site MAY be achievable

Reasoned justification Adjacent existing popular area good size of plot for the local market. However, the flooding and highways issues may impact on the scheme's viability.

Expected start date **Total number of dwellings** 8

When will the site be delivered? 6-10 years

Comments Area of the site outside Flood Zones 2 and 3 in 0.27ha. If based on 100% of the gross area (0.7ha) at a density of 30 dwellings per hectare would have meant 21 dwellings.

Initial assessment Developable

Reasoned justification The site may be suitable provided that the highways and flooding issues are resolved.

Final assessment comments The site is adjacent to a wider residential area and within the built form of Worksop. However, there are highway and flooding issues that would have to be resolved before the site can be considered suitable, but may affect the achievability of the site. Only part of the site (outside FZ2 and 3) can be considered suitable, due to the sequential approach taken, as directed by the adopted Core Strategy. The development could be completed within 12 months of commencement.

Site number	14	Other site reference	ii74
House number		House name	
Street name	Sandy Lane	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 1TL	Parish	
Location	Edge of settlement	Grid reference	0457805 0379638
Site area (ha)	0.81	Brownfield area (ha)	0.08
Current use (s)	Shrubland and one residential property with garden		
Previous use (s)	Private horticultural land		
Surrounding land use(s)	North - residential (2 storey detached and semi-detached) and employment uses (garage and window factory- BAS0015) East - Sandhill Lake South - Chesterfield Canal and then River Ryton West - open countryside		
Conservation designation 1	Local Wildlife Sites		
Comments	IDENTIFIED: Local Wildlife Site to the southeast of the site (ref: 2/390 Sandhill Lake- a recreational lake with a restricted, but notable, emergent community).		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Providing that the access details can be achieved, this is a potential site providing that there are adequate visibility splays onto Sandy Lane and the normal highway requirements must be met.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1 in the SFRA. Comments from Environment Agency suggest that SUDS techniques should be utilised to manage surface water onsite maintaining the current greenfield runoff rate ensuring that the risk of surface water flooding is not increased for third parties.		

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	One developer likely to look to complete in 12 months.	
Achievability conclusion	The site IS achievable	
Reasoned justification	Infill location - market supports this type of development and has canal views	
Expected start date		Total number of dwellings 22
When will the site be delivered?	6-10 years	
Comments	Based on 90% of the gross area (0.81ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site may be suitable provided access can be gained and could be available in 5-10 years time.	
Final assessment comments	The site is on the edge of Worksop, has canal views and is regarded as a desirable location. There is no other known constraints that would prevent the site being suitable for housing, provide careful consideration can be given to the nearby wildlife site and the highway requirements. The site, if allocated or granted planning permission would be available. Site could be completed within a year if allocated.	

Site number	15	Other site reference	ii75
House number		House name	
Street name	Sandy Lane	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 1TL	Parish	
Location	Edge of settlement	Grid reference	0457874 0379675
Site area (ha)	0.11	Brownfield area (ha)	0.11
Current use (s)	Employment uses (garage and window firm currently occupy the warehouse on site, with open storage on part of the site)		
Previous use (s)	Coach garage and Royal Mail Depot		
Surrounding land use(s)	North - residential (2 storey detached and semi-detached) and employment uses (garage and window factory) East - Sandhill Lake Southeast - open countryside South - open countryside West - residential (2 storey detached and semi-detached) and employment uses (garage and window factory)		
Conservation designation 1	Local Wildlife Sites		
Comments	IDENTIFIED: Local Wildlife Site to the southeast of the site (ref: 2/390 Sandhill Lake- a recreational lake with a restricted, but notable, emergent community).		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: There are problems with the visibility, which would need to be addressed. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1 in the SFRA. Comments		

from Environment Agency suggest that SUDS techniques should be utilised to manage surface water onsite maintaining the current greenfield runoff rate ensuring that the risk of surface water flooding is not increased for third parties.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The site is already in commercial use and development of this may aid in reducing the possibility of pollution to Sandhill Lakes from the current use. Surface water discharged via. Balanced flows to Sandhill lake with incorporation of suds to address water quality. Foul flows pumped up to the public foul sewer in Sandy Lane.

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, providing that the access issues can be overcome. 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 Single ownership

Comments Single owner who wants to bring the site forward for re-development

Known developer interest No

Comments

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

Comments Not at this stage

Availability conclusion The site MAY be available

Reasoned justification The landowner is looking to bring the land forward for development. However, planning permission has not been gained for the site and therefore may not be available for some time.

Market factors Worksoop market only currently developing smaller plots and infills. This offers a

	good size to develop a mix of houses / apartments when the market recovers	
Cost factors	The building on the site would have to be demolished, but this is not seen as being prohibitive to the rest of the scheme going ahead.	
Delivery factors	One developer likely to look to complete in 12 months	
Achievability conclusion	The site IS achievable	
Reasoned justification	Infill location - market supports this type of development and has canal views	
Expected start date		Total number of dwellings 3
When will the site be delivered?	6-10 years	
Comments	Based on 100% of the gross area (0.11ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site may be suitable provided access can be gained and could be available in 5-10 years time.	
Final assessment comments	The site is on the edge of Worksop, has canal views and is regarded as a desirable location. Provided that access can be gained to the site and careful consideration is given to the nearby Local Wildlife Site, there is no other known constraints that would prevent the site being suitable for housing. The site, if allocated or granted planning permission would be available, provided that BAS0014 came forward for development (not in same ownership). Site could be completed within a year.	

Site number	23	Other site reference	ii95
House number		House name	
Street name	Potter Street	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 2HQ	Parish	
Location	In settlement	Grid reference	0458702 0378798
Site area (ha)	0.11	Brownfield area (ha)	0.11
Current use (s)	Derelict buildings		
Previous use (s)	Factory and warehouse		
Surrounding land use(s)	North - day centre East - car park South - terraced 2 storey properties West - semi detached 2 storey properties		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: Site lies within a conservation area		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: Site is identified as an area of archaeological interest		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	COMMENT: Identified as Flood Zone 1- low risk of flooding. SUDS will be part of the proposed scheme to limit the impact of the development.		
Physical problem 2	Access		
Comments	IDENTIFIED: Potential access problems. The existing vehicular access to the rear of the property via Boundary Row is substandard, and is not appropriate to accommodate an increase in vehicle movements. Considering the existing/previous use of the site, limited residential development is likely to be acceptable.		
Physical problem 3	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. Public foul and surface water sewers readily available for discharge.		

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	Urban housing sites in lower value areas are still being developed throughout the district including Worksop.	
Expected start date	<input type="text"/>	Total number of dwellings <input type="text" value="3"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>	
Comments	Based on 100% of the gross area (0.11ha) at a density of 30 dwellings per hectare.	
Initial assessment	<input type="text" value="Developable"/>	
Reasoned justification	The site may be suitable and could come forward if allocated.	
Final assessment comments	Although in a less desirable area of Worksop than most of the other sites, these sites are still being developed across the district. The site would be suitable provided the access can be arranged to the site and the Impact of the development would need to be considered in terms of run off rates. If allocated the landowner would sell the land for development.	

Site number	26	Other site reference	ii105
House number		House name	
Street name	Shireoaks Common	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0456442 0381609
Site area (ha)	1.52	Brownfield area (ha)	0.00
Current use (s)	Agricultural field		
Previous use (s)	None known		
Surrounding land use(s)	North - A57 then open countryside. East - A57 then open countryside. South - small residential area. West - A57 then open countryside.		
Conservation designation 1	Heritage aspects		
Comments	IDENTIFIED: the site is adjacent to the conservation area which would have to be taken into consideration if the site was developed.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Access off Shireoaks Common. Would require footway to the site frontage. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

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 Due to size if developed for residential only one builder would be anticipated over a two year period.

Achievability conclusion The site MAY be achievable

Reasoned justification Not currently achievable as no demand for existing agricultural land other than directly adjoining existing developments. May be achievable however if BAS0045 is developed in the future.

Expected start date **Total number of dwellings** 41

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (1.52ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification The site may be suitable depending on highways comments and should come forward in 5-10 years.

Final assessment comments The site is on the edge of an existing residential area and there is no known constraints to suggest that this site is not be suitable for housing, provided that there are highways concerns over access. If the site was allocated, the landowners would sell the land. Site may be achievable once the market picks up and potentially could be completed within two years by a single developer.

Site number	28	Other site reference	ii116
House number		House name	
Street name	Gateford Common	Locality	Gateford
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0466664 0381337
Site area (ha)	18.12	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	None known		
Surrounding land use(s)	<p>North - road, then open countryside, although well screened by dense grown-out hedgerow</p> <p>East - wider residential area (mainly 2 and 2 1/2 storey detached and semi-detached properties) and part employment</p> <p>South - employment uses (mainly manufacturing and warehouse uses)</p> <p>West - A57 bounds the site, with a field, employment uses and Shireoaks village beyond. Gateford Tollbar residential area to northwest.</p>		
Conservation designation 1	Heritage aspects		
Comments	IDENTIFIED: Old Gateford Conservation Area lies approx. 40 metres across the road to the north - must be taken into consideration if the site was developed.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	<p>RESOLVED: Work has been undertaken and subsequently agreed by NCC for four points of access, further to initial NCC comments: Two points of access required - off Claylands Avenue and Shireoaks Common (work is being undertaken on this by the agents). No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.</p>		

Physical problem 2 Flood risk

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

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The ground in this area is predominantly clay nature and would not accommodate ground infiltration techniques. The southern part of the site falls toward Claylands Avenue where there is public surface water sewer network. Connection to this would be subject to approval by STW. The northern part of the site would have to drain to the natural land drainage network with substantial upgrading and balancing of flows.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** Employment uses in close vicinity to the site.

Suitability conclusion The site MAY be suitable

Reasoned justification Currently, the site is surrounded by residential properties and employment uses. Houses in this area may be suitable in this location provided that careful consideration to the nearby employment uses is given.

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

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

Legal / Ownership Single ownership

Comments One landowner who wants to bring the site forward for development. Currently undertaking commissioned a Topographical Survey, Porosity Tests, Access Feasibility Studies and Drawings, a Transport Assessment Scoping Study and Access Drawings to aid delivery of the site.

Known developer interest Yes

Comments Has developer interest from a national housebuilder

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

Comments If the site is allocated, then it will be marketed.

Availability conclusion The site MAY be available

Reasoned justification The site is currently used for agricultural and dependent if the site was allocated, the owner would sell the land and has invested in initial scoping work. 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 No sites currently under development of this size (100+ units) in Worksop. However, the site has developer interest.

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

Delivery factors Road layout allows for multiple developers and phasing. If developed likely to be spread over a 5 year period.

Achievability conclusion The site MAY be achievable

Reasoned justification May be achievable as no demand for existing agricultural land other than directly adjoining existing developments (opinion could be revised from may be achievable to is achievable as location recognised as having latent development following existing schemes).

