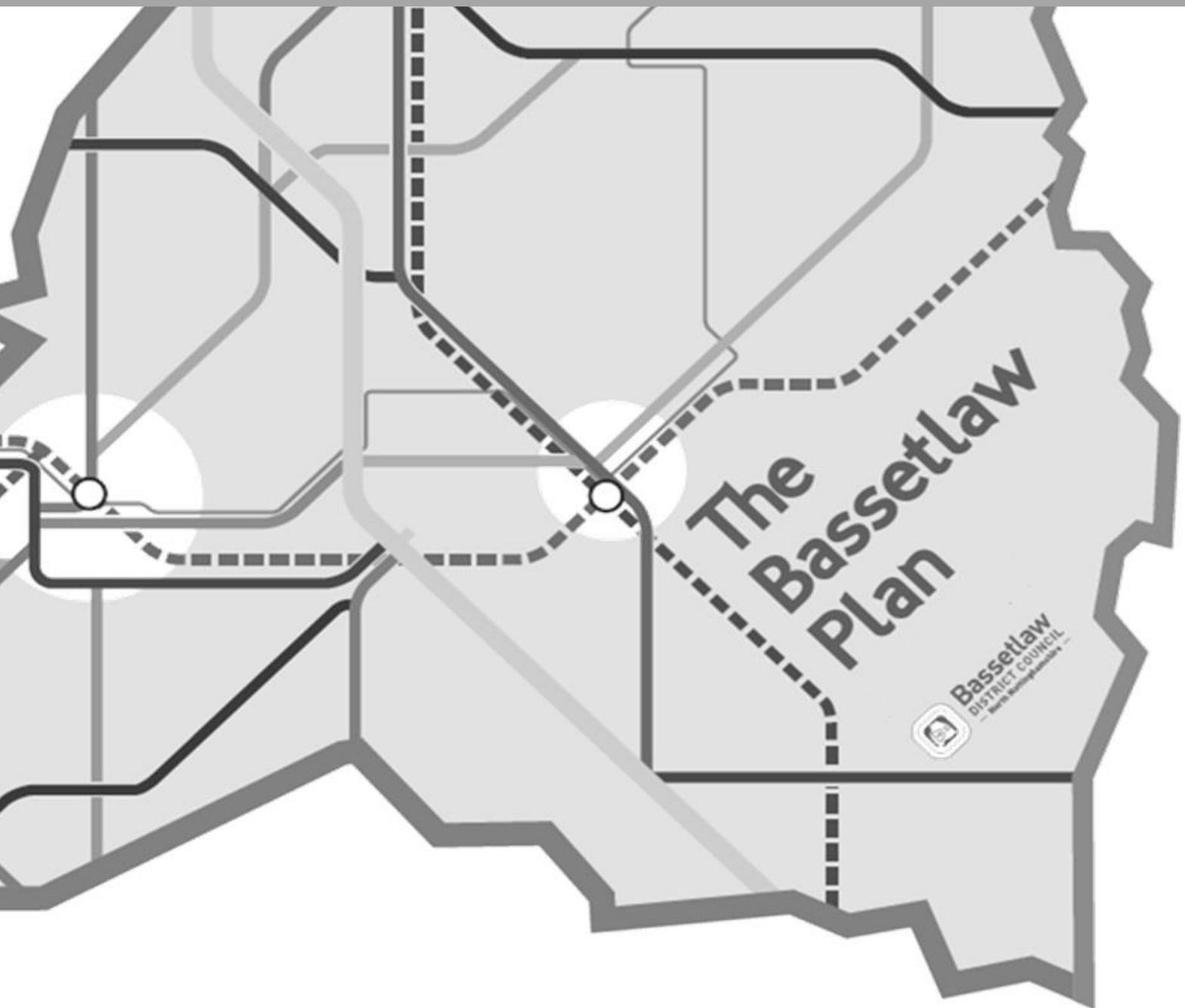


Land Availability Assessment Appendices January 2020

A BACKGROUND PAPER FOR THE BASSETLAW PLAN



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

LAA Appendices

Appendix A: Methodology Flowchart

Appendix B: Settlement Site Plans

Appendix C: Draft Local Plan Housing Trajectory (2019 to 2037)

Includes sites with planning permission, Neighbourhood
Plan allocations, proposed LP allocations,
pending pp sites (subject to s106)

Appendix D: Harworth and Bircotes LAA - sites without planning permission

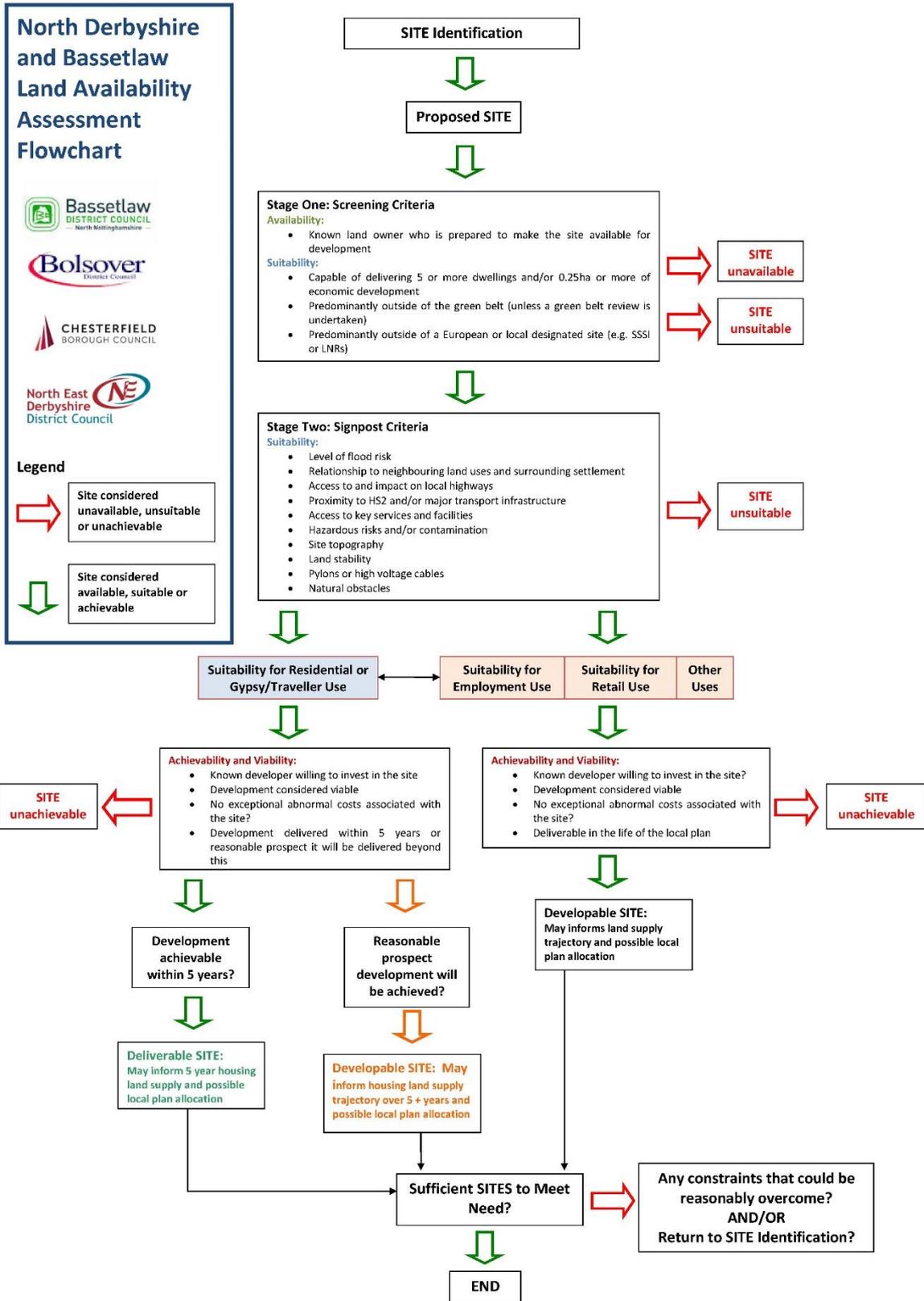
Appendix E: Retford LAA – sites without planning permission

Appendix F: Tuxford LAA – sites without planning permission

Appendix G: Worksop LAA – sites without planning permission

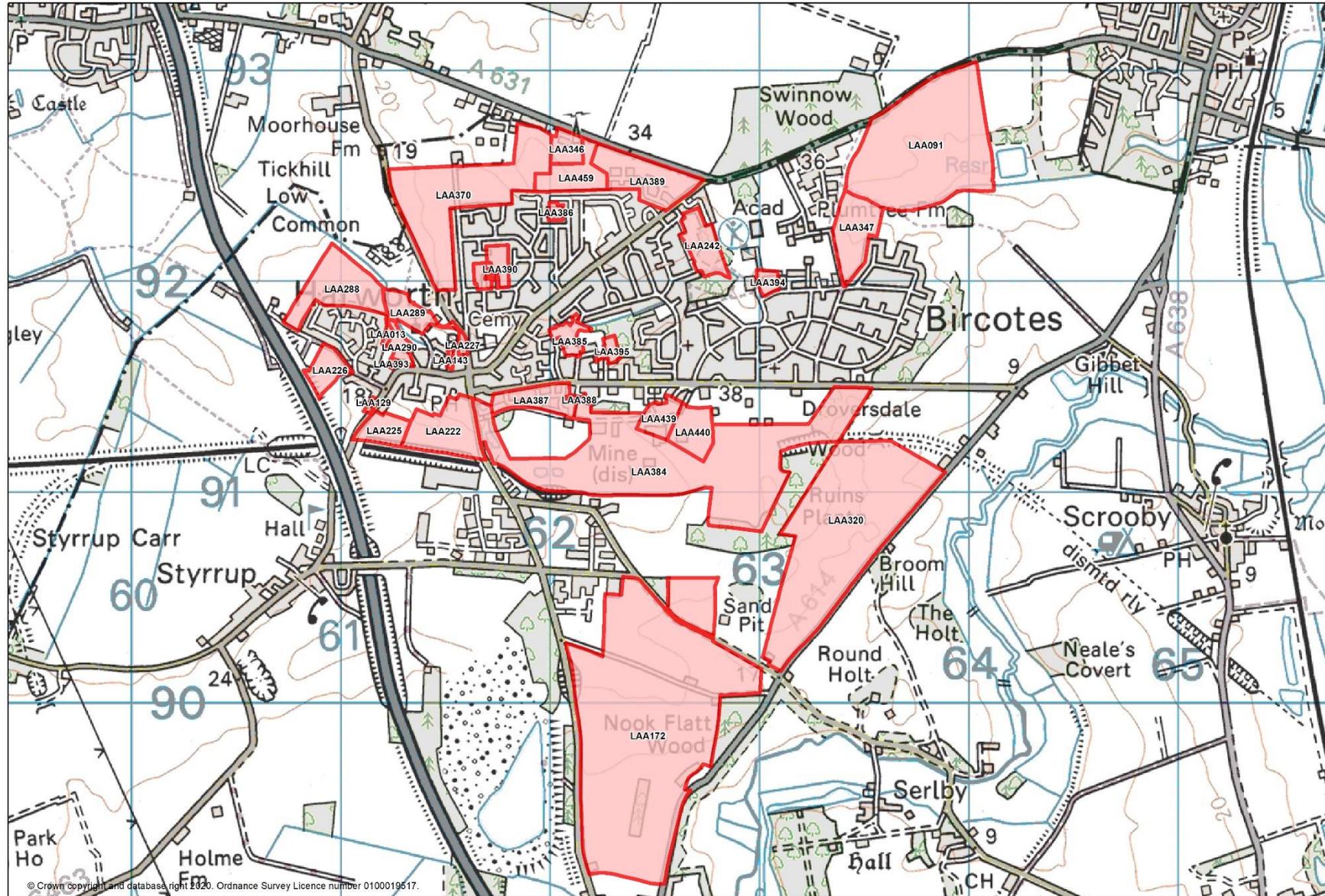
Appendix H: Potential new settlement LAA

