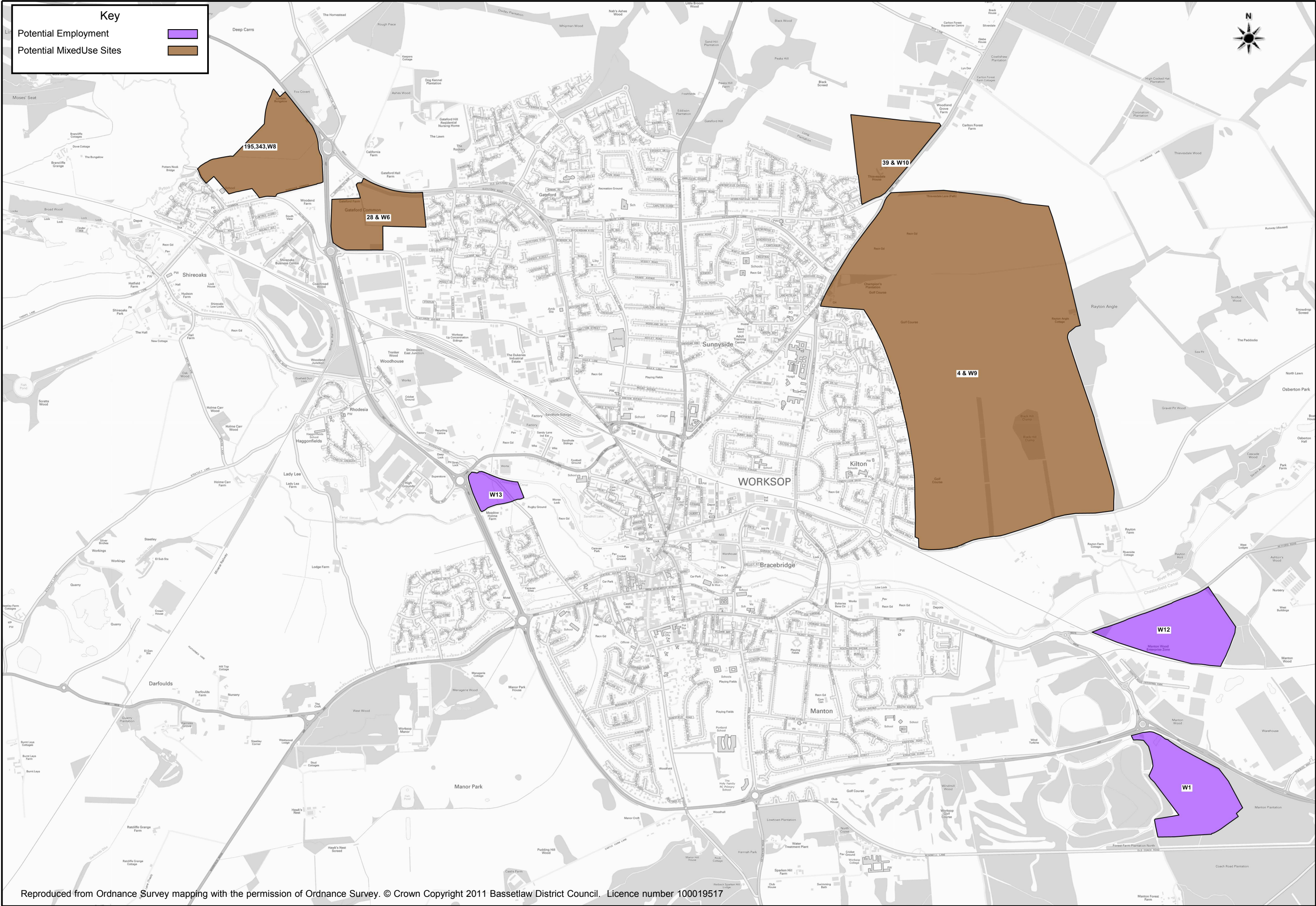


Key

Potential Employment

Potential MixedUse Sites



Land south of A57, Worksop (W1)	
Address	Land off Retford Road, Worksop
Site area	Approx 25 hectares
Current use	The site is greenfield and in agricultural use.
Location	Adjacent to Retford Road, Sheffield to Lincoln railway line and Manton Wood Business Park
Surrounding land uses	To the south, beyond the railway, lies Manton Wood Business Park (former Enterprise Zone) on the old colliery site, with several large industrial/storage units. To the north, beyond Retford Road, lies the Chesterfield Canal, River Ryton and associated floodplain. The site is bound by an area of woodland to the east.
Comments	The naturally gentle slopes in the topography are interrupted by the artificially raised land of the former spoil tips. The large warehouses on the nearby business park stand out in the landscape while woodland of Clumber Park/Sherwood Forest frames views to the south
Conservation	The site is not in a Conservation Area and there are no known archaeological constraints
Physical problem 1	IDENTIFIED: Potential issues relating to access of the site off the A57 which will need to be resolved.
Physical problem 2	
Potential Impact	Development of the site will result in loss of grade 3 agricultural land. Industrial units may be quite prominent, given the elevated nature of the site. This could be mitigated by woodland screening.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for both employment and housing growth.
Applications	There are no current planning applications.
Ownerships	The landowner is currently unknown.
Known developer interest	N/A
Availability	The availability of the site is currently unknown, as the landowner is not known.
Market factors	Close to A57 and has been identified as a commercially attractive site in the ELCS.
Cost factors	Given the size of the 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	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
Initial assessment	Potential site if the landowner is known.
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 and the landowner is willing to sell the land/invest in bringing the site forward.

