

1 AUDIT OF EMPLOYMENT SITES

- 1.1 This section of the report provides a review of the existing and potential employment land in Bassetlaw District. The employment sites subject to assessment were provided by Bassetlaw District Council, and include the main employment locations within the district. Site surveys were undertaken by GL Hearn in July 2018 using a site assessment proforma, which draws on best practice guidance and the PPG. The site assessments addressed:
- The nature and intensity of use of the employment site;
 - Road access, including access by HGVs and servicing of existing businesses;
 - Access to local services/amenities for employees;
 - Physical constraints to the development and use of this site;
 - Nature of any bad neighbour or adjacency issues;
 - The age and quality of existing buildings; and
 - Public transport accessibility and adequacy of parking provision.
- 1.2 A general description of each employment site was prepared. The site survey included specific consideration of the quality of sites and floorspace and their future suitability to meet market demand.
- 1.3 We have reviewed the development potential of sites, the potential for intensification of use and potential for extension of existing sites. Vacant land and floorspace on existing sites has been recorded. Where development opportunities were identified, information was collected regarding the potential availability of land for development, market attractiveness of the site, and any known constraints (including infrastructure) which might impact upon the deliverability of development.
- 1.4 The assessments come with the caveat that neither a detailed investigation of land ownership and lease structures nor detailed development appraisals to assess viability at a site-specific level (in the absence of a development scheme) have been undertaken to inform conclusions on developability. GL Hearn advises that the Council liaise with landowners and developers to consider these issues in detail to inform any future site allocations.

Sites Considered

- 1.5 Table 1 outlines the sites which have been assessed through this Economic Needs Assessment Update. In total these sites covered approximately 1,323.7 hectares. These sites were visited on 12th and 13th July 2018.

Table 1: List of Existing and Potential Employment Sites Reviewed

No. on map	Site	Nearest Settlement	Size (ha)	Land Classification
Worksop				
1.	Claylands Avenue	Worksop	63.4	Developed employment site, with vacant land
2.	Gateford Common East and West	Worksop	17.2	Greenfield
3.	Shireoaks Triangle	Worksop	10.3	Fully developed employment site
3.a	Shireoaks Common	Worksop	26.6	Greenfield
4.	Sandy Lane Industrial Estate	Worksop	41.2	Planning permission for employment use
5.	Highgrounds Industrial Estate	Worksop	15.11	Fully developed employment site
6.	Eastgate North	Worksop	6.5	Fully developed employment site
7.	Eastgate South	Worksop	2.3	Developed employment site, with vacant land
8.	Canal Road North and South	Worksop	6.5	Fully developed employment site
9.	Retford Road East	Worksop	2.0	Developed employment site, with vacant land
10.	Retford Road West	Worksop	4.3	Developed employment site, with vacant land
11.	Manton Colliery	Worksop	35.2	Fully developed employment site
12.	Manton Wood East and West	Worksop	58.0	Fully developed employment site
12a	Manton Wood Extension	Worksop	25.0	Greenfield
13.	Land off A57	Worksop	188.5	Greenfield
14.	Explore Steetley	Worksop	48.9	Fully developed employment site
Retford				
15.	Randall Way	Retford	11.4	Developed employment site, with vacant land
16.	Hallcroft Industrial Estate	Retford	10.2	Fully developed employment site

17.	North of Sewage Works	Retford	2.6	Greenfield
18.	Bellmoor, Trinity Farm Land & Trinity Barn Fields	Retford	23.3	Greenfield
19.	Babworth Road	Removed		
20.	Albert Road North	Removed		
21.	Thrumpton Road South	Removed		
22.	Thrumpton Goods Yard	Retford	2.1	Fully developed employment site
23.	Thrumpton Lane	Retford	2.6	Fully developed employment site
24.	West Carr Industrial Estate	Retford	12.4	Developed employment site, with vacant land
25.	Bridon Wire Works	Retford	7.3	Planning permission for non-employment use
26.	Montagu House, London Road	Removed		
27.	Land south of the common, Ordsall	Retford	10.6	Greenfield
28.	North of Grove Road	Retford	6.6	Greenfield
Harworth				
29.	Blyth Road West	Harworth	22.3	Developed employment site, with vacant land
30.	Blyth Road South	Harworth	8.0	Developed employment and housing site
31.	Blyth Road East	Harworth	12.1	Developed employment site, with vacant land
32.	Symmetry Park, Harworth Road	Harworth	20.7	Planning permission for employment use
33.	South of Snape Lane	Harworth	76.5	Greenfield
34.	Snape Lane	Harworth	41.3	Greenfield
35.	Snape Road	Harworth	0.9	Greenfield
36.	Main Street	Harworth	24.0	Greenfield
37.	Plumtree Estate & Bawtry Road	Harworth	38.9	Greenfield
A1 Corridor South				
38.	Gamston Airport North	Elkesley	12.9	Greenfield
39.	Gamston Airport South	Elkesley	3.8	Brownfield
40.	The Bungalow, Jockey Lane	Elkesley	3.5	Fully developed employment site

41.	Markham Moor Roundabout	West Markham	17.4	Fully developed non-employment site
42.	South of Markham Moor	West Markham	15.9	Greenfield
43.	Great North Road	Markham Moor	12.2	Greenfield
44.	East of Markham Moor	Markham Moor	8.5	Greenfield
45.	Ollerton Road West & East	Tuxford	19.3	Fully developed employment site
46.	Ashvale Road	Tuxford	2.7	Fully developed employment site
47.	Lodge Lane	Tuxford	8.6	Fully developed employment site
48.	Eastfield Nurseries, Darlton Road	Tuxford	2.3	Planning permission for non-employment use
49.	Markham Road	Tuxford	1.7	Fully developed non-employment site
Rural West				
50.	Welbeck Colliery, Budby Road	Cuckney	29.6	Brownfield
51.	Holme House Farm, Owday Lane	Carlton in Lindrick	20.3	Greenfield
52.	Firbeck Colliery/Lawn Road	Costhorpe	24.3	Developed employment site, with vacant land
53.	Harrison Drive	Removed		
54.	Hundred Acre Lane		2.0	Greenfield
55.	Misson		4.8	Developed employment site, with vacant land
56.	Station Road	Ranskill	2.2	Greenfield
57.	Access Road	Ranskill	11.0	Fully developed employment site
58.	Bridge Bungalow	Ranskill	2.4	Fully developed non-employment site
59.	Old Blyth Road	Removed		
Rural East				
60.	South of Ashdown Way	Misterton	4.9	Greenfield
61.	Fox Covert Lane	Misterton	4.4	Greenfield
62.	Old Misterton Works		5.3	Fully developed employment site
63.	Beckingham Ship Yard		8.5	Fully developed employment site

64.	Top Pasture Lane	North Wheatley	2.5	Greenfield
65.	North of Sturton Village	Sturton le Steeple	42.1	Greenfield
66.	RMB Clarborough Hill	Clarborough	1.0	Fully developed employment site
67.	Headon Camp		4.0	Fully developed employment site
68.	Treswell Road	Rampton	14.3	Greenfield
69.	Retford Road	Woodbeck	26.1	Greenfield
70.	High Marnham Power Station	Marnham	158.9	Greenfield and Brownfield
71.	Lound Hall		2.0	Fully developed non-employment site
72.	Lincoln Road	Removed	0.3	Greenfield
Garden Village				
-	Gamston Airport			Brownfield
-	Bevercotes Colliery			Brownfield

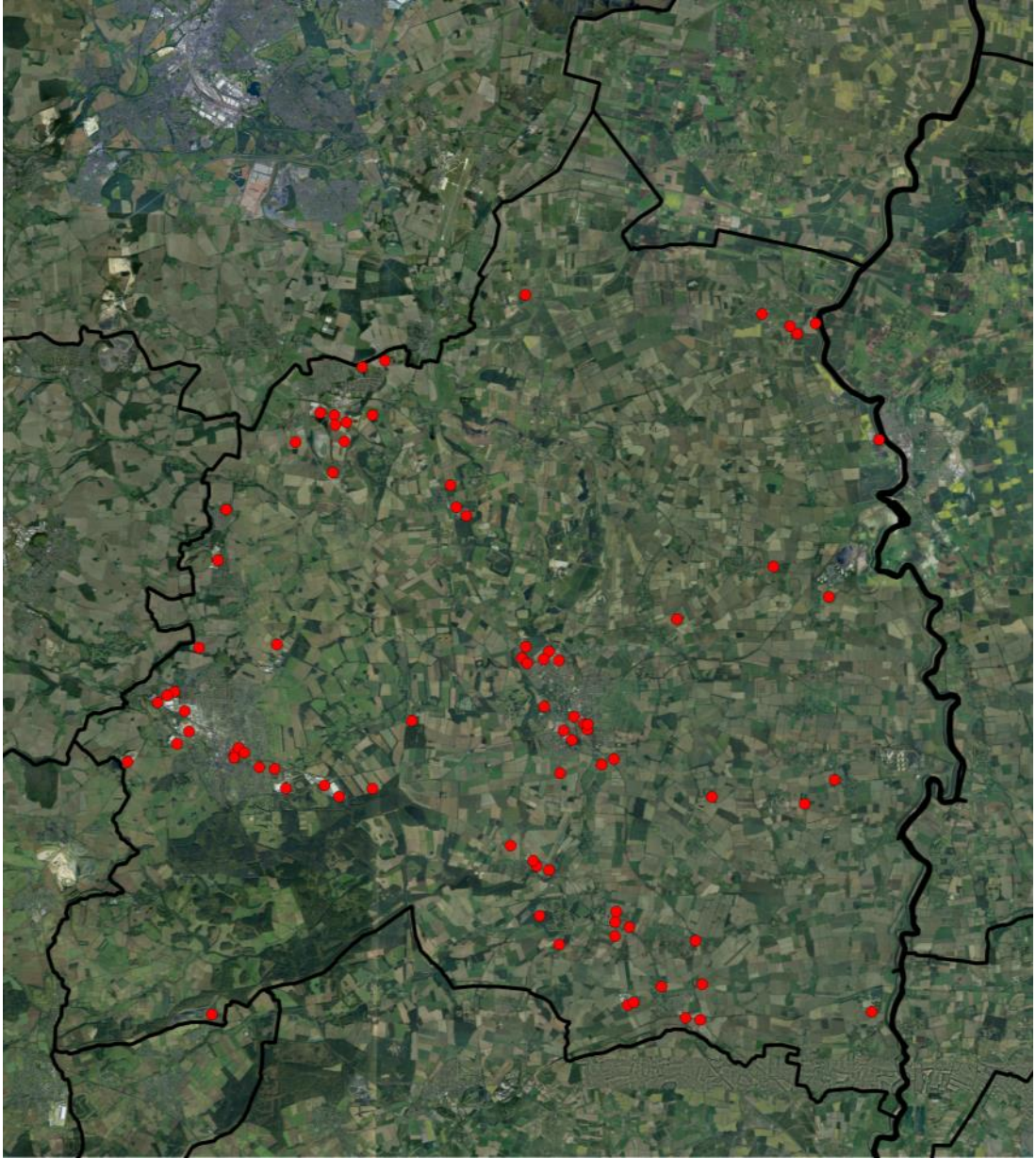
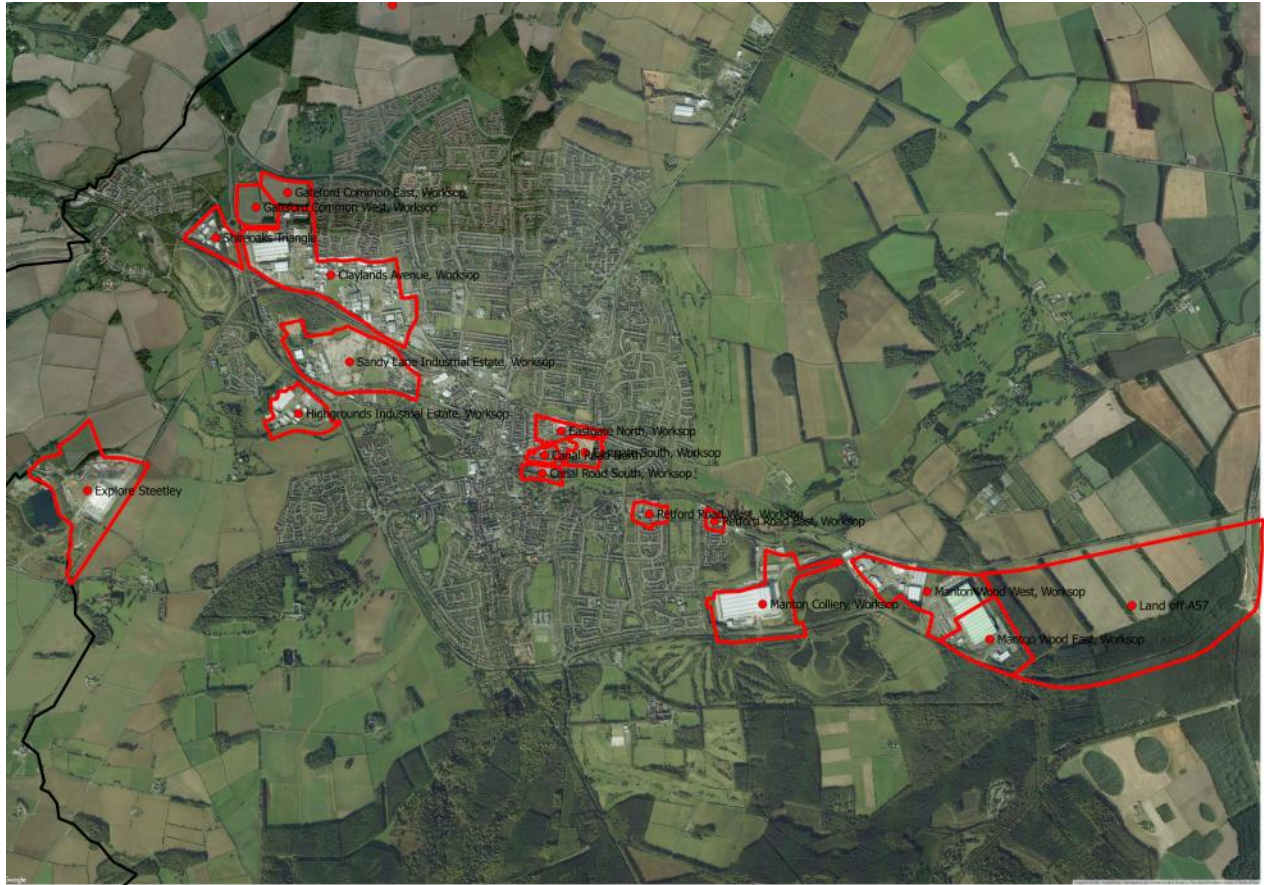