Expected start date **Total number of dwellings** 381

When will the site be delivered? 6-10 years

Comments Based on 70% of the gross area (18.12ha) at a density of 30 dwellings per hectare for the whole of the site (although the site could be a mixed use site).

Initial assessment Developable

Reasoned justification Site may be suitable depending on how the nearby employment land uses are considered in any scheme and should come forward in 5-10 years.

Final assessment comments The site is located within the inner ring road of Worksop, adjacent to housing and employment land, and is currently surrounded by residential properties and employment uses. Houses in this area may be suitable in this location provided that careful consideration to the nearby employment uses is given. If the site was allocated for mixed use the landowner would sell the land. May be latent demand for previous new developments and allocated could be completed within 5 years by multiple developers.

Site number	29	Other site reference	ii117
House number		House name	Gateford Hall Farm
Street name	Gateford Road	Locality	Gateford
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0456694 03810965
Site area (ha)	65.17	Brownfield area (ha)	0.00
Current use (s)	Agricultural uses		
Previous use (s)	None known		
Surrounding land use(s)	<p>North - ancient woodland and Woodsetts Pond (Local Nature Reserve out of the district)</p> <p>East - open countryside and Gateford Hill Care Home (grade II Listed Building)</p> <p>Southeast - wider residential area (mainly 2 and 2 1/2 storey detached and semi-detached properties)</p> <p>South - Gateford Hall (grade II* Listed Building) and residential properties and open countryside.</p> <p>West - open countryside and then road</p>		
Conservation designation 1	Listed Building		
Comments	UNRESOLVED: In close proximity to three Listed Buildings (Gateford Nursing Home and the Stable Block- both grade II, and Gateford Hall- grade II*)		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: Small areas of archaeology on the southern part of the site.		
Conservation designation 3	Local Wildlife Sites		
Comments	IDENTIFIED: Two Local Wildlife Sites to the north of the site (ref: 2/115 is a valuable woodland with a noteworthy shrub content and ref: 2/117 Fox Covert Shireoaks is an interesting habitat mosaic).		
Conservation designation 4	Conservation Area		
Comments	UNRESOLVED: The southern part of the site is within a conservation area, Comments from Conservation suggest that the whole site is considered as not suitable for housing development.		
Physical problem 1	Contamination		
Comments	IDENTIFIED: Small part of the site that was previously a landfill site 30 years ago, which will have to be addressed.		

Physical problem 2 Access

Comments RESOLVED: Access required onto A57 roundabout and onto Gateford Road. No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.

Physical problem 3 Flood risk

Comments COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site. SUDs must be used as primary means of surface water storage.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site is NOT suitable

Reasoned justification The site is adjacent to the build form of Worksop and is mostly within a conservation area, with areas of archaeological interest and in close proximity to several Listed Buildings. Comments from conservation suggest that developing this site is not suitable due to the sensitivity of the Conservation Area and Listed Buildings.

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

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

Legal / Ownership Single ownership

Comments One landowner who wants to bring the site forward for development

Known developer interest Yes

Comments Have had developer interest in the past.

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

Comments Depending on the outcome of the study will determine whether the site will be marketed.

Availability conclusion The site MAY be available

Reasoned justification The site is currently was used for agricultural and dependent upon the outcomes of the study, the owner would sell the land. 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 Currently demand at a low point. Minimal new housing selling as a percentage of overall sales. No sites currently under development of this size (100+ units). However land next to the recent Gateford development considered good development and likely to attract developer interest.

Cost factors The site is mostly within a conservation area and therefore this may have cost implications in terms of design, massing and numbers of units on the site.

Delivery factors Road layout allows for multiple developers and phasing. If developed likely to be spread over a 5-10 year period.

Achievability conclusion

Reasoned justification May be achievable as no demand for existing agricultural land other than directly adjoining existing developments (opinion revised from may be achievable to is achievable as location recognised as having latent development following existing schemes)

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments If the site had been suitable, then based on 70% of the gross area (65.17ha) at a density of 30 dwellings per hectare would be 1369 dwellings. The timeframe is not relevant as the site is not regarded as being a suitable site.

Initial assessment

Reasoned justification The site is not suitable for development due to conservation reasons.

Final assessment comments The site is adjacent to the built form of Worksop and is mostly within a conservation area with areas of archaeological interest and in close proximity to several Listed Buildings. Comments from conservation suggest that large scale development on this site is not suitable, as it has not been identified as a potential redevelopment area in the conservation area appraisal. Site would be regarded a desirable site and could be completed within 5-10 year period by multiple developers if allocated.

Site number	30	Other site reference	ii118
House number		House name	Haggonfields Farm
Street name		Locality	Rhodesia
Town	Worksop	County	Nottinghamshire
Postcode	S80 3HW	Parish	
Location	Edge of settlement	Grid reference	0456375 0379692
Site area (ha)	10.59	Brownfield area (ha)	0.00
Current use (s)	Part not maintained agricultural, part wasteland		
Previous use (s)	Agricultural land		
Surrounding land use(s)	North - village of Rhodesia (mainly semi detached properties). Northeast - village of Rhodesia (properties are predominantly 1950s council housing) East - Local Wildlife Site (mature trees) Southeast - employment uses South - open countryside Southwest - Local Wildlife Site (lake and vegetation owned by The Wildlife Trust) West - open countryside		
Conservation designation 1	Sites of Special Scientific Interest		
Comments	IDENTIFIED: Two Local Wildlife Sites in close proximity to the south of the site (ref: 1/45 Lady Lee Quarry is a diverse array of species-rich habitats developed on an old limestone quarry and adjacent track- of potential and zoological interest and ref: 2/103 Lady Lee Pasture is a pasture containing an interesting old limestone quarry). The southern part of the site has been agreed to be left to naturally regenerate in partnership with the Woodland Regeneration programme for at least the next fifteen years (4.7ha).		
Conservation designation 2	Listed Building		
Comments	IDENTIFIED: Nearby Listed buildings (Manor Lodge, grade 1 and Lodge Farm, grade 2) should be considered carefully.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Steep slopes		
Comments	IDENTIFIED: Gentle sloped and is on slightly higher ground than the adjacent properties.		

Physical problem 2	Flood risk
Comments	IDENTIFIED: Southern part of the site is within a flood risk area and this would have to be taken into consideration. However, the site has amended now, so the area of flooding is not in the actual site.
Physical problem 3	Contamination
Comments	IDENTIFIED: Area of tipping on the site, which potentially may be contaminated
Physical problem 4	Access
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment..

Potential impact 1	Drainage issues
Comments	IDENTIFIED: Comments from BDC drainage engineer. Public Foul sewer readily available. Surface water flows probably to river (balancing, SUDS).
Potential impact 2	
Comments	

Bad neighbouring uses	<input type="checkbox"/> Comments	Local Wildlife Site adjacent to the three sides of the site. Two further Local Wildlife Sites are located to the east and south of the site. The southern part of the site has been agreed to be left to naturally regenerate in partnership with the Woodland Regeneration programme for at least the next fifteen years (4.7ha).
------------------------------	--	--

Suitability conclusion The site IS suitable

Reasoned justification The site is on the edge of an existing residential area and there is no known constraints to suggest that this site is not be suitable for housing (5.89ha). There are flooding issues on the site of the site, but this part of the site has been agreed to be left to naturally regenerate in partnership with the Woodland Regeneration Programme for at least the next fifteen years (4.7ha).

Application number	N/A	Type of application	
Expiry date	N/A	Dwelling numbers	N/A
Legal / Ownership	Multiple ownership		
Comments	Two brothers own the site and are willing to sell the land for development.		
Known developer interest	Yes		
Comments	Site has had interest in the past, but nothing currently.		
Site for sale?	Dependent if the site was allocated in the future		
Comments	Owner would sell the site dependent upon the outcomes of the study.		

Availability conclusion The site MAY be available

Reasoned justification The site is currently used partly for agricultural, partly as wasteland, and dependent upon the outcomes of the study, the owners would be prepared to sell the land and to stop farming the land. 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 On the eastern edge of the town abutting the railway line. Other sites are more developable in current economic climate.

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

Delivery factors Access to site will require widening however configuration of land allows this. Site could be developed in present market over 2 to 3 years at 30 units a year allowing for access issues.

Achievability conclusion The site MAY be achievable

Reasoned justification Although a good shaped site and no specific delivery issues in the current market numerous other sites more attractive to developers.

Expected start date **Total number of dwellings** 141

When will the site be delivered? 6-10 years

Comments The southern part of the site is not included within the area (around 4.7ha) as part of the Woodland Regeneration programme for at least the next fifteen years. Therefore the site is reduced to take this into account. Based on 80% of the grass developable area (5.89ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification Site is suitable and should come forward in 5-10 years.

Final assessment comments The site is on the edge of an existing residential area and there is no known constraints to suggest that this site is not be suitable for housing (5.89ha). The southern part of the site has been agreed to be left to naturally regenerate in partnership with the Woodland Regeneration. The site is currently used partly for agricultural, partly as wasteland, and dependent upon the outcomes of the study, the owners would be prepared to sell the land and to stop farming the land. However, there are more desirable locations within close proximity and this may affect the achievability of the site. The development could be completed within three years of commencement.

Site number	34	Other site reference	ii129
House number		House name	
Street name	High Hoe Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0459676 0379066
Site area (ha)	1.07	Brownfield area (ha)	0.00
Current use (s)	Vacant, overgrown site		
Previous use (s)	Used in association with the former pumping station		
Surrounding land use(s)	Northeast - residential (mainly 2 storey detached properties and bungalows) East - open space North and East boundary - Chesterfield Canal South (immediate)- unused allotments, not maintained South - Pumping Station (grade II) adjacent to the south (ref: 3/79) South (further) - Employment uses West - open space Northwest - former Bracebridge Community Centre, now being developed		
Conservation designation 1	Heritage aspects		
Comments	IDENTIFIED: the site is adjacent to the conservation area which would have to be taken into consideration if the site was developed.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to acceptable means of access in accordance with the Design Manual for Roads and Bridges. Forward visibility for right turners into site. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.		