Land at Gateford Common, Worksop (W6)	
Address	Land bound by A57, Gateford Road and Claylands Avenue, Worksop
Site area	Approx 5 hectares as part of a mixed use scheme
Current use	Site is greenfield and currently in agricultural use.
Location	Adjacent to existing industrial estate (Claylands) and the residential area of Gateford.
Surrounding land uses	To the north lies agricultural land and, to the east is the residential area of Gateford. The Claylands industrial estate is to the south and to the west is the A57.
Comments	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 Claylands industrial estate and the residential area of Gateford.
Conservation	COMMENT: The site is not in a Conservation Area, but there is a conservation area on the other side of Gateford Road (to the north of the site).
Physical problem 1	IDENTIFIED: Site is identified as being within flood zone 1.
Physical problem 2	IDENTIFIED: Two points of access required- off Claylands Avenue and Shireaoks Common would be required in order to access the site to NCC requirements.
Potential Impact	Development of the site has some potential for impact in terms of loss of grade 3 agricultural land.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for both employment and housing growth.
Applications	There are no current planning applications.
Ownerships	Brothers own the site who are keen to promote the site for employment development as part of a mixed use scheme.
Known developer interest	Not yet, but the landowner is keen to promote the site for employment developments.
Availability	Landowner would be willing to develop the land if allocated.
Market factors	Close to A57 and has been identified as a commercially attractive site in the ELCS.
Cost factors	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.
Delivery factors	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
Initial assessment	Potential mixed use 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 keen to promote the site for mixed uses and would sell the land to a developer is allocated as a mixed use site.