Figure 1: Location of Existing and Potential Employment Sites Reviewed

Worksop



Claylands Avenue



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
63.4ha	2.38ha	Parcel of cleared land in the centre of the site.

- 1.6 Claylands Avenue is a large strategic industrial site, located on the north western edge of Worksop. The site is within the settlement boundary of Worksop with residential areas to the north and east; it is bounded to the south by a railway lane and Sandy Lane Industrial Estate; and to the west by the A57 and Shireoaks Triangle. To the north west of the site are open fields under agricultural use.
- 1.7 The site is accessed via Claylands Avenue which runs through the site east to west, has and provides direct access onto the A57. As such, it is considered that this site has very good accessibility to Worksop and the wider strategic road network. Internal circulation appears sufficient for existing occupiers.
- 1.8 The site comprises medium and large sized industrial units, many of which are in a reasonable condition. The site accommodates a wide range of national businesses, including the prominent Cerealto distribution centre and the extensive Premier Foods site.

- 1.9 There is a parcel of vacant land located within the centre of the site measuring 6ha. There is potential to develop this land to intensify industrial uses on the site. The parcel of vacant land has already been cleared; however, access to the land via Claylands Avenue would need to be established before development commences.
- 1.10 **Conclusion: Claylands Avenue is a well-functioning, strategic employment site, which is home to some of the District's prestigious food manufacturing businesses. There are limited opportunities for intensification within the existing area. Employment uses at the site should be protected and development of new employment uses encouraged.**

Gateford Common East and West



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
17.2ha	17.2ha	Greenfield

- 1.11 Gateford Common East and West comprise agricultural land, located on the north western outskirts of Worksop. The site is located in close proximity to a number of industrial estates, including Claylands Avenue to the south and Shireoaks Triangle to the south west. The site is bound to the north by agricultural land and to the east by residential uses.
- 1.12 The site is bound to the west by the A57 and to the south by Claylands Avenue. Whilst there is no established access to the site, the small industrial site to the southeast, operated by Scania, is accessed via Claylands Avenue, and there may be opportunities to create another access on this road. Overall, this site is considered highly accessible due to its proximity to the A57.
- 1.13 The site presents an opportunity for the expansion of Claylands Avenue Industrial Park. Due to its closer connection to the Claylands Avenue and the A57, Gateford Common West appears to be a more preferable location for development, and therefore, this parcel of land should be brought forward before Gateford Common East. However, if there is a demand for more

employment land, beyond Gateford Common, Gateford Common East is considered a suitable location for expansion.

- 1.14 **Conclusion: The site is in a commercially attractive location due to its proximity to the A57, and Claylands Avenue Industrial Estate. The site would provide a natural expansion to the existing employment area and it is therefore recommended that Gateford Common West and East is included within the employment land supply.**

Shireoaks Triangle



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
10.3ha	-	-

- 1.14

Shireoaks Triangle is a large local industrial estate, located on the north western edge of Worksop. The site is located to the west of Claylands Avenue Industrial Estate and the A57, it is bound to the north west by residential units and to the south by agricultural land.
- 1.14

The site is accessed via Coach Road, and is bound to the north by Shireoaks Common, which provides direct access onto the A57. Vehicular access to the site is sufficient for existing occupiers. Internally, circulation appears good, and there is sufficient car parking space for existing occupiers. The site has good public transport accessibility, with Shireoaks Train Station located approximately 570m west of the site.
- 1.14

The site comprises medium sized units, of varying quality. Units to the north and east are of a good quality; however, units to the south (within Shireoaks Business Centre) are more dated. Shireoaks Business Centre comprises an old industrial warehouse, which has been subdivided into a number of smaller units.

- 1.14 The site is mostly occupied by smaller local businesses. There are a number of vacant units, particularly to the south of the site
- 1.14 Currently, there are advertisements for 1,760 – 3,560 sq. ft. of workspace units to let.
- 1.14 The site is fully built out, and there are no further opportunities for development.
- 1.14 **Conclusion: This site lies on the edge of Worksop's main employment area, which is focussed along Claylands Avenue, and provides good access to the A57. It should therefore be considered an important employment location, which should be protected for continued employment uses.**

Shireoaks Common



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
26.6	26.6	Greenfield

- 1.14 Shireoaks Common located north east of the road of same name towards the A57 junction on the west side of Worksop. A managed stream runs through the site centre and is bounded on the west by dwellings and a school. It is currently agriculture.
- 1.14 Permission was granted for a 26.6 ha development in 2016 for:
- Outline Application for Residential Development of up to 175 Dwellings, 15.4 Hectares of Employment Land for the Erection of Buildings to be Used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), Provision of Land for the Expansion of St. Luke's Primary School (0.3 hectares) and New School Pick Up/Drop Off Area Together with Associated Highways Works, Public Open Space, Landscaping, Servicing, Parking and Attenuation Facilities and Construct New Accesses*
- 1.14 Further conditions have been discharged since that time.
- 1.14 **Conclusion: This site lies on the edge of Worksop's main employment area, which is focussed along Claylands Avenue, and provides good access to the A57. It should therefore be considered an important employment location, which should be protected for continued employment uses.**

Sandy Lane Industrial Estate



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
41.2ha	-	-

- 1.15 Sandy Lane Industrial Estate is a large industrial estate located in Worksop. The site is located in close proximity to Worksop Town Centre, and lies approximately 635m west of Worksop Train Station. The site is bound to the north by a railway line and Claylands Avenue Industrial Estate; to the east by a large B&Q Store; to the south by Sandy Lane and Highgrounds Industrial Estate; and to the west by agricultural land.
- 1.16 The site is accessed via Sandy Lane, which has direct access onto the A57. The site has a good level of public transport accessibility, as Sandy Lane contains bus stops serving routes to Worksop Town Centre. The site is also a 15 minute walk from Worksop Train Station, which operates services to Leeds, Nottingham and Lincoln. Overall, the site is considered highly accessible, due to its highways and public transport connections.
- 1.17 The site comprises a mix of small industrial units to the east and medium industrial units to the west. All units on site of are a reasonable quality, and there is sufficient internal circulation for existing users. Current occupiers include MBA Polymers UK Ltd and Cinch Connectivity Solutions.
- 1.18 The centre of the site is currently under construction. Planning permission (ref: 02/09/00033) was granted in 2010 for the *“mixed use regeneration including offices, light industry, storage / distribution, food store, hotel, restaurants, petrol filling station and safeguarded community sport*

land". The permission includes up to 24,070 sq m of B Class (B1, B2 and B8) uses. The above development covers the whole of the site and there will be no further opportunities for development.

- 1.19 Since 2010, numerous Reserved Matters Applications, and subsequent discharge of conditions applications have been approved, indicating that development is likely to come forward in the short term.

Conclusion: This is a strategic mixed-use employment site with planning permission for up to 24,070 sq m of employment uses. The site is in a good location with good access into Worksop town centre as well as to the strategic road network. As such, the site should be considered as contributing to the Council's employment land supply.

Highgrounds Industrial Estate



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
15.11ha	-	-

- 1.20 Highgrounds Industrial Estate is an important local industrial estate, located in on the western edge of Worksop. The site is located in close proximity Worksop Town Centre, and is bound to the north by the A57 and Sandy Lane Industrial Estate; to the east and south by agricultural land; and to the west by residential units.
- 1.21 The site is accessed directly off the A57. There are bus stops located within the site, which operate routes to Worksop and Shireoaks, and the site is located approximately 1.4km west of Worksop Train Station. In consideration of the above, the site is considered to have very good levels of accessibility.

- 1.22 The northwest part of the site comprises a series of large and medium sized industrial units of a high quality. These units currently accommodate companies such as Peacock Windows Ltd, CT Pipework and Priestley Transport.
- 1.23 The site has good internal circulation, and sufficient car parking provision for both industrial and retail uses.
- 1.24 The site appears fully built out, and as such, there are no further opportunities for development or intensification.

Conclusion: This is a well-established, important local employment site. Recommend the site is protected for continued employment use.

Eastgate North



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
6.5ha	-	-

- 1.25 Eastgate North comprises a local employment site, located in Worksop. The site is located in close proximity to Worksop Town Centre, and is bound to the north by a railway line; to the east by Kilton Hill; to the south by Eastgate (beyond which are industrial and retail uses); and to the west by residential uses.
- 1.26 The site benefits from good levels of public transport accessibility, as the site is located approximately 450m south east of Worksop Train Station. There are a number of bus stops located on Eastgate, operating routes to Manton.
- 1.27 The site comprises a piecemeal employment area which contains a mix of different industrial estates, of varying qualities and sizes. Different parts of the site have separate access points from Eastgate / Kilton Road and there is limited circulation between the different parts of the site. However, the Carlton Phoenix Industrial Estate has poor internal circulation, and haphazard parking arrangements. In this location, on-street car parking restricts the ability of trucks and/or large vehicles to pass through the site.
- 1.28 The quality of units is very mixed. Units to the east (of Vulcan Place) are generally of a good quality; however, units to the west (Carlton Phoenix Industrial Estate) are somewhat dated and run down. Development of the site appears to have been on an ad hoc basis and there is no cohesive quality of environment. There appears to have been limited investment in the site in recent years.
- 1.29 There are some vacant units within the site; however, units are generally well-occupied. Current occupiers include: DTH Engineering, DC Storage, UK Security and Walker Army Supplies.

- 1.30 Within the middle of the site, there is a large area of hardstanding currently used as an informal car parking area, and a vacant industrial unit. These provide potential opportunities for intensification of the site. However, this would require site works to improve access and vehicle circulation and potential remediation.

Conclusion: The site is a small traditional employment area within close to proximity to central Worksop. The site supports a range of predominantly local businesses and provides an opportunity for further redevelopment. It is recommended that the Council encourage development for employment and related uses to ensure continued commercial activity at the site.

Eastgate South



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.3ha	0.18ha	Brownfield

- 1.31 Eastgate South has recently been redeveloped to provide a large Morrison's store. There remains a number of small mixed use units towards the west of the site which are under a mix of uses including employment and leisure uses. The site is located in close proximity to Worksop Town Centre, and is bound to the north by Eastgate and industrial units; to the east by residential units; to the south by Canal Road and industrial units; and to the west by Kilton Road and residential units.
- 1.32 The site is accessed via Kilton Road, and is located within a central location in Worksop. There are good levels of public transport accessibility, as the site is located approximately 550m south east of Worksop Train Station. There are a number of bus stops located on Eastgate, operating routes to Manton. Overall, in consideration of the above, the site has very good levels of accessibility.