Physical problem 2	Steep slopes		
Comments	IDENTIFIED: Sloped site up towards the road (east to west)		
Physical problem 3	Flood risk		
Comments	UNRESOLVED: The site is within an identified flood risk zone 3a. Comments from the Environment Agency suggest that the site would be at high risk of flooding during a 1 in 100 year event as shown by the SFRA. Any proposed development would require a robust and detailed site specific flood risk assessment.		
Physical problem 4			
Comments			
Potential impact 1			
Comments			
Potential impact 2			
Comments			
Bad neighbouring uses	<input checked="" type="checkbox"/>	Comments	Employment uses to the east of the site
Suitability conclusion	The site is NOT suitable		
Reasoned justification	The site is within Flood Zone 3a and is not a sequentially preferable site. Therefore the site cannot be considered as suitable for housing development.		
Application number	02/81/00195- dismissed	Type of application	Outline
Expiry date	N/A	Dwelling numbers	N/A
Legal / Ownership	Tenancies		
Comments	Bassetlaw District Council have a restrictive covenant		
Known developer interest	Yes		
Comments	But owners are looking to develop the site themselves		
Site for sale?	Dependent if the site was allocated in the future		
Comments			
Availability conclusion	The site MAY be available		
Reasoned justification	The site is currently not in use, and the owners of the site would like to bring the site forward for residential 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	Small plot with some character likely to appeal to the market but with potential remedial work any development unlikely until the market improves significantly.		
Cost factors	Flood risk area		

Delivery factors Demolition of pumping station possible remedial works to ground

Achievability conclusion The site MAY be achievable

Reasoned justification Market supports small infill areas however a number of delivery cost factors push this out to only May Be Achievable.

Expected start date N/A **Total number of dwellings** 0

When will the site be delivered?

Comments If the site had been suitable, then based on 90% of the gross area (1.07ha) at a density of 30 dwellings per hectare would be 29 dwellings. The timeframe is not relevant as the site is not regarded as being a suitable site.

Initial assessment Not developable

Reasoned justification The site is within Flood Zone 3a and therefore considered not suitable.

Final assessment comments The site is within the settlement of Worksop. The site is not suitable as it is within Flood Zone 3a and is not a sequentially preferable site. The impact of flood risk may affect the site's achievability.

Site number	35	Other site reference	ii139 and ii190
House number		House name	
Street name	Ashes Park Avenue	Locality	Gateford
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0457586 0382272
Site area (ha)	37.39	Brownfield area (ha)	0.00
Current use (s)	Agricultural land in use		
Previous use (s)	None known		
Surrounding land use(s)	North - open countryside East - open countryside South - residential area (mainly 2 storey detached properties) West - woodland North and West boundary - two Local Wildlife Sites		
Conservation designation 1	Listed Building		
Comments	RESOLVED: Gateford Nursing Home is Grade II Listed Building just southwest of the site.		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: Area of archaeology. The landowner has prepared an archaeology report which is currently being considered by the county archaeology team.		
Conservation designation 3	Local Wildlife Sites		
Comments	IDENTIFIED: Three areas of Local Wildlife Sites are present to the north and east of the site (ref: 2/113- Owdy Wood is a well-established woodland, ref: 2/116 Nab's Ashes Wood is an interesting deciduous woodland and 5/2127 Nab's Ashes Marsh).		
Conservation designation 4	Conservation Area		
Comments	RESOLVED: The western part of the site is within the conservation area. Comments from conservation suggest that this would have to be left undeveloped and in keeping with the open nature of the conservation area.		
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		

Physical problem 2

Comments

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification	The site is own freehold and if allocated the site would be available immediately. 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	Area of development on-going. Desirable location.	
Cost factors	There are no exceptional cost factors that would be incurred when developing this site.	
Delivery factors	Commence work once planning permission is gained, looking to build around 60 dwellings per annum (possible more if necessary and based on two house builders working on the site).	
Achievability conclusion	The site IS achievable	
Reasoned justification	Known demand and no adverse cost or delivery factors.	
Expected start date		Total number of dwellings 700
When will the site be delivered?	6-10 years	
Comments	Western part of the site is considered undevelopable due to conservation constraints, therefore the area of developable land is (37.39-7.22) 30.17ha. The figure used here is based on the minimum figure submitted by the landowner.	
Initial assessment	Developable	
Reasoned justification	Most of the site is suitable and if allocated could come forward immediately.	
Final assessment comments	The site is north of Worksop adjacent to Gateford, which is regarded as a desirable location. There are a number of constraints that have been identified, but the land owner has shown through various investigations and studies that these can be resolved. The site, if allocated, would be available for development at around 60 dwellings per annum (based on two developers building on the site).	

Site number	36	Other site reference	ii143
House number		House name	
Street name	Shireoaks Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0457256 0380162
Site area (ha)	22.59	Brownfield area (ha)	22.59
Current use (s)	Vacant cleared land (previous buildings have just been demolished)		
Previous use (s)	Brick making factory		
Surrounding land use(s)	North - railway line East - employment uses South - A57 West - woodland and employment uses		
Conservation designation 1	Local Wildlife Sites		
Comments	IDENTIFIED: Two Local Wildlife Sites to the north of the site (ref: 2/121- Tranker Wood is a deciduous wood with a rich ground flora and ref: 2/96 Tranker Wood Grassland is a very species-rich slightly damp grassland of particular note)		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Contamination		
Comments	IDENTIFIED: The whole site has been identified as an area of potential contamination		
Physical problem 2	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		

Physical problem 3 Flood risk

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

Physical problem 4

Comments

Potential impact 1 Protected Species

Comments RESOLVED: Slow worms are known to be on the site, but plans have been agreed to re-locate them nearby.

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site is NOT suitable

Reasoned justification The site is surrounded on all sides by employment (B2 and B8 uses) and development on this site would have to take this into account. Careful consideration should be given to the Local Wildlife Sites to the northwest of the site.

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 site is currently owned by developer who are wanting to develop the site. The principle of releasing the site for residential has not been agreed and therefore may not get planning permission for redevelopment in the short-term.

Market factors No known demand for residential sites of this size in established industrial areas. Alternative B1/2/8 make it a flexible location to the market.

Cost factors The site has recently been cleared. Known slow worms on the site will are being re-housed.

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	38	Other site reference	ii166
House number		House name	Dormer Tools
Street name	Shireoaks Road	Locality	Rhodesia
Town	Worksop	County	Nottinghamshire
Postcode	S80 3HB	Parish	
Location	In settlement	Grid reference	0456864 0380308
Site area (ha)	4.55	Brownfield area (ha)	4.55
Current use (s)	Recently cleared site		
Previous use (s)	Office building and associated car parking		
Surrounding land use(s)	Northwest - residential area (mainly 2 storey terraced properties and 3 storey blocks of flats) North - Tranker Wood North and Northeast of the whole site - Local Wildlife Site East - wider employment uses. South west - open countryside West - wider employment uses.		
Conservation designation 1	Ancient Woodlands		
Comments	IDENTIFIED: On the other side of the north boundary		
Conservation designation 2	Local Wildlife Sites		
Comments	IDENTIFIED: Two Local Wildlife Sites to the north of the site (ref: 2/121- Tranker Wood is a deciduous wood with a rich ground flora and ref: 2/96 Tranker Wood Grassland is a very species-rich slightly damp grassland of particular note).		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Contamination		
Comments	IDENTIFIED: Possible asbestos in some of the buildings.		
Physical problem 2	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard,		

residential travel plan, planning contributions, off site improvements and transport assessment.

Physical problem 3 Flood risk

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

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Public foul and surface water sewers available. Limited capacity on surface water sewer so balancing or off-site improvement may be required.

Potential impact 1 Protected Trees

Comments IDENTIFIED: Small groups of trees on the southwest and southeast corners of the site. Trees to the north of the site are also protected.

Potential impact 2 Protected Species

Comments IDENTIFIED: Slow worms have been found on site.

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

Suitability conclusion The site IS suitable

Reasoned justification The site has planning permission.

Application number 69/11/00012 **Type of application** Outline

Expiry date **Dwelling numbers** 152

Legal / Ownership Single ownership

Comments Single owner who wants to bring the site forward for residential re-development after a marketing campaign.

Known developer interest Owned by developer

Comments Site is being marketed for re-development and an application has been submitted

Site for sale? Owned by developer

Comments

Availability conclusion The site IS available

Reasoned justification Resolution to grant the outline application, subject to the legal agreement being signed. Once this has been completed, the owners will sell the site (likely in two parts - 72 houses and then 75 elderly units/care home). Houses will be delivered within years 2-5.

Market factors No known demand for residential sites of this size in established industrial areas.

	Alternative uses of B1/B2/B8 exist.	
Cost factors	The buildings on the site would have to be demolished and the land cleared, along with the movement of the slow worms and possible remediation of the site (including asbestos).	
Delivery factors	If developed probably two builders at most. No delivery issues.	
Achievability conclusion	The site IS achievable	
Reasoned justification	The site is currently being marketed.	
Expected start date		Total number of dwellings 72
When will the site be delivered?	6-10 years	
Comments	Resolution to grant the outline application, subject to the legal agreement being signed. Once this has been completed, the owners will sell the site (likely in two parts - 72 houses and then 75 elderly units/care home). Houses will be delivered within years 2-5.	
Initial assessment	Deliverable	
Reasoned justification	There is a current planning permission for 72 market dwellings and 75 elderly units/bed care home and is expected to be completed within 5 years.	
Final assessment comments	Resolution to grant the outline application, subject to the legal agreement being signed. Once this has been completed, the owners will sell the site (likely in two parts - 72 houses and then 75 elderly units/care home). Houses will be delivered within years 2-5.	

Site number	39	Other site reference	ii169
House number		House name	
Street name	Blyth Road & Thievesdale Lane	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S81 0PG	Parish	
Location	In settlement	Grid reference	0459940 0381712
Site area (ha)	18.56	Brownfield area (ha)	3.37
Current use (s)	Residential curtilage and agricultural land		
Previous use (s)	None known		
Surrounding land use(s)	North - employment uses East - open countryside South - open countryside Southwest - residential area (2 storey detached and semi detached properties, bungalows) West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Small area of archaeological interest to the west of the site. Further work is underway on this matter.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment. Further work is underway on this matter.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that		

demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The ground in this area is predominantly sandy nature and would accommodate ground infiltration techniques via soakaway and would readily accommodate SUDS in areas of open space. Existing housing to the south and west of this land is drained in this manner.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** Employment uses to the north of the site.

Suitability conclusion The site IS suitable

Reasoned justification The site is suitable for housing, although careful consideration would have to be given to the employment uses to the north of the site, which could be easily accommodated if the site was a mixed use site. Access arrangements would also have to be agreed.

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 A developer has an option on the site and are actively promoting the site for mixed use development.

Site for sale? Owned by developer

Comments

Availability conclusion The site MAY be available

Reasoned justification A developer is committed to bringing the site forward for a mixed use scheme. 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 An area of existing garden to edge of Worksop extending into the surrounding countryside. Some demand for land adjacent good residential areas on fringe of

	Worksop.	
Cost factors	There are no exceptional cost factors that would be incurred when developing this site.	
Delivery factors	Site too large for single developer in current market. In a good market 50 units a year is reasonable giving a delivery period of 8 years. Information provided by the developer suggests that the annual build rate is around 30 dwellings and feel confident that the market would support this development in this location.	
Achievability conclusion	The site IS achievable	
Reasoned justification	There is developer interest in developing the site and the employment uses to the north of the site can easily be incorporated within a mixed use scheme.	
Expected start date		Total number of dwellings 270
When will the site be delivered?	6-10 years	
Comments	If based on 70% of the gross area (18.56ha) at a density of 30 dwellings per hectare would have meant 390 dwellings. However, the developer is keen to pursue a mixed use site with around 270 dwellings on site and 5.5ha of employment land.	
Initial assessment	Developable	
Reasoned justification	The site is suitable and should come forward in 5-10 years if allocated	
Final assessment comments	The site is adjacent to the built form of Worksop and there are no known constraints which would prevent the site from being suitable for development. A national developer is actively promoting the site for mixed use development. If allocated the site could come forward and completed within 10 years at a build rate of around 30 dwellings per annum.	