Appendix A: Methodology Flowchart



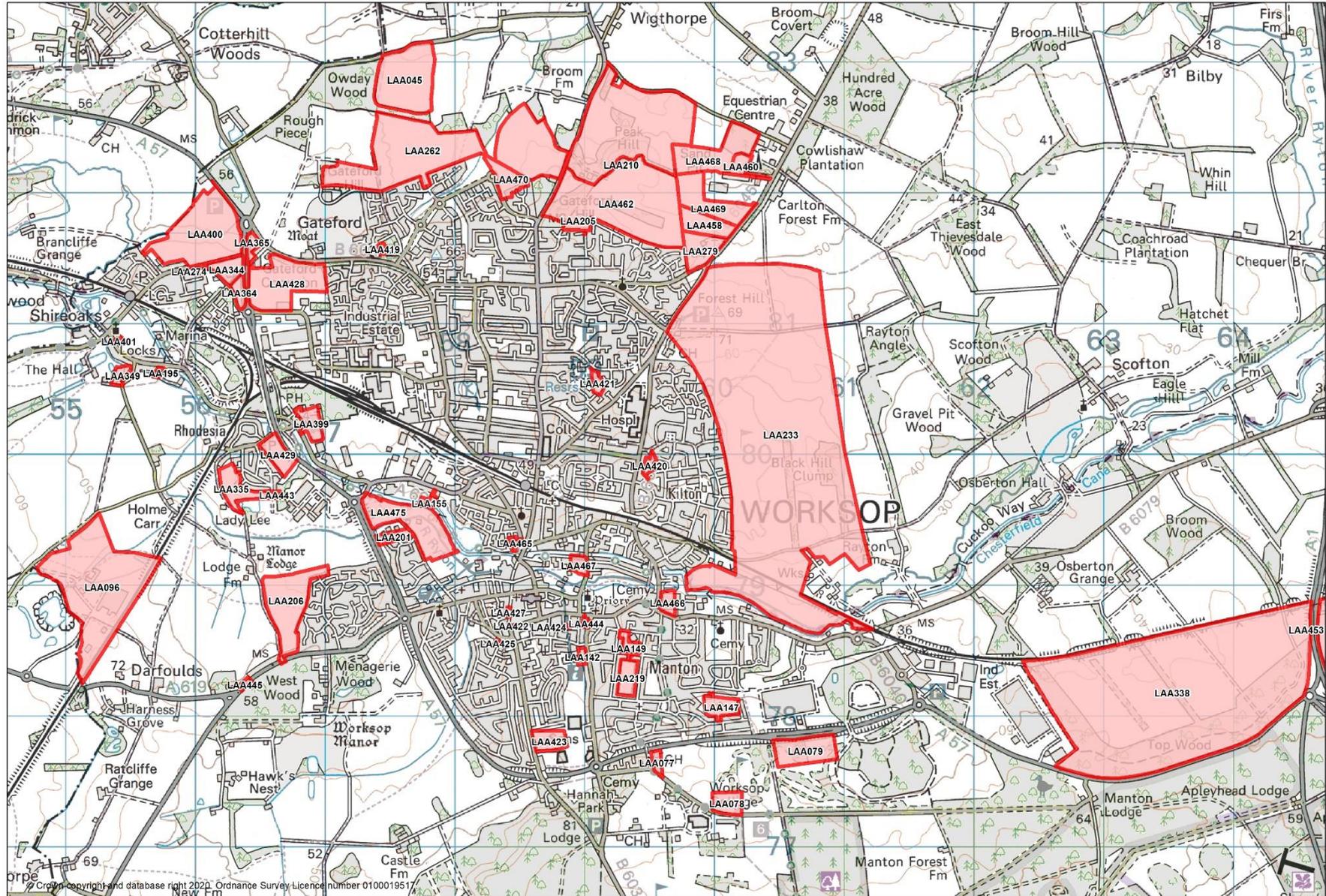
Appendix B Site Plans

Harworth

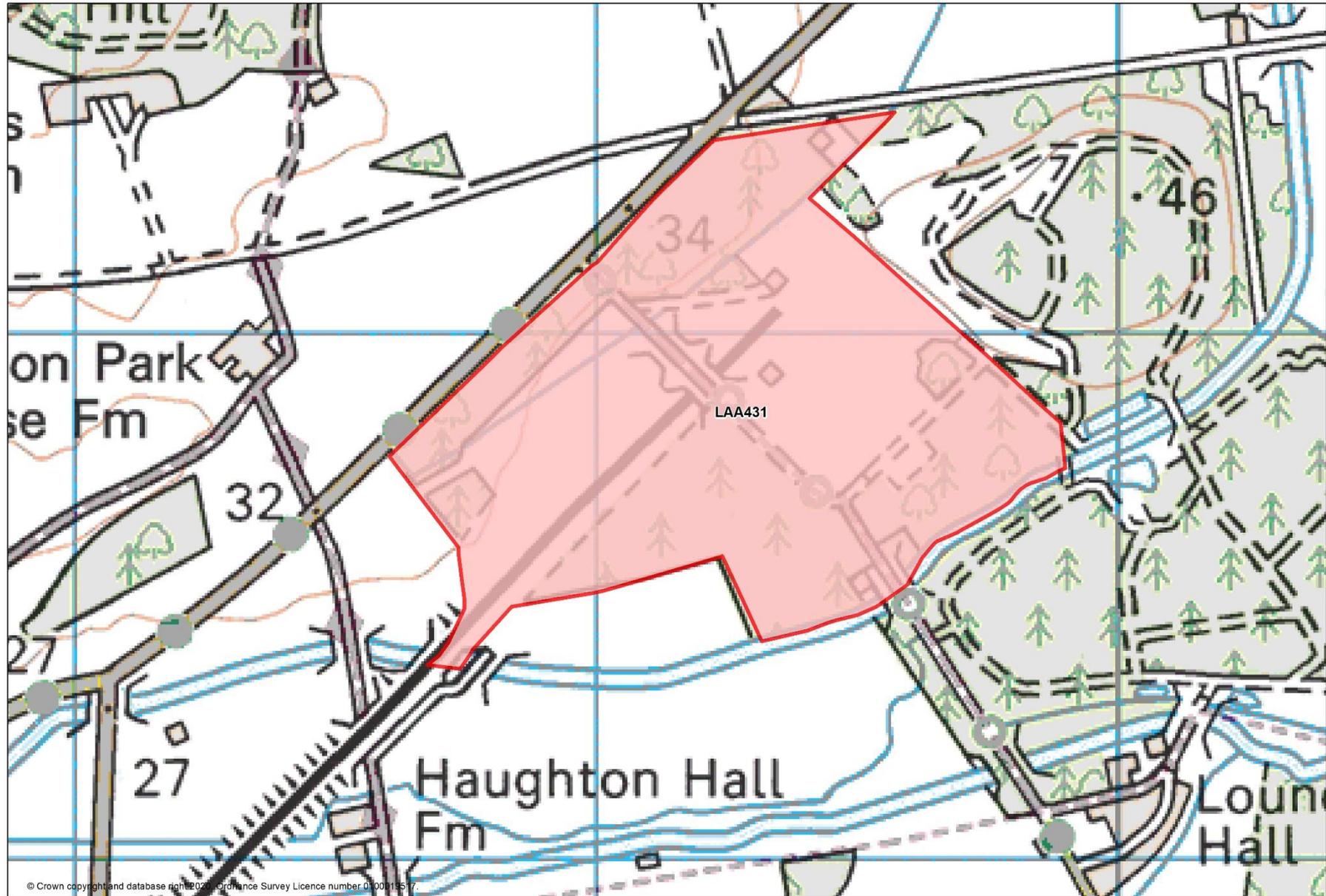


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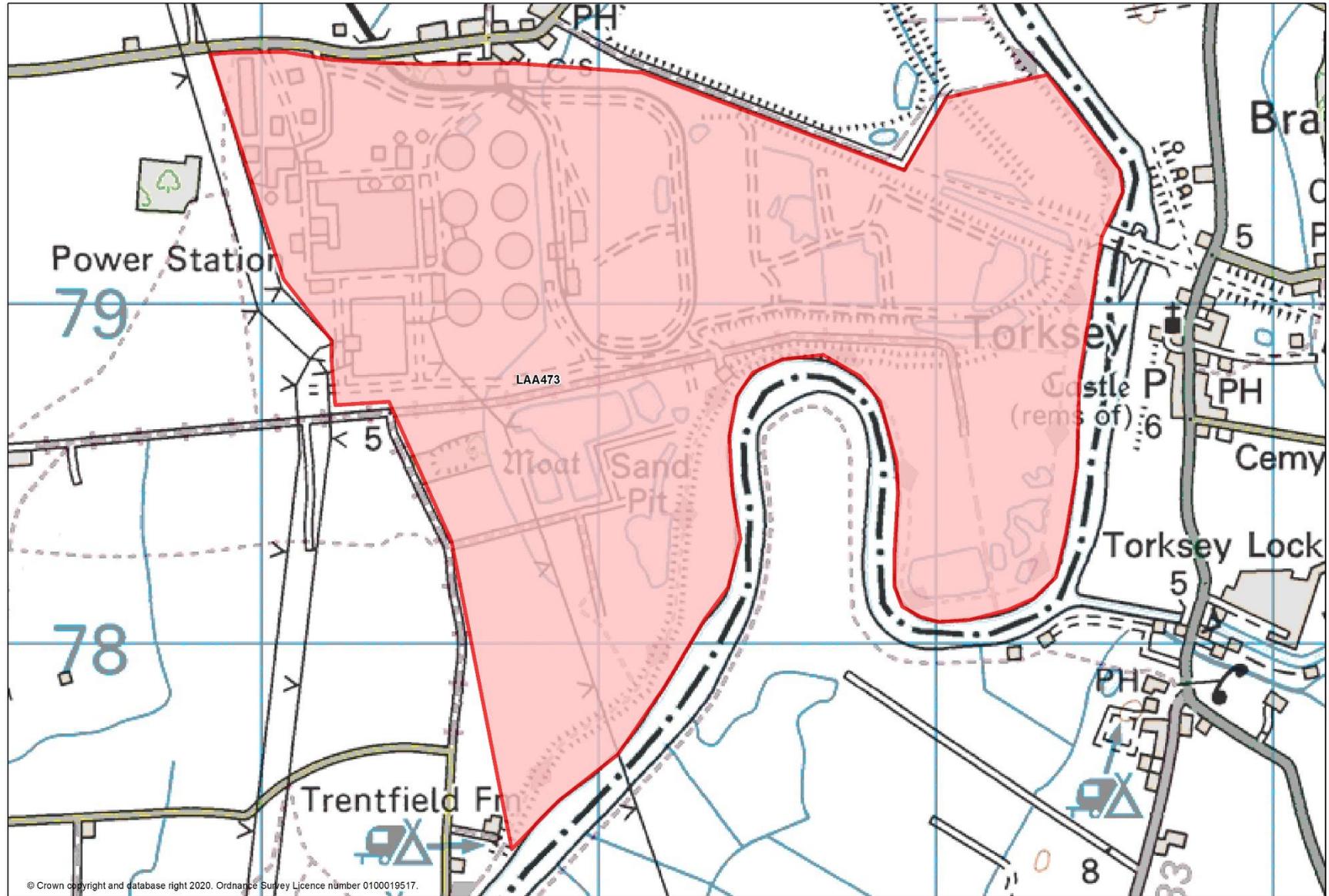
Workshop



Bevercotes

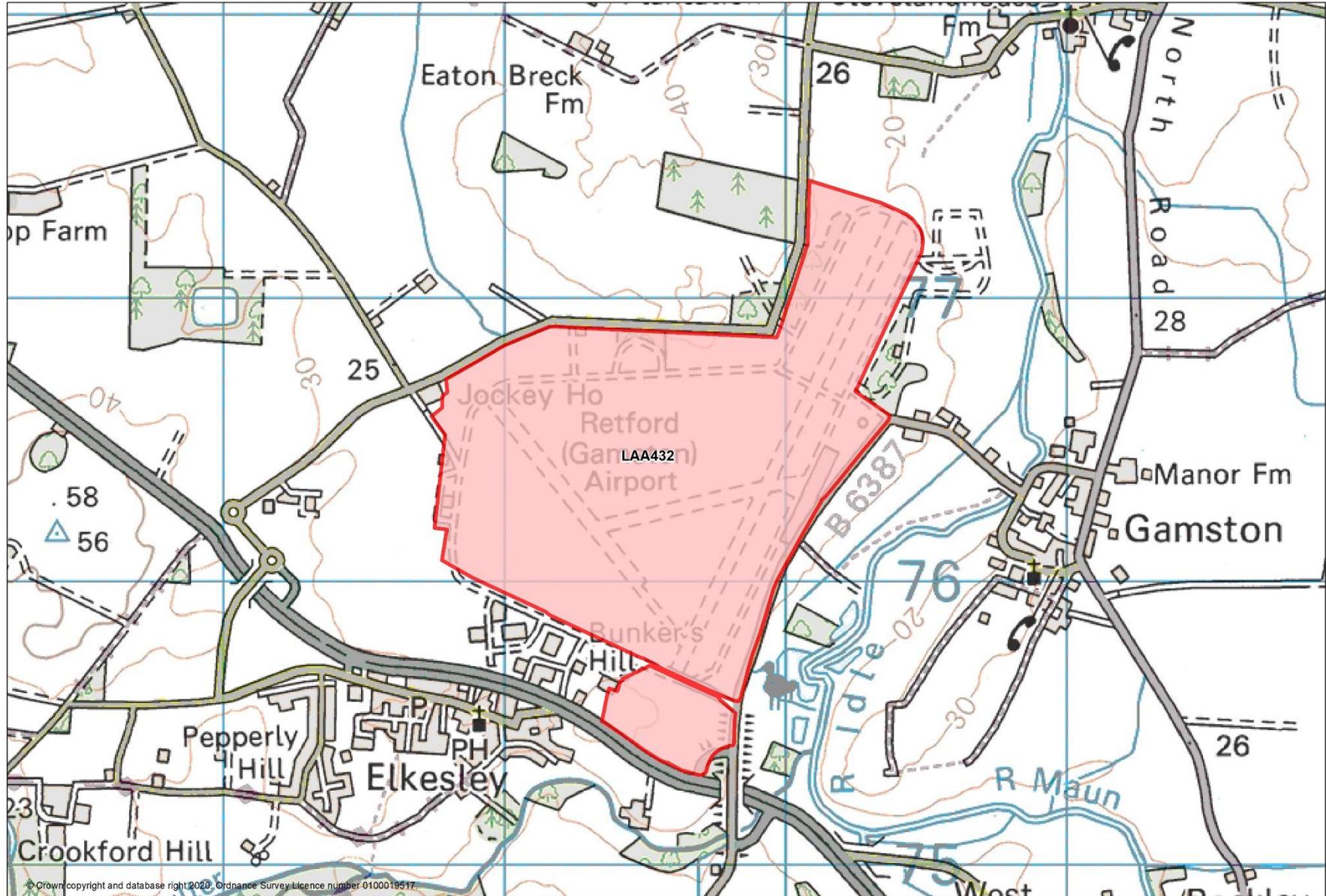


Cottam Power Station



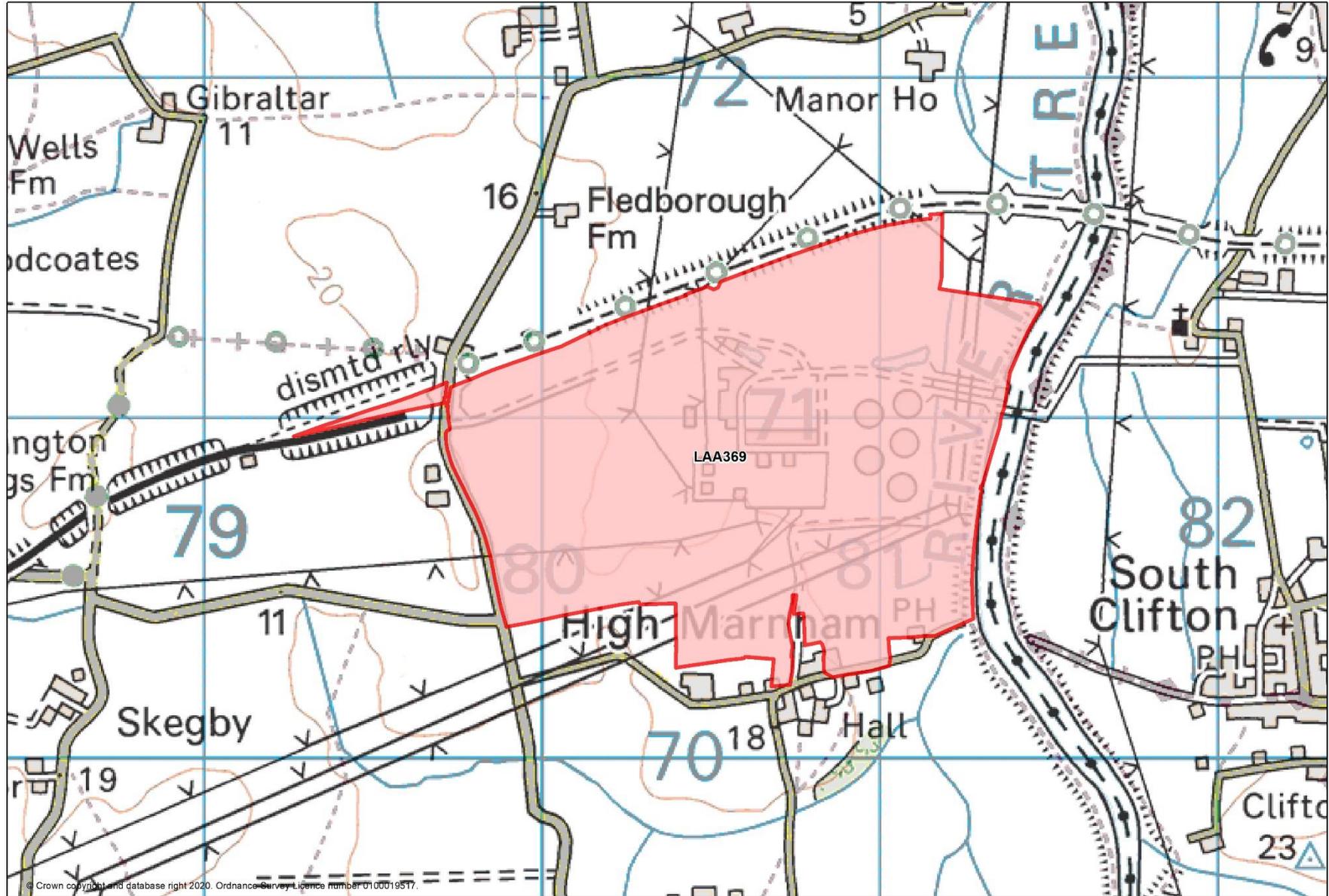
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Gamston Airport