- 1.33 The small units to the west comprise a mix of purpose built industrial units, converted warehouse, and converted residential dwellings. All are of a poor quality, and appear dated. The units currently accommodate small scale office, workshop, retail and leisure uses. Whilst this area has sufficient internal circulation routes; resurfacing is required. There is also considerable ad hoc parking and loading within the site. The area provides very small cheap units and caters for local small and micro businesses. Activity and occupancy rates are high.
- 1.34 There is a small parcel of vacant land to the front of the Morrison's store (north east corner of the site). The site is already cleared; however, the land is separated from surrounding industrial uses by the large Morrison's store.
- 1.35 **Conclusion: The site provides a mix of cheap, low quality accommodation in a location close to central Worksop. There is clearly demand for such units from small local businesses. However the quality of accommodation and the site's environmental quality is poor. Recommend the Council seek to protect the site for small scale employment and related uses while seeking to improve the quality of the site.**

Canal Road North and South



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
6.5ha	-	-

- 1.36 Canal Road North and South comprise a series of medium and large sized industrial units, of a reasonable quality. The sites are located in close proximity Worksop Town Centre, in a largely mixed use area.
- 1.37 Both sites are accessible by road and public transport, with local bus stops located approximately 160m to the north of the site, and Worksop Train Station approximately 550m north of the site.
- 1.38 Canal Road North is a single occupier site, operated by Whitworth Bros. the site is bound to the north by Eastgate and industrial units; to the east by residential units; to the south by Canal Road; and to the west by a large Matalan Store. The site has clear access of Eastgate, and sufficient internal circulation. There is a parcel of undeveloped land to the east, which could be brought into employment use. In order to enable this parcel of land to be developed, internal circulation would need to be altered.

- 1.39 Canal Road South comprises a mix of small, medium and large units, currently operating under industrial, retail and leisure uses. There is one large unit occupied by Sibichi. Access is via Canal Road which is narrow limiting the potential commercial activity possible at the site.

Conclusion: The Northern site comprises a single occupier site. Continued use and further development of this site is dependent on the occupier's intentions. The southern site comprises a mix of uses and old stock and is generally not intensively used. No specific policy approach is recommended to either site.

Retford Road East



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.0ha	0.49ha	Thin strip of brownfield land to the west.

- 1.40 Retford Road East is a small industrial site located on the eastern edge of Worksop. The site is bound to the north by the Chesterfield Canal; to the east by industrial units; to the south by Retford Road (B6040); and to the west by playing fields. The site is located in close proximity to a number of industrial estates to the east (including Mantonwood Business Park).
- 1.41 The site is accessed via Retford Road (B6040), which provides direct access onto the A57 to the south. There are a number of bus stops located on Retford Road, servicing routes to Retford, Manton Wood, Worksop and Wensleydale. Overall, the site is considered to have good levels of accessibility.

- 1.42 The site comprises small and medium sized industrial units to the rear, and road side car showrooms to the front. Units are of a reasonable quality, and the circulation arrangement appears sufficient for current users. Current occupiers include: CEF, Morina Cars and Motordepot Worksop.
- 1.43 There is a vacant strip of land to the west of the site, which could be used to extend existing units on site. However, due to its shape, it is considered that this area does not present a great intensification prospect.
- 1.44 **Conclusion: The site comprises a range of uses including a mix of uses. It is recommended that no specific policy response is taken to this site.**

Retford Road West

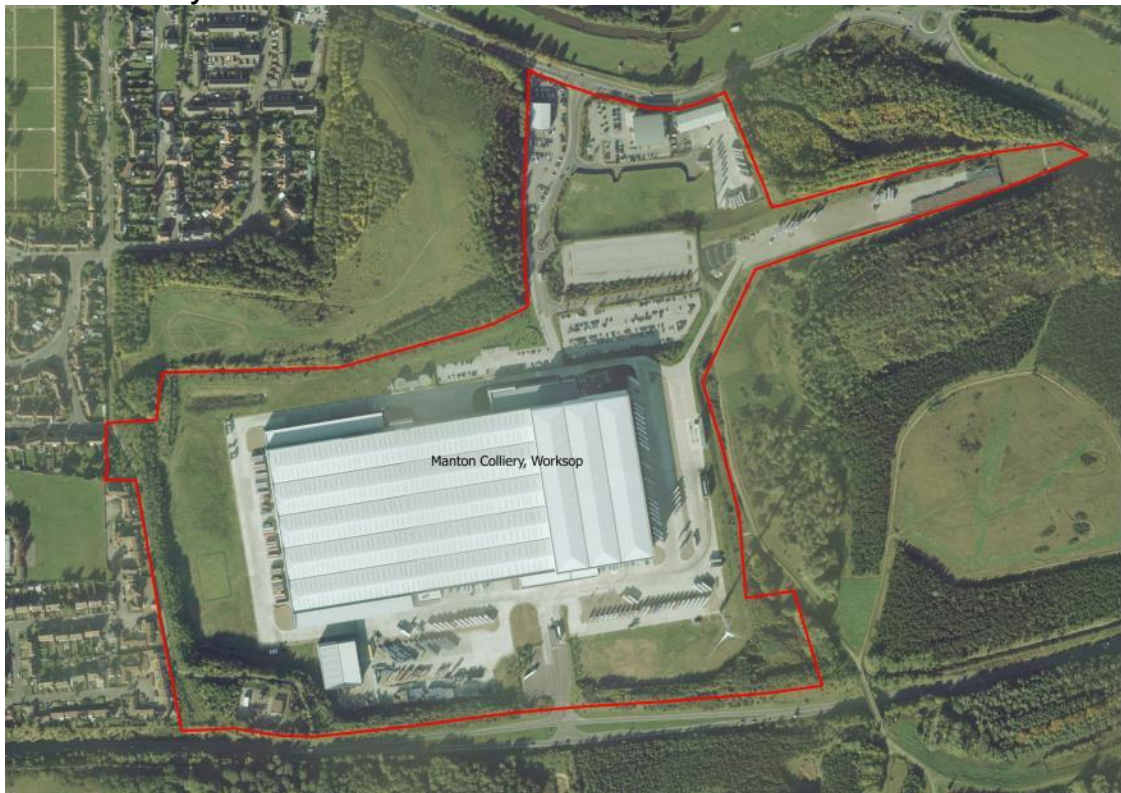


Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
4.3ha	1.7ha	Parcel of brownfield land to the west.

- 1.45 Retford Road West comprises Dukeries Business Centre; a medium sized estate consisting of small, medium and large office units. The site is located on the eastern edge of Worksop, and is bound to the north by the Chesterfield Canal; to the west by playing fields; to the south by Retford Road (B6040); and to the west by High Hoe Road (B6041). The surrounding area is characterised by a mix of industrial and residential uses.
- 1.46 The site is accessed via Retford Road (B6040), which provides direct access onto the A57 to the south. There are a number of bus stops located on Retford Road, servicing routes to Retford, Manton Wood, Worksop and Wensleydale. Overall, the site is considered to have very good levels of accessibility.

- 1.47 The eastern half of the site is built out and comprises two good quality office units with car parking and landscaping, and two medium sized industrial units. All units are in a good condition, and the site appears fully occupied. Current occupiers include: Klingspor, Insight Healthcare and GS Gas.
- 1.48 The western half of the site, covering an area of 2.6ha, is cleared and vacant, and currently comprises hardstanding. This is an area for potential redevelopment, to extend current employment uses on site. It is important to note that access to this area has already been established, and as such, this area can be brought forward for development imminently in the short term.
- 1.49 **Conclusion: This is an important, well-functioning mixed employment site in an accessible location. There are opportunities for expansion, which should be protected for redevelopment for employment uses.**

Manton Colliery



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
35.2ha	-	-

- 1.50 Manton Colliery is a former Colliery located on the eastern edge of Worksop. It is now the B&Q / Wincanton distribution depot. The site is located on the south eastern edge of Worksop. The surrounding area is characterised by residential uses to the west and industrial units to the east. The site is located in close proximity to Mantonwood Business Park and Wilkos Distribution Centre.
- 1.51 The site is accessed directly from the A57 to the south. There are a number of bus stops located on Retford Road, servicing routes to Retford, Manton Wood, Worksop and Wensleydale. Overall, the site is considered to have very good levels of accessibility.
- 1.52 The site is a single occupier site; currently operated as a B&Q / Wincanton Distribution Centre. The site comprises one large warehouse building to the south, with ancillary car parking to the front and rear. The building is modern, and of a high design quality. The site has efficient internal circulation, and good connectivity to surrounding industrial uses.
- 1.53 The site is fully built out, and there are no opportunities for further expansion or intensification.

- 1.54 **Conclusion: This is a well-functioning single occupier site, with good connectivity. The site is fully built out and any further expansion depends on the current occupiers. No specific policy response required.**

Manton Wood West



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
58.0ha	-	-

- 1.55 Manton Wood West comprises Mantonwood Business Park, located on the eastern edge of Worksope. The site lies just outside the settlement boundary surrounded by agricultural uses. The Wilkos distribution centre is located to the east of the site.
- 1.56 The site has direct access off the A57, providing links into Worksope and links directly to the A1 approximately 2 miles to the east. Overall, the site benefits from very good levels of accessibility.
- 1.57 Mantonwood Business Park contains medium and large sized industrial units, the units and the general environment is of a very high quality. Current occupiers include: Chalice Medical, Anpario, Jewson, Saint-Gobain and Solway Foods. There appears to be low levels of vacancy; however, there is one vacant unit (High Bay Warehouse), which is advertised to let as a 71,612 sq. ft. warehouse.
- 1.58 **Conclusion: This is a high quality business park with excellent access to Worksope as well as the A57 and the A1. The site provides high quality business park accommodation and**

has high levels of occupation. The site provides one of the District's strategic employment sites and should be protected for employment uses.

Manton Wood East

- 1.59 Manton Wood East comprises the Wilko's Distribution Centre, located on the eastern edge of Worksop. The site lies just outside the settlement boundary surrounded by agricultural uses. Mantonwood Business Park is located to the west of the site.
- 1.60 The site has direct access off the A57, providing links into Worksop and links directly to the A1 approximately 2 miles to the east. Overall, the site benefits from very good levels of accessibility.
- 1.61 The site is a single occupier site; one large unit which is operated as a Wilko's Distribution Centre. The unit is of a high quality, and there is sufficient loading areas on three sides and a car parking to the east. The building is modern, and of a high design quality. The site has efficient internal circulation. The site is fully built out, and there are no opportunities for further expansion or intensification.
- 1.62 **Conclusion: This is a well-functioning single occupier site, with good connectivity. The site is fully built out and any further expansion depends on the current occupiers. No specific policy response required.**

Manton Wood Extension



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
25	25	Greenfield

- 1.63 Manton Wood Extension is a 25ha site lying directly to the south of the A57 / B6040 junction on the south side of the existing Manton Wood Business Park. It is bounded to the north by the A57 and woodland on other sides.
- 1.64 In 2015 an application was received and approved for:
- Outline Planning Application with Some Matters Reserved with Access to be Considered for Employment and Distribution Development (Use Classes B1, B2 and B8) and the Construction of a New Access off the A57*
- 1.65 **Conclusion: The site benefits from extant planning permission to create a large business park that will serve as an extension to the existing Manton Wood Business Park anticipated to support larger B class units and will form a part one of the District's strategic employment sites and should be protected for employment uses upon completion.**

Land off A57



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
188.5ha	188.5ha	-

- 1.66 This site is a large parcel of agricultural land, located just beyond the eastern edge of Worksop. The site and surrounding area comprises open agricultural uses. The Manton Wood East site is located to the west of the site.
- 1.67 The site is located between the A57 to the south, the A1 to the east, and the railway line to the north. The junction of the A57 and the A1 is located on the site's eastern border.
- 1.68 Considering the sites location on the edge of the Manton Wood employment area, and with excellent access to the strategic road network, it is considered that the site provides commercially attractive location for development for employment uses, particularly for large scale distribution uses.
- 1.69 It is important to note that the southern edge of the site is heavily wooded, and is allocated as a Local Wildlife Site within the Bassetlaw Proposals Map (2011). This may limit development opportunities.

Conclusion: This is a strategic employment site, which presents an opportunity to expand neighbouring industrial uses within an accessible location. As such, it is recommended that some of the site could be identified for employment uses.

Explore Steetley



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
48.9ha	-	-

- 1.70 Explore Steetley is a single occupier industrial estate, located on the western edge of Worksop. The site is bound in all directions by agricultural land.
- 1.71 The site is accessed via Steetley Lane to the west and the A619 to the south. The A619 provides direct access to the A40 to the east. The site has good accessibility via road; however, site is not accessible via public transport.
- 1.72 The site is a single occupier site, operated by Explore. Units on site are of a very good quality, and the site appears to be well-manged; with security on each entrance point. There appears to have been significant investment in this site over recent years, and as a large site, there appears to be more opportunities to intensify uses. Buildings are of a high quality and the site is well-organised, with efficient circulation. There are a number of extant planning permissions relating to the site, including:
- Planning permission (ref: 18/00420/FUL) was granted in May 2018 for the creation of a permanent car park and new access road (with fencing and lighting) to the west of the site.