Site number	45	Other site reference	ii204
House number		House name	Woodend Farm
Street name	Coach Road	Locality	Shireoaks Common
Town	Worksop	County	Nottinghamshire
Postcode	S81 8AL	Parish	
Location	Edge of settlement	Grid reference	0465222 0381413
Site area (ha)	2.27	Brownfield area (ha)	0.28
Current use (s)	House, derelict outbuildings and overgrown grassland.		
Previous use (s)	Agricultural		
Surrounding land use(s)	North - open countryside East - A57 and some areas of residential (detached 2 storey properties) South - open countryside Southwest - (further on) employment area West - residential area (mainly 2 storey detached and semi detached properties)		
Conservation designation 1	Heritage aspects		
Comments	IDENTIFIED: the main house and outbuildings are designated as heritage assets. Consideration to these must be given.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can		

attenuate surface water on site utilising SUDS.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There are no readily available outfalls for either foul or surface water if these sites are allocated. At this stage I would anticipate major offsite improvement works would be required to drain the site (if at all possible) and may prove prohibitive to development.

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, provided the heritage asset is included within any future development of the site.

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

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

Legal / Ownership Single ownership

Comments Single landowner (who lives on the site) and will sell the house and land for development if allocated.

Known developer interest Yes

Comments There has been developer interest.

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

Comments If the land had planning permission, the landowner would sell the land for development.

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to sell the land for re-development, however, planning permission has not been gained for the site.

Market factors There is a market in this area of Worksop for land adjoining existing developments - this is of a size and location that give it some market desirability.

Cost factors Buildings on site would have to be demolished.

Delivery factors None noted. Likely to be a single developer with completion one to two years (30 to 40 units per year).

Achievability conclusion The site IS achievable

Reasoned justification The site is desirable in market terms, and there are no known additional cost factors and the landowner will secure planning permission before selling the land to a developer.

Expected start date **Total number of dwellings** 61

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (2.27ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification The site is suitable and should be completed within two years of being allocated or having planning permission.

Final assessment comments The site is between Worksop and Shireoaks and is considered as being suitable for development, provided the heritage asset is included within any future development of the site. If allocated then the site would be completed within two years, building between 30 and 40 houses per annum. There has been developer interest in the land and the landowner would sell if planning permission was secured.

Site number	56	Other site reference	ci10
House number		House name	
Street name	Retford Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	0460806 0378601
Site area (ha)	0.26	Brownfield area (ha)	0.00
Current use (s)	Shrubland and horse grazing area		
Previous use (s)	None known		
Surrounding land use(s)	North - railway line and open countryside East - open countryside South - employment, leisure and sui generis uses West - employment, leisure and sui generis uses		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Ground conditions		
Comments	IDENTIFIED: Mining subsidence area		
Physical problem 2	Contamination		
Comments	IDENTIFIED: Part of the land was the site of a farm and outbuildings and therefore could potentially be contaminated. Site investigation would have to be undertaken.		
Physical problem 3	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.		

Physical problem 4 Flood risk

Comments 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.

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** Within a wider area of employment uses and close to the railway line.

Suitability conclusion The site is NOT suitable

Reasoned justification The site is not suitable for housing, as it is not in close proximity to a residential area and is surrounded by either employment uses or open countryside.

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

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

Legal / Ownership Single ownership

Comments Council ownership

Known developer interest No

Comments

Site for sale? Owned by developer

Comments Depended upon the outcomes of this study as to whether the site will be marketed.

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to bring the site forward 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 A piece of land with clear development potential both residential and other. Main arterial route in to town and canal frontage likely to most if not all plots make it attractive in market terms. It is also of a size that is still in demand in Workspop despite the residential slump.

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

Delivery factors Good access but will require provision of junction etc. to main Retford Road.

Achievability conclusion**Reasoned justification****Expected start date****Total number of dwellings****When will the site be delivered?****Comments****Initial assessment****Reasoned justification****Final assessment comments**

Site number	57	Other site reference	ci11
House number		House name	
Street name	Thievesdale Lane and Blyth Roa	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0459844 0381346
Site area (ha)	1.41	Brownfield area (ha)	0.00
Current use (s)	Amenity space, well maintained. Desire lines running through the southwest boundary of the site		
Previous use (s)	None known		
Surrounding land use(s)	Northwest - residential (bungalows and 2 storey detached properties) Southwest - residential (bungalows and 2 storey detached properties) Rest - agricultural land and amenity space Site is bounded on 2 out of the 3 sides by roads		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date	N/A	Total number of dwellings	0
When will the site be delivered?			
Comments	Site is currently not available and therefore there are no expected timescales. If based on 90% of the gross area (1.41ha) at a density of 30 dwellings per hectare would have been 38 dwellings.		
Initial assessment	Not developable		
Reasoned justification	Site is not suitable as the site is a valuable piece of open space.		
Final assessment comments	The site is adjacent to the built form of Worksop and is currently an valuable piece of amenity space. The site is located in an area of existing demand and of a size to be attractive to developers in the current market conditions. The site could be completed by a single developer within 12 to 18 months.		

Site number	60	Other site reference	ci19
House number		House name	
Street name	Canal Terrace	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0459062 0379292
Site area (ha)	0.45	Brownfield area (ha)	0.45
Current use (s)	Small workshops with small scale B2/B8 uses (ground floor) and B1/residential uses (first floor). Informal associated parking and formal car park (not pay and display)		
Previous use (s)	None known		
Surrounding land use(s)	North - employment uses East - large factory South - employment uses and then the Conservation Area boundary is adjacent to the site West - 2 storey terraced properties.		
Conservation designation 1	Heritage aspects		
Comments	IDENTIFIED: the site is adjacent to the conservation area which would have to be taken into consideration if the site was developed.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	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 2	Contamination		
Comments	IDENTIFIED: Potentially could be contaminated. Site investigations would have to be done.		

Physical problem 3 Access

Comments RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Public foul and surface water sewers readily available for discharge.

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** Employment uses on three sides of the site.

Suitability conclusion The site MAY be suitable

Reasoned justification The site is within an area of employment uses and housing and may be suitable for development, depending on how the scheme can incorporate the surrounding employment land uses and the principle of losing the employment uses are acceptable.

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

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

Legal / Ownership Single ownership

Comments Council ownership.

Known developer interest Not sure

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 may be looking at the redevelopment potential of the site. 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 Site offering mixed use opportunities for development likely to be on interest to a number of developers.

Cost factors Buildings would need to be demolished and land remediated.

Delivery factors Demolitions/conversion and remediation not prohibitive but may effect marketability

in short term. Site could be delivered in 12 months.

Achievability conclusion

The site IS achievable

Reasoned justification

Reasonable mid term marketability.

Expected start date

Total number of dwellings

12

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (0.45ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site may be suitable provided that the surrounding land uses can be incorporated within any future scheme and should come forward in 5-10 years if allocated for housing.

Final assessment comments

The site is within the built form of Worksop and is currently surrounded by employment and housing land uses. However, if these existing land uses can be incorporated within the scheme and the principle of losing the employment land is acceptable, then the site may be considered suitable for housing development. If allocated or the site is granted planning permission, the site would be sold and the development could be completed within 12 months. The demolition/conversion and remediation of buildings may affect the marketability of the site.

Site number	61	Other site reference	ci20
House number		House name	
Street name	Kilton Crescent	Locality	Kilton
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0459498 0379922
Site area (ha)	1.17	Brownfield area (ha)	0.59
Current use (s)	Informal amenity space- poorly maintained		
Previous use (s)	None known		
Surrounding land use(s)	North - 2 storey semi detached properties East - 2 storey semi detached properties South - 2 storey semi detached properties West - 2 storey semi detached properties Northwest - public house and associated car park		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Ground conditions		
Comments	IDENTIFIED: Mining subsidence area		
Physical problem 2	Contamination		
Comments	RESOLVED: in previous application. Site Investigation Report containing Remediation Recommendations have been submitted to the Council.		
Physical problem 3	Access		
Comments	RESOLVED: No objection as principle of developing the site has already agreed, subject to the relevant layout, access, parking and servicing details. Kennedy Court and the footpath would need stopping up if this development was to proceed. Requires a major transport study with traffic model for Worksop, 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 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 dat

Total number of dwellings

When will the site be delivered?	0-5 years
Comments	Developer keen to buy the land and through initial discussions is seeking permission for 43 dwellings, to be completed within 5 years.
Initial assessment	Deliverable
Reasoned justification	Site is suitable and is expected to completed within 5 years.
Final assessment comments	The site is within the built form of Worksop. There are no known constraints which would prevent the site being suitable for housing, the principle of developing the site has been agreed and the site has a developer interest.

Site number	62	Other site reference	ci21
House number		House name	
Street name	Monmouth Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0459271 0380716
Site area (ha)	0.36	Brownfield area (ha)	0.00
Current use (s)	Informal amenity space. Desire lines running along the boundaries (existing footpaths) and also on an East West line and a North South line through the site.		
Previous use (s)	Garaging		
Surrounding land use(s)	North - mainly 2 storey terraced housing East - shops and associated car parking Southeast - Church and community centre West - mainly 2 storey terraced housing		
Conservation designation 1	Other heritage asset		
Comments	IDENTIFIED: Heritage asset has been identified in or adjacent to the site, under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Ground conditions		
Comments	IDENTIFIED: Mining subsidence area		
Physical problem 2	Contamination		
Comments	RESOLVED: in previous application. Site Investigation Report has been submitted to the Council, showing there are no contamination issues.		
Physical problem 3	Access		
Comments	RESOLVED: No objection as principle of developing the site has already agreed, subject to the relevant layout, access, parking and servicing details. Kennedy Court and the footpath would need stopping up if this development was to proceed.		

Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.

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.

Application number

02/07/00573- withdrawn

Type of application

Full

Expiry date

29/10/2011

Dwelling numbers

24

Legal / Ownership

Single ownership

Comments

Council ownership.

Known developer interest

Yes

Comments

Known developer interest

Site for sale?

Dependent if the site was allocated in the future

Comments

Site is being marketed and it is expected to be sold summer 2013, with development starting 2014.