Land at Shireoaks Common, Worksop (W8)	
Address	Land bound by A57, Shireoaks Common and Monks Way, Shireoaks
Site area	Approx 16 hectares as part of a mixed use scheme
Current use	Site is greenfield and currently in agricultural use.
Location	Adjacent to A57 roundabout between Shireoaks and Worksop.
Surrounding land uses	To the north lies agricultural land and, to the east is the A57, to the south lies Shireaoks and other potential housing land. The site adjoins the village of Shireaoks.
Comments	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 (Worksop) and the village of Shireoaks.
Conservation	The site is not in a Conservation Area and there are no known archaeological constraints.
Physical problem 1	IDENTIFIED: Small parcel of land to the northwest corner has been identified in flood zone 2, the rest as flood zone 1.
Physical problem 2	IDENTIFIED: Potential issues relating to access of the site off the A57 which would have to be resolved.
Potential Impact	Development of the site has some potential for impact in terms of loss of grade 3 agricultural land, while new development would interrupt the green corridor that exists between Shireoaks and Worksop.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for 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 as part of a mixed use scheme.
Known developer interest	Yes the landowner is a willing developer.
Availability	Landowner would be willing to develop the land if allocated.
Market factors	Close to A57 and has been identified as a commercially attractive site in the ELCS.
Cost factors	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.
Delivery factors	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
Initial assessment	Potential mixed use 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 a developer and is keen to promote the site for mixed uses.

Land at Kilton Golf Club, Worksop (W9)	
Address	Land bound by Kilton Golf Club and the wider residential area of Kilton, Worksop
Site area	Various options proposed for the site which employment land ranging from 0ha to 27ha as part of various mixed use schemes.
Current use	Site is greenfield and currently in agricultural use.
Location	Adjacent to existing residential area of Kilton.
Surrounding land uses	To the north lies agricultural land and, to the east is the residential area of Gateford. The Claylands industrial estate is to the south and to the west is the A57.
Comments	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 residential area of Kilton.
Conservation	IDENTIFIED: The site is not in a Conservation Area, but there is a large area to the north of the site that is identified as an area of archaeological interest.
Physical problem 1	IDENTIFIED: Site is identified as being within flood zone 1.
Physical problem 2	IDENTIFIED: For this scale of development, would require major junction and highway infrastructure which would need to be resolved.
Potential Impact	Development of the site has some potential for impact in terms of loss of grade 3 agricultural land.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for both employment and housing growth.
Applications	There are no current planning applications.
Ownerships	Estate own the site who are keen to promote the site for employment development as part of a mixed use scheme.
Known developer interest	Not yet, but the landowner is keen to promote the site for employment developments.
Availability	Landowner would be willing to develop the land if allocated.
Market factors	Close to the wider residential area of Worksop and the northern part of the site has been identified as a commercially attractive site in the ELCS.
Cost factors	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.
Delivery factors	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
Initial assessment	Potential mixed use 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 keen to promote the site for mixed uses and would sell the land to a developer is allocated as a mixed use site.

Land at Peppers Warehousing, Blyth Road, Worksop (W10)	
Address	Adjacent to Blyth Road on the outskirts of Worksop.
Site area	Approx 5.5 hectares as part of a mixed use scheme
Current use	Site is mainly greenfield (one residential property on the site) and currently in agricultural use/garden land.
Location	Land bound by Blyth Road, Peppers Warehousing and residential area of Worksop.
Surrounding land uses	To the north lies Peppers Warehousing and, to the east is Blyth Road, to the south lies the residential area of Worksop. There is agricultural land to the west of the site.
Comments	The topography of the site slopes to a high point within the middle of the site. The character of the area is mixed in terms of the notable amount of surrounding agricultural land, whilst adjacent to the urban area (Worksop) and Peppers Warehousing to the north.
Conservation	IDENTIFIED: The site is not in a Conservation Area, but there is a small area of archaeological interest identified to the west of the site.
Physical problem 1	COMMENT: Site is identified as being within flood zone 1.
Physical problem 2	IDENTIFIED: Potential issues relating to access of the site off Blyth Road which would have to be resolved.
Potential Impact	Development of the site has some potential for impact in terms of loss of grade 3 agricultural land, while new development would interrupt the green corridor that exists in this area between Worksop and Peppers Warehousing.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for 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 as part of a mixed use scheme.
Known developer interest	Yes the landowner is working alongside a willing developer.
Availability	Landowner would be willing to develop the land if allocated.
Market factors	Close to existing employment site and has been identified as a commercially attractive site in the ELCS.
Cost factors	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.
Delivery factors	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
Initial assessment	Potential mixed use 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 working with a developer and is keen to promote the site for mixed uses.

