



Land at Ordsall, Retford (R2)	
<b>Address</b>	Adjacent to Brecks Road on the outskirts of Ordsall, Retford.
<b>Site area</b>	Approx 3 hectares as part of a mixed use scheme
<b>Current use</b>	Site is greenfield and currently in agricultural use.
<b>Location</b>	Land bound by other potential residential sites and agricultural land.
<b>Surrounding land uses</b>	To the north lies Retford Golf Club, to the east is other potential residential sites and the wider Ordsall area. To the south and west lies agricultural land.
<b>Comments</b>	The topography of the site is fairly flat. The character of the area is mixed in terms of the notable amount of surrounding agricultural land, whilst adjacent to the urban area (Retford).
<b>Conservation</b>	IDENTIFIED: The site is not in a Conservation Area, but there is a small areas of archaeological interest identified to the south of the site.
<b>Physical problem 1</b>	COMMENT: Site is identified as being within flood zone 1.
<b>Physical problem 2</b>	IDENTIFIED: Potential issues relating to access of the site off Brecks Road or through neighbouring sites which would have to be resolved.
<b>Potential Impact</b>	Development of the site has some potential for impact in terms of loss of grade 3 agricultural land, while new development would extends the built of Retford in this direction.
<b>Suitability</b>	The site lies adjacent to Retford which, as a Core Service Centre, represents the third area for the Council's focus on both employment and housing growth.
<b>Applications</b>	There are no current planning applications.
<b>Ownerships</b>	Not yet, but the landowner is keen to promote the site for employment developments.
<b>Known developer interest</b>	Yes the landowner would sell the land to a developer if allocated for mixed use.
<b>Availability</b>	Landowner would be willing to sell the land if allocated.
<b>Market factors</b>	Close to existing employment site and has been identified as an average commercially attractive site in the ELCS.
<b>Cost factors</b>	Given the size of the site, various studies and infrastructure costs will need to be addressed as part of the wider scheme. This work is currently underway.
<b>Delivery factors</b>	Not known at this time.
<b>Achievability conclusions</b>	The site would be achievable providing the infrastructure costs are not prohibitive.
<b>Expected start date</b>	Not known at this time.
<b>Initial assessment</b>	Potential mixed use site
<b>Final Comments</b>	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 would sell the land to a developer if allocated for mixed uses.

Land at North Road, Retford (R7)	
<b>Address</b>	Adjacent to North Road on the outskirts of Retford.
<b>Site area</b>	Approx 19 hectares as part of a mixed use scheme
<b>Current use</b>	Site is mainly greenfield (two residential properties on the site) and currently in agricultural use/garden land.
<b>Location</b>	Land bound by North Road and residential area of Retford.
<b>Surrounding land uses</b>	To the north lies agricultural land, to the east is an existing industrial area, to the south lies the residential area of Retford. There is agricultural land to the west of the site.
<b>Comments</b>	The topography of the site is fairly flat. The character of the area is mixed in terms of the notable amount of surrounding agricultural land, whilst adjacent to the urban area (Retford) and the existing employment site to the east.
<b>Conservation</b>	IDENTIFIED: The site is not in a Conservation Area, but there is a small area of archaeological interest identified in the northwest corner of the site.
<b>Physical problem 1</b>	COMMENT: Site is identified as being within flood zone 1.
<b>Physical problem 2</b>	IDENTIFIED: Potential issues relating to access of the site off North Road which would have to be resolved.
<b>Potential Impact</b>	Development of the site has some potential for impact in terms of loss of grade 2 agricultural land, while new development would extend the built of Retford in this direction.
<b>Suitability</b>	The site lies adjacent to Retford which, as a Core Service Centre, represents the third area for the Council's focus on both employment and housing growth.
<b>Applications</b>	There are no current planning applications.
<b>Ownerships</b>	Not yet, but the landowner is keen to promote the site for employment developments.
<b>Known developer interest</b>	Yes the landowner would sell the land to a developer if allocated for mixed use.
<b>Availability</b>	Landowner would be willing to sell the land if allocated.
<b>Market factors</b>	Close to existing employment site and has been identified as a commercially attractive site in the ELCS.
<b>Cost factors</b>	Given the size of the site, various studies and infrastructure costs will need to be addressed as part of the wider scheme. This work is currently underway.
<b>Delivery factors</b>	Not known at this time.
<b>Achievability conclusions</b>	The site would be achievable providing the infrastructure costs are not prohibitive.
<b>Expected start date</b>	Not known at this time.
<b>Initial assessment</b>	Potential mixed use site
<b>Final Comments</b>	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 would sell the land to a developer if allocated for mixed uses.