Availability conclusion

The site IS available

Reasoned justification

The site is within the wider residential area and is being marketed for development.

Market factors

Some demand for small infill developments.

Cost factors

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

Delivery factors

No known prohibitions. Site would allow single developer.

Achievability conclusion

The site IS achievable

Reasoned justification

Some demand no delivery or cost issues.

Expected start date	2014/2015	Total number of dwellings	24
When will the site be delivered?	0-5 years		
Comments	Based on the previous application that was been submitted.		
Initial assessment	Deliverable		
Reasoned justification	Site is suitable, currently being marketed and is available for development.		
Final assessment comments	The site is within the built form of Worksop. Although there is no immediate demand for the site, there will be once the market picks up. There are no known constraints which would prevent the site being suitable for housing, the principle of developing the site has been agreed and the site will be released in Summer 2013 to allow completion within 5 years.		

Site number	63	Other site reference	ci22
House number		House name	
Street name	Creswell Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0458333 0379474
Site area (ha)	0.46	Brownfield area (ha)	0.00
Current use (s)	Amenity space		
Previous use (s)	None known		
Surrounding land use(s)	North - amenity space East - 3 and 4 storey flats South - 3 and 4 storey flats West - 3 and 4 storey flats		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Ground conditions		
Comments	IDENTIFIED: Mining Subsidence Area		
Physical problem 2	Access		
Comments	RESOLVED: No objection as principle of developing the site has already agreed, subject to the relevant layout, access, parking and servicing details. Kennedy Court and the footpath would need stopping up if this development was to proceed. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and a transport 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

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

0-5 years

Comments

Based on the previous application that was been submitted.

Initial assessment

Deliverable

Reasoned justification

Site is suitable and is expected to completed within 5 years.

Final assessment comments

The site is within the built form of Worksop. Although there is no immediate demand for the site, there will be once the market picks up. There are no known constraints which would prevent the site being suitable for housing, the principle of developing the site has been agreed and the site will be released in Summer 2013 to allow completion within 5 years.

Site number	72	Other site reference	1stage32
House number		House name	Worksop Golf Club House
Street name	Windmill Lane	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 2SQ	Parish	
Location	Edge of settlement	Grid reference	0459552 0377658
Site area (ha)	1.19	Brownfield area (ha)	1.19
Current use (s)	Clubhouse, car park, green keepers sheds		
Previous use (s)	None known		
Surrounding land use(s)	North - A57 East - open countryside (golf course) South - woodland (part of Clumber Park) West - residential area (2 storey semi-detached properties)		
Conservation designation 1	Sites of Special Scientific Interest		
Comments	IDENTIFIED: Local Wildlife Site adjoining the site to the east (ref: 2/401).		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: Area of archaeology to the south.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible intensification of the use of junction with B6034 if the golf club was to continue, which would need accessing. Requires a major transport study with traffic model for Worksop, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and a transport statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	74	Other site reference	ii264
House number		House name	Former Portland School
Street name	Sparken Hill	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 1AW	Parish	
Location	In settlement	Grid reference	0458743 0377770
Site area (ha)	8.18	Brownfield area (ha)	8.18
Current use (s)	Wasteland, site recently demolished and cleared		
Previous use (s)	Former school buildings		
Surrounding land use(s)	<p>North - wider residential area (2 storey detached properties, some with in very large plots- immediate west of the site)</p> <p>East - new school and associated playing fields, further away is a primary school with grounds</p> <p>South - A57</p> <p>West - wider residential area (2 storey detached properties, some with in very large plots)</p>		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and full transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can		

attenuate surface water on site utilising SUDS.

Physical problem 3
Comments

Physical problem 4
Comments

Potential impact 1 Protected Trees
Comments RESOLVED: B474- area of mixed deciduous and conifer trees including Lime, Cherry, Holly, Willow, Birch, Beech and Pine which has been addressed as part of the application.

Potential impact 2
Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

The site IS achievable

Reasoned justification

Good residential area edge of town. Site owned by county council who are looking to dispose.

Expected start date

2014/2015

Total number of dwellings

83

When will the site be delivered?

0-5 years

Comments

Based on the indicative scheme submitted as part of the application. This figure is lower than expected due to the TPOs on site (if based on 80% of the gross area (8.18ha) at a density of 30 dwellings per hectare would result in 196 dwellings).

Initial assessment

Deliverable

Reasoned justification

The site has planning permission (pending legal agreement) and should be completed within 5 years.

Final assessment comments

The site is within the built form of Worksop and is regarded as an attractive area in market terms. There is no other known reason why the site is not suitable for housing. The site has got outline planning permission and the site is currently being released to the market with expected delivery within 5 years.

Site number	75	Other site reference	ci1
House number		House name	
Street name	Memorial Avenue	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	0458809 0378892
Site area (ha)	0.27	Brownfield area (ha)	0.00
Current use (s)	Wasteland, overgrown		
Previous use (s)	None known		
Surrounding land use(s)	North - library and public park East - primary school South - care home West - large retail uses (Asda and Farmfoods)		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: 3 grade II listed buildings within close proximity to the site (8/90, 8/91, 8/112). Careful consideration would have to be given to the Listed Buildings.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: Within Worksop conservation area. Limited conservation concerns.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Contamination		
Comments	IDENTIFIED: Previously part of the Victoria Hospital and therefore may be contaminated. Site investigations would have to be done.		
Physical problem 2	Any other constraints		
Comments	IDENTIFIED: Potential air quality issues due to the proximity to town centre traffic routes.		
Physical problem 3	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site		

improvements.

Physical problem 4 Flood risk

Comments 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.

Potential impact 1 Protected Trees

Comments IDENTIFIED: The trees on the site are protected as there are in a conservation area. However, most of these have now been felled as part of the site being cleared.

Potential impact 2 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Public foul and surface water sewers readily available for discharge.

Bad neighbouring uses **Comments** Surrounding land uses include retail, amenity space, nursing home.

Suitability conclusion The site MAY be suitable

Reasoned justification The site is within a wider residential area and provided that the scheme can incorporate the protected trees on site and the nearby retail uses, there are no other known constraints which would prevent the site from being suitable for housing. This is backed up by previous pre-application discussions that have suggested that housing may not be the best use for this site.

Application number 02/95/00103 - retail **Type of application** Full

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

Legal / Ownership Single ownership

Comments The land is currently for sale.

Known developer interest Yes

Comments Lot of interest within the site, as is identified as a redevelopment site in Core Strategy.

Site for sale? Yes

Comments Will be marketed when market improves.

Availability conclusion The site IS available

Reasoned justification The owner of the site is looking to bring the site forward for development. The site is currently allocated for re-development in the old Local Plan and there is no known reason why planning permission would not be granted.

Market factors Central site ideally suited to elderly or care market - and there is some demand in this sector.

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

	site.
Delivery factors	Good access small site suggests apartments and one developer.
Achievability conclusion	The site IS achievable
Reasoned justification	Good location known demand no delivery or cost issues.
Expected start date	
Total number of dwellings	8
When will the site be delivered?	6-10 years
Comments	Based on 100% of the gross area (0.27ha) at a density of 30 dwellings per hectare.
Initial assessment	Developable
Reasoned justification	The site may be suitable provided that the scheme incorporates the trees and meets with conservation standards. As the site is a mixed use site, the delivery of this is unknown.
Final assessment comments	The site is within the built form of Worksop, within the conservation area and in close proximity to three grade II Listed Buildings. If these constraints and the protected trees (due to being in a conservation area) can be incorporated within the scheme, then the site is suitable for development. However, as this is a mixed use scheme and surrounded by retail uses this site may not come forward for housing development and therefore is not included within the next five years supply of housing land. The site is in a good location and there is demand for flats/retirement accommodation.

Site number	90	Other site reference	ii270
House number		House name	Land south of
Street name	Tylden Road	Locality	Rhodesia
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Rhodesia
Location	Edge of settlement	Grid reference	0456630 0380027
Site area (ha)	4.94	Brownfield area (ha)	0.00
Current use (s)	Wasteland		
Previous use (s)	Not known		
Surrounding land use(s)	North - Local Wildlife Site East - A57 South - open countryside West - residential area (mainly 2 storey semi-detached council properties)		
Conservation designation 1	Local Wildlife Sites		
Comments	IDENTIFIED: Local Wildlife Site to the north of the site (ref: 2/391 Rhodesia Pool is a small flooded quarry with a notable aquatic community).		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

The site MAY be achievable

Reasoned justification

Size and lack of local demand suggest this would be hard to bring to the market unless there is a significant recovery.

Expected start date**Total number of dwellings**

133

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (4.94ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site may be suitable and should come forward in 5-10 years if allocated.

Final assessment comments

The site is adjacent to the built form of Rhodesia, where there is a lack of local demand, unless there is a significant market recovery. There are no known constraints that would prevent the site being suitable for housing development, provided that the close proximity of the A57 and the Local Wildlife Site does not negatively impact on the site. If the site was allocated then the landowners would sell the land for development.

Site number	151	Other site reference	
House number		House name	Land north of
Street name	Coach Road	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	456023 381123
Site area (ha)	1.25	Brownfield area (ha)	1.25
Current use (s)	Houses and associated gardens		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - house, garden and lorry park South - employment uses West - wasteland and then railway line		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection in principle subject to satisfactory details of layout access, parking and servicing. However, there are concerns about accessing the services in Shireoaks as there is no safe roadside pedestrian footpath to the village. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	153	Other site reference	ci13
House number		House name	Land at Shireoaks Marina
Street name	Shireoaks Road	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	0455768 0380952
Site area (ha)	8.70	Brownfield area (ha)	4.35
Current use (s)	Marina and regenerated land		
Previous use (s)	Not known		
Surrounding land use(s)	North - railway line and then main residential area East - open countryside South - residential area (mainly 2 storey detached dwellings) West - open countryside		
Conservation designation 1	Sites of Special Scientific Interest		
Comments	IDENTIFIED: Chesterfield Canal on the southwest border		
Conservation designation 2	Local Wildlife Sites		
Comments	UNRESOLVED: A significant portion of the site is a Local Wildlife Site and may impact on the suitability of the site. Only 1.89ha of the site is now not a Local Wildlife Site.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Should the proposal exceed 70 dwelling the traffic impact of the development must be assessed by way of Transport Assessment produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.		
Physical problem 2	Drainage issues		

Comments	IDENTIFIED: Comments from BDC drainage engineer. This site has been partially developed and has the benefit of drainage infrastructure with surface water outfalls from the former colliery use.		
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			
Comments			
Potential impact 2			
Comments			
Bad neighbouring uses	<input type="checkbox"/>	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, provided that the local wildlife site can be adequately considered.		
Application number	70/07/00001	Type of application	Full
Expiry date	17/12/2011	Dwelling numbers	139
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	Changes to planning policy and constraints on this site, it can no longer be considered as available for development in its entirety. Part of the site could be available, if allocated.		
Market factors	Currently demand at a low point. Minimal new housing selling as a percentage of overall sales. No sites currently under development of this size (100+ units). This is however seen as an attractive area for developers, as shown by previous planning history.		
Cost factors	There are no exceptional cost factors that would be incurred when developing this site.		