Land south of A57 (W12)	
Address	Land bound by A57 former Manton Colliery site, Worksop
Site area	Approx 25 hectares
Current use	Part of the site is greenfield and in agricultural use. Part of the site is brownfield (land previously associated with the colliery)
Location	Adjacent to former Manton Colliery and A57 roundabout
Surrounding land uses	To the north lies Manton Wood Business Park (former Enterprise Zone) on the old colliery site, with several large industrial/storage units. To the west and over the A57, to the north, the Manton Colliery spoil tip has naturally regenerated and is regarded as a Local Wildlife Site (LWS). Land to the south (Coach Road Plantation) is also designated as a LWS and forms the hinterlands of Sherwood Forest
Comments	The naturally gentle slopes in the topography are interrupted by the artificially raised land of the former spoil tips. The large warehouses on the nearby business park stand out in the landscape while woodland of Clumber Park/Sherwood Forest frames views to the south
Conservation	The site is not in a Conservation Area and 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: Potential issues relating to access of the site off the A57 which would need to be resolved.
Potential Impact	Development of the site has some potential for impact in terms of loss of views of woodland to the south and grade 3 agricultural land.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for 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	Not yet, but the landowner is keen to promote the site for employment developments.
Availability	Landowner would be willing to sell the land if allocated.
Market factors	Close to A57 and has been identified as a commercially attractive site in the ELCS.
Cost factors	Given the size of the 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	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
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 off Stubbing Lane, Worksop (W12)	
Address	Land bound by Stubbing Lane, A60/A57 Junction, Chesterfield Canal and River Ryton, Worksop
Site area	Approx 5.5 hectares
Current use	Site is greenfield and currently in agricultural use. Stubbing Lane crosses the eastern part of the sites.
Location	Adjacent to roundabout where A57 and A60 meet, opposite Highgrounds Industrial Estate
Surrounding land uses	To the north lies the Chesterfield Canal (Local Wildlife Site) and industrial units off Sandy Lane/A60 (including former Vesuvius works), to the east is Stubbing Lane and further agricultural land, to the south lies the River Ryton and Worksop Rugby Club pitches/agricultural land beyond. The site is bound to the west by the A57, with the Highgrounds Industrial Estate beyond.
Comments	The topography of the site is flat, primarily due to being located on the banks of the river. The character of the area is mixed in terms of the notable amount of surrounding agricultural land, while from the built form it is evidently within the industrial fringe of an urban area.
Conservation	IDENTIFIED: The site is not in a Conservation Area, although there is an area of archaeological interest to the northwest of the site, adjacent to the canal.
Physical problem 1	IDENTIFIED: The southern edges of the site lie within Flood Zone 3b, with flood risk gradually decreasing away from the river banks to zones 3a and 2. The northern parts of the site are in Flood Zone 1.
Physical problem 2	IDENTIFIED: Potential issues relating to access of the site off the A60 which would have to be resolved.
Potential Impact	Development of the site has some potential for impact in terms of loss of low grade agricultural land, while new development would interrupt the green corridor that exists between the River Ryton and Chesterfield Canal.
Suitability	The site lies adjacent to Worksop which, as a Sub-Regional Centre, represents the Council's primary focus for both employment and housing growth.
Applications	Not known
Ownerships	Single landowner
Known developer interest	Not yet, but the landowner is keen to promote the site for employment developments.
Availability	Landowner would be willing to sell the land if allocated.
Market factors	Close to A57 and has been identified as a commercially attractive site in the ELCS.
Cost factors	Given the size of the 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	Not known at this time.
Achievability conclusions	The site would be achievable providing the infrastructure costs are not prohibitive.
Expected start date	Not known at this time.
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.