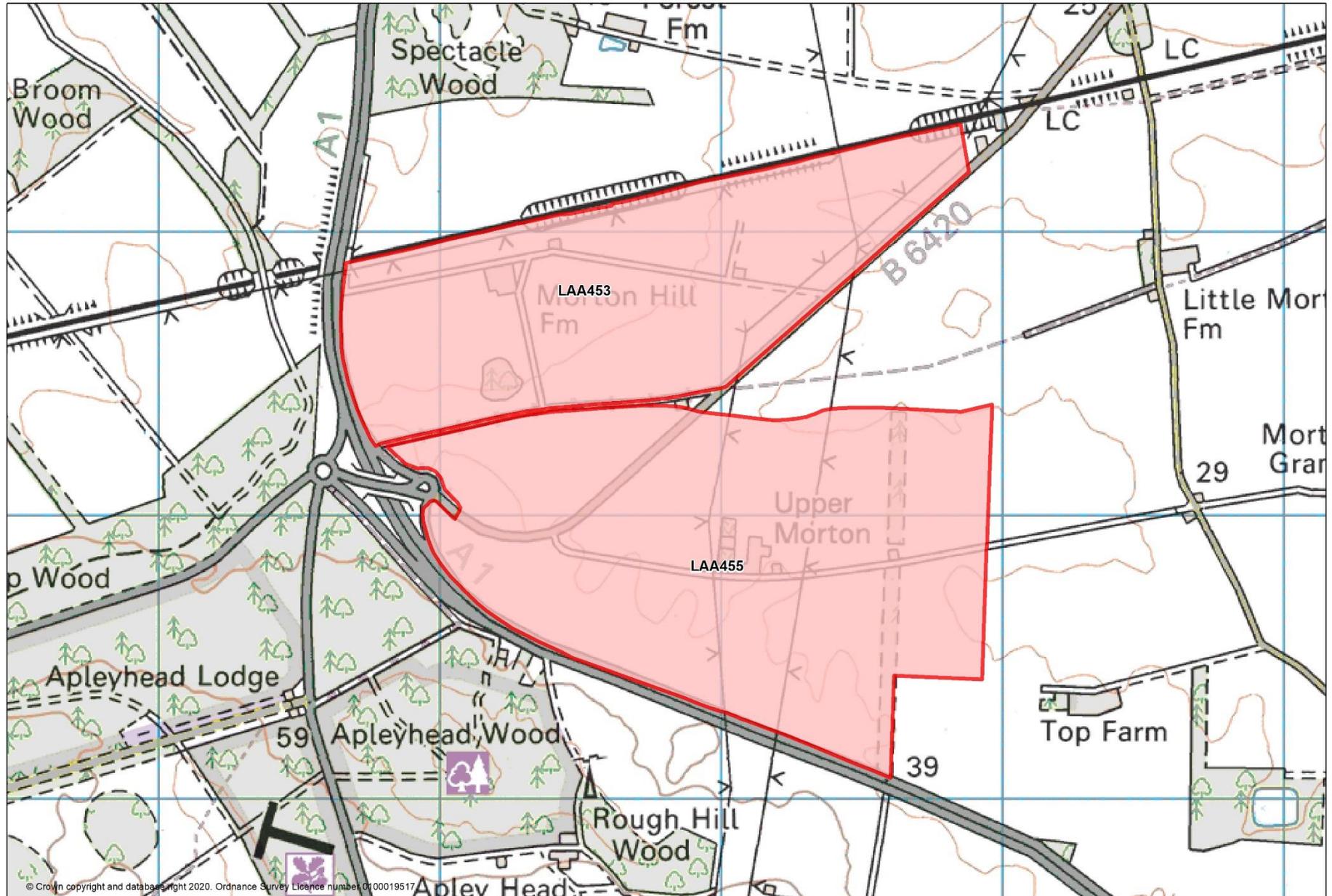
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High Marnham



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Morton



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Appendix C: Draft Bassetlaw Plan Housing Trajectory (2019 to 2037)

Settlement	Application Number / NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate
Beckingham	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane	Greenfield	33	0			20	13															33	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Beckingham	18/00361/RES	Res	Land off Station Road	Greenfield	24	0			20	4															24	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Beckingham	18/00362/RES	Res	Land north of Station Road	Greenfield	41	0			20	20	1														41	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Beckingham	15/01304/OUT	Out	North east of Dunelm, Church Street	Greenfield	19	0			19																19	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Beckingham	17/00052/OUT	Out	South of Station Road	Greenfield	58					30	28														58	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings
Beckingham	18/01491/RSB	Out	South of Station Road	Greenfield	10	0				10															10		Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Blyth	17/01529/FUL	Full	South of Police House, Spital Road	Greenfield	7	3	7																		7	0	Development commenced and progressing well.
Blyth	17/00435/OUT	Out	Land at Bawtry Road	Greenfield	10					10															10	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Blyth	18/00342/OUT	Out	Woodlea, 55 Bawtry Road	Greenfield	10					10															10	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Blyth	NP Allocation	NP Allocation	Land east of Spital Road	Greenfield	53							30	23												53		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Blyth	NP Allocation	NP Allocation	Land north of Retford Road	Greenfield	3								3												3		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Blyth	NP Allocation	NP Allocation	Land east of Bawtry Road	Greenfield	2								2												2		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Blyth	18/00022/OUT	Out	South of Pumping Station, Bawtry Road	Greenfield	10					10															10	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	Greenfield	151	0	17	30	30	30	30	14													151	0	Commenced and progressing well. Assumed 30 dwellings per annum delivery in accordance with Five Year Land Supply Methodology.
Carlton in Lindrick	15/01457/FUL	Out	Former Firbeck Colliery	Brownfield	400	0					10	30	30	30	30	30	30	30	30	30	30	30	30	30	400	0	The developer has indicated their intention to develop the site within the Plan period.
Carlton in Lindrick	NP allocation		Land at Highfield House	Greenfield	10								10												10		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Clarborough and Welham	NP allocation		Broad Gores	Greenfield	38	0					20	18													38		Pending pp 18/01442/OUT. Submitted by a developer.
Cottam	Proposed LP Allocation		Cottam Power Station	Brownfield	1600	0											30	60	60	60	60	60	60	60	450		Harworth Colliery closed in 2006. Harworth Estates submitted an outline planning application for 996 dwellings in October 2009. Permission was granted in March 2011. The first properties were completed in 2014/15. Therefore the lead in period from closure of the colliery to first completion was 8 years. It is anticipated that this project will follow a similar trajectory.
Cuckney	15/01037/FUL	Full	Wellbeck Colliery, Budby Road	Brownfield	65	0			30	30	5														65	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 30 dwellings per annum build rate for sites over 50 dwellings. A developer has indicated their intention to develop the site.
Cuckney	NP Allocation		Former Depot site	Brownfield	15	0						15													15		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Cuckney	NP Allocation		Former allotments, Creswell Road, Cuckney	Greenfield	6	0					6														6		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Cuckney	NP Allocation		Lady Margaret Crescent, Norton		4								4												4		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Cuckney	NP Allocation		Land south of Creswell Road	Greenfield	10	0						10													10		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	Greenfield	41	0		20	20	1															41	0	Development commenced.
Elkesley	NP Allocation	NP Allocation	Yew Tree Road	Brownfield	30							20	10												30		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate
Everton	17/01588/RES	Res	North east of Everton Sluice Lane	Greenfield	10		5	5																	10	0	Development commenced and progressing well.
Everton	NP Allocation	NP Allocation	Land at Hall Farm, Gainsborough Road	Greenfield	10							10													10		Beyond 5 years - No developer at present
Everton	NP Allocation	NP Allocation	Land north of Pinfold Lane, Harwell	Greenfield	1							1													1		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Everton	NP Allocation	NP Allocation	Land at the Willows, Gainsborough Road	Greenfield	5							5													5		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Harworth/Bircotes	13/00793/FUL	Full	Plumtree Farm (Persimmon), Bawtry Road	Greenfield	95	155	55	40																	95	0	Development commenced and progressing well.
Harworth/Bircotes	16/00473/FUL	Full	Bryndale 223, Scrooby Road		25			6	10	9															25	0	Development commenced and progressing well.
Harworth/Bircotes	17/01073/RES	Res	Land off Hawkins Close		24			4	10	10															24	0	Development commenced and progressing well.
Harworth/Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	Brownfield	71		30	30	11																71	0	Development commenced and progressing well.
Harworth/Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	Brownfield	125		30	30	30	30	5														125	0	Development commenced and progressing well.
Harworth/Bircotes	61/10/00013	Full	Land off Beverley Road	Greenfield	85					30	30	25													85		New planning application for 109 dwellings submitted April 2019
Harworth/Bircotes	61/09/00052	Out	Harworth Colliery, Scrooby Road	Brownfield	680						30	60	60	60	60	60	60	60	60	60	60	60	50		680	0	This will be superseded if 1300 pp is granted
Harworth/Bircotes	14/00389/OUT	Out	Land off Bramble Way		10					10															10	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Harworth/Bircotes	17/01102/OUT	Out	Land off Essex Road		150					30	30	30	30	30											150		Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings
Harworth/Bircotes	19/00876/OUT	Out	Land south of Tickhill Road	Greenfield	650							30	30	60	60	60	60	60	60	60	60	60	50		650	0	Complies with NPPF definition (major outlines are developable beyond 5 years). Assumed 2 developers on site by Year 3 of development period
Hodstock/Langold	14/01622/FUL	Full	Former Langold Hotel, Doncaster Road	Brownfield	14		14																		14	1	Development commenced and progressing well.
Hodstock/Langold	15/01605/OUT	Out	Land north and west of Chestnut Road	Greenfield	300					30	30	30	30	30	30	30	30	30	30						300	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate	
Hodstock/Langold	17/01462/OUT	Out	Land east of Doncaster Road	Greenfield	165					30	30	30	30	30	15											165	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings
Mattersey	18/01411/RES	Res	Manor Farm, Brecks Lane	Greenfield	17					17																17	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Mattersey	NP Allocation	NP Allocation	Land west of Main Street, Mattersey		6							6														6		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Mattersey	NP Allocation	NP Allocation	Land south of Breck Lane		20							20														20		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Misson	NP Allocation		Misson Mill		50							20	20	10												50		The site is developable beyond 5 years
Misterton	NP Allocation	NP Allocation	Land at White House Farm, Haxey Road, Misterton		38							20	18													38		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Misterton	NP Allocation	NP Allocation	Land south of Meadow Drive		11							11														11		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Misterton	NP Allocation	NP Allocation	Land east of Grange Drive		47							30	17													47		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Misterton	NP Allocation	NP Allocation	Land north of Fox Covert Lane		38							20	18													38		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Nether Langwith	16/01216/FUL	Hybrid	South of Portland Road, Nether Langwith		39					20	19															39		Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
North Leverton/Habblesthorpe	18/01077/RES	Res	Olinda, Southgore Lane		13					13																13	1	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings. A developer has indicated their intention to develop the site.
North Leverton/Habblesthorpe	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane		15					10	5															15	0	Reserved Matters planning application awaiting a decision.
Rampton & Woodbeck	Proposed NP allocation		Land north of Retford Road, Woodbeck		3							3														3		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate
Rampton & Woodbeck	Proposed NP allocation		Land south of Retford Road, Woodbeck		9							9													9		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Rampton & Woodbeck	Proposed NP allocation		Land south of Retford Road, Woodbeck		9							9													9		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Rampton & Woodbeck	Proposed NP allocation		Land west of Treswell Road, Rampton		9							9													9		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Rampton & Woodbeck	Proposed NP allocation		Land north and east of Treswell Road, Rampton		11							11													11		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Rampton & Woodbeck	Proposed NP allocation		Land west of Retford Road, Rampton		1							1													1		Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Ranskill	17/01300/OUT	Out	Land west of Great North Road		32					20	12														32	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Retford	01/06/00280	Full	Land at London Road		1	21	1																		1	0	Almost complete.
Retford	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	Brownfield	24	52	24																		24	0	Commenced and progressing well. Assumed 30 dwellings per annum delivery in accordance with Five Year Land Supply Methodology.
Retford	01/11/00242	Full	Idle Valley, Amcott Way		41	8	20	20	1																41	0	Commenced and progressing well. Assumed 20 dwellings per annum delivery in accordance with Five Year Land Supply Methodology.
Retford	01/11/00284	Full	Fairy Grove Nursery, London Road		16	18	16																		16	0	Commenced and progressing well. Assumed 20 dwellings per annum delivery in accordance with Five Year Land Supply Methodology.
Retford	12/01312/FUL	Full	King Edward VI School, London Road	Brownfield	7	45	7																		7	0	Commenced and progressing well. Assumed 20 dwellings per annum delivery in accordance with Five Year Land Supply Methodology.
Retford	13/01025/RES	Full	Land off West Hill Road	Brownfield	17	181	17																		17	0	Almost complete.
Retford	16/01777/FUL	Full	Kenilworth Nurseries, London Road	Brownfield	110	3	30	30	30	20															110	0	Commenced and progressing well. Assumed 30 dwellings per annum delivery in accordance with Five Year Land Supply Methodology.
Retford	18/00748/FUL	Full	18-20 West Street	Brownfield	12																				12	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate
Retford	14/00503/OUT	Out	Land west of Tilm Lane	Greenfield	107					30	30	30	17												107	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings
Retford	18/01445/RES & 14/00503/OUT	Res	Land west of Tilm Lane	Greenfield	68		30	30	8																68	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 30 dwellings per annum build rate for sites over 50 dwellings
Retford	15/00495/RSB	Out	Land adjacent to 17 Durham Grove	Brownfield	6				6																6	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Retford	18/00141/FUL	Full	Land adjacent to 17 Durham Grove	Brownfield	4			4																	4	1	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Retford	16/00363/OUT	Out	Former Retford Oaks School, Pennington Walk	Brownfield	28				20	8															28	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Retford	18/01037/FUL	Full	Former Yates Pub, Chapelgate	Brownfield	21				20	1															21	1	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings. 6 months added on to account for s106 signing.
Retford	18/00695/FUL	Awaiting a decision	Land rear of Kenilworth Nurseries (phase 2)	Greenfield	109						30	30	30	19											109	0	Phase 2 of 16/01777/FUL which has commenced and is progressing well. It is assumed phase 1 will be complete within 4 years.
Retford	19/00348/FUL	Full	21 Bridgegate	Brownfield	11			11																	11	0	Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings
Retford	19/00765/Out		Bracken Lane	Greenfield	71						30	30	11												71	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings
Retford	15/00493/OUT	Awaiting a decision	Land at North Road	Greenfield	196						30	30	30	30	30	30	16								196	0	Developer intends to commence development within 5 years.
Retford	19/00455/FUL	Full	The Church of St Alban, London Road	Brownfield	10				10																10	0	(no objections from conservation)
Retford	Proposed LP Allocation	LAA471	Leaffield Former Allotments	Greenfield	30									30											30	0	Expected to come forward within first 5 years.
Retford	Proposed LP Allocation	LAA218	Sandhills	Greenfield	75									30	30	15									75	0	Expected to come forward beyond 5 years.
Retford	Proposed LP Allocation	LAA472	Station Road	Brownfield	12									12											12	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Retford	Proposed LP Allocation	LAA133	North Road	Greenfield	250											30	30	30	30	30	30	30	30	10	250	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate
Rhodesia	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	Brownfield	69	11	30	30	9																69	0	Commenced and progressing well.
Rhodesia	18/00337/FUL	Full	Land south of Tylden Road		111		6	30	30	30	15														111	0	Commenced. Site being cleared.
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	Greenfield	151	16	30	30	30	30	30	1													151	0	Commenced and progressing well.
Shireoaks	18/00648/RES	Res	Wood End Farm, Coach Road	Greenfield	73			30	30	13															73	0	Commenced and progressing well.
Styrrup/Oldcotes	18/00195/PDN	Full	Harworth House, Blyth Road	Brownfield	94			30	30	30	4														94	0	Commenced and progressing well. Expect first apartments to be completed summer 2019.
Sutton cum Lound	17/00300/OUT	Out	Gate Cottage and land Lound Low Road		20					10	10														20	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Sutton cum Lound	18/0919/FUL	NP Alloc	Land east of Mattersey Road		20								20												20	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Sutton cum Lound	NP Allocation	NP Allocation	Land south of Lound Low Road		11								11												11	0	Developable beyond 5 years. Neighbourhood Plan allocation without planning consent. Landowner has submitted the site and confirmed that development is deliverable within the Plan period. Annual delivery assessment and five year Plan review will monitor the progress of the site and make amendments where necessary. 20 dpa delivery.
Tuxford	15/00690/OUT	Out	Land at Ashvale Road		86					30	30	26													86	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 30 dwellings per annum build rate for sites over 50 dwellings
Tuxford	LP Allocation	LAA476	Ollerton Road		90									30	30	30									90	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Tuxford	LP Allocation	LAA87	Ashvale Road		60									30	30										60	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.
Walkeringham	15/01611/RSB	Out	Land south of Station Road		32					20	12														32	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings
Walkeringham	17/00353/OUT	Out	Land at High Street		14					14															14	0	Five Year Land Supply methodology: Outline pp = 27 months lead in period, 20 dwellings per annum build rate for sites under 50 dwellings