Delivery factors	None noted.	
Achievability conclusion	The site MAY be achievable	
Reasoned justification	Attractive area for future residential development.	
Expected start date		Total number of dwellings 51
When will the site be delivered?	6-10 years	
Comments	Only 1.89ha of the site is now considered suitable. Based on 90% of the gross area (1.89ha) at a density of 30 dwellings per hectare. If based on application submitted would have meant 139 dwellings.	
Initial assessment	Developable	
Reasoned justification	The site may be suitable and could come forward if re-allocated.	
Final assessment comments	The site is adjacent to Shireoaks. The site has been reduced due to the recent Local Wildlife Site designation. The remaining site may be suitable providing the Local Wildlife Site can be incorporated within the scheme. If allocated, the landowner may release the land for development.	

Site number	154	Other site reference	ii128
House number		House name	Land south of
Street name	Shireoaks Road	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode	S81 8NB	Parish	Shireoaks
Location	Edge of settlement	Grid reference	0455720 0380638
Site area (ha)	0.33	Brownfield area (ha)	0.00
Current use (s)	Shrubland (not maintained)		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential area (bungalows) East - football ground and social club South - open countryside West - residential area (semi detached bungalows)		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	IDENTIFIED: Southern part of the site is identified as flood risk zone 2. Comments from the Environment Agency suggest that a flood risk assessment should be submitted which considers the flood risk from the River Ryton. Initial suggestion is that residential development is not located in this area.		
Physical problem 2	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.		
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	Some known interest in the market.		
Expected start date	N/A	Total number of dwellings	0
When will the site be delivered?			
Comments	If suitable would have meant 10 dwellings, based on 100% of the gross area (0.33ha) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.		
Initial assessment	Not developable		
Reasoned justification	Potential protected species on the site- would require an extended Phase 1 Survey to come back positive before the site can be considered suitable.		
Final assessment comments	The site is within the built form of Shireoaks where there is developer interest. However, the site is within a flood risk area and therefore cannot be considered as a sequentially preferable site. Additionally, there may be protected species on the sites. A Extended Phase 1 Survey would need to be undertaken to provide further information on the suitability of the site. The site could be completed within one year if allocated.		

Site number	195	Other site reference	ii104
House number		House name	Land off
Street name	Shireoaks Common	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	0456059 0381655
Site area (ha)	27.69	Brownfield area (ha)	0.00
Current use (s)	Agricultural (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside Northeast - Woodsetts Pond (Local Nature Reserve) Southeast - open countryside Southwest - residential area (mainly 2 storey detached properties) West- residential area (mainly 2 storey detached properties)		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Contamination		
Comments	IDENTIFIED: Northeast corner is identified as an area of contamination		
Physical problem 2	Access		
Comments	IDENTIFIED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment. Transport Assessment is currently being considered by the County Highways Team.		
Physical problem 3	Flood risk		

Comments IDENTIFIED: Small parcel of land to the northwest corner has been identified in Flood Zone 2. Flood risk assessment work will need to be undertaken to understand the potential threat of flooding. For a site as large as this the greenfield runoff rate should be maintained and surface water flooding must be managed on site up to the 1 in 100 year event with an allowance for climate change within an above ground SUDS system.

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The ground in this area is predominantly clay nature and would not accommodate ground infiltration techniques. Surface water would therefore have to discharge to local watercourse, with substantial upgrading, or direct to river with consent from the EA. In both instances on flow to watercourse or river would be limited to greenfield run off with balancing to accommodate the 1 in 100 year rainfall + climate change. Foul flows would require pumping and improvement to the existing public foul sewer network.

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 the residential area and there are no known constraints which would prevent the site from being suitable for housing, provided that the small area of contamination and flooding can be addressed.

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

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

Legal / Ownership Single ownership

Comments

Known developer interest Yes

Comments

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

Comments Have an agreement that if landowners achieve planning permission, then a developer will buy the site.

Availability conclusion The site MAY be available

Reasoned justification The owner of the site has a developer willing to buy the site once planning permission has been gained. 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 Currently demand at a low point. Minimal new housing selling as a percentage of overall sales. No sites currently under development of this size (100+ units). This is however seen as an attractive area for developers. Size of site currently prohibitive and is more likely to wait for market recovery.

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

Delivery factors The owner may carry out some of the infrastructure works to facilitate the development. It is unlikely to commence until 2 years time and possible could be completed within 8 years (at a build rate of 30-40 units per sales point, 500 units site-2 sales point, 750 units- 3 sales point). This is not realistic in present market and even if market picks up significantly 80 units a year built to order i.e. sales driven is ambitious though not unachievable. (Based on this the annual completion rate is therefore dropped to 70 for trajectory).

Achievability conclusion

Reasoned justification Size of site presently too large for the local market. However modified plans and flexibility of layout should enable this site to come forward.

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments If based on 80% of the gross area (7.5ha as shown in indicative schemes, with 16ha of employment land) at a density of 30 dwellings per hectare would be 180 dwellings. The site area is determined by the proposed layout that the landowner has submitted. If based on the full site, then this is 70% of gross area (27.69ha) would be 582 dwellings.

Initial assessment

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 Shireoaks which has developer interest. 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 would be more desirable if split into smaller parts as suggested by the landowner. Proposed rate of completion is ambitious but not unachievable.

Site number	218	Other site reference	Additions 40
House number		House name	Land north of
Street name	Coach Road	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	456140 381261
Site area (ha)	1.36	Brownfield area (ha)	1.36
Current use (s)	Houses with gardens and area of lorry parking/storage		
Previous use (s)	Not known		
Surrounding land use(s)	North - wider residential area East - one house and then open countryside South - employment area West - scrubland and then railway line		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection in principle subject to satisfactory details of layout access, parking and servicing. However, there are concerns about accessing the services in Shireoaks as there is no safe pedestrian footpath to the village. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors Potential off-site drainage works may be required.

Delivery factors One or two developers and phasing not seen as an issue. Delivery in two years.

Achievability conclusion The site IS achievable

Reasoned justification Attractive location no delivery issues and demand from both residential and commercial.

Expected start date **Total number of dwellings** 37

When will the site be delivered? 6-10 years

Comments If based on 90% of the gross area (1.36ha) at a density of 30 dwellings per hectare then this would have meant 37 dwellings.

Initial assessment Developable

Reasoned justification The site may be suitable and could come forward in 5-10 years.

Final assessment comments The site is adjacent to the built form of Shireoaks and if allocated could come forward for development, provided that the highway requirements are met and the site can be adequately drained. The site would be seen as desirable in market terms and could be completed within two years after commencement.

Site number	261	Other site reference	
House number		House name	Land off
Street name	Radford Street	Locality	Manton
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	459328 378306
Site area (ha)	3.57	Brownfield area (ha)	0.00
Current use (s)	Wasteland		
Previous use (s)	Allotments		
Surrounding land use(s)	Surrounded on all sides by residential development (2 storey semi-detached dwellings).		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	UNRESOLVED: With the current access would be suitable for 2-5 dwellings providing that Department of Transport's Manual for Streets Guidance is adhered to. If the access is widened to 4.5m carriageway with 2mx2m footways then could accommodate 150 dwellings off a single point of access. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 3			

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date		Total number of dwellings	96
When will the site be delivered?	6-10 years		
Comments	Based on indicative scheme.		
Initial assessment	Developable		
Reasoned justification	The site may be suitable for housing provided access can be secured to the site.		
Final assessment comments	The site is within the built form of Worksop where there is limited market demand. The site may be suitable for housing provided access can be secured to the site.		

Site number	265	Other site reference	
House number		House name	Land off
Street name	Shireoaks Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	456978 379980
Site area (ha)	3.06	Brownfield area (ha)	3.06

Current use (s) Part engineering/part vacant

Previous use (s) Engineering and light industrial uses

Surrounding land use(s)
 North - employment uses
 East - employment uses
 South - A57 and then supermarket
 Southwest - A57 and then supermarket
 West - 3 detached dwellings

Conservation designation 1

Comments

Conservation designation 2

Comments

Conservation designation 3

Comments

Conservation designation 4

Comments

Physical problem 1 Access

Comments RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.

Physical problem 2 Flood risk

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

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

is likely to await significant market recovery to recoup costs.

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	267	Other site reference	ii267
House number		House name	Land at
Street name	Gateford Road	Locality	Gateford
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	458075 380031
Site area (ha)	0.89	Brownfield area (ha)	0.89
Current use (s)	Wasteland		
Previous use (s)	Timber yard and railway sidings		
Surrounding land use(s)	Northeast - residential area East - residential area South - railway lines and then employment uses West - railway lines and then employment uses Northwest - Tesco store		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date	2015/16	Total number of dwellings	35
When will the site be delivered?	0-5 years		
Comments	Based on indicative scheme provided as part of the outline application (41 dwellings) but amended to remove flats from the scheme.		
Initial assessment	Deliverable		
Reasoned justification	The site is suitable and is expected to come forward within 5 years.		
Final assessment comments	The site is within Worksop where there is developer interest. The site is regarded as being suitable for housing development and planning permission. Hoping to commence in May 2014 with development completed in two years.		

Site number	329	Other site reference	
House number		House name	Former Community Centre
Street name	Bracebridge Avenue	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	459629 379136
Site area (ha)		Brownfield area (ha)	
Current use (s)	Site is under construction		
Previous use (s)	Community Centre		
Surrounding land use(s)	North - residential East - residential South - Chesterfield Canal West - road		
Conservation designation 1	Conservation Area		
Comments	RESOLVED: Adjacent to Worksop CA		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

Site is under construction and will be completed shortly.

Site number	343	Other site reference	ii107
House number		House name	Land west of
Street name	A57	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	456326 381605
Site area (ha)	1.07	Brownfield area (ha)	0.00
Current use (s)	Agricultural field		
Previous use (s)	Not known		
Surrounding land use(s)	North - A57 roundabout East - road and then wasteland and a few houses South - open countryside West - open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Site cannot be accessed from the A57 and would rely upon access from local roads and/or neighbouring sites.		
Physical problem 2	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.		
Physical problem 3	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. The ground in this area is predominantly clay nature and would not accommodate ground infiltration		

techniques. Surface water would therefore have to discharge to local watercourse, with substantial upgrading, or direct to river with consent from the EA. In both instances on flow to watercourse or river would be limited to greenfield run off with balancing to accommodate the 1 in 100 year rainfall + climate change. Foul flows would require pumping and improvement to the existing public foul sewer network subject to discussion with STW.