- Planning permission (ref: 15/00535/FUL) was granted in June 2015 for the erection of a temporary building to house a full scale prototype of a glass fibre reinforced concrete cladding product for viewing and inspection.
- Planning permission (15/00412/FUL) was granted in May 2015 for the construction of a modular Transport Office Building.

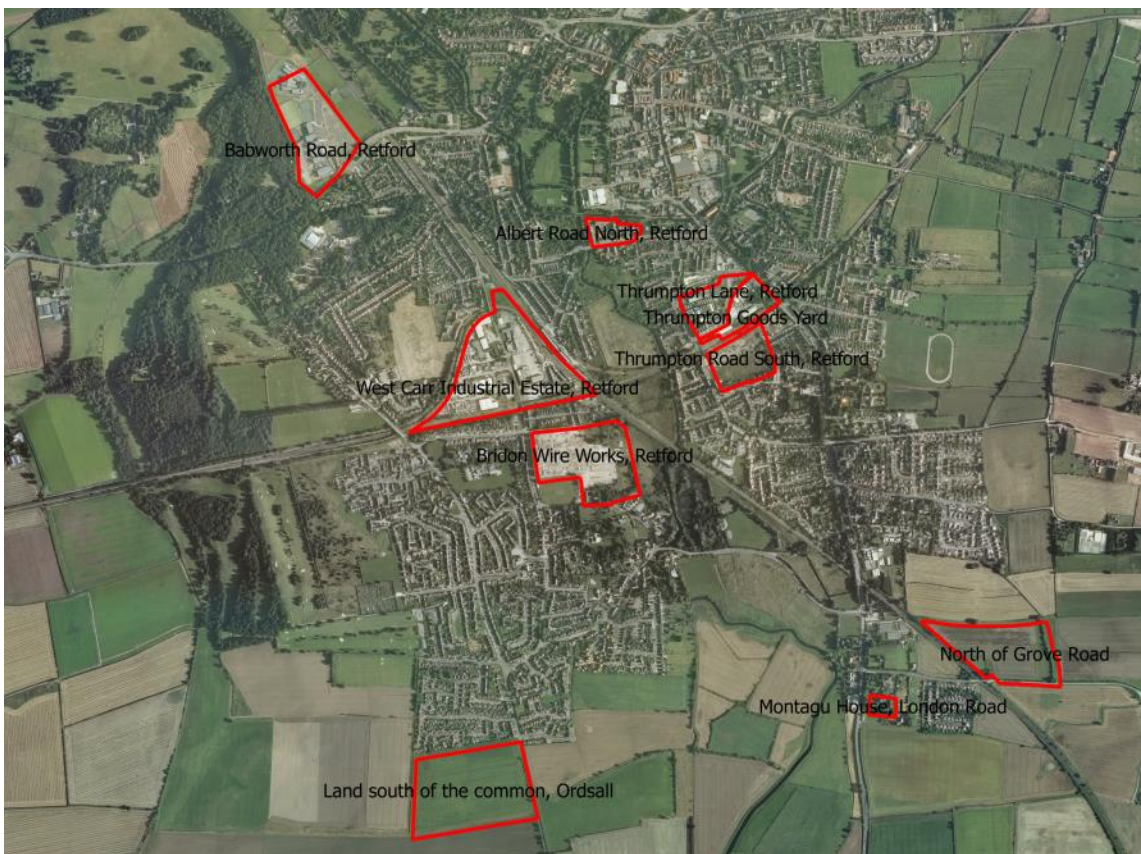
1.73 **Conclusion: This is a well-functioning single occupier site, with good connectivity. The site is fully built out and any further expansion depends on the current occupiers. No specific policy response required.**

Retford

North Retford



South Retford



Randall Way



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
11.4ha	1.22ha	Plots within industrial estate

- 1.74 The site comprises Trinity Park Industrial Estate. The site is located on the northern edge of Retford, and is bound to the north by Idle Valley Nature Reserve; to the east by Hallcroft Road and a Sewage Works; to the south by Randall Way and residential units; and to the west by agricultural land.
- 1.75 The site is accessed via Randall Way which provides direct access onto North Road (A638) to the west. The site is considered accessible via public transport, as North Road contains a number of bus stops that operate routes to Retford, Misson and Doncaster Town Centre.
- 1.76 The site comprises a series of medium sized industrial units to the east. Units are modern and of a high quality, and the internal site roads and general quality of environment is high.

- 1.77 In June 2018 (ref: 18/00408/FUL), planning permission was granted for the construction of “5 *Mid-size Industrial Buildings to be Sub-divided into 36 Smaller Units*”. This application related to the north eastern section of the site, which is currently vacant.
- 1.78 In 2015, planning permission (ref: 15/00548/FUL) was granted for the erection of an industrial building to the east of the site.
- 1.79 The site is currently undergoing further development. Once both of the above permitted schemes are brought forward, the site would be fully developed, with no further opportunities for expansion.

Conclusion: Randall Way is a medium sized industrial estate that has received significant investment in recent years. There are two extant planning permissions that, if implemented, will intensify employment uses on-site. It is expected that this will be complete by 2019. This is an important employment location in Retford and it is recommended that the site is protected for employment use.

Hallcroft Industrial Estate



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
10.2ha	-	-

- 1.80 Hallcroft Industrial Estate is a local industrial estate located on the northern edge of Retford. The site is bound to the north by Sewage Works; to the east by a Caravan Park; to the south by a school; and to the west by Hallcroft Road and residential uses. The surrounding area is characterised by a mix of uses; with Trinity Park Industrial Estate nearby (to the north west).
- 1.81 The site is accessed via Hallcroft Road and is in close proximity to the A638. The site has good public transport accessibility; bus stops on Hallcroft Road operate routes to Retford, Doncaster Town Centre and Misson.

- 1.82 The site comprises a mixture of small and medium sized B2 and B8 units, of a reasonable quality. Current occupiers include: CSL, Gordon Pike and Sons and BB Conveyors. The site is very intensively developed with very high levels of activity. Internal circulation appears sufficient for existing occupiers; however, there appears to be insufficient car parking within the site. As such, there is a lot of on-street car parking, which restricts access for larger vehicles and Lorries. This has a negative impact on access as well as the overall environmental quality of the site.
- 1.83 The site has a high occupancy rate, and appears to be fully built out. As such, there are limited development opportunities.

Conclusion: This is a well-functioning local employment site which provides for the needs of Retford. It is recommended that this site is protected for employment uses.

North of Sewage Works

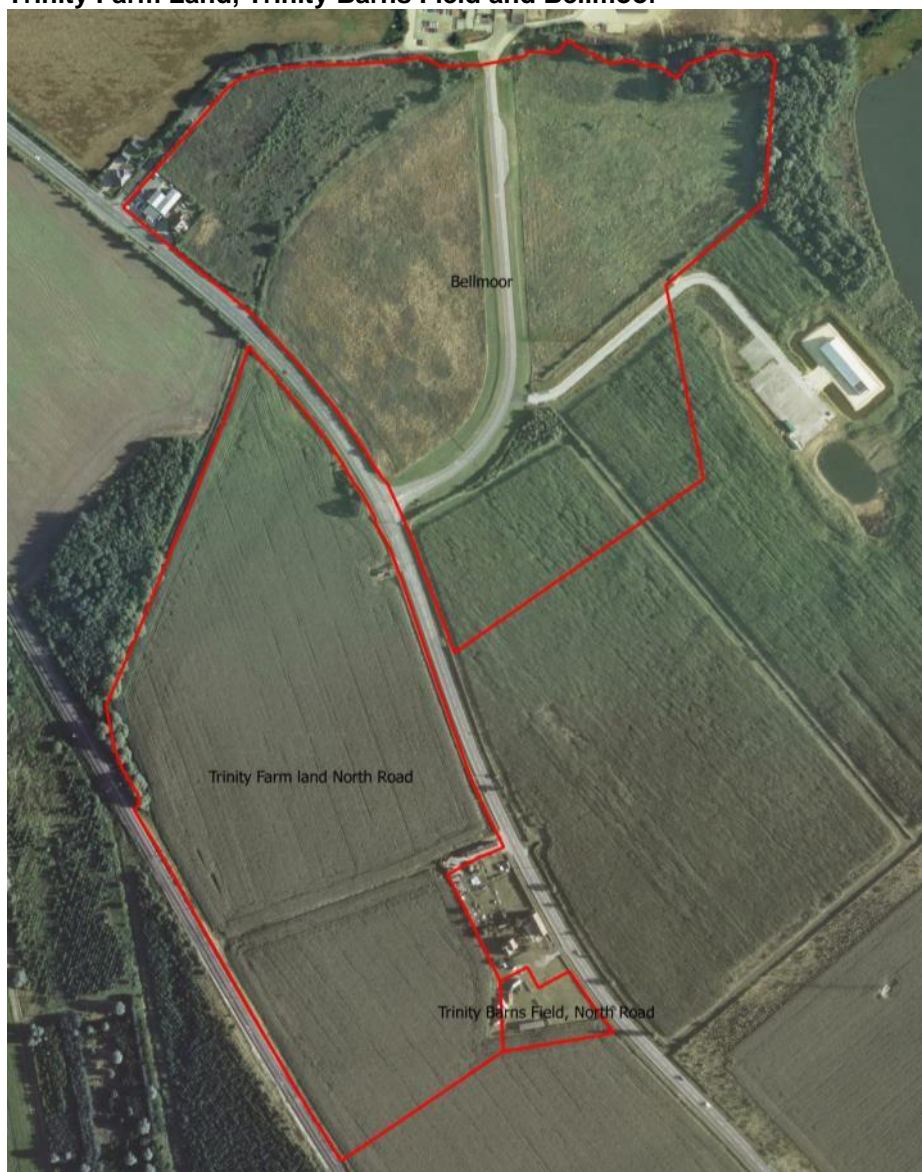


Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.6ha	2.6ha	Agricultural land

- 1.84 North of Sewage Works is a small parcel of agricultural land, located on the northern edge of Retford. The site is bounded to the south by the sewage works, to the north by Belmoor Lake and Idle Valley Nature Reserve; to the east by agricultural land; to the south by Hallcroft Industrial Estate; and to the west by Trinity Park Industrial Estate. The surrounding area is predominately industrial and agricultural.
- 1.85 The site is accessed via a narrow access road alongside the sewage works, and is bound to the south by Hallcroft Road, which is accessed through a series of small residential roads. The site is in unprominent position to the rear of the sewage works which provides a very poor frontage. It is therefore not considered to be a commercially attractive location.
- 1.86 **Conclusion: The site is not considered to be commercially attractive, on the basis that it is located behind the sewage works, and has no clear access. It should therefore not**

contribute to the employment land supply. Recommend the Council support development for alternative uses.

Trinity Farm Land, Trinity Barns Field and Bellmoor



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
23.3 ha	-	-

- 1.87 Trinity Farm Land (10.7ha), Trinity Barns Field (0.3ha) and Bellmoor (13.3ha) are parcels of agricultural land, located to the north west of Retford. The sites are bound to the north, east, south and west by agricultural land. The sites are located just beyond the northern edge of Retford and are in close proximity to Trinity Park Industrial Estate (Randall Way) and Hallcroft Industrial Estate.

- 1.88 The sites are located either side of North Road (A638), which runs south into Retford. The site is considered accessible via public transport, as North Road contains a number of bus stops that operate routes to Retford, Misson and Doncaster Town Centre.
- 1.89 The sites are largely undeveloped and greenfield, however, Bellmoor contains a small car wash and a single dwellinghouse to the west, and Trinity Barns Field contains a single residential house to the west.
- 1.90 Trinity Park and Hallcroft industrial estates are both performing well, indicating the strong demand for industrial sites in this area. Hallcroft is now fully built out and occupied, while Trinity Park is currently undergoing further development. Once this is complete there will be limited further supply in the area and so the Council should consider identifying further sites. These sites could therefore represent a potential longer term supply in the area. However, these sites are detached from the existing employment sites and as such provide less of an obvious expansion opportunity.

Conclusion: The sites are located in an accessible location close to established employment sites which are performing well and have seen recent expansion. These sites could potentially provide longer term development prospects.