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate	
Walkeringham	Proposed NP allocation		Fountain Hill Road		6								6												6	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		Land at The Laurels, Station Road		3								3												3	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		Land south of Kilmeaden, West Moor Road		3								3												3	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		Land North of Fountain Hill Road		3								3												3	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		Land at the Lilacs, Cave		4								4												4	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		Brickhole Lane		12								12												12	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		Stockwith Road		12								12												12	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		West of High Street		12								12												12	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Walkeringham	Proposed NP allocation		West of High Street		15								15												15	0	Site submitted by landowner who has confirmed its availability within the Plan period. The site has been assessed as developable beyond 5 years in accordance with NPPF definition.	
Worksop	13/00471/RENU	Full	Stanton House, 43 Westgate	Brownfield	10		10																		10	0	Almost complete.	
Worksop	14/00431/OUT	Out/Res	Phase 2: Land at Ashes Park (originally 750 dwellings)	Greenfield	332							30	30	30	30	30	30	30	30	30	30	30	30	30	30	332	0	Phase 2 of Gateford Park. Phase 1 has commenced and is progressing well.
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	Greenfield	174	76	30	30	30	30	30	24													174	0	Commenced and progressing well.	
Worksop	16/01556/FUL	Full	Land at Monmouth Road	Greenfield	18				18																18	0	Awaiting a decision - discharging conditions	

Settlement	Application Number /NP Allocation / LP Allocation	Full/Res, Outline, NP allocation LAA	Name	Greenfield/Brownfield	Remaining Capacity April 1st 2019	Completions from previous years	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total	Losses	Justification for lead in time and build out rate	
Worksop	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	Greenfield	155	13	30	30	30	30	30	5													155	0	Commenced and progressing well.	
Worksop	17/00053/FUL	Full	239 Sandy Lane	Greenfield	10		10																		10	0	Commenced. Site being cleared.	
Worksop	17/00215/FUL	Full	Abbey Grove, Abbey Street	Brownfield	51		51																		51	32	Almost complete.	
Worksop	14/00213/OUT	Out	Land south of Gateford Road	Greenfield	380					30	30	30	30	30	30	30	30	30	30	30	30	30	20		380	0	Reserved Matters application awaiting a decision.	
Worksop	15/01477/OUT	Out	North of Thievesdale Road (Phase 2)	Greenfield	137					15	30	30	30	30	2										137	0	Reserved Matters approved for 45 dwellings: 18/00862/RES. Original outline is for 182. 137 is the remainder (phase 2)	
Worksop	18/00862/RES & 15/01477/OUT	Res	North of Thievesdale Road (Phase 1)	Greenfield	45			30	15																45	0	Phase 1. Five Year Land Supply methodology: Full pp = 20 months lead in and 20 dwellings per annum build rate for sites under 50 dwellings. 6 months added on to account for s106 signing.	
Worksop	19/00399/FUL	Awaiting a decision	Old Manton Allotments	Greenfield	120					30	30	30	30												120	0	Council owned site and scheme. Deliverable, with commencement in the next 2 years.	
Worksop	LAA462	N/A	Peaks Hill Farm	Greenfield	750									60	60	60	60	60	60	60	60	90	90	90	750	0	A developer is on board with the delivery of the site. They have confirmed that development is deliverable within the Plan period.	
Worksop	LAA142	LAA	Former Bassetlaw Pupil Referral Centre	Brownfield	23									3	20										23	0	Notts CC owned site. Landowner confirmed deliverability.	
Worksop	LAA467	LAA	Canal Road	Brownfield	80									20	20	20	20								80	0	Regeneration site. Developable beyond 5 years.	
Worksop	LAA147	LAA	Former Manton Primary School	Brownfield	100									30	30	30	10								100	0	Notts CC owned site. Landowner confirmed deliverability.	
Worksop	LAA149	LAA	Talbot Road	Greenfield	15									15											15	0	Notts CC owned site. Landowner confirmed deliverability.	
Worksop	LAA466	LAA	Former Knitwear Factory, Retford Road	Brownfield	40							20	20												40	0	Regeneration site. Developer on board with site delivery.	
New settlement	LAA453 & LAA455	LAA	New village	Greenfield	4000											60	60	90	90	90	90	90	90	90	750	0	Evidence (NLP Start to Finish, 2016) indicates the site is developable beyond 5 years. Large sites have a longer lead in period but deliver at higher rates once established. This timescale also accords with the development of Harworth Colliery which will eventually accommodate approx. 1000 dwellings.	
Annual Totals							460	465	545	868	641	827	699	660	507	515	466	480	480	450	450	460	352	280	9605			
Total							570	575	655	978	751	937	809	660	507	515	466	480	480	450	450	460	352	280				
																									Net loss	36	36	
																										Net gain	9569	
																										Minor planning permissions (net)	770	
																										Total	10339	

Appendix D: Harworth LAA Sites without planning permission

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA013	Harworth & Bircotes	Land Adjacent and to the east of Holly Court and Briar Court	0.32	10	Residential to the west, countryside to the north, east, and south.	Agriculture	Countryside adjacent to residential area	No access from the public highway. Despite initial concern from Highways the owner has indicated that the site can be accessible from the neighbouring parcel of land which is also in their ownership	No significant constraints identified (no designations)	Contrary to policy regarding adverse impact on the setting of a heritage asset.	Good access to services and facilities	Not suitable due to adverse impact on the setting of heritage assets.	Popular residential area	Greenfield	Listed buildings to the south and the east of the site (Church of All Saints- grade II ref: 1/62, Syringa House- grade II ref:1/67 and barn at Syringa House grade II ref: 1/68); medium-high chance of archaeological remains. Potential for Medieval remains. Strong conservation concerns about potential impacts on the setting of heritage assets	Available	Not suitable due to adverse impact on the setting of heritage assets.	Not taken forward for further consideration	LAA conclusion.
LAA014	Harworth & Bircotes	Land, Tickhill Road, Bawtry	11.3	237	Residential to the east, countryside to the north, south, and west.	Agriculture	Countryside adjoining a residential area	Power line along site entrance boundary. The site lies on the County boundary. The junction would be in Doncaster so it would be Doncaster Metropolitan Borough Council who would have the most interest in this proposal, particularly the highway implications in Bawtry. However, Nottinghamshire County Council as Highway Authority would need to be consulted with respect the internal road layout and any traffic implications for nearby Harworth. - A Transport Assessment would likely be required prepared in accordance with Planning Practice Guidance.	No significant environmental constraints identified (no designations). A hedgerow boundas the entrance to the site. A tree survey and ecological survey would be required at a later stage if taken forward.	Potentially policy compliant subject to highway standards being met and landscape impact/design.	Good access to services and facilities in Bawtry	Potentially policy compliant subject to highway standards being met and landscape impact/design.	Popular residential area	Potential for archaeology	Available	Potentially suitable subject to highway standards and design/landscape impact. However, the site does not adjoin the settlement boundary of Harworth & Bircotes.	Not taken forward for further consideration	Allocation of the site would not accord with the spatial strategy of allocating sites in and adjoining the main settlements and Large Rural Villages	

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA015	Harworth & Bircotes	Parting Shires Farm, Great North Road, Bawtry	11.69	245	Countryside to all sides.	Agriculture	Countryside adjoining a town	The site appears to only have access to the A638 Great North Road which is derestricted at this point. The Highway Authority is likely to require the Bawtry village speed limit extending southwards to encompass this site with associated gateway features to calm traffic. Two junctions are likely to be required of a high standard to connect a bus route through the site. - A Transport Assessment will be required prepared in accordance with Planning Practice Guidance. The views of Doncaster Metropolitan Borough Council should also be sought as the site lies adjacent the County boundary.	Part of the site is in floodzone 2.	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary. Forms part of the setting of listed buildings.	Good access to Bawtry Town Centre facilities	The site is detached from the settlement and is unsuitable	Popular residential area	Greenfield	Potential for archaeology. The site forms part of the setting of Bawtry Hall, Bawtry War Memorial, and Bawtry South Parade	Available	The site is detached from the settlement and is unsuitable. Development would also adversely impact on the setting of Bawtry Hall and Bawtry War Memorial.	Not taken forward for further consideration	LAA conclusion.
LAA092	Harworth & Bircotes	Land between Scrooby Road and A614	8.84	212	Woodland and open countryside	Agriculture	Countryside	No significant physical constraints identified	Site adjoins a Local Wildlife Site (Ref. 2/570) Whitehouse Plantation	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary.	Poor access to services due to detachment from settlement.	The site is detached from the settlement and is unsuitable	Inappropriate	Greenfield	No identified constraints regarding heritage. Site adjoins a local wildlife site. The site is not contained. Development would have an adverse impact on the Landscape.	Available	Not suitable due to the site's detachment from the settlement and the lack of containment which would result in an impact on the landscape.	Not taken forward for further consideration	LAA conclusion.
LAA129	Harworth & Bircotes	Styrrup Road	0.24	7	Cemetery, residential, countryside.	Vacant land. Cemetery entrance.	Edge of settlement. Adjoins residential.	The Highway Authority would expect access to be achieved via the existing access in the middle of the site. This access serves the cemetery and is owned by the Town Council. No permission has been granted to the landowner (see appeal statement for BDC planning application 17/00845/OUT which was refused and dismissed at appeal)	No significant constraints identified.	Site is located close to the summit of the hill and therefore is in a prominent position. The relatively dense housing of the proposal and the location would result in the introduction of an incongruous and dominant built form into the area. The scheme would be CS9, DM4 and DM9 detrimentally erode the existing transition from town to countryside and result in an unacceptably abrupt boundary to the settlement. Therefore	Good access to services and facilities	Not suitable - refused planning permission due to impact on character of area and amenity of neighbouring property.	Inappropriate	Greenfield	A medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site	Site is available but access is unavailable	Planning permission refused. Unsuitable due to impact on the character of the area and constrained access.	Not taken forward for further consideration	LAA conclusion/ planning history