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 The owner may carry out some of the infrastructure works to facilitate the development. Site likely to be of interest to those builders already active in the area and could be completed in 12 months.

Achievability conclusion The site IS achievable

Reasoned justification Size of site presently too large for the local market. May come forward in conjunction with BAS0195.

Expected start date **Total number of dwellings** 29

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (1.07ha) 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 between Worksop and Shireoaks. The site is within the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the site can be accessed adequately (not from A57). If the site was allocated, the landowners would sell the land and could come forward with BAS0195.

Site number	348	Other site reference	ii251
House number		House name	Land off
Street name	Kingfisher Walk	Locality	Gateford
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	457520 381190
Site area (ha)	0.47	Brownfield area (ha)	0.47
Current use (s)	Wasteland		
Previous use (s)	Not known		
Surrounding land use(s)	Surrounded on all sides by residential development		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Access has been agreed through the planning application process.		
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment Developable

Reasoned justification The deliverability of the site is uncertain.

Final assessment comments The site is within Worksop and is regarded as being suitable for housing development. The deliverability of the site is uncertain.

Site number	352	Other site reference	
House number		House name	
Street name	Claylands Avenue	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	457785 380626
Site area (ha)	1.6	Brownfield area (ha)	1.6
Current use (s)	Vacant land		
Previous use (s)	Not known		
Surrounding land use(s)	North - allotments East - residential area South - employment uses West - employment uses		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Access has been agreed through the planning application process.		
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start dat **Total number of dwellings**

When will the site be delivered?

Comments	Based on 90% of the gross area (1.6ha) at a density of 30 dwellings per hectare. This figure may be higher once reserved matters have been submitted.
Initial assessment	Developable
Reasoned justification	The site has planning permission and will be completed within 5 years.
Final assessment comments	Although the western part of the site has a valid planning permission, the deliverability of the site is uncertain. The eastern part of the site no longer has a valid planning permission and therefore cannot be considered as available.

Site number	371	Other site reference	ii106
House number		House name	Land south of Woodend Farm
Street name	Coach Road	Locality	Shireoaks Common
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	456336 381248
Site area (ha)	1.42	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - house and garden East - A57 South - A57 roundabout West - employment area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: would require access to the north of the site. Furthermore, there are concerns about accessing the services in Shireoaks as there is no safe pedestrian footpath to the village.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 3	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. There are no readily		

available outfalls for either foul or surface water if these sites are allocated. At this stage I would anticipate major offsite improvement works would be required to drain the site (if at all possible) and may prove prohibitive to development. Site 371 in particular appears landlocked by the by-pass.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

The site IS achievable

Reasoned justification

Good location. Existing developments indicate demand

Expected start date

Total number of dwellings

38

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.42ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site, if access can be gained would be suitable for development and could come forward within 5-10 years

Final assessment comments

The site is adjacent to the built form of Retford. There are no known reasons why the site should be suitable for housing development, provided that the access issues are overcome. The site, if allocated, would be sold for development and could be completed within two years of commencement.

Site number	374	Other site reference	
House number		House name	Former Trade and Labour Cent
Street name	Westgate	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Worksop
Location	In settlement	Grid reference	458277 378610
Site area (ha)	0.41	Brownfield area (ha)	0.41
Current use (s)	Buildings under construction		
Previous use (s)	Labour and trade club and institute		
Surrounding land use(s)	Within a wider residential area		
Conservation designation 1	Conservation Area		
Comments	RESOLVED: whole site is within a conservation area		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Access has been agreed through the planning application process.		
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site has planning permission for 42 dwellings and although the site is under construction. First 10 units scheduled for completion in mid-summer this year. Remaining units due early 2014/15.

Site number	375	Other site reference	
House number		House name	Land north of
Street name	Raymoth Lane	Locality	Gateford
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location		Grid reference	457882 381378
Site area (ha)	5.39	Brownfield area (ha)	5.39
Current use (s)	Buildings under construction		
Previous use (s)	Wasteland		
Surrounding land use(s)	North - wider residential area East - wider residential area Southeast - wider residential area Southwest - shopping area West - wider residential area		
Conservation designation 1	Archaeology		
Comments	RESOLVED: small area of archaeological interest within the site.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Access has been agreed through the planning application process.		
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Site is under construction and will be completed within this financial year.

Final assessment comments

The site has planning permission and the dwellings are currently under construction.
The site will be completed within this financial year.

Site number	528	Other site reference	
House number		House name	Land at
Street name	43, Westgate	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	458219 378633
Site area (ha)	0.19	Brownfield area (ha)	0.19
Current use (s)	House		
Previous use (s)	Not known		
Surrounding land use(s)	North - commercial uses East - commercial uses South - residential West - recreational ground		
Conservation designation 1	Conservation Area		
Comments	RESOLVED: Site is on the edge of the conservation area. Site currently has planning permission.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of access, servicing, and parking arrangements.		
Physical problem 2	Flood risk		
Comments	RESOLVED: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			
Comments			
Physical problem 4			

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

**Reasoned
justification**

Renewal application has been submitted. Site will be available for development.

**Final assessment
comments**

Renewal application has been submitted. Site will be available for development.

Site number	529	Other site reference	
House number		House name	
Street name	Dock Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	458447 379273
Site area (ha)	0.13	Brownfield area (ha)	0.13
Current use (s)	Builders Yard		
Previous use (s)	None known		
Surrounding land use(s)	North - car park East - public house South - road and then canal West - residential area		
Conservation designation 1	Conservation Area		
Comments	RESOLVED: Whole site is within the conservation area. Resolved as part of the application process.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: The access arrangements to the site are narrow without continuous footway and nearby accesses have limited visibility onto Dock Road. However, a residential development may be acceptable subject to it being demonstrated that this is a lower traffic generator than previous uses for the site. A 2.0m footway will be required across the site frontage.		
Physical problem 2	Flood risk		
Comments	RESOLVED: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments	Based on application submitted.
Initial assessment	Developable
Reasoned justification	Site had planning permission which has recently expired. Uncertain whether the applicant will reapply.
Final assessment comments	Site had planning permission which has recently expired. Uncertain whether the applicant will reapply and therefore the site cannot be considered as available.

Site number	561	Other site reference	
House number		House name	Former RDL distribution site
Street name	Shireoaks Road	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode	S81 8NW	Parish	Shireoaks
Location	Edge of settlement	Grid reference	455223 381244
Site area (ha)	2.08	Brownfield area (ha)	2.08
Current use (s)	Business		
Previous use (s)	Not known		
Surrounding land use(s)	North - railway line East - road and then residential South - sports ground and ponds West - water course and then open countryside		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: Part of the site (eastern and western ends of the site) are identified as part of the Conservation Area.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: The access road would require bringing up to highway adoption standard. However, width is constrained by both the canal and railway line. Visibility at the junction with Shireoaks Common is restricted by the adjacent public house. This would have to be improved to allow any development that is likely to generate more traffic than existing or previous uses on the site. This is likely to require part demolition of the building. Should the development exceed 70 dwellings, a Transport Assessment will be required produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. Should a lesser development be proposed, a Transport Statement will be required. A Section 106 or CIL contribution to enable		

mitigation of the traffic implications is likely to be sought.

Physical problem 2 Flood risk

Comments IDENTIFIED: Site is partly within FZ1 and FZ3 (only borders the site to the west). There should be no development within FZ's 2&3 and the brownfield runoff rate should be maintained. Surface water flooding must be managed on site up to the 1 in 100 year event with an allowance for climate change within an above ground SUDS system. Access and egress must also be considered by the FRA, as the site is shown to be a dry island and any occupants may be cut off from the surrounding highways during a flood event.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Foul effluent from this site would have to be pumped to the public foul sewer at Shireoaks Common with approval of STW. No knowledge of ground conditions but suspect predominantly Limestone. Surface water discharge therefore to River Ryton subject to EA approval. High infrastructure costs related to this development.

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 adjacent to Shireoaks. The access to the site and flood risk issues would have to be addressed before the site can be considered as suitable.

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

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

Legal / Ownership Single ownership

Comments

Known developer interest Not known

Comments

Site for sale? Yes

Comments Site will be advertised for business re-use once the site has been vacated in October 2011.

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to promote the land for development once its current occupiers have left (October 2011). 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 Area of former NCB housing / high proportion of social housing and low land values to reflect lower housing values. No demand for a large +5acre site and unlikely any potential developer would speculate unless the market improves significantly as other large sites locally have absorbed any existing demand.

Cost factors Buildings on the site would have to be demolished.

Delivery factors Access not a problems and site large enough for phasing to market requirements but existing buildings would require demolition and river proximity may have flood risk issues.

Achievability conclusion The site MAY be achievable

Reasoned justification Current market conditions mean no demand for sites of this size with ancillary development issues including demolitions / competing commercial demands. To bring this site forward for commercial viability would require a very significant upturn in the local land market -this is seen as very remote.

Expected start dat **Total number of dwellings** 56

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (2.08ha) 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 Shireoaks. The access to the site and flood risk issues would have to be addressed before the site can be considered as suitable. If allocated the landowners would sell the land for development. The release of this site may depend on splitting the site or waiting until the market picks up.

Site number	566	Other site reference	
House number		House name	Land off
Street name	Tenby Grove	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	Edge of settlement	Grid reference	459307 378733
Site area (ha)	0.07	Brownfield area (ha)	0.07
Current use (s)	Vacant land		
Previous use (s)	Garages		
Surrounding land use(s)	North - residential East - residential South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No object to a small development of one or two dwellings provided that it can be demonstrated that sufficient parking and manoeuvring space can be made available on site to allow vehicular access and egress in a forward direction.		
Physical problem 2	Flood risk		
Comments	COMMENT: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			
Comments			
Physical problem 4			

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date	<input type="text"/>	Total number of dwellings	<input type="text" value="2"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>		
Comments	<input type="text" value="Based on 100% of the gross area (0.07ha) at a density of 30 dwellings per hectare."/>		
Initial assessment	<input type="text" value="Developable"/>		
Reasoned justification	<input type="text" value="The site is suitable and could come forward within 5-10 years provided that the site is allocated."/>		
Final assessment comments	<input type="text" value="The site is within Worksop. There are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met using land to the north. Although the site is within the built form of Worksop and do not currently any allocations that would restrict it being available for development, the site has recently been sold and the current owner has not made their aspirations known. There is known market demand for such sites locally."/>		

Site number	567	Other site reference	
House number		House name	Land north of
Street name	Princess Anne Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	458067 381070
Site area (ha)	0.28	Brownfield area (ha)	0.28
Current use (s)	Overgrown wasteland		
Previous use (s)	Garaging		
Surrounding land use(s)	North - play area East - residential South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: It is unlikely that an adequate access could be achieved without land from the adjacent recreation ground.		
Physical problem 2	Flood risk		
Comments	COMMENT: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			
Comments			
Physical problem 4			

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

6-10 years

Comments

Based on application submitted. If based on 100% of the gross area (0.28ha) at a density of 30 dwellings per hectare would have meant 8 dwellings.