Thrumpton Road South



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
12.4ha	-	-

- 1.91 Thrumpton Road South comprises a former industrial site located in South Retford. The site is bound to the north by a railway line; to the east by residential units; to the south by residential units; and to the west by Thrumpton Lane. The surrounding area is characterised by a mix of residential and industrial uses. It is important to note that the site is located to the south of London Road Business Park.
- 1.92 The site is accessed via Thrumpton Lane, and is in close proximity to the A638. The site has good public transport accessibility, and is located a 5 minute walk from Retford Low Level Train Station (which operates services to Leeds and Lincoln), and a 9 minute walk to Retford Train Station (which operates services to London Kings Cross, Hull and York).
- 1.93 The site has recently been developed for housing and offices. In May 2009, planning permission (ref: 01/08/00182) was granted for the *“erection of 76 dwellings and associated garages, construction of new access, erection of 3 B1 office space buildings and plant room/store”*. This planning permission has since been implemented, and the housing development has been built out.

1.94 **Conclusion: As this site comprises newly developed housing and offices, it is recommended that this site is not included within the Council's employment land supply.**

Thrumpton Goods Yard



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.1ha	-	-

- 1.95 Thrumpton Goods Yard comprises London Road Business Park, and is located close to the centre of Retford. The site is bound to the north by a small access road and industrial units; to the east by London Road (A638); to the south by a railway line; and to the west by the Thrumpton Lane site which is currently undergoing redevelopment. The surrounding area is characterised by a mix of residential and industrial uses.
- 1.96 The site is accessed via London Road (A638). The site has good public transport accessibility, and is located a 5 minute walk from Retford Low Level Train Station, and a 9 minute walk to Retford Train Station.
- 1.97 The Business Park comprises a series of medium sized traditional lock up units currently used for light industrial and car repairs/sales. Units are in a reasonable condition, and internal circulation appears sufficient for existing users.
- 1.98 The site is fully built out and there are no opportunities for further development. However, the redevelopment of the adjacent Thrumpton Lane site will increase commercial activity in the area and will potentially have a positive effect on the attractiveness of the Goods Yard site.

- 1.99 **Conclusion: This is a well-established local employment site in the centre of Retford. Recommend the site is protected for employment uses.**

Thrumpton Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
3.2 ha	-	-

- 1.100 Thrumpton Lane is an industrial site located close to the centre of Retford. The site is bound to the north by Poplar Street and South Street; to the east by London Road (A636); and to the south by the Thrumpton Lane site. The surrounding area is characterised by a mix of residential and industrial uses.
- 1.101 The site is accessed via Thrumpton Lane, to the west, and is bound to the east by London Road (A638). The site has good public transport accessibility, and is located a 5 minute walk from Retford Low Level Train Station (which operates services to Leeds and Lincoln), and a 9 minute walk to Retford Train Station (which operates services to London Kings Cross, Hull and York).
- 1.102 In 2016, a hybrid planning application was approved for the redevelopment of this site. The application comprised:

- A Full Application for New Manufacturing Building (Class B2) and Two Storey Offices (B1), with Associated Parking and Refurbishment and Change of Use to Class A1/A3/B1 or D1 Use for Former Northern Rubber Tower Building.
- An Outline Application for the Erection of A Convenience Supermarket (A1), Freestanding Hot Food Restaurant or Take Away (A3/A5) and A Single Storey Building for Non Food Retail and Leisure Use (A1/D2) With Associated Access, Car Park, and Service Infrastructure.

1.103 Both permissions appear to have been implemented and the site is currently undergoing development of the mixed use scheme.

1.104 **Conclusion: This is a well-established local employment site in the centre of Retford. Recommend the site is protected, and further losses of employment uses are resisted.**

West Carr Industrial Estate



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
12.4ha	2.3ha	Brownfield

- 1.105 West Carr Industrial Estate is a local industrial estate, located within Retford close to the west of the train stations. The site is bound in all directions by railway lines. The surrounding area is characterised by a mix of residential and industrial uses; with London Road Business Park located approximately 600m to the east.
- 1.106 The site is accessed via West Carr Road, and is not located in close proximity to any main roads. The site has good public transport accessibility, and is located a 10 minute walk from Retford Low Level Train Station, and a 10 minute walk to Retford Train Station.
- 1.107 The site comprises a series of small and medium sized industrial units of varying ages, with the majority of stock being fairly dated. The quality of the units is mixed but most range from reasonable to poor, and there appears to be limited recent investment. There are a considerable

number of open areas of hardstanding which are used for vehicle parking and open storage, while some lie vacant. This creates an environment which is generally low quality. Current occupiers of the site include: Durhams, Fluid Connections and Retford Auto Finishers. There are a number of vacant units, and there is a vacant parcel of land located to the south.

- 1.108 There are opportunities to intensify employment uses on site through developing the parcel of vacant of land to the south. This is a cleared, brownfield parcel of land, with access already established off Gresley Road. As such, there are no obstacles to development, and this parcel of land could be developed immediately.
- 1.109 **Conclusion: This is a local industrial area infilling land between a number of railway lines. The stock is generally dated and the environment is poor. There are a number of vacant or under-utilised plots. Recommend no specific policy response is taken and future applications treated on their merits.**

Land South of the Common, Ordsall



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
10.6ha	10.6ha	Greenfield

- 1.110 Land South of the Common is a large parcel of agricultural land, located on the southern edge of Ordsall. The site is bound to the north by residential units; to the east by Ollerton Road; to the south by agricultural land; and to the west by agricultural land. The surrounding area is characterised by a mix of residential and agricultural uses.
- 1.111 Ollerton is an undesignated road running between Retford/Ordsall and the A1, with the junction with the A1 approximately 2.5 miles to the south. It runs parallel to the A638 which joins the A1 at the new junction at Markham Moor. This location is not considered commercially attractive.

Conclusion: This greenfield site is not considered to be a commercially attractive location. It is recommended that this site should not be included within the Council's employment land supply, by virtue of its current land use, location, and surrounding area.

North of Grove Road



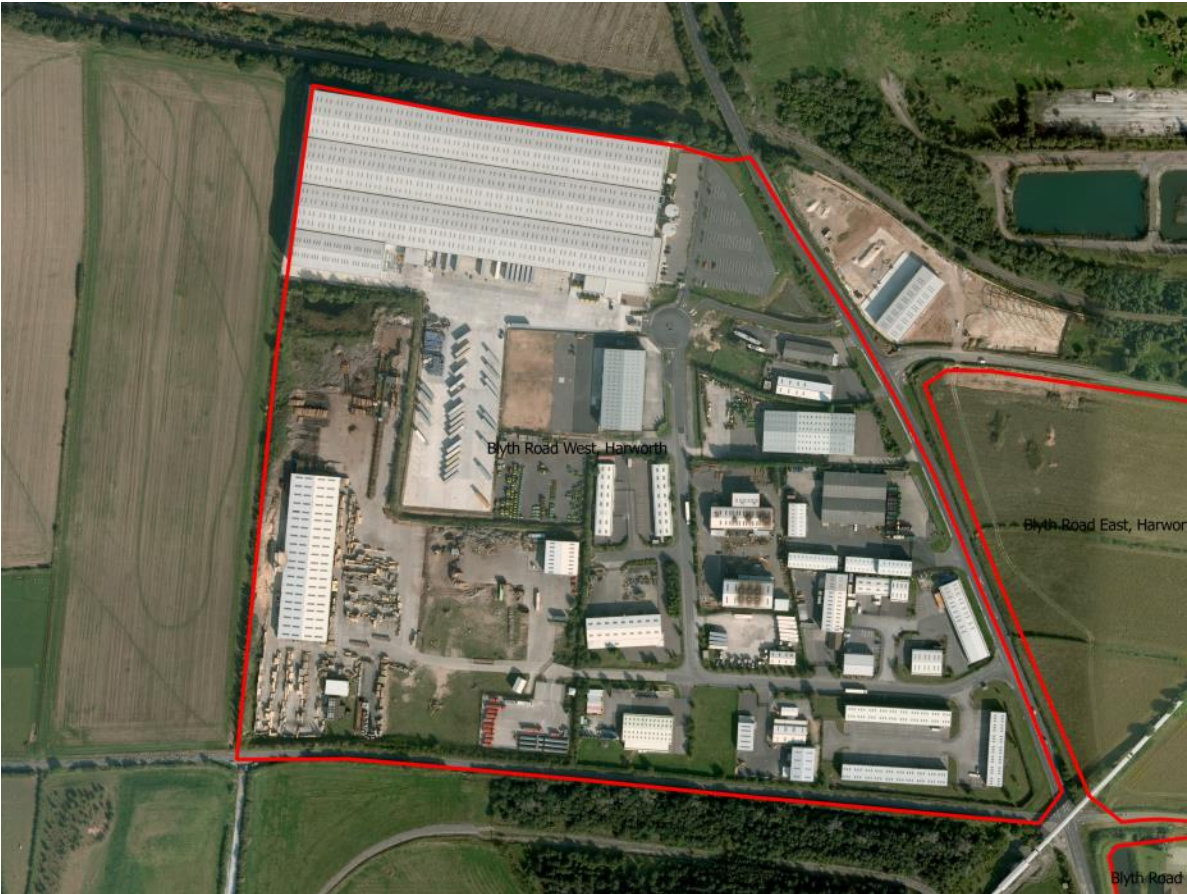
Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
6.6ha	6.6ha	Greenfield

- 1.112 North of Grove Road is a medium sized parcel of agricultural land, located on the southeastern edge of Retford. The site is bound to the north and east by agricultural land; to the south by Grove Road; and to the west by a railway lane. The surrounding area is predominately agricultural, with residential uses to the west. There are no industrial uses within a close proximity to the site.
- 1.113 Access to the site is not established; however, the site is bound to the south by Grove Road, an undesignated road which provides access onto London Road (A638). The site is not considered accessible by public transport.
- 1.114 The site comprises flat agricultural land, with no buildings.

Conclusion: This site is not considered a commercially attractive employment location, and as such, it should not be included within the Council's employment land supply.

Harworth

Blyth Road West



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
22.3ha	-	-

- 1.115 Blyth Road West is an employment site, located in Harworth. It forms part of a wider industrial area with adjacent plots to the east: Harworth Industrial Estate and Harworth Business Park. The site is bound to the north by agricultural land; to the east by Blyth Road; to the south by Serlby Road; and to the east by agricultural land. The surrounding area is characterised by a mix of agricultural and industrial uses.
- 1.116 The site is accessed via Blyth Road, which provides direct access onto the A614 and A1(M) to the south.
- 1.117 The site comprises a mixture of small, medium and large industrial units, alongside open storage areas to the west. Units are of a good quality, and internal circulation appears sufficient for

existing occupiers. At present, the site accommodates companies such as Eddie Stobart, Screwix and Carver Engineering.

- 1.118 There is a large DHL warehouse to the north of the site, which is partially located within the red line boundary for this allocation. This is a large warehouse of a good quality.
- 1.119 **Conclusion: This is a well-functioning, employment site, part of a wider industrial area in Harworth with good links to the A1(M). As such, it should be protected for continued employment uses.**

Blyth Road South



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
8.0 ha	-	-

- 1.120 Blyth Road South comprises Harworth Business Park (east) and Harworth House (west). The site is bound to the north by Serlby Road; to the east by agricultural land; to the south by agricultural land; and to the west by Blyth Road and woodlands. Brunel Industrial Estate and Harworth Industrial Estate located to the north of the site. The agricultural land to the south and east forms the South of Snape Lane site which was granted planning permission in March 2017 for the construction of an employment park comprising up to 235,000 sq m of B1(c), B2 and B8 floorspace.
- 1.121 The site is accessed via both Serlby Road and Blyth Road. The latter provides direct access onto the A614 and A1(M) to the south.
- 1.122 Harworth Business Park (eastern half of the site) comprises medium sized office units, in a good condition. At present the majority of the site appears to be vacant and advertisements indicate that there are currently office units of 134-41,708 sq.ft to let. A large proportion of the southern and eastern parts of the site are used for open storage.

- 1.123 Haworth House, located on the western half of the site, comprises residential accommodation. Prior approval planning permission (ref: 18/00195/PDN) was granted for the change of use of Haworth House, from B1(a) to 94 residential units (Use Class C3) in 2018.

Conclusion: This is a mixed-use site, in a highly accessible location. The site is surrounded by sites which are currently or planned for redevelopment for employment uses, indicating the strength of the market for development in this location. However, the site benefits from planning permission for the change of use to residential development. Therefore no policy response is recommended.