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
										the proposal would be contrary to policies CS9, DM4 and DM9 of the Core Strategy and policies 1 and 8 of Harworth NP.									
LAA143	Harworth & Bircotes	Orchard Cottage, Main Street	0.22	7	Residential to all sides	Residential garden	With a residential area	No suitable access into the site.	No significant constraints identified.	Contrary to policy regarding heritage impact.	Within settlement boundary with good access to services and facilities.	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Inappropriate	Greenfield	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Available	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Not taken forward for further consideration	LAA conclusion
LAA148	Harworth & Bircotes	Land off Bawtry Road	1.92	52	Employment and countryside	Agriculture	Countryside adjoining an industrial estate	Private drive width of 4.8m with poor visibility onto the junction with Bawtry Road. Not supported by Highways, at present, but potential to use the adjacent land.	No significant constraints identified.	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary and bad neighbouring use - industrial estate.	Poor access to services	Unsuitable due to separation from the settlement boundary and highway constraints.	Inappropriate	Greenfield			Unsuitable due to separation from the settlement boundary and highway constraints.	Not taken forward for further consideration	LAA conclusion
LAA194	Harworth & Bircotes	Land at: White House Road	0.5	15	Residential to three sides, countryside to one side	Paddock	Countryside adjoining residential area	NCC Highways: No objection in principle, provided that the relevant layout, access and parking arrangements are used	No significant constraints identified	Potentially policy compliant subject to design/affect on amenity.	Good access to services and facilities.	Potentially suitable subject to design/affect on amenity.	Popular residential area.	Greenfield	No significant constraints	Available	Potentially suitable subject to design/affect on amenity.	Taken forward for further consideration	LAA conclusion
LAA222	Harworth & Bircotes	Land Off Blyth Road, Harworth	7.4	178	Residential to the north, countryside to the west, industrial to the south, former colliery (proposed to be new residential development) to the east.	Agriculture	Edge of town, mixed industrial/ residential	No significant physical constraints.	Tree preservation orders on site.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Contrary to policy with regard to	Reasonably attractive housing market.	Greenfield	No significant constraints regarding landscape or nature conservation. Planning permission refused due to impact on the setting of listed buildings on Main Street to the north of the site.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Contrary to	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed. Potential for a smaller area of the site to be suitable

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
												heritage setting (properties adjoining the site on Main Road are listed).					policy regarding adverse impact on heritage setting. Potential for part of the site to become suitable subject to a review of Harworth & Bircotes NP.		
LAA225	Harworth & Bircotes	Land to the East of Styrrup Road	2.8	76	Residential to north, countryside to all other sides			NCC Highways: The Highway Authority is likely to require a safeguarded route through to the adjacent land LAA222 to the east such that a bus route can be achieved through to Styrrup Road. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. Overhead powerlines may restrict the amount of development that could be delivered unless they could be rerouted/moved underground.	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonably attractive housing market.	Greenfield	The site is well related to the existing settlement and screened by planting alongside the former railway line. The presence of power lines close to that boundary, and adjoining 45 Styrrup Road, would need to be taken into account in any residential layout, but is not a fundamental constraint to development.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Potential for the site to become suitable subject to a review of Harworth & Bircotes NP.	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed.
LAA226	Harworth & Bircotes	Land to the South of Common Lane	2.9	78				NCC Highways comments suggest a suitable highway solution could be achieved. Extensive offsite drainage infrastructure may be required. The A1 poses a very considerable constraint, with significant visual and noise impacts. In terms of landscape, this may be manageable with appropriate design, but the opportunity will need to be considered alongside	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth & Bircotes.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Landscape constraints are not insurmountable, but with other non-landscape issues (noise / impact of the A1) the residential environment of this site, or a substantial part of it may be prejudiced.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Potential for the site to become suitable subject	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								noise and air pollution and other amenity issues.									to a review of Harworth & Bircotes NP. Additionally, the A1 poses a very considerable constraint, with significant visual and noise impacts.		
LAA227	Harworth & Bircotes	Land to the rear of Corner Farm /to the west of Tickhill Road	0.4	12	Residential to south, east and north. Countryside to west.	Paddock	Countryside adjoining residential area.	No objection in principle, provided that the issue over visibility splays can be addressed. The site may well be better developed comprehensively with LAA289, LAA013, LAA288 in order to provide connectivity. Sewage: It should be noted there is an existing foul rising main crossing the site which will require easements and is likely to restrict development	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth & Bircotes.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high-likely that alluvium covering archaeology; Grade II Listed Church to the south of the site (ref: 1/62).Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed
LAA242	Harworth & Bircotes	Land off Brookside Walk, Thoresby Close & Dorchester Rd	3.9	105	Residential to two sides, school to the east, open space/ woodland to the south.	Informal open space	Residential	NCC Highways: The site should link Brookside Walk with Thoresby Close to maximise connectivity and to improve the distribution of traffic. A Transport Assessment would be required prepared in accordance with Planning Practice Guidance. A through route should be safeguarded towards Tickhill Road in anticipation of further development	Two thirds of the site form part of a Local Wildlife Site (Ref. 5/2279 Snipe Park Wood).	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.Development of part of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site.	Good access to services and facilities in Harworth & Bircotes.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Development of part of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site. No impact on heritage assets. Minor impact on landscape (within an urban setting).	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development of part of the site would be contrary to policy regarding the protection of biodiversity (NPPF Para 170).	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed	

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA288	Harworth & Bircotes	Land off Thornhill Road	8.7	209	Countryside to three sides, residential to the south.	Agriculture	Countryside - edge of settlement	The junction of Common Lane with Thornhill Road would need to be amended such that Common Road would meet Thornhill Road closer to 90 degrees. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. A Transport Assessment/ Statement would be required prepared in accordance with Planning Practice Guidance. There is potential for highway capacity and safety concerns at the Common Lane junction with Main Street some of which may be alleviated if a second and third point of access is provided as part of other development (LAA289, LAA290).	The north eastern boundary of the site is in Floodzone 3	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonable access to services and facilities	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Junction requirements would impact on the viability of development.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Crop marks on site.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development of part of the site would be contrary to policy regarding the protection of biodiversity (NPPF Para 170).	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed
LAA289	Harworth & Bircotes	Land west of Tickhill Road	3.79	102	Countryside to three sides, residential to the south.	Agriculture	Countryside - edge of settlement	It is unclear as to whether the gap between the Vicarage and the land to the north is sufficiently wide to accommodate a road from Tickhill Road to the main part of the site. The site could then only be developed fully through adjacent land (LAA288, LAA290). This may give rise to highway capacity and safety concerns at the Common Lane junction with Main Street. A second and third through route is therefore likely to be required. A Transport Assessment would be required prepared in accordance with Planning Practice Guidance.	The western boundary of the site is in Floodzone 3	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonable access to services and facilities	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Highway improvements would impact on the viability of development.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high-likely that alluvium covering archaeology; Grade II Listed Church to the south of the site (ref: 1/62); Strong conservation concerns about potential impacts on the setting of heritage assets	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. Strong conservation concerns about potential impacts on the setting of heritage assets. This site is outside the settlement boundary in countryside. Development of part of the site would be contrary to policy regarding	Not taken forward for further consideration	Adverse impact on heritage setting

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
																	the protection of biodiversity (NPPF Para 170).		
LAA290	Harworth & Bircotes	Land off Church Walk	1.68	45	Countryside and residential.			No significant physical constraints identified.	Northern part of the site is in Floodzones 2 and 3. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Contrary to policy (NPPF Para. 192) regarding impact on setting of a heritage asset. Part of the site is in Floodzone 3. Contrary to policy regarding flood risk (NPPF para. 155).	Reasonable access to services and facilities	Unsuitable for the following reasons: 1. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. 2. Part of the site is in Floodzone 3. 3. Development would impact on the setting of heritage assets.	Zoopla statistics indicate a steady rise in house prices in Harowrth & Bircotes over the past five years. This suggests Harworth & Bircotes is a popular residential area with a bouyant housing market.	Greenfield	Listed buildings to the south and the north of the site (Church of All Saints- grade II ref: 1/62, Syringa House- grade II ref:1/67 and barn at Syringa House grade II ref: 1/68); medium-high chance of archaeological remains. Potential for Medieval remains; Strong conservation concerns about potential impacts on the setting of heritage assets	Available	Unsuitable for the following reasons: Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development would impact on the setting of heritage assets. Also, it is unknown if development would be viable due to the necessary highway improvements. Additionally, the site is partly within Floodzone 3. A sequential test and, if necessary and exceptions test would be required to	Not taken forward for further consideration	See LAA conclusion.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
																	demonstrate the suitability of the site for development.		
LAA320	Harworth & Bircotes	Land off Bawtry Road	36.47	766	Countryside to all sides.	Agriculture	Countryside, separated from settlement	No significant constraints identified	Adjoins a Local Wildlife Site.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement.	Poor access to services and facilities.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement. Development would be contrary to policy - NPPF para. 91 - policies and decisions should aim to achieve healthy, inclusive and safe places.	Inappropriate - the site is located in open countryside.	Greenfield	The site is open in character. Development would have an adverse landscape impact	Available	Not suitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement. Development would be contrary to policy - NPPF para. 91 - policies and decisions should aim to achieve healthy, inclusive and safe places.	Not taken forward for further consideration	Inappropriate - the site is separated from the settlement.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA346	Harworth & Bircotes	North View Farm, Bawtry Road	2.21	75	Currently countryside to all sides. Planning permission granted for residential development on the adjoining site. An access point is included on the plan.	Agriculture	Countryside, separated from settlement	No significant constraints identified	No significant constraints identified	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement.	Reasonable access to services and facilities.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement.	Inappropriate - the site is located in open countryside.	Greenfield	Currently open in character. Potentially suitable once the adjoining site has been developed as the site will be contained.	Available	Not suitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary.	Not taken forward for further consideration	Inappropriate - the site is separated from the settlement.
LAA385	Harworth & Bircotes	Land off Beverley Road	2.36	85	Residential to all sides	Vacant/ semi natural open space	Residential	NCC Highways has concerns about site capacity due to on street parking. The design of any future scheme would need to address this.	BDC Tree Officer has concerns regarding the loss of 8 trees. The site forms a potential habitat for wildlife. It also connects to Well Hill Local Wildlife Site via a stream. There is potential for development to have an adverse effect on protected species.	It is currently unknown if development would be policy compliant. This would depend on the impact development would have on biodiversity, trees and the highway.	Good access to services and facilities	The suitability of development is dependent on the impact it would have on ecology/biodiversity, trees, and the public highway.	Zoopla statistics indicate a steady rise in house prices in Harworth & Bircotes over the past five years. This suggests Harworth & Bircotes is a popular residential area with a bouyant housing market.	Greenfield	The suitability of development is dependent on the impact it would have on ecology/biodiversity and trees.	The site was granted planning consent in 2010. Development has not commenced. As such, there is uncertainty with regard to the achievability of development.	Suitability and achievability unknown. Potential for development to adversely impact on a Local Wildlife Site, trees, and the public highway.	Not taken forward for further consideration	See LAA conclusion.

Appendix E: Retford LAA Sites without planning permission

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA002	Retford	Montagu House, London Road	0.59	18	Residential to all sides	Residential		The Highway Authority will be seeking improvements to access and amendments to the London Road white lining to provide a right turn harbourage. The site may be more easily and safer served via site LAA097 from Grove Road	No significant constraints identified	Located with Retford South CA. Demolition of the property would not be supported by BDC Conservation. Conversion of Montagu House would be supported where it would not harm that significance of the heritage asset.	Within settlement boundary - good access to services and facilities	Potentially suitable subject to a satisfactory highway solution and demonstration of the conservation of the heritage asset.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Brownfield site	The site is located within Retford South Conservation Area and, in particular, the Council's heritage officer has identified Montagu House as a positive building within the site. Demolition or redevelopment of Montagu House would therefore harm its significance to the site and the Conservation Area's setting.	Available	Potentially suitable subject to a satisfactory highway solution and demonstration of the conservation of the heritage asset.	Taken forward for further consideration	See LAA assessment
LAA008	Retford	Land opposite 87 West Carr Road	0.33	12	Railway line to north	Vacant Land	Residential	No objection to PA subject to conditions relating to gradient, visibility splays, road drainage and parking/turning area surfacing	No significant constraints identified	Policy compliant - Principle of residential development considered acceptable	Within settlement boundary - good access to services and facilities	Suitable in principle	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Medium sized site within settlement boundary. Potential to improve streetscene.	Potential to have a positive effect on the streetscene.	Unknown	PP expired. Availability and achievability uncertain.	Not taken forward for further consideration	Availability and deliverability uncertain
LAA009	Retford	Land adj to Retford Railway Station	1.21	20	Railway line, open space	Vacant land	Mixed: Railway, Residential, open space	Access road along the station frontage is not considered to be public adopted highway	Majority of the site is located within Floodzone 2. A small area is in FZ 3	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area.	Within settlement boundary. Good access to services and facilities.	Unsuitable due to flood risk and poor access.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site. Opportunity to enhance railway station and Conservation Area.	Adjoins a Conservation Area. Opportunity to enhance the CA.	Submitted by landowner.	Unsuitable due to poor access and high risk of flooding.	Not taken forward for further consideration	See LAA assessment
LAA011	Retford	Unit 3 Rossington Park, West Carr Road	2.16	78	Industrial to all sides	Industrial	Industrial	Not considered acceptable for residential development without improvement to access, footways and pedestrian connections from within the site	Potential noise implications from the adjoining industrial unit.	Predominantly industrial area. Affect on residential amenity considered unacceptable.	Good access to services and facilities	Unsuitable due to affect on residential amenity	Considered inappropriate for residential development	Potential to have a positive affect if developed as part of the wider industrial area,	Potential to improve townscape if developed as part of a larger scheme.	Available	Not suitable. Located within an industrial area.	Not taken forward for further consideration	LAA assessment