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 within Worksop. The site may be suitable for housing providing that the land to the north can be secured for access. Although the site is within the built form of Worksop and do not currently any allocations that would restrict it being available for development. However, the site has recently been sold and the current owner has not made their aspirations known. There is known market demand for such sites locally.

Site number	568	Other site reference	
House number		House name	Land southeast of
Street name	Dryden Dale	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	460130 379229
Site area (ha)	0.18	Brownfield area (ha)	0.18
Current use (s)	Wasteland		
Previous use (s)	Garaging		
Surrounding land use(s)	North - residential East - open countryside South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No object to a small development of one or two dwellings provided that it can be demonstrated that sufficient parking and manoeuvring space can be made available on site to allow vehicular access and egress in a forward direction.		
Physical problem 2	Flood risk		
Comments	COMMENT: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			
Comments			
Physical problem 4			

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date	<input type="text"/>	Total number of dwellings	<input type="text" value="2"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>		
Comments	<input type="text" value="If based on 100% of the gross area (0.18ha) at a density of 30 dwellings per hectare would have meant 5. However, highways restrictions have meant that the scale of the development is limited."/>		
Initial assessment	<input type="text" value="Developable"/>		
Reasoned justification	<input type="text" value="The site is suitable and could come forward within 5-10 years provided that the site is allocated."/>		
Final assessment comments	<input type="text" value="The site is within Worksop. There are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met. Although the site is within the built form of Worksop and do not currently any allocations that would restrict it being available for development, the site has recently been sold and the current owner has not made their aspirations known. There is known market demand for such sites locally."/>		

Site number	569	Other site reference	
House number		House name	Land north of
Street name	Stevenson Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	459941 379870
Site area (ha)	0.11	Brownfield area (ha)	0.11
Current use (s)	Hard standing		
Previous use (s)	Garaging		
Surrounding land use(s)	North - residential East - residential South - residential West - residential		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Whole area has been identified as an area of archaeological interest.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No object to a small development of one or two dwellings provided that it can be demonstrated that sufficient parking and manoeuvring space can be made available on site to allow vehicular access and egress in a forward direction.		
Physical problem 2	Flood risk		
Comments	COMMENT: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			
Comments			
Physical problem 4			

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date	<input type="text"/>	Total number of dwellings	<input type="text" value="3"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>		
Comments	<input type="text" value="Based on 100% of the gross area (0.11ha) at a density of 30 dwellings per hectare."/>		
Initial assessment	<input type="text" value="Developable"/>		
Reasoned justification	<input type="text" value="The site is suitable and could come forward within 5-10 years provided that the site is allocated."/>		
Final assessment comments	<input type="text" value="The site is within Worksop. There are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met. Although the site is within the built form of Worksop and do not currently any allocations that would restrict it being available for development, the site has recently been sold and the current owner has not made their aspirations known. There is known market demand for such sites locally."/>		

Site number	570	Other site reference	
House number		House name	Land west of
Street name	Shrewsbury Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	459570 378532
Site area (ha)	0.07	Brownfield area (ha)	0.07
Current use (s)	Wasteland		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - road and then residential South - public house/residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection subject to satisfactory details of parking and access.		
Physical problem 2	Flood risk		
Comments	COMMENT: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start dat **Total number of dwellings**

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.07ha) 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 within Worksop. There are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met. Although the site is within the built form of Worksop and do not currently any allocations that would restrict it being available for development, the site is currently being auctioned and the future landowners aspirations are currently unknown. There is known market demand for such sites locally.

Site number	587	Other site reference	
House number		House name	Land at
Street name	Shireoaks Road	Locality	Shireoaks
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Shireoaks
Location	Edge of settlement	Grid reference	457708 380875
Site area (ha)	0.45	Brownfield area (ha)	0.01
Current use (s)	House and garden		
Previous use (s)	Not known		
Surrounding land use(s)	North - marina East - overgrown land, road and then Local Wildlife site South - Chesterfield Canal West - Chesterfield Canal		
Conservation designation 1	Sites of Special Scientific Interest		
Comments	IDENTIFIED: Chesterfield Canal on the southwest border		
Conservation designation 2	Local Wildlife Sites		
Comments	IDENTIFIED: Part of the site is a local wildlife site and may impact on the suitability of the site.		
Conservation designation 3	Conservation Area		
Comments	IDENTIFIED: Majority of the site is within the Conservation Area and this would have to be taken into consideration.		
Conservation designation 4			
Comments			
Physical problem 1	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. This site has been partially developed and has the benefit of drainage infrastructure with surface water outfalls from the former colliery use		
Physical problem 2			
Comments			
Physical problem 3			
Comments			

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date		Total number of dwellings	14
When will the site be delivered?	6-10 years		
Comments	Based on 100% of the gross area (0.45ha) at a density of 30 dwellings per hectare		
Initial assessment	Developable		
Reasoned justification	The site may be suitable and the landowner is promoting the site for development.		
Final assessment comments	The site is adjacent to Shireoaks. The site may be suitable providing the local wildlife site, SSSI and conservation constraints can be incorporated within the scheme. The landowner is promoting the site for development.		

Site number	606	Other site reference	
House number		House name	Former Boundary Day Centre
Street name	Watson Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	
Location	In settlement	Grid reference	458722 378851
Site area (ha)	0.34	Brownfield area (ha)	0.00
Current use (s)	Development site		
Previous use (s)	Day care centre		
Surrounding land use(s)	North - retail units East - single storey (elderly accommodation) building South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site is within the development boundary of Worksop and has planning permission (subject to a legal agreement being signed). It is expected that the site will be completed within the next five years.

Site number	608	Other site reference	
House number		House name	Land at Westwood Care Home
Street name	Lincoln Street	Locality	Manton
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Worksop
Location	In settlement	Grid reference	459341 378540
Site area (ha)	1.73	Brownfield area (ha)	0.00
Current use (s)	Vacant site		
Previous use (s)	Playing fields		
Surrounding land use(s)	North - residential care home East, South, West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start dat **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

The site is within the development boundary and the principle of developing the site has been accepted.

Final assessment comments

The site is a former care home within the development boundary of Worksop. The principle of developing the site has been found acceptable and the site will be disposed of shortly.

Site number	609	Other site reference	
House number		House name	Former Manton School
Street name	Kingston Road	Locality	Manton
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Worksop
Location	In settlement	Grid reference	460052 378061
Site area (ha)	3.7	Brownfield area (ha)	3.7
Current use (s)	Wasteland - previous uses demolished		
Previous use (s)	Primary school		
Surrounding land use(s)	North - residential East - Distribution warehouse South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start dat **Total number of dwellings**

When will the site be delivered?

Comments

development in the southwest corner. Site will be marketed shortly. BDC keen to see the site sold and developed within 5 years.

Initial assessment

Deliverable

Reasoned justification

The site is within the development boundary and the principle of developing the site has been accepted.

Final assessment comments

The site is a former school sites within the development boundary. The principle of developing the site has been found acceptable and the site will be disposed of shortly.

Site number	632	Other site reference	
House number		House name	The Greyhound
Street name	Richmond Road	Locality	
Town	Worksop	County	
Postcode		Parish	Worksop
Location	In settlement	Grid reference	459325 378073
Site area (ha)	0.2	Brownfield area (ha)	0.2
Current use (s)	Derelict public house		
Previous use (s)	Public house		
Surrounding land use(s)	Within a residential area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	633	Other site reference	
House number	5	House name	
Street name	Newcastle Street	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 2AS	Parish	Worksop
Location	In settlement	Grid reference	458541 378971
Site area (ha)	0.05	Brownfield area (ha)	
Current use (s)	Veterinary Surgery		
Previous use (s)	Car Showroom		
Surrounding land use(s)	Offices and retail		
Conservation designation 1	Conservation Area		
Comments	Within Worksop Conservation Area		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site has planning permission but there is no indication of when it is likely to come forward

Site number	634	Other site reference	
House number	40-42	House name	
Street name	Carlton Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 1PH	Parish	Worksop
Location	In settlement	Grid reference	458634 379518
Site area (ha)	0.05	Brownfield area (ha)	
Current use (s)			
Previous use (s)	Office		
Surrounding land use(s)	Retail, offices and residential		
Conservation designation 1	Listed Building		
Comments	Current premises are non-designated heritage assets and are immediately adjacent to a grade 2 listed building		
Conservation designation 2	Conservation Area		
Comments	Lies within Worksop CA		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	635	Other site reference	
House number	124	House name	
Street name	Bridge Street	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Worksop
Location	In settlement	Grid reference	458396 378636
Site area (ha)	0.06	Brownfield area (ha)	
Current use (s)			
Previous use (s)	Retail, office, bar		
Surrounding land use(s)	Main town centre uses		
Conservation designation 1	Listed Building		
Comments	Grade 2 listed building, adjacent to other grade 2 buildings		
Conservation designation 2	Conservation Area		
Comments	Within Worksop CA		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	636	Other site reference	
House number	The White Swan	House name	
Street name	Cheapside	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S80 2HY	Parish	Worksop
Location	In settlement	Grid reference	459112 378742
Site area (ha)	0.04	Brownfield area (ha)	0.04
Current use (s)			
Previous use (s)	Public House		
Surrounding land use(s)	Residential		
Conservation designation 1	Conservation Area		
Comments	Lies within Worksop CA		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			
Potential impact 1			

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site has planning permission and is expected to be delivered within 5 years.

Site number	637	Other site reference	
House number		House name	County Court Offices And Dri
Street name	Slack Walk	Locality	
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Worksop
Location	In settlement	Grid reference	458329 378561
Site area (ha)	0.15	Brownfield area (ha)	
Current use (s)			
Previous use (s)	County Court Offices and Driving Test Centre		
Surrounding land use(s)	North - residential East - residential South - residential West - park		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site has planning permission and is expected to be delivered within 5 years.

Site number	638	Other site reference	
House number	Land at	House name	
Street name	Old Gateford Road	Locality	
Town	Worksop	County	Nottinghamshire
Postcode	S81 8AZ	Parish	Worksop
Location	In settlement	Grid reference	457504 381594
Site area (ha)	0.1	Brownfield area (ha)	0.1
Current use (s)	Wasteland		
Previous use (s)			
Surrounding land use(s)	North - woodland/residential East - open space/woodland South - road West - residential		
Conservation designation 1	Conservation Area		
Comments	Within Old Gateford CA		
Conservation designation 2	Other heritage asset		
Comments	Unregistered park and garden (Gateford Park)		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Any other constraints		
Comments	Tree preservation orders on trees surrounding the site		
Physical problem 2			
Comments			
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

**Final assessment
comments**

The site has planning permission and is expected to commence by the end of 2013 and be completed within 5 years