Blyth Road East



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
12.1 ha	5.4ha	Vacant plot

- 1.124 B
- lyth Road East is an established industrial estate on the outskirts of Harworth. The site sits in the centre of a wider employment area and is bound on all s ides by industrial or employment uses.
- 1.125 The site is accessed via Blyth Road, which provides direct access onto the A614 and the A1(M) approximately 1.5 miles to the south.
- 1.126 The site comprises new, medium sized industrial units, which are in a very good condition. The buildings and surrounding environment are of a good quality, and there is good internal circulation. However, there are a number of vacant units located to the rear. Occupiers of the site include: McCormick, TransDec, Landini, Agri Agro UK Ltd, SMS Plc, Bell Electrical and GRC UK.

- 1.127 There is a parcel of land located to the west, which is large and flat. Therefore, there is an opportunity to extend the industrial park, which could be delivered in the short term.
- 1.128 **Conclusion: This is a well-functioning industrial site in an established employment area, with an opportunity for expansion. As such, it is recommended that this site is protected for future employment uses.**

Symmetry Park, Harworth Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
20.7 ha	20.7ha	Greenfield

- 1.129 Symmetry Park is located to the south of Harworth, in a rural location. The site is bound to the north by agricultural land; to the east by Blyth Road; to the south by the A1(M); and to the west by the A1(M). The surrounding area is predominately agricultural, with some residential units to the south east, and industrial units to the north.
- 1.130 The site is located in very close proximity to the junction of the A1(M) and the A614, and therefore provides excellent access to the strategic road network.
- 1.131 The site currently comprises a vacant parcel of agricultural land; however, there are a number of extant planning permissions relating to the site:
- 1.132 Outline planning permission (ref: 57/12/00014) was granted in 2013 for “*commercial development/wellbeing centre and construct new access*”. This proposed a total of 67,095 sq m

new employment floorspace (across 18 units). This permission covers the majority of the site – covering 20.05 ha in total.

- 1.133 Outline planning permission (ref: 17/00615/OUT) relating to the southern tip of the site – covering an area of 0.5 ha – was granted in November 2017 for “a *Commercial Development Providing Flexibility for One or More of the Following Uses: Restaurant/Cafe (A3), Hot Food Takeaway (A5), Light Industrial/Offices (B1), General Industrial (B2), Storage and Distribution (B8), Hotel (C1) or a Public House (A4)*”. The proposals include 5,000 sq m of light industrial / office space, 2,000 sq m of general industrial space, and 2,000 sq m of warehouse/distribution space.
- 1.134 **Conclusion: The site benefits from extant planning permissions to create a 76,095 sq m of employment uses. It is likely that this development will come forward during the plan period and therefore this should contribute to meeting the District’s employment land needs over this period.**

South of Snape Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
76.5	76.5	Greenfield

- 1.135 South of Snape Lane is a large agricultural site, located on the southern edge of Harworth. The site is bound to the north by Snape Lane; to the east by Bawtry Road (A614); to the south by agricultural land; and to the west by Blyth Road.
- 1.136 The site is located in close proximity to a number of small industrial parks, including Harworth Industrial Estate and Brunel Industrial Estate, which are located to the north of the site. As such, the above consented scheme will form an extension to surrounding industrial and employment uses.
- 1.137 An Outline Planning Application (ref: 15/00971/OUT), relating to the whole of this site, was granted in March 2017 for the construction of an employment park comprising up to 235,000 sq m of B1(c), B2 and B8 floorspace, with a new junction into the site created from the A614.

- 1.138 **Conclusion:** The site benefits from extant planning permission to create a large business park including 235,000 sq m of employment uses. It is likely that this development will come forward during the plan period and therefore this should contribute to meeting the District’s employment land needs over this period.

Snape Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
41.3ha	-	-

- 1.139 Snape Lane is a large flat agricultural site located in Harworth, to the north east of “*South of Snape Lane*”, discussed above. The site is bound to the east by Bawtry Road (A614); and to the south, west and north by agricultural land. The surrounding area is predominately agricultural and industrial, with residential units located to the north in Bircotes.

- 1.140 The site does not have an established access; however, the site is bound to the east by Bawtry Road (A614) which provides direct access to the A1(M) to the south.
- 1.141 Given that planning permission has been granted for South of Snape Lane, and that this site seems to be coming forward for employment uses, it is recommended that Snape Lane is not included within the supply at present time. This is on the basis that there will likely not be sufficient demand for two employment sites of this size coming forward at this location.
- 1.142 **Conclusion: It is recommended that due to development nearby (principally at South of Snape Lane) this site is unlikely to represent a deliverable opportunity within the plan period and should therefore not be treated as part of the supply.**

Snape Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
0.9ha	0.9ha	Woodlands

- 1.143 Snape Road comprises a small woodlands area, located to the north of South of Snape Lane (discussed above). The site is bound to the north by industrial units; to the east by agricultural land (included within South of Snape Lane allocation); to the south by agricultural land; and to the west by Snape Lane. The surrounding area comprises a mixture of agricultural and industrial uses.
- 1.144 There is no established access to the site; however, the site is bound to the south by Snape Lane, which provides direct access to Bawtry Road (A614) to the east. The site is located in close proximity to the A1(M).
- 1.145 The slight comprises small woodlands, with a slightly sloping topography.
- 1.146 The site is not included within the application site for ref: 15/00971/OUT, and therefore, will not be brought forward for employment uses alongside South of Snape Lane.

Conclusion: This is a small parcel of land, which is heavily wooded. While it is located on the edge of the established employment area, its small size and constrained nature, along with considerable development opportunities nearby, means it is less attractive to develop the site. As such, it is recommended that the site is not included within the employment land supply.

Main Street



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
24.0 ha	24.0 ha	Greenfield

- 1.147 Main Street is a large parcel of agricultural land, in a rural location on the southwestern outskirts of Harworth. The site comprises flat agricultural land. There are no buildings or structures on the site.
- 1.148 The site is bound to the north by a quarry; to the east and south by agricultural land; and to the west by the B6463. The surrounding area is predominately residential and agricultural. There are no industrial uses in close proximity to the site.
- 1.149 Access to the site has not been established. However, the site is located in close proximity to the A1 (M), however the nearest access to the A1 is at the junction with the A614 (J34) approximately 2.5 miles to the south east.

Conclusion: The site comprises agricultural land located beyond the settlement boundary and further from the access A1(M) than a number of nearby sites. It is therefore not considered commercially attractive and it is recommended that this site is not included within the Council's employment land supply.

Plumtree Estate and Bawtry Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
5.5 ha	5.5ha	Greenfield

- 1.150 Plumtree Estate and Bawtry Road are two sites located on the northern edge of Harworth. The sites lie either side of Plumtree Farm Industrial Estate and both sites comprise agricultural land. The sites could potentially provide an expansion area to the existing industrial estate.
- 1.151 There is no established access to either site; however, Plumtree Farm Industrial Estate is accessed via Tickhill Road (A631).
- 1.152 Plumtree Farm Industrial Estate is a local industrial estate that accommodates local companies (such as BW Container Systems) and small lock-ups, in a series of medium sized units. Units are of a good quality, and the estate appears to be fully occupied.
- 1.153 The current industrial estate site is fully built out and there is no opportunity for intensification or expansion. Therefore the two sites provide an opportunity to expand Plumtree Farm Industrial Estate into either Plumtree Estate (to the west) or Bawtry Road (to the east).
- 1.154 However, the site lies to the north east of Harworth and relates poorly to any of the other existing industrial sites in the town which are located to the south and west which also provides better access to the A1(M) via the A614. There is considerable development underway at these more established employment areas. Therefore it is not considered that either of these sites should be

allocated for employment uses at the present time but may provide an expansion opportunity in the longer term.

- 1.155 **Conclusion: These greenfield sites provide an opportunity to expand Plumtree Farm Industrial Estate. However, there is considerable development underway at the more established employment area to the south east of Harworth. Therefore it is not considered that either of these sites should be allocated for employment uses at the present time.**

A1 Corridor South

Gamston Airport North



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
12.9ha	3.0ha	Greenfield

- 1.156 Gamston Airport North comprises Elkesley Business Park, and is located to the south of Gamston Airfield. The surrounding area is primarily rural in character. There are vacant parcels of greenfield land to the east and west of the existing employment uses at the site, which provide potential expansion areas for the employment uses at the site.
- 1.157 The site is accessed via an access road which joins Dover Bottom (B6387) to the east. The site is located in close proximity to the A1, with access at the junction approximately half a mile to the east. It is therefore benefits from good accessibility to the strategic road network. Whilst the site is bound to the south by the A1, the Business Park has no frontage, or prominence onto the motorway. Between the site and the A1 is the Gamston Airport South site (assessed below) which is in a poorer state of repair and provides a poor frontage onto the A1.

- 1.158 The site comprises a series of medium sized units and considerable yard space used for open storage, principally of vehicles and building materials. The units are generally of a reasonably high quality, and internal circulation appears sufficient for exiting occupiers. However, there has been limited recent investment at the site and aspects such as the access road, limited signage, poor surfacing, and environmental quality could all benefit from improvement. As such, despite its strategic location, the site is considered attractive primarily to local businesses.

Conclusion: This is an established employment site with good levels of accessibility to the A1. It is considered primarily to cater for local businesses and it is recommended that the site is protected for such uses.

Gamston Airport South



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
3.8ha	3.8ha	Derelict industrial estate

- 1.159 Gamston Airport South is a derelict industrial estate, located on the northern edge of the village of Elkesley. The site is bound to the north by the Gamston Airport North employment site (see above) and beyond this by former Gamston Airfield; to the east by agricultural land; to the south by the A1; and to west by Elkesley Business Park. The surrounding area is mostly rural in nature.
- 1.160 The site is accessed via an access road which joins Dover Bottom (B6387) to the east. The site is located in close proximity to the A1, with access at the junction approximately half a mile to the east. It is therefore benefits from good accessibility to the strategic road network. Whilst the

site is bound to the south by the A1, the Business Park has no frontage, or prominence onto the motorway. Between the site and the A1 is the Gamston Airport South site (assessed below) which is in a poorer state of repair and provides a poor frontage onto the A1.

- 1.161 The site currently comprises derelict industrial units of a small size. The buildings and access / internal roads are in very poor condition and would require replacement to bring the site into employment use.
- 1.162 There is an opportunity to redevelop this site to provide an expansion to the existing employment uses at the Gamston Airport North site. However, given the nature and limited investment at that site, it is considered unlikely that this would be commercially attractive.
- 1.163 **Conclusion: The site is a derelict industrial site, located in close proximity to Elkesley Business Park, in an accessible location. It would require considerable investment to bring the site into use. Recommend the site is not protected for employment uses and the Council take a flexible approach to support the redevelopment of the site.**

The Bungalow, Jockey Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
3.5ha	-	-

- 1.164 Jockey Lane comprises a scrapyard, located in a rural location to the north west of Elkesley. The site is bound to the north west by Jockey Lane; to the east and south by agricultural land. The surrounding area is predominately rural, and there are no neighbouring industrial uses.
- 1.165 The site is a single occupier site and is predominantly used for the open storage of scrap metal and building materials. There are also some residential properties included within the site. It is unclear whether these are related to the employment uses.
- 1.166 The site is operational, and fully built out and there are no opportunities for further development or intensification.
- 1.167 The site is accessed via Jockey Lane, which provides direct access onto the A1 to the south. Therefore, the site benefits from very good levels of accessibility.
- 1.168 **Conclusion: This is a single occupier site in a rural location. It is recommended that no specific policy response is taken and any future applications are treated on their merits.**

Markham

Markham Moor Roundabout



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
17.4ha	-	-

- 1.169 Markham Moor Roundabout is a large parcel of land located at the junction of the A1, the A57, the A638, and the B1164 near Markham Moor. The site is therefore in a very accessible location with excellent links to the wider strategic road network.
- 1.170 The site comprises a number of parcels of land around the new junction. The surrounding area is predominately agricultural; however, there are a range of uses on the site itself. To the south west, there is a Travelodge, Shell Garage, retail stores and a truck stop. To the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.
- 1.171 There are a number of parcels of land which could support intensification of use and could therefore potentially support employment development. The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distribution uses. However, the vacant land is disbursed across a number of sites which are separated by the road layout and other commercial uses. This limits the development opportunities to smaller scale developments which would be more limited in their appeal. There are currently no employment uses at the site and so any development would constitute a standalone development within the

existing piecemeal development pattern (as opposed to an expansion of an established site). For these reasons the site is considered to constitute a less commercially attractive proposition than other sites along the A1.

- 1.172 **Conclusion: This is a mixed use area around the junction on the A1. It therefore provides excellent transport links. However, the development opportunities are limited to relatively small parcels of land among the junction infrastructure and varied existing uses. It is therefore considered that the commercial attractiveness of the site is more limited than other sites along the A1.**

South of Markham Moor



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
15.9ha	15.9ha	Greenfield

- 1.173 South of Markham Moor is a large parcel of agricultural land located to the south of the junction of the A1 and A57. The surrounding area is predominantly rural in nature, with residential units to the east and west, and a range of small commercial uses to the north.