LAA012	Retford	Land to East of The Drive	2.59	70	Residential to the west and south, countryside to the east and north	Agriculture	Adjoins a residential area	<p>The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. As well as considering the availability of public and sustainable transport facilities in the area, the capacity of the Longholme Road and Tiln Lane junctions with the A620 will need to be assessed and possibly beyond. - Due to the narrow footway width and the awkward junction arrangement that would be created at the end of the existing Longholme Road, it will be necessary to provide additional points of access of a better standard such that traffic is not focused on this point. The most obvious second point of access to serve the next phase would be from an improved "The Drive" from Park Lane or Bigsby Road. The layout of the development will need to facilitate these connections if built out in phases. - The development should be laid out in a manner that allows connectivity and integration with adjacent sites reference LAA221, LAA022, LAA072, LAA138.</p>	Partly in Floodzone 2. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Potentially policy compliant subject to satisfactory outcomes regarding highways, nature conservation, and drainage (where necessary)	Adjoins residential area with good access to services and facilities.	Potentially suitable subject to a satisfactory highway and drainage solution	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site.	<p>Development has the potential to have adverse impact on the landscape. Potential for archaeological earthworks on the site. Further information would be required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</p>	Available	Potentially suitable subject to a satisfactory highway and drainage solution, and the outcome of a landscape assessment. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	LAA assessment
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LAA022	Retford	Land at Bigsby Road	34.11	115	Residential to the south, countryside to the north, east and west	Agriculture	Adjoins a residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. As well as considering the availability of public and sustainable transport facilities in the area, the capacity of the Longholme Road and Tiln Lane junctions with the A620 will need to be assessed and possibly beyond. - The development should be integrated with site reference LAA012, LAA221, LAA072, LAA038 and include multiple points of access to evenly distribute traffic including an improved "The Drive", Bigsby Road, and Palmer Road.	Adjoins a LWS. Partly within FZ2. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area.	Adjoins residential area with good access to services and facilities.	Parts of the site are potentially suitable subject to an appropriate scheme which would address landscape impact, highway constraints, and flood risk/drainage.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Development has the potential to have adverse impact on the landscape. The site is located in the setting of two Grade II listed buildings; Moorgate House to the west and Whitsunday Pie Lock to the east. In addition, further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.	Available	Suitability is dependent on the outcome of a landscape assessment and impact on heritage assets. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	LAA assessment
LAA034	Retford	Kenilworth, London Road	12.71	223				No significant physical constraints identified	No	Potentially policy compliant subject to the outcome of a landscape assessment.	Adjoins residential area with good access to services and facilities.	The majority of the site has planning consent for residential development. The suitability of the small site which adjoins the larger site with planning consent would depend on the outcome of a landscape assessment.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Development has the potential to have adverse impact on the landscape.	The majority of the site has planning permission. The remaining site may be suitable subject to the outcome of a landscape assessment.	Taken forward for further consideration	LAA assessment	
LAA035	Retford	Land south of the railway, London Road	1.43	39	Railway line, open space	Agriculture	Open space adjoining railway line. Within wider residential setting.	The site doesn't appear to have a highway frontage. Access is not ideal off London Road, there is potential access off Goosemoor Lane (this had previously been stopped up and	Drainage channel runs through the site.	Potentially policy compliant if access/highway standards can be achieved.	Adjoins settlement boundary. Reasonable access to services and facilities	Potentially suitable if highways access can be achieved.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Open landscape within a conservation area. The site requires careful consideration due to the views from the London Road	available	Potentially suitable if highway access can be achieved.	Taken forward for further consideration	LAA assessment

								therefore access tightings would need looking into). Visibility is acceptable onto Whitehouses Road.										over the Idle Valley and Whitehouses Road. Potential for development to cause harm to the character of the CA.	
LAA040	Retford	Kettlewell Ltd, Grove Street	0.51	65	Residential to three sides. Gas works site to the north	Residential	No significant highway constraints	Located in Floodzone 2. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to NPPF (High risk flood area). However, brownfield site within town centre. Potentially suitable subject to addressing the requirements of the NPPF.	Within town centre	Contrary to policy regarding flood risk. Would need to undertake a sequential test and exceptions test to demonstrate suitability.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Brownfield site	Development would provide an opportunity to enhance the townscape.	Still in use as a coaching business. Unknown availability.	Currently not suitable due to the whole site being within a high risk flood area. Any future application would need to demonstrate suitability by meeting the requirements of national and local policy. Unknown availability.	Not taken forward for further consideration	LAA assessment	
LAA047	Retford	Gringley Villa Farm, Blackstope Lane	2.24	60	Railway line to the south east, countryside to all other sides	Agriculture	Countryside	Separated from the settlement boundary. Blackstope Lane requires upgrading to highway standards.	Located in Floodzone 2 and 3. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to NPPF flood policy.	Poor access to services and facilities	Not suitable. Separated from settlement.	Countryside setting. Inappropriate.	Greenfield site. Contrary to regeneration priorities.	Seperated from settlement. Development has the potential to have an adverse impact on the landscape.	Available	Not suitable due to the whole site being within a high risk flood area, separation from settlement boundary, and significant highway constraints.	Not taken forward for further consideration	LAA assessment
LAA067	Retford	Land off Ollerton Road	9.47	227	Countryside to all sides	Agriculture	Countryside	Site is in a 60mph speed zone and there is no footpath along the site frontage which will need addressing. The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. A development of this scale should include two points of access such that all traffic is not focused on one point and to provide alternative access arrangements during times of essential maintenance or in an emergency. It is assumed that this site will not come	No major environmental constraints identified.	Separated from settlement boundary - development would be incongrous in the landscape. May be suitable if developed with the adjoining site which adjoins the settlement boundary.	Poor access to services and facilities if developed in isolation (currently no public footpaths on the highway adjoining the site)	Potentially suitable if developed with the adjoining site.	Countryside setting. Potentially appropriate if developed with adjoining site.	Greenfield	There are undated cropmarks within the site boundary and that further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. There is potential for development to have an adverse impact on the landscape.	Available	Suitability should be informed by the outcome of a landscape assessment.	Taken forward for further consideration	LAA assessment

							forward before the land immediately to the north which would allow access via Lansdown Drive etc. The three sites LAA246, LAA247, and LAA067 should be connected internally to allow for bus access.												
LAA070	Retford	Land south of Welham Road, Retford	2.14	58	Countryside to all sides	Agriculture	Countryside	The site is detached from the main conurbation but not to such a degree that would likely make the development unacceptable in highway terms. The A620 40mph speed limit would likely require extending to a point passed the eastern most junction and a footway would be required along the length of the service road to connect with existing facilities to the east and west.	The site adjoins a Local Wildlife Site (Welham Road Marshy Grassland)	Separated from settlement boundary. Development would be incongruous in the landscape. Poor access to services and facilities.	Poor access to services and facilities.	Not suitable. Separated from settlement.	Inappropriate.	Greenfield site	Development would have an adverse impact on the landscape due to the separation of the site from the settlement.	Available	Not suitable due to separation from the settlement. Contrary to NPPF regarding the promotion of healthy, inclusive and safe communities.	Not taken forward for further consideration	LAA assessment

LAA071	Retford	Land off Tiln lane	9.32	224	Hedgerow and trees on the boundary. Open countryside to three sides. New development to the south.	Agriculture	Countryside	Any future development would be required to meet highway standards with regard to access and footpaths.	No significant constraints identified.	Separated from settlement boundary. Development would be incongruous in the landscape. Poor access to services and facilities.	The site is not located on a bus route. The nearest service is approximately 700 metres from the site.	Not suitable. Conservation would not support the allocation of this site, due to the likely harm caused to the setting of nearby non- designated heritage assets.	Whilst Conservation acknowledges that both Bolham Manor and the pumping station are non- designated heritage assets rather than designated, it is still important to consider the setting of these assets when assessing planning proposals, as required by Paragraph 192 of the Revised NPPF. In this case, the setting of these non- designated heritage assets is very much a rural and open one, the pumping station being deliberately isolated from the town when constructed. Similarly, Bolham Manor was originally associated with the tannery site to the west (now a care home), but has always had the open countryside setting to the east, appearing as a large isolated villa when viewed from the east. In both cases, development on this site would fail to preserve the setting of the non- designated heritage assets, Bolham Manor in particular. Having a	Available	Part of the site has planning permission for 178 dwellings. The remainder of the site could accommodate approximately 124 dwellings. BDC Conservation do not support the allocation of the site due to the likely harm it would cause to the setting of non- designated heritage assets.	Taken forward for further consideration	The SA will provide analysis on any public benefit of developing the site. This will further inform the assessment of suitability.
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							Development to the front would undermine the primacy of the building from London Road. Opportunities for development at the side or rear is extremely limited.												
LAA101	Retford	Grove Lane Farm	3.2	86	Countryside to all sides	Agriculture	Separated from residential area by railway line	Recommend that the Railway Inspectorate and Network Rail are consulted regarding the level crossing. There is likely to be issues with passing traffic, available visibility at junctions, and pedestrian provision. These do not look like they can be addressed at least within the site area.	Floodzone 2 & 3. LWS 5/2276 Blackstope Lane Grassland adjoins the site; 5/2265 Rob's Meadow to the south	Contrary to policy (NPPF and local). High risk flood area (floodzone 2 & 3)	Reasonable access to services.	Not suitable due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Inappropriate	Greenfield site	Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Not suitable due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Not taken forward for further consideration	LAA assessment
LAA133	Retford	Trinity Farm, North Road			Countryside to all sides	Agriculture	Countryside	No significant physical constraints identified	Part of the site is in Floodzones 2 and 3. Suitability would be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Contrary to policy (NPPF and local). High risk flood area (floodzone 2 & 3)	The site is approximately 600 metres from the settlement. The adjoining site has planning consent for 193 dwellings and employment	Part of the site is not suitable for housing due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Part of the site may be suitable for housing (outside floodzones 2 and 3). The adjoining site has planning consent for employment and residential development. There is an opportunity to reconfigure the site to ensure housing is not located in floodzones 2 or 3.	Taken forward for further consideration	LAA assessment
LAA134	Retford	Trinity Barns Field, North Road	0.38	11	Countryside	Agriculture	Countryside adjacent to residential	Would need to be integrated with the development site to the southeast. A further Transport Assessment would likely be required prepared in accordance with Planning Practice Guidance	No known environmental constraints. Surveys may be required at a later date.	Potential to be policy compliant if developed with the site to the south. Currently separated from the settlement boundary.	Services and facilities are located in the adjacent residential area.	Potentially suitable if developed with the adjoining site.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site.	Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Potentially suitable if developed with the site to the south which adjoins the settlement boundary.	Taken forward for further consideration	LAA assessment

LAA135	Retford	Trinity Hospital, Hospital Road	0.13	4	Residential	Sports club	Residential	No major physical constraints	No known environmental constraints. Surveys may be required at a later date.	Contrary to policy (NPPF and Local policy) regarding heritage impact.	Good access to services and facilities	Not suitable due to impact on the setting of a Grade II Listed Building.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Not suitable. This is in the setting of an important Listed Building and in the Conservation Area. The site forms an important open space and is a key part of the Listed Building's setting.	Available	Not suitable. This is in the setting of an important Listed Building and in the Conservation Area. The site forms an important open space and is a key part of the Listed Building's setting.	Not taken forward for further consideration	LAA assessment
LAA138	Retford	Canal Turn, Welham Road	1.24	4	Residential to west and south, countryside to east and north	Industrial/employment	Countryside adjoining residential area	The Highway Authority would generally wish to avoid a proliferation of accesses onto the A620. However, this site may provide an additional opportunity to distribute traffic from the proposed adjacent sites, LA012, LA022, LA072 and possibly LA073 if the canal can be bridged. A Transport Assessment will be required that ideally deals with all the sites should they be likely to come forward comprehensively. A combination of sites 12, 22, 70, 71, 72, 73, 75, 130, 138, and 150 is likely to have a significant impact on highway capacity through Retford.	Within Floodzone 2	Contrary to policy (NPPF and local). High risk flood area (floodzone 2). Would be required to undertake a sequential and exceptions test (NPPF).	Adjoins an area which has good access to services and facilities	Located within floodzone 2. Suitability to be informed by sequential and exceptions tests.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	No significant constraints identified.	Availability unknown. Planning permission expired.	A large part of the site is in floodzone 2. The site has had planning consent which expired in May 2019. The achievability of development is unknown.	Not taken forward for further consideration	LAA assessment
LAA141	Retford	Land south of the Common, Ordsall	10.65	224	Residential to north, countryside to east, west and south	Agriculture	Countryside adjoining residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south side of the site and	No known environmental constraints	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside mean that development would result in an adverse landscape impact.	Adjoins an area which has good access to services and facilities	Suitability dependant on landscape impact.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability to be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment

								connecting footways will be required back into Ordsall. It is likely that two points of access will be required that are suitable to form a bus route through the development. Access should be safeguarded into surrounding land LAA270 and LAA276 to facilitate future development with good connectivity.											
LAA150	Retford	Bolham Lane	1.05	38											No longer available. Currently an employment site	Not available	Not taken forward for further consideration	Not available	
LAA165	Retford	Land south of Grove Coach Road	3.56	96	Countryside to north, east and south, residential to west.	Agriculture	Countryside adjoining residential area	Grove Coach Road is not of adequate width to provide access and lacks footways. This would need to be significantly improved. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought	PROW to north; Drainage assessment undertaken by Arup concludes that the flood risk for the site is low from all forms of flooding including fluvial (river), surface water and groundwater and should not hinder this development. Therefore by making sufficient space for water/drainage, and with an appropriately designed drainage system, Arup are of the opinion that the site could be developed whilst maintaining a suitably low flood risk to properties both on and off site.	Potential for development to be contrary to policy due to having an adverse impact on the landscape. Highway improvements would be required - potential for development to be contrary to policy regarding highway standards.	Adjoins an area with access to services and facilities.	Potentially suitable if highway standards can be achieved.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability to be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment
LAA171	Retford	Land at Blackstope Lane	1.21	33	Countryside to all sides	Agriculture	Countryside	With regard to highway constraints, there are likely to be issues with the adjoining level crossing, passing traffic, available visibility at	The site is located in floodzone 2.	Contrary to NPPF - site located in high risk flood area. Contrary to NPPF regarding the promotion of healthy and safe places. The site adjoins a level crossing and has poor access to services due	Poor access to services and facilities. Located away from the settlement.	Not suitable. Located within floodzone 2 and detached from the settlement.	Not suitable. The site is a considerable distance from the settlement boundary and located in floodzone 2.	Greenfield site	Development would be incongrous in the landscape due to the separation of the site from the settlement.	Available	Not suitable. The site is a considerable distance from the settlement boundary and the site is located in floodzone 2.	Not taken forward for further consideration	LAA assessment

							junctions, and pedestrian provision. These do not look like they can be addressed at least within the site area.		to its distance from Retford.										
LAA218	Retford	Land off Manvers Road (Sandhills)	7.04	225	Residential to all sides	Semi natural open space	Residential	In accordance with the County's highway design guide, a cul-de-sac can serve up to 150 dwellings provided it is a minimum of 5.5m wide (50 dwellings at 4.8m). This would allow a development of 120 dwellings to be served from Manvers Road given the number of existing properties. The capacity may be reduced should access be needed to existing allotments or public open space, while capacity may be increased if another access point can be achieved from the existing estate.	No known environmental constraints (no designations)	Potential to be policy compliant if the open space is improved	Within settlement boundary, within an area with good access to services and facilities	Potential to be policy compliant if the open space is improved	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	No significant constraints identified. No conservation designations.	Available	The site is very well contained and has good access to services and facilities in Retford. This is a large open space which provides an important amenity/recreational facility for local residents. Part of the site could potentially be suitable if the open space is replaced or improved.	Taken forward for further consideration	LAA assessment
LAA221	Retford	Land Off Longholme Road	5.45	65	Adjoins a residential area	Agriculture	Countryside adjoining a residential area	The Highway Authority is satisfied that the proposed access arrangements are adequate to serve this proposal despite some minor shortcomings; it is possible that there will be further proposed development directly to the West of the site. The Highway Authority would wish for appropriate access into that site to be safeguarded	No significant constraints.	Part of the site to the north is located in high risk flood area. Development in this location would be contrary to policy (NPPF)	Adjoins an area with access to services and facilities.	Part of the site is not suitable due to high flood risk.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Part of the site (outside floodzone 2) may be suitable subject to highway standards being achieved. Suitability should also be informed by a landscape assessment and sequential test. An exceptions test should also be undertaken if necessary.	Taken forward for further consideration	LAA assessment
LAA246	Retford	Land South East of Ollerton Road	5.3	68	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/urban area.	Site cannot be accessed unless it is through LAA247. There are no objections in principle subject to satisfactory details of layout access, parking and servicing on this	Adjoins a high risk flood area	Potentially to be policy compliant subject to highways, landscape impact, design.	Adjoins an area with access to services and facilities.	May be suitable dependent on design/impact on landscape, highway, and amenity	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	May be suitable subject to a satisfactory highway solution and design. Suitability should be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment

								site. The site should be development comprehensively with sites LA067 and LAA247.											
LAA247	Retford	Land South East of Ollerton Road	9.9	116	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/urban area.	Highways: NCC has no objection in principle subject to satisfactory details of layout access, parking and servicing. Site should be developed comprehensively in conjunction with LAA246	Adjoins a high risk flood area	Potentially to be policy compliant subject to highways, landscape impact, design.	Adjoins an area with access to services and facilities.	May be suitable dependent on design/impact on landscape, highway, and amenity	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by the outcome of a landscape assessment.	Taken forward for further consideration	LAA assessment
LAA259	Retford	Allotments off Cricket field Lane	1.2	43	Site adjoins residential to three sides and open space to one side		Site adjoins residential to three sides and open space to one side	Access would be off a private single width carriageway which is not ideal. Roundabout layout would need assessing as the current layout is not suitable for access to the site. Unfeasible unless accessed through the neighbouring consented development to the east or a new access being created onto Hallcroft Road.	No nature conservation or flooding issues identified (no site designations).	Loss of allotments. Potentially suitable if allotments were replaced within close proximity to the site	Good access to services and facilities	Unsuitable unless a satisfactory highway solution was identified and the allotments were relocated.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	No significant constraints	The site is available but the adjoining land which is required for access is not available.	Not suitable. Unfeasible unless accessed through the neighbouring consented development to the east. This site is not currently available. The loss of allotment land would also be contrary to policy.	Not taken forward for further consideration	LAA assessment
LAA270	Retford	Land West of Ollerton Road	29.57	621	Field boundaries.	Agriculture	Countryside	The Highway Authority would require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit would require relocating to the south side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access would be required that are suitable to form a bus route through the development. Access would need	No nature conservation or flooding issues identified (no site designations).	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement. It would also have an adverse impact on the landscape (NPPF paragraph 170 seeks to ensure the protection and enhancement of valued landscapes).	Poor access to services and facilities - separated from the settlement boundary.	Unsuitable in isolation. The site would only be considered potentially suitable if the adjoining site to the north, which adjoins the settlement boundary, was considered suitable.	Separated from the settlement. Residential area to the north is a popular housing market area.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Unsuitable in isolation. The site would only be considered potentially suitable if the adjoining site to the north, which adjoins the settlement boundary, was considered suitable.	Taken forward for further consideration	Site to the north (LAA276) has been taken forward for further consideration.

								to be safeguarded into surrounding land LAA141 and LAA276 to facilitate future development with good connectivity.											
LAA275	Retford	Land north of Grove Coach Road	10.13	250	Residential to the west, countryside to the north, east, and south.	Agriculture	Countryside adjoining urban area.	Both Bracken Lane and Grove Coach Road (Restricted byway) will require improvement including road widening and the provision of footways fronting the site. The County Council's Rights of Way Officer should be consulted with respect the latter (if the site is taken forward). The two roads should then be linked either through the site or by way of improvements to Grove Coach Road across the eastern site boundary. - A Transport Assessment will likely be required prepared in accordance with Planning Practice Guidance.	Floodzone 2 along the western boundary.	Potential to be policy compliant if landscape impact, highway standards, and flood risk can be addressed.	Adjoins an area with access to services and facilities.	Potentially suitable if landscape impact and highway standards can be satisfactorily addressed.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by a landscape assessment.	Taken forward for further consideration	LAA conclusion.
LAA276	Retford	Land to the west of Brecks Road and South of Retford Golf Club	47.6	1,000	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Agriculture	Countryside adjoining urban area.	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south side of the site and connecting	Floodzone 2 and 3 along the western boundary.	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside means that development would result in an adverse landscape impact.	The size/scale of development is likely to require contributions towards improvements to education and health, and potentially a local service centre.	The majority of the site is considered unsuitable for housing development due to the adverse effect on the landscape.	Popular location. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by a landscape assessment.	Taken forward for further consideration	Part of the site may be suitable.

							footways will be required back into Ordsall. It is likely that two points of access will be required that are suitable to form a bus route through the development. Access should be safeguarded into surrounding land LAA270 and LAA141 to facilitate future development with good connectivity.												
LAA314	Retford	Land north of Grove Road, East of ECML	6.65	160	Countryside to all sides. East Coast Mainline adjoins the site to the west.	Agriculture	Countryside	NCC Highways comments: I would strongly recommend that the Railway Inspectorate and Network Rail are consulted. It is presumed that Network Rail would wish to close the level crossing. Furthermore, the site is to the east of the crossing which is the opposite side to the main conurbation. Therefore, the vast majority of pedestrians would likely need to cross the track on foot at grade. There is very little in walking distance in an easterly direction. - The site access would need to be located away from the level crossing to ensure ample visibility is available for emerging vehicles and such that turning vehicles' do not interrupt the free flow of traffic in close proximity to the barriers. A 2.0m wide footway will be required between the site access and the existing footway on the west side of the crossing. This	No constraints identified	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement.	Level crossing restricts access to services and facilities.	Unsuitable for residential development due to unresolved access concerns related to the level crossing, and the site's separation from the settlement boundary.	Inappropriate due to proximity of level crossing.	Greenfield	The site is surrounded by open countryside. Development would not form a logical extension to the settlement. No known nature conservation constraints or heritage constraints.	Available	Unsuitable for residential development due to unresolved access concerns related to the level crossing, and the site's separation from the settlement boundary.	Not taken forward for further consideration	LAA assessment

							does not appear achievable without amendments to the level crossing. The site should also be accessed for all traffic via LAA034. A Transport Assessment would be required.												
LAA413	Retford	Former Elizabethan High School, Leafield	1.41	93	Residential to all sides	Vacant/ formerly education	Residential	No significant constraints identified	No constraints identified.	Policy compliant - Principle of residential development considered acceptable	Good access to services and facilities	Suitable for residential use. PP expired for residential use.	Appropriate, popular location	Brownfield site	No significant constraints. The site is located within a residential area.	Availability unknown. Planning permission expired.	Site previously had planning permission for 63 apartments and 30 bungalows. Principle of residential development accepted.	Planning permission has now expired. The landowner is currently considering their options for the future use of the site.	Currently not taken forward as availability unknown.
LAA436	Retford	Brecks Farm (Land west of Ollerton Road)	23.99	504	Countryside to all sides	Agriculture	Countryside	Access on to Ollerton Road; concerns about capacity of connecting roads to Eaton and Goosemoor Bridge, along with impacts going north at the Ordsall mini roundabouts	No known constraints	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement.	Poor access to services and facilities. Separation from settlement results in poor connectivity to services and facilities.	Not suitable due to detachment from the settlement.	Inappropriate due to detachment from the settlement.	Greenfield.	Potential to have an adverse impact on the landscape.	Available.	Not suitable due to detachment from the settlement.	Not taken forward for further consideration	The site is separated from the settlement.

LAA461	Retford	Water Lane Allotments	0.7	6	Allotments to west, open space to the north, residential to east and south	Allotments	Residential	Water Lane is a track which serves the allotment site and forms a public byway which is not to adoptable highway standards. As such, it is not currently suitable as an access. The development would be more likely to be feasible if accessed from Water Lane directly rather than the river access, noting the intervening land. Otherwise the byway junction with Water Lane would probably have to be widened and realigned to allow two-way traffic to a point passed the proposed access into the site from the byway. That would probably require third party land too and still not offer the best solution. With regard to the Public Right of Way, this would require that the junction and the access to the proposed properties was made up to adoptable standard and comply with the requirements of Nottinghamshire County Council. Also it will need to accommodate safely the existing traffic on this route that is generated by byway users, allotment holders and the properties adjacent to this public right of way.	A small part of the site is within floodzone 2.	The loss of the allotments would be contrary to policy with regard to the Core Strategy and emerging Bassetlaw Plan. The NPPF indicates that planning policies and decisions should aim to achieve healthy and inclusive places through the provision of allotments (NPPF para. 91). There is no proposal to replace the allotments.	Good access to facilities - located within a residential area.	Not suitable due to loss of allotment land (contrary to policy). Potentially suitable if the allotments were replaced. Water Lane is not currently suitable as an access route into the site for residential use and the site boundary does not adjoin the adopted highway. As such, there is uncertainty with regard to highway constraints. The site is also open in character.	Inappropriate due to loss of allotments.	Greenfield site.	Potential to have an adverse impact on the landscape. The site is very open in character.	Available	Not suitable due to loss of the allotments. The site may be suitable if the allotments were replaced in a location within close proximity to the site. There are also highway constraints which would need to be addressed if the site is taken forward for housing development.	Not taken forward for further consideration	Loss of allotments would be contrary to policy. The landowner has not proposed to replace the allotments.
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LAA471	Retford	Leafield allotments	1.2	30	Residential to all sides	Allotments	Residential	Access would require the demolition of two properties.	No significant constraints	The loss of the allotments would be contrary to policy with regard to the Core Strategy and emerging Bassetlaw Plan. The NPPF indicates that planning policies and decisions should aim to achieve healthy and inclusive places through the provision of allotments (NPPF para. 91). There is a proposal to replace the allotments on another site which would mitigate the loss.	Located within a residential area with good access to services and facilities.	Potentially suitable if the allotments are replaced on another site within close proximity.	Appropriate location and in an area with a buoyant housing market.	Greenfield site	No significant constraints - the site is surrounded by residential properties.	Available	The site is well contained within a residential setting. There is currently no access from the public highway. Demolition of one or two dwellings would be required to form an access into the site. Potentially suitable if allotments are replaced and a suitable access can be established. Land is available within the area for transfer of the allotments.	Taken forward for further consideration	Potentially suitable if the allotments are replaced and a suitable access can be achieved. There is other land available within close proximity to the site which could accommodate the allotments.
LAA472	Retford	Station Road	0.1	5	Residential to three sides, railway station to one side.	Car sales	Residential	No significant physical constraints identified.	No significant environmental constraints identified.	Policy compliance would depend on the design of the scheme and impact on residential amenity. The site is within a conservation area. Development should conserve or enhance the character of the CA.	Good access to services and facilities.	The site may be suitable for redevelopment as a housing site. This would depend on the impact it would have on the character of the Conservation Area.	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years. This suggests Retford is a popular residential area with a buoyant housing market.	Could support regeneration of this area.	The site is located within Retford Station and West Fields Conservation Area. Significant negative effects could occur as a result of development, although development could also facilitate improvements to this part of the Conservation Area.	The site is available	The site may be suitable for redevelopment as a housing site. This would depend on the impact it would have on the character of the Conservation Area.	Taken forward for further consideration	See LAA conclusion. Suitability will be informed by the SA assessment.
LAA487	Retford	Blackstope Lane	0.62	19	Countryside to three sides, commercial uses to the south	Factory	Countryside	The access road does not achieve highway standards.	The site is wholly within Floodzone 3.	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area. Contrary to NPPF regarding paragraph 91 (promotion of healthy, inclusive and safe communities) due to the sites separation from the settlement. Compliance with highways policy would depend on satisfactory mitigation.	Separated from settlement. Contrary to NPPF para 91 which seeks to ensure development is healthy, inclusive and safe.	Unsuitable for housing development. The site is separated from the settlement boundary and is wholly within floodzone 3.	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years. This suggests Retford is a popular residential area with a buoyant housing market.	Brownfield site. Potential for development to improve the appearance of the site.	The site does not adjoin the settlement and is not well contained. However, there is potential for development to improve the landscape due to the current appearance of the site. No nature conservation or heritage issues identified.	The site is available	The site is not suitable for housing development due to the fact that it is wholly within floodzone 3 and is separated from the settlement. Further to this, the access road does not meet highways standards.	Not taken forward for further consideration	See LAA conclusion.

Appendix F: Tuxford LAA sites without planning permission

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA017	Tuxford	Land north of Bevercotes Lane	0.21	4	Countryside to three sides, residential to the south.	vacant	Countryside on edge of town	Highways constraints - accessed from a narrow lane. Requires upgrading to highways standards to serve the site.	No known constraints	Separate from built form	Good access to facilities in town centre	Not suitable due to adverse impact on the character of the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site.	The northern part of the site is very prominent from a number of locations given its elevated topography, including from Markham Road and Eldon Street. In addition, it effectively forms part of the open countryside when viewed from higher ground to the east. Any development here is likely to affect the rural character of this part of the Conservation Area and would not be supported. Therefore, Conservation would not support the allocation of the northern part of the site.	Available	Not suitable due to adverse impact on the character of the conservation area.	Not taken forward for further consideration	Not suitable due to adverse impact on the character of the conservation area.
LAA032 / NP12	Tuxford	Mill Hill House, Markham Road	1.79	32	A1 to the east, countryside to two sides, residential and countryside to the south.	Residential & paddocks	Countryside on edge of town	A 2.0m footway would be required on Markham Road and or Eldon Street connecting to the existing footway on Eldon Street to the south. It would need to be demonstrated that adequate visibility splays can be achieved at any access proposed from Markham Road. On site gradients may be challenging to achieve a layout that is not too steep.	No known constraints	Separate from built form. Contrary to policy with regard to adverse impact on Tuxford Conservation Area.	Good access to facilities in town centre	Not suitable. Development of the site would adversely affect the character of the Conservation Area.	Not appropriate	Greenfield site	This site is within the Conservation Area and comprises a large area of open space together with the detached dwelling, Mill Hill House, and its outbuildings. The character of this part of the Conservation Area is of isolated buildings set within large grounds. This is one of a number of such sites in this part of the Conservation Area, a key part of the Conservation Area's character (and setting of nearby Listed Buildings) which is discussed extensively in the Tuxford Conservation Area Appraisal & Management Plan. Conservation would not support the allocation of this site. This open space is particularly prominent, being on the junction of Eldon Street and Markham Road. The topography of the site, rising to the north and being on the south-facing slope of a valley, results in these areas of open space being very prominent from the historic core, especially from Eldon Street (as far back as the junction with Ollerton Road) and from Bevercotes Lane. The loss of this important open space would therefore cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. With the above in mind, Conservation would not support the allocation of this site.	Available	Not suitable. Development of the site would adversely affect the character of the Conservation Area.	Not taken forward for further consideration	Unsuitable due to adverse impact on the character of the CA.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA038	Tuxford	Eastfield Farm, Lincoln Road	2.33	42	Countryside to the east and north, mobile home park to the south and west.	Horticulture and camp site	Countryside on edge of town	The site does not extend as far as the public highway. It is therefore not clear how the development would be accessed. It is likely that the existing accesses would have to be combined or split if between Eastfield Park and Greenacres to avoid the increased potential for vehicle conflict	Part of the site is in floodzone 2.	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on the outcome of a sequential test and exceptions test.	The site is within walking distance of a medical centre and secondary school. The town centre is approximately 1.5Km from the site.	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on the outcome of a sequential test and exceptions test.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	No significant constraints identified.	Available	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on the outcome of a sequential test and exceptions test.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites
LAA087	Tuxford	Arable Field, Lodge Lane	18.63	261	Countryside to the east, residential to the north and west, employment to the south	Agriculture	Countryside on edge of town	No significant highway constraints. Multiple points of access are likely to be required to facilitate a bus route and to distribute traffic.	No significant environmental constraints identified (no designations).	Subject to a suitable access arrangement and design, no significant policy constraints.	Good access to a secondary school and medical centre. Over 1Km from Town centre.	Potentially suitable subject to an appropriate design and satisfactory highway/access arrangement.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	No significant constraints identified.	Available	Potentially suitable subject to an appropriate design and satisfactory highway/access arrangement.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites
LAA088	Tuxford	Coupland Farm, 61 Lincoln Road	1.69	30	Countryside to three sides, residential to the south.	Agriculture	Countryside on edge of town	The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a	Part of the site is in Floodzones 2 and 3.	Contrary to policy with regard to heritage and flooding. BDC Conservation objection due to impact on the character of the Conservation Area. A sequential and exceptions test would be required to demonstrate that development of the site is acceptable in terms of flood risk.	The site has good access to the Town Centre and other facilities (medical centre, secondary school, open space)	Not suitable. BDC Conservation objection due to impact on the character of the Conservation Area. A sequential and exceptions test would be required to demonstrate that development of the site is acceptable in terms of flood risk.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site comprises mostly open countryside to the rear of Lincoln Road properties and east of Tuxford Road. This open space, as a whole, contributes significantly to the rural and open countryside setting to the Tuxford Conservation Area and to the setting of a number of Listed Buildings in the vicinity, including Tuxford Windmill, St Nicholas' Church and various Listed Buildings in East Markham. This is exacerbated by its topography, effectively being a shallow valley affording views across the wider landscape. BDC Conservation would not support the allocation of this site for housing.	Available	Not suitable. Development of the site would adversely affect the character of the Conservation Area. Part of the site is in floodzones 2 and 3. A sequential test and exceptions test would be required if the site is taken forward.	Not taken forward for further consideration	Unsuitable due to adverse impact on the character of the CA.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements.											
LAA089	Tuxford	Arable Field, Bevercotes Lane	1.1	20	Countryside to three sides, residential to the south. An electricity sub station adjoins the site.	Agriculture	Countryside on edge of town	Bevercotes Lane is not suitable to serve this site due to the carriageway width and lack of footways. Should the site come forward, this would need to be part of a wider proposal including site NP02 and possibly NP01.	No known constraints. No designations.	Part of the site is potentially suitable and could be policy compliant subject to a satisfactory access arrangement.	Good access to the town centre	Southern part of the site is potentially suitable subject to a satisfactory access arrangement from the public highway.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	The southern part of the site could accommodate a small amount of development with limited impact on the wider setting, due to its lower position compared to surrounding land. The most appropriate would be a small number of 1 or 2 storey dwellings close to the road with long rear gardens. Therefore, Conservation has no concerns in principle with the allocation of the southern part of the site, subject to details. The northern part of the site is very prominent from a number of locations given its elevated topography, including from Markham Road and Eldon Street. In addition, it effectively forms part of the open countryside when viewed from higher ground to the east. Any development here is likely to affect the rural character of this part of the Conservation Area and would not be supported. Therefore, Conservation would not support the allocation of the northern part of the site.	Available	Part of the site may be suitable (to the south) of a suitable access arrangement can be identified.	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement. suitability to be informed by the Sustainability Appraisal and the suitability of other sites.
LAA090	Tuxford	Arable field, Lincoln Road	11	154	East Coast Main Line, Agriculture, caravan site	Agriculture	Countryside on edge of town	The site would require two points of access suitable for a bus route. This would connect between Marnham Road and the A6075 Lincoln Road. Footway improvements would be required over both road over railway bridges. This would have a serious impact on viability even	No constraints identified. No designations.	The site is very open in character. The site is potentially suitable and could be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme.	Poor access to services in Tuxford due to the lack of a public footpath and distance to the town centre.	The site is very open in character. Development could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	The site is very open in character. Development would have an adverse impact on the openness of the landscape.	Available	The site is very open in character. The site could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme.	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								if the land would be available.											
LAA109	Tuxford	Land off Egmonton Road	2.37	43	Residential, agriculture, employment	Agriculture	Countryside on edge of town	Providing that visibility can be achieved and footway link provided, there is no objection in principle subject to satisfactory details of layout, access, parking and servicing	Land to the south of the site has been identified as area of contamination	Contrary to policy regarding adverse impact on the setting of a heritage asset.	Good access to town centre facilities	Not suitable due to adverse impact on character of conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area and is regarded as an open space that contributes positively to the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. The site affords views over the wider landscape and is prominent along Newcastle Street and in the context of several Listed Buildings. There is a building in the front part of the site, which is single storey and dates to the mid-20th century. However, that is small in scale, is rural in nature and does not affect the views through the site. With the above in mind, Conservation would not support the allocation of this site.	Available	Not suitable due to adverse impact on character of conservation area.	Not taken forward for further consideration	See LAA conclusion.
LAA123	Tuxford	Land adjacent to Brickyard Cottage, Eldon Street	0.39	8	Countryside	Agriculture	Countryside on edge of town	No highway objection in principle subject to the following: As the access road is 40mph, would require 4.5m x120m visibility splays. Consideration should be given to junction spacing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.	No constraints identified. No designations.	Potential to be policy compliant. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area.	Potential to be suitable. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. Any development here is likely to be very prominent, especially from Eldon Street to the south and Markham Road to the east. However, Conservation acknowledges there was previously a cottage gable-end onto the road. With this in mind, Conservation would have no concerns with a small number of dwellings in the centre/east of the site, perhaps of an agricultural style (e.g. farmhouse with barns adjacent). Anything of a larger density would be contrary to the established character and would not be supported. This is consistent with Conservation's advice on the recent application on this site.	Available	Potential to be suitable. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area.	Taken forward for further consideration	See LAA conclusion.	

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA158	Tuxford	56 Lincoln Road	0.45	9				No highways objection subject to satisfactory details of access which should be taken from Faraday Avenue.	Whilst there are no site designations, there is potential for the site to support wildlife due to the number of trees on site. An ecology assessment would be required if the site was taken forward for development.	Potential to be policy compliant. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area. Additionally, the site contains a significant amount of trees/vegetation which has the potential to form a habitat for protected species. An ecology assessment would be required to determine if the site is suitable.	Good access to services and facilities in the town centre.	Potentially suitable subject to a suitably designed scheme which respects the character of heritage assets. Suitability would also depend on any impact on nature conservation following an ecology assessment.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Garden land/greenfield site.	Part of the site is within the Conservation Area and contains no. 56, a building range regarded as having a positive impact on the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. As such, Conservation would not support the loss of this historic building range and would suggest that part of the site is removed from the boundary. In addition, the site is in the immediate setting of 42 Lincoln Road, a grade II Listed Building. With regard to the land east and south east of No.56, Conservation would have no concerns with the principle of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building.	Available	Potentially suitable subject to a suitably designed scheme which respects the character of heritage assets. Suitability would also depend on any impact on nature conservation following an ecology assessment.	Taken forward for further consideration	See LAA conclusion.
LAA200	Tuxford	Denstone House, 6 Lincoln Road	0.41	8	Residential to three sides, A1 to the east.	Garden land	Within a residential setting	The existing dwelling would require demolishing in order to provide a road suitable to serve a residential development. However, a private drive serving up to 5 dwellings including the existing dwelling would appear to be achievable subject to the widening of the driveway.	There are a number of trees on the site. An ecology assessment and tree assessment would be required if the site is taken forward.	Contrary to policy with regard to adverse impact on heritage assets.	Site adjoins the Town Centre	Contrary to policy with regard to adverse impact on heritage assets.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Garden land/greenfield site.	Denstone House is within the Conservation Area and is regarded as a building that contributes positively to the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. The site is also in the setting of various Listed Buildings, including the former Reads Grammar School (grade II*), St Nicholas' Church (grade I) and Tuxford Hall (grade II). The land behind Denstone House is its large rear garden, such spaces being an integral part of the Conservation Area's urban grain. With regard to the potential allocation of this site, Conservation is firstly concerned that the loss of the house would cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. In addition, even if the house was to remain, then development to the rear is likely to go against the established urban grain of this part of the Conservation Area and would likely impact on the open setting of the rear of the former Grammar School. The lack of a suitably wide access to the rear of the site may also be a detrimental factor. With the above in mind, Conservation would not support the allocation of this site.	Available	Contrary to policy with regard to adverse impact on heritage assets.	Not taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA202	Tuxford	Land and buildings at St John's College Farm, Newcastle Street	2.85	51	Residential to the north and west, countryside to the south and east.	Agriculture	Countryside location adjoining a residential area	Matters identified that need resolving, including concern that proposed site layout in cul-de-sacs hinder permeability and has potential detrimental impacts on pedestrian safety, along with proposed parking layouts impacting on visibility.	No significant constraints identified.	Policy compliance would depend on the design of the scheme and impact on residential amenity. Planning permission was refused and dismissed on appeal (17/00285/FUL) partly due to the impact it would have on living conditions.	Reasonable access to services in the town centre	The suitability of the site would depend on the design of the scheme.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site.	This site is within the Conservation Area and forms an area of open space considered to have a positive impact on the Conservation Area. The site was, however, subject to a recent application for residential development, 17/00285/FUL, to which Conservation had no concerns subject to details. Although that application was refused and the appeal dismissed, the inspector agreed with Conservation's views regarding heritage. The site also includes a historic agricultural building range, regarded as buildings that contribute positively to the character and appearance of the Conservation Area. These should be retained as part of any scheme. 91 Newcastle Street, a grade II Listed Building, is also adjacent to the site. Any development nearby should preserve the Listed Building's setting. With the above in mind, Conservation has no concerns in principle, subject to a) the retention of the agricultural buildings; and b) development of a scale, layout, design, materials and landscaping which preserves the character of the Conservation Area and setting of the nearby Listed Building.	Available	Potentially suitable subject to a scheme preserving the character of the conservation area and respecting residential amenity.	Taken forward for further consideration	See LAA conclusion.
LAA229	Tuxford	Tuxford Memorial Hall, Ashvale Road	0.4	8	Residential to the east and north, A1 to the west and south.	Open space	Residential	No significant constraints identified.	No significant constraints identified.	Policy compliance would depend on whether the open space could be relocated.	Reasonable access to services in the town centre	Suitability would depend on whether the open space could be relocated.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Brownfield site	No constraints identified.	Availability unknown.	Suitability would depend on whether the open space could be relocated or improved.	Not taken forward for further consideration	The availability of the site is unknown.
LAA243	Tuxford	Land off Gilbert Avenue, Tuxford	1.82	33	Residential to two sides, school to the east, countryside to the south.	Open space	Residential	Development should be to highway standards including visibility splays.	No significant constraints identified.	Development would result in the loss of an open space which would be contrary to policy. Potential to be policy compliant if the open space is replaced in close proximity to the site.		Suitability would depend on whether the open space could be relocated.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular	Greenfield site	No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns.	Available	Suitability would depend on whether the open space could be relocated or improved.	Taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
													residential area with a buoyant housing market.						
LAA251	Tuxford	Land at Eldon Street, Tuxford	2.08	37	Residential to two sides, countryside to the north and west	Agriculture	Edge of town, countryside	No objection in principle subject to satisfactory details of layout, access, parking and servicing	No significant constraints identified.	Development would be contrary to policy with regard to the adverse impact on the character of the Conservation Area.	The site has good access to services and facilities in the town centre.	Not suitable due to adverse impact on character of conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area and is also in the setting of several Listed Buildings, including 4-8 and 12 Ollerton Road. It includes a large area of open space to the rear of properties on both Eldon Street and Ollerton Road. From both Ollerton Road (to the south west) and Bevercotes Lane (to the north west), this open space forms an important part of key views into the historic core of the Conservation Area, including towards St Nicholas' Church. The topography of the site also helps reinforce these views. Conservation is concerned that development on this site would harm the character of this part of the Conservation Area, as it forms part of the rural edge of the historic settlement, effectively being open countryside. The urban grain of this part of the Conservation Area is of buildings within rectangular plots fronting onto Eldon Street, with open countryside behind. Development here would fail to preserve this character and would also fail to preserve the setting of nearby Listed Buildings. With the above in mind, Conservation would not support the allocation of this site.	Available	Not suitable due to adverse impact on character of conservation area.	Not taken forward for further consideration	See LAA conclusion.
LAA285	Tuxford	Land at the rear of 17 Eldon Street	0.12	4	Residential to three sides, countryside to east.	Residential	Residential	The site is elevated above the road. There is no vehicle access onto the site. The lack of parking is likely to impact on amenity.	No significant constraints identified.	Contrary to policy regarding adverse heritage impact.	Edge of Town Centre	Not suitable. Development would result in the loss of a positive building in the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Brownfield and greenfield site.	Development would result in the loss of a positive building in the Conservation Area and would have an adverse impact on the character of the CA.	Available	Not suitable. Development would result in the loss of a positive building in the conservation area.	Not taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA307	Tuxford	Land at High Croft, Retford Road	2.72	49	Countryside to all sides	Agriculture	Countryside	A significant length of footway would be required linking to the existing footway on the southern side of Bevercotes Lane. It is not clear as to whether sufficient land is available to accommodate a footway of adequate width (2.0m) for the full length. The existing 30mph speed restriction would likely require extending and the Tuxford village gateway would require relocating. A junction into the site would have to incorporate visibility splays commensurate with the speed of traffic. This would be likely to require the removal/setting back of a large proportion of the hