



Key

Potential Employment

| Land south of Harworth (H4) | |
|----------------------------------|---|
| Address | Land bounded by Blyth Road and Bawtry Road and at Snape Lane, south of Harworth Colliery, Harworth. |
| Site area | Approx 69 hectares |
| Current use | Part of the site is greenfield and in agricultural use. Part of the site is brownfield (existing dwelling, hard standing areas and access roads). |
| Location | Adjacent to existing settlement and key A1M junction |
| Surrounding land uses | To the north lies the existing settlement of Haworth Bircotes and Harworth Colliery. To the west, the site is bounded by the Blyth Road and A1M, beyond which is open countryside. Immediately to the west lies the former mine spoil mound which is landscaped. To the east, lies open countryside beyond Bawtry Road. To the south lies Blyth services at the A1M junction. |
| Comments | The site is gentle undulating. It is dominated by the existing pit head shaft buildings and features to the North which are highly visible in the landscape. |
| Conservation | The site does not fall into any Conservation Area. There are no known archaeological constraints. |
| Physical problem 1 | IDENTIFIED: The site is large and will be subject to Flood Zone 1 constraints. This is a standard starting point by the Environmental Agency for larger sites. |
| Physical problem 2 | IDENTIFIED: The site benefits from multiple existing access points. However some new roads will need to be created to facilitate development. Liaison with the Highways Agency will be required to review the potential impact on the A1M junction. |
| Potential Impact | Development of the site has some potential impact in respect of loss of landscaping. This can be mitigated by the comprehensive design of the wider site. The landowner has suggested some 18 Hectares of structured landscaping. |
| Suitability | The site lies adjacent to Harworth Bircotes which, as a Main Regeneration Settlement, represents the Council's focus for a step change in respect of both employment and housing growth. |
| Applications | There are no current planning applications. |
| Ownerships | Single landowner who is keen to promote the site for employment development. |
| Known developer interest | The landowner has appeared at the Core Strategy Examination and is promoting the site. Several meetings have been held with the Council. |
| Availability | The site is available for development. |
| Market factors | The site is large and mostly greenfield. There are no overwhelming regeneration or contamination issues known that would affect the market attractiveness of the site. |
| Cost factors | Given it is a large site, various studies and infrastructure costs will need to be addressed as part of the wider scheme. These are not uncommon for a large site and are not insurmountable. |
| Delivery factors | The site is mainly greenfield. As the site is available now, construction could commence in 2013 if the Council enables a policy mechanism for the early release of land. |
| Achievability conclusions | The site would be achievable providing the infrastructure costs are not prohibitive. |
| Expected start date | 2013. |
| Initial assessment | Potential site |
| Final Comments | The site is attractive to the market and would be a good employment site provided the site can be accessed, infrastructure put in. The landowner is keen to promote the site and would be willing to sell the land if allocated. |

| Land south of Blyth Road, Harworth (H6) | |
|---|---|
| Address | Land bounded by Blyth Road and A1, south of Harworth. |
| Site area | Approx 21 hectares |
| Current use | Part of the site is greenfield and in agricultural use. |
| Location | Adjacent to key A1M junction |
| Surrounding land uses | To the far north lies the existing settlement of Haworth Bircotes and Harworth Colliery. To the west, the site is bounded by the A1M, beyond which is open countryside. Immediately to the east lies a collection of houses as well as agricultural land. To the south lies Blyth services at the A1M junction. |
| Comments | The site gentle slopes upwards to the north and is agricultural land. |
| Conservation | The site does not fall into any Conservation Area. There are no known archaeological constraints. |
| Physical problem 1 | IDENTIFIED: The site is large and will be subject to Flood Zone 1 constraints. This is a standard starting point by the Environmental Agency for larger sites. |
| Physical problem 2 | IDENTIFIED: The site will need new access points to be created to facilitate development. Liaison with the Highways Agency will be required to review the potential impact on the A1M junction. |
| Potential Impact | Development of the site has some potential impact in respect of loss of landscaping. This can be mitigated by the comprehensive design of the wider site. |
| Suitability | The site lies adjacent to Harworth Bircotes which, as a Main Regeneration Settlement, represents the Council's focus for a step change in respect of both employment and housing growth. |
| Applications | There are no current planning applications. |
| Ownerships | Single landowner who is keen to promote the site for employment development. |
| Known developer interest | The landowner is a willing developer. |
| Availability | The site is available for development. |
| Market factors | The site is large and mostly greenfield. There are no overwhelming regeneration or contamination issues known that would affect the market attractiveness of the site. |
| Cost factors | Given it is a large site, various studies and infrastructure costs will need to be addressed as part of the wider scheme. This work is currently being undertaken. |
| Delivery factors | The site is mainly greenfield. As the site is available now, construction could commence shortly if the site was allocated or granted planning permission in the meantime. |
| Achievability conclusions | The site would be achievable providing the infrastructure costs are not prohibitive. |
| Expected start date | 2013. |
| Initial assessment | Potential site |
| Final Comments | The site is attractive to the market and would be a good employment site provided the site can be accessed, infrastructure put in. The landowner is keen to promote the site and would be willing to sell the land if allocated. |