- 1.174 Access to the site is gained via Main Street and Great North Road (B1164), which provide direct access onto the A1 and A57. As such, the site benefits from excellent links to the strategic road network.
- 1.175 The site comprises a large parcel of flat agricultural land, and it is considered that it is a potentially attractive location for development for B2 or B8 uses. However, the site is located further away from the District's larger settlements and as such is less accessible to the existing labour supply.
- 1.176 **Conclusion: This is a parcel of agricultural land, with good access to the A1 and the strategic road network. It is considered that the site is in a commercially attractive location and could support future development for employment uses. However, it is further from the existing labour supply than other sites along the A1.**

Great North Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
12.2ha	12.2ha	Greenfield

- 1.177 Great North Road is a large parcel of agricultural land, located near Markham Moor. The site is bound to the north by agricultural land; to the east by agricultural land; to the south by a small

industrial estate; and to the west by the A638 and agricultural land. The surrounding area is characterised by agricultural uses.

- 1.178 Access to the site is gained via the A638, which provide direct access onto the A1 and A57. As such, the site benefits from excellent links to the strategic road network.
- 1.179 The site comprises a large parcel of flat agricultural land, and it is considered that it is a potentially attractive location for development for B2 or B8 uses. However, the site is located further away from the District's larger settlements and as such is less accessible to the existing labour supply.

Conclusion: This is a parcel of agricultural land, with good access to the A1 and the strategic road network. It is considered that the site is in a commercially attractive location and could support future development for employment uses. However, it is further from the existing labour supply than other sites along the A1.

East of Markham Moor



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
8.5ha	8.5ha	Greenfield

- 1.180 East of Markham Moor is a parcel of agricultural land, located in Markham Moor. The site is bound to the north by the A57; to the east by agricultural land; to the south by the A1; and to the east by a roundabout (where the A1 and A57 meet). The site benefits from frontage onto the A1 making it more prominent than other sites nearby.
- 1.181 There is no established access to the site, although there is a small access road leading to the Shell Garage on the north western corner of the site, via the A57.
- 1.182 The site comprises a large parcel of agricultural land, and includes a small area of the Shell Garage to the north west of the site. It is considered that it is a potentially attractive location for development for B2 or B8 uses. However, the site is located further away from the District's larger settlements and as such is less accessible to the existing labour supply.

Conclusion: This is a parcel of agricultural land, with good access to the A1 and the strategic road network. It is considered that the site is in a commercially attractive location and could support future development for employment uses. However, it is further from the existing labour supply than other sites along the A1.

Ollerton Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
19.3ha	-	-

- 1.183 Ollerton Road comprises Walkers Industrial Estate; a large established employment site outside of Tuxford. The site is located to the west of Tuxford, in a predominately rural area, and is bounded on all sides by agricultural land.
- 1.184 The site is accessed via Ollerton Road (A6075), which provides access onto the A1, albeit through the village of Tuxford. As such, the site is considered to have reasonably good accessibility.
- 1.185 Ollerton Road West comprises 5no. large industrial units, all of which are occupied and in good condition. Ollerton Road East comprises a more mixed industrial estate comprising a series of industrial and ancillary office units, of varying sizes. There are also a number of residential dwellinghouses located in the centre of the site. In terms of quality, the industrial units to the east are of a poorer quality than those in the west, and comprise a mixture of both new and old units. The general environment is better towards the western half of the site; however, the whole site appears to function well, and there is a good level of occupancy.
- 1.186 Across the site, there are a couple of vacant units; with marketing information indicating that there is 2,000 – 25,000 sq. ft. warehouse floorspace to let.
- 1.187 Both sites are fully built out, and there are no further opportunities for development.

Conclusion: This is a well-functioning, established employment site, and the largest in the south of the District. It provides good quality local employment provision and should be protected for continued as such.

Ashvale Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.7ha	-	-

- 1.188 Ashvale Road is a local industrial site located in Tuxford. The site is bound to the north and east by agricultural land; to the south by Lodge Lane; and to the west by Ashvale Road (B1164) which provides direct access onto the A1 to the north. As such, it is considered that the site has very good levels of accessibility.
- 1.189 The site comprises a series of medium sized industrial units, which are dated but in a reasonable condition. A large proportion of the site comprises car parking, particularly the northern part of the site. The general local environment is reasonable, and the site is considered moderately attractive for local industrial businesses. Current occupation rate is high, with predominantly local occupiers.
- 1.190 **Conclusion: The site is a well-functioning local employment site, and should be protected for such uses. The site is fully built out, and there are no opportunities for further development.**

Lodge Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
8.6ha	-	-

- 1.191 Lodge Lane is a local industrial estate located on the south eastern edge of Tuxford. The site is bound to the north by agricultural land; to the east by a railway line; to the south by a railway line; and to the east by Lodge Lane. The surrounding area is predominately agricultural.
- 1.192 The site is accessed via Lodge Lane, which provides direct access onto Ashvale Road (B1164), which joins the A1 to the north. As such, the site is considered to have good accessibility.
- 1.193 The site comprises a mixture of small and medium sized industrial units of a reasonable quality. Internal circulation appears sufficient for existing users, and there is adequate on-site car parking. The site has clear access, with a security checkpoint at the main entrance point. Industrial units appear to be well-occupied; however, a number of small units are advertised to let near the entrance of the site, to the east.
- 1.194 The site appears to be fully built out, and there does not appear to be any further opportunities for intensification.
- 1.195 **Conclusion: The site is a well-functioning local employment site, and should be protected for such uses. The site is fully built out, and there are no opportunities for further development.**

Eastfield Nurseries, Darlton Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.3ha	2.3ha	Part greenfield / part PDL

- 1.196 Eastfield Nurseries is a parcel of agricultural land located on the north eastern edge of Tuxford. The site is bound to the north and east by agricultural land; to the south by a caravan park; and to the west by Eastfield Park. The surrounding area is predominately residential and agricultural in nature, however, the site is located in close proximity to holiday rental accommodation. There are no industrial uses within the surrounding area.
- 1.197 The site is accessed via a narrow road (Eastfield Park), which is shared with the adjacent Eastfield Park Mobile Homes site. Eastfield Park provides direct access onto Darlton Road (A6075) to the south.
- 1.198 Planning permission (ref: 17/00958/COU) was granted in October 2017 for the change of use of the entire site *“From Horticultural Nursery to Glamping (Camping) Site”*. It appears that a new access point to the site is currently being constructed to the west (off Eastfield Park), in preparation for the site operating as a glamping site.

Conclusion: The site is not considered commercially attractive due to its narrow access, and proximity to residential and holiday rental uses. On this basis, it is recommended that Eastfield Nurseries is not included within the employment land supply.

Markham Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.7ha	-	-

- 1.199 Markham Road is a small parcel of land located on the northern edge of Tuxford. The site is bound to the north by agricultural land; to the east by the A1; to the south by Markham Road; and to the west by Eldon Street (B1164). The surrounding area comprises a mix of agricultural and residential uses. There are no industrial uses within a close proximity to the site.
- 1.200 Access to the site is gained via a narrow driveway off Markham Road, which connects with the B1164 to the west. The site is located in close proximity to the A1.
- 1.201 The site comprises a single dwellinghouse with a small amount of agricultural land.

Conclusion: This site is not considered to be in a commercially attractive location . The site comprises a residential dwellinghouse, and there are no industrial uses within a close proximity to the site. Therefore, it is recommended that the site should not be included within the Council's employment land supply.

Rural West

Welbeck Colliery, Budby Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
35.2ha	35.2ha	Previously developed land

- 1.202 Welbeck Colliery is a vacant colliery located to the north of the village of Meden Vale on the southern edge of the District. The site is bound to the north by woodlands; to the east by agricultural land; to the south by residential units; and to the west by agricultural land. There are no industrial uses within a close proximity to the site.
- 1.203 Access to the site is gained via surrounding residential streets. The site is not located in close proximity to the strategic road network, and therefore it is considered that the site has a poor level of accessibility.
- 1.204 The site comprises a vacant colliery. Whilst the site appears to have been cleared, if the site were to be developed, extensive remediation works would be required.

Conclusion: The location of this site in a rural area far from any established employment uses and the strategic road network, making it a commercially unattractive location for employment uses. Additionally, the former colliery site would likely require extensive remediation work to bring this site forward for redevelopment. Therefore, it is recommended that the site is not included within the Council's employment supply.

Holme House Farm, Odway Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
20.3ha	20.3ha	Greenfield

- 1.205 Holme House is a large parcel of agricultural land, located in a rural area to the north of Worksop. The site comprises agricultural land, with no buildings or structures. The site is bound to the north by Odway Lane; to the east by agricultural land; and to the south and west by woodlands. The surrounding area is agricultural in nature.
- 1.206 Access to the site is via Odway Lane, an undesignated country road which provides access onto the A60 to the east and the A57 to the west.

Conclusion: Due to the site's rural location and poor access to the strategic road network, the site is not considered commercially attractive, and therefore it is recommended that the site should not be protected for employment uses or included within the Council's employment land supply.

Firbeck Colliery/Lawn Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
24.3ha	7.76ha	Previously developed land

- 1.207 Industrial site located on the edge of Costhorpe. The site located on the Doncaster Road (A60) to the east which provides links to Worksop (approximately 4 miles to the south).
- 1.208 The site is split into two parts with separate accesses. The southern part comprises an industrial estate, which contains a series of small and medium sized B2 units, operated by local businesses such as Blyth Marble, Canute Distribution and Robinson Healthcare. Units are of a reasonable quality, and internal circulation and car parking arrangements appear sufficient for existing occupiers.
- 1.209 To the north of the industrial estate is the former colliery site which comprises a xx ha parcel of land currently used as an open storage yard, although it appears to currently be under utilised and is currently being advertised to let. Towards the north, there is a large parcel of vacant land comprising a derelict and run down warehouse building. There is an opportunity to redevelop

this northern area in order to improve the commercial attractiveness of the site, and to intensify employment uses.

- 1.210 In order to enable the redevelopment of this parcel of land, the internal circulation roads towards the north will require resurfacing, and significant works would be required to demolish the existing derelict buildings as well as potentially considerable remediation.

Conclusion: The Lawn Road Industrial Estate provides a reasonable local industrial estate. The land to the north is currently underused and it is recommended that the Council allow flexible uses on the site in order to encourage its redevelopment.

Hundred Acre Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.0 ha	-	-

- 1.211 Hundred Acre Lane is a small employment site in a rural location outside Worksop. The site is bound to the north by Hundred Acre Lane; and to the east, south and west by agricultural land. The site is accessed via Hundred Acre Lane – an undesignated road, which provides access onto the B6045 to the east.

- 1.212 The site houses a mix of employment and industrial units in a range of small and medium sized units. Buildings are generally of a reasonable quality, and the site appears to be fully occupied. Internal circulation and car parking appears sufficient for existing occupiers. The site is fully built out, and there are no further development opportunities.
- 1.213 **Conclusion: Local industrial estate in a rural location. It is recommended that no policy response is required.**

Misson



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
4.8 ha	1.92 ha	Greenfield

- 1.214 The site is located on the western edge of Misson, a small village. The site is bound to the north by Newington Road; and to the east, south and west by agricultural land. The surrounding area is characterised by agricultural and residential uses. There are no other industrial uses within a close proximity to the site.
- 1.215 The site is accessed via Newington Road, which provides access onto the A614 to the west.
- 1.216 The site currently comprises a mixture of small and medium industrial buildings of a reasonable to poor quality. The site currently accommodates local businesses such as Misson Carpets, Misson Gates, and a series of car dealerships.
- 1.217 There are a number of vacant units within the site, and marketing information indicates that there is 60,000 – 70,000 sq. ft. of industrial space to let.

1.218 There is a parcel of agricultural land located to the south west of the industrial estate, which is included within this site allocation boundary. This area, measuring 5.4 ha, could be developed to expand the existing employment offer; however, given the sites location, and the amount of vacant units, we understand that there is unlikely to be demand for more industrial space at this location.

Conclusion: The site offers a mix of industrial units, although the units and general environment are in a poor condition. Further intensification of the site would require a significant investment; however the location is not considered to be particularly commercially attractive. As such, no policy response is recommended.

Station Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.2ha	2.2ha	Greenfield

- 1.219 Station Road is a parcel of agricultural land, located on the edge of Ranskill to the northern rural part of the District.
- 1.220 The site is bound the north by Station Road; to the east by a narrow country lane; to the south by agricultural land; and to the west by the rail line. Access to the site is via Station Road which contains a level crossing to the west, limiting accessibility of the site. The site has poor accessibility to the strategic road network.
- 1.221 The site is on the edge of the village and there are a series of residential units to the north west of the site. The surrounding area is predominately rural, with some industrial uses to the east and southeast (see Access Road site below). These nearby sites are primarily used for outdoor storage of building materials.

Conclusion: The site is not considered in a commercially attractive location and the access is very poor. As such, it is recommended that this site is not included within the Council's employment land supply.

Access Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
11.0ha	-	-

- 1.222 Access Road is a large local industrial estate, located on the edge of Ranskill to the northern rural part of the District. The site is bound to the north, east and south by agricultural land; and the west by a residential unit and Access Road. The surrounding area is predominately agricultural and residential.
- 1.223 The site is accessed via Access Road, which provides access to Station Road to the north. As discussed above, Station Road comprises a level crossing to the west. The site has poor accessibility to the strategic road network.
- 1.224 The site predominantly comprises open storage, mostly of building materials. There are a number of units which look to have been developed in an ad hoc manner. Units are in a reasonable condition, although somewhat dated. The pattern of informal open storage, car

parking, and loading areas makes internal circulation and the general environmental quality poor.

- 1.225 The site appears fully built out, and as such, there are no opportunities for further development or intensification.

Conclusion: This is a fully built out local industrial site used mostly for open storage. It is recommended that no specific policy response is required.

Bridge Bungalow



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.4ha	-	-

- 1.226 Bridge Bungalow is a small parcel of agricultural land, with a residential dwellinghouse to the southwestern corner. The site is located on the north eastern edge of Ranskill, and is bound to

the north and east by agricultural land; to the south by Mattersey Road (B6045); and to the west by a railway line.

1.227 The surrounding area is characterised by agricultural uses to the east, and residential uses to the west. The site is not considered a commercially attractive site for employment uses.

1.228 **Conclusion: As the site is located in a predominately residential area, it is recommended that the site is not included within the Council's employment land supply.**

Rural East

South of Ashdown Way



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
4.9ha	4.9ha	Greenfield

- 1.229 The site is a parcel of agricultural land, located in Misterton. The site is accessed to the north by residential units; to the east by agricultural land; and to the south and west by a canal. The surrounding area is predominately residential; with agricultural uses to the south. There are no industrial uses located in a close proximity to the site.
- 1.230 The site is not located in close proximity to the strategic road network, and access is via Ashdown Way, a local residential road. There does not seem to be any clear alternative access route into the site. The site is therefore not considered to have good levels of accessibility.
- 1.231 The site's location is to the rear of the existing residential properties leading to potential adjacency issues. Furthermore, the site lacks any prominence therefore reducing its commercial appeal.
- 1.232 **Conclusion: The site is located at the rear of the existing residential area. It lacks prominence and access is poor. It is therefore not considered an attractive location for**

employment uses and it is recommended that the site is not included within the Council's employment land supply.

Fox Covert Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.1ha	1.1ha	Greenfield

- 1.233 Fox Covert Lane comprises two parcels of agricultural land, located in the village of Misterton. The surrounding area is predominately residential and agricultural, and there are no employment uses within close proximity to the sites.
- 1.234 The sites are located some distance from the strategic road network, and access is gained via undesignated country roads.
- 1.235 **Conclusion: It is considered that these sites are not commercially attractive due to their location, and as such, they should not be included within the employment land supply.**

Old Misterton Works



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
5.3ha	-	-

- 1.236 Old Misterton Works comprises a local industrial estate, located on the eastern edge of Misterton. The site is bound to the west and north by Stockwith Road; to the east by River Trent; and to the south by agricultural land. The surrounding area is predominately agricultural, and there are no other industrial uses within close proximity to the site.
- 1.237 The site is currently occupied by local businesses, including: Cowley Builders and Joiners, SNA Food and Machinery and CTA Construction.
- 1.238 The site comprises a series of medium sized industrial units, the majority of which are of a poor quality. However, occupancy rates appear to be good. The northern part of the site comprises a large outdoor storage yard.
- 1.239 The site is accessed via a small undesignated road (Stockwith Road), and access onto the site appears tight for large vehicles. Internal circulation is poor, and surfaces are uneven.
- 1.240 **Conclusion: A local industrial estate in a rural location which provides provision for predominantly local businesses. Recommend continued use of the site for such uses.**

Beckingham Ship Yard



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
8.5ha	-	-

- 1.241 Beckingham Ship Yard is a large industrial estate, located east of Beckingham. The site is located within a rural location, and lies to the west of the River Trent. Beyond which, is the town of Gainsborough. The site has good access via Old Trent Road, which provides access onto the A631 to the west.
- 1.242 The site comprises a series of small, medium and large industrial units, of varying quality. There is a large outdoor storage yard to the rear of the site. There appears to be good access and sufficient internal circulation.
- 1.243 The site is currently occupied by two companies: TW Logistics and Marley Eternit. As such, the use, development, or intensification of use at this site depends on the intentions of the occupiers. Furthermore, the site is fully built out, and there are no opportunities for further development.
- 1.244 **Conclusion: This is a dual occupier site, in a rural location. Continued use or development depends on the current occupiers. Recommend no specific policy response.**

Top Pasture Lane



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.5ha	2.5ha	Greenfield

- 1.245 Top Pasture Lane is a parcel of agricultural land, located to the east of South Wheatley. The site is bound to the north by Top Pasture Lane; and to the east, south and west by agricultural land. The surrounding area is predominately agricultural, and there are no industrial uses in close proximity to the site.
- 1.246 The site is accessed via Top Pasture Lane; a narrow one-way road that runs through a small residential village. The site is not located in close proximity to the strategic road network, and therefore, it is considered that the site has a poor level of accessibility.
- 1.247 **Conclusion: Due to the location and access constraints of this site it is recommended that it is not suitable for employment uses and that the site is not included within the employment land supply.**

North of Sturton Village



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
42.1ha	42.1ha	Greenfield

- 1.248 North of Sturton Village is located within the village of Sturton le Steeple, and is bound to the north by West Burton B Combined Cycle Gas Turbine (CCGT) Power Station; and to the south by residential properties off North Street.
- 1.249 The site comprises a large parcel of agricultural land, which is generally flat. The site is accessed via Gainsborough Road which is an undesignated country road which joins the A620 approximately 2 miles away.
- 1.250 Due to the site's proximity to the Power Station, this site would be suitable for expansion or for uses related to the power station. However, there is no evidence for demand for other industrial uses or development in this location. Furthermore, an expansion would not be considered for employment use and therefore would not form part of the employment land supply. Furthermore, it is important to note that the expansion of the Power Station may be limited by the presence of residential accommodation to the south of the site.

- 1.251 **Conclusion: This site is not considered to be commercially attractive location and as such should not be included within the employment land supply.**

RBM Clarborough Hill



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
1.0ha	-	-

- 1.252 RBM Clarborough Hill is a converted farm building, which is now used by RBM Agricultural Ltd for agricultural vehicle sales – not considered an employment use.
- 1.253 The site is located on the eastern edge of Clarborough, and is located on the north by Retford Road (A620); and to the east, south and west by agricultural land. The surrounding area is characterised by agricultural uses, with residential uses located to the west in the village of Clarborough.
- 1.254 The site comprises one building, which is of a reasonable quality, and a large storage area to the rear.

- 1.255 **Conclusion: This is a single occupier site not in employment use with no opportunity for redevelopment, and therefore, no specific policy response is recommended.**

Headon Camp



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
4.0ha	-	-

- 1.256 Headon Camp is a local industrial estate, located on the outskirts of Headon, in a rural location. The site comprises a series of small industrial units, of a poor quality. The site has good access off Lady Well Lane, and internal circulation appears sufficient.
- 1.257 Units are generally dated, poorly maintained, and of a low quality. Occupancy rates appeared to be low. There appears to be a lack of investment in the site at present; however, the site is of a good size, with sufficient access.
- 1.258 It is important to note that the current red line plan for this site includes a parcel of residential accommodation to the east.
- 1.259 The site is fully built out, and there are no development opportunities within the current site. There has been no recent investment in the site and given the location and current quality of

the site this is considered unlikely to change in the foreseeable future. Therefore the site is only of marginal value in terms of meeting local employment needs.

- 1.260 **Conclusion: Recommend the Council take a flexible approach to uses to bring the site into a more active use.**

Treswell Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
14.3ha	14.3ha	Greenfield

- 1.261 Treswell Road is a greenfield site located on the outskirts of Rampton. The site is bound to the north by Rampton Road; to the east by Treswell Road; to the south and west by agricultural land. The surrounding area is characterised by a mix of agricultural and residential uses. There are no industrial uses within close proximity to the site.
- 1.262 There is no established access to the site; however, the site is adjacent to both Treswell Road and Rampton Road. The site is not located in close proximity to the strategic road network.
- 1.263 The site comprises flat agricultural land.
- 1.264 **Conclusion: The site is not located within a commercially attractive location, and therefore, the site should not be included within the employment land supply.**

Retford Road



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
26.1ha	26.1ha	Greenfield

- 1.265 Retford Road is a greenfield site of the edge of the village of Woodbeck. The site is bound to the north by Retford Road; to the east by Laneham Road; to the south by agricultural land; and to the west by residential units at a Hospital. The surrounding area is predominately agricultural, and there are no industrial uses in close proximity to the site.
- 1.266 There is no established access to the site, and the site is not located in close proximity to the strategic road network.
- 1.267 The site is currently used for agricultural purposes, and is generally flat with hedgerows.

Conclusion: The site is not located within a commercially attractive location, and therefore, the site should not be included within the employment land supply.

High Marnham Power Station



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
158.9ha	158.9ha	Part Greenfield, part PDL

- 1.268 High Marnham Power Station is a cleared Power Station site, located to the north of High Marnham. The power station has been levelled and there are no buildings on site; however, power lines remain overhead. The site is bound to the north by agricultural land; to the east by the River Trent; to the south by Hallowgate Lane; and to the west by a country lane. The surrounding area is predominately agricultural in character, with residential uses to the south.
- 1.269 The site is accessed via Sparrow Lane to the south, and the site is not located in close proximity to the strategic road network.
- 1.270 Due to the site's rural location, it is considered that the site is not commercially attractive. In addition, in order for the site to be developed, it is likely that extensive remediation works would be required.

- 1.271 **Conclusion: This site is not commercially attractive, and therefore, it should not be included within the employment land supply.**

Lound Hall



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
2.0ha	-	-

- 1.272 Lound Hall comprises a series of holiday lodges, located in the Lound Hall estate. The site is located in a rural area outside of Bevercotes. The site is bound to the north, east and south by agricultural land; and to the west by a country lane. The surrounding area is predominately agricultural.
- 1.273 The site is accessed by a narrow country lane to the west. The site is not located in close proximity to the strategic road network. It is not considered a commercially attractive site for employment uses.
- 1.274 **Conclusion: On the basis of its location, and current use, the site should not be included within the Council's employment land supply.**

2 GARDEN VILLAGE SITES

South of Gamston Airfield



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
175.2ha	175.2ha	Vacant Airfield

- 2.1 South of Gamston Airfield comprises a vacant airfield, and is located on the northern edge of Elkesley. The site is accessed via Ollerton Road (B6387), and is located in close proximity to the A1.
- 2.2 The site is bound to the south by Elkesley Business Park, and a cluster of medium to large industrial units, with storage yards.
- 2.3 The site has potential for increased employment development given its proximity to the A1 and existing activity. An increased local population and workforce would generate more critical mass and enhance the attractiveness as an industrial location. Suitable access to the A1 would be required including junction upgrades as appropriate.

Conclusion: The site is not currently in employment use but could be brought forward with employment land as part of a mixed used residential development or garden village.

Bevercotes Colliery



Site Area (ha)	Vacant Area (ha)	Nature of Vacant Land
91.9ha	91.9ha	Vacant Colliery

- 2.4 Beavercotes Colliery is a vacant Colliery, with a large amount of hardstanding and overgrown forest. The site is located to the south of Elkesley and to the west of Markham Moor.
- 2.5 Planning permission was granted in 2013 for the “*redevelopment of the site for storage and distribution use*” (ref: 09/05/0002). This application was for the construction of 5no. buildings, comprising 253,960 sq m of warehousing, storage and ancillary office space.
- 2.6 It is understood that this planning permission has been implemented, and the applicant is currently discharging pre-commencement conditions.
- 2.7 If considered as part of a garden village development, the increased critical mass and labour supply would support employment activities. This would need to be balanced with local environmental constraints of the woodland and River Meden. Conflicts may also need to be resolved between the extant permission and locations of future residential.

Conclusion: The site is expected to be coming forward for employment uses over the plan period. Alternative uses including residential would support employment in principle however local environmental constraints may reduce the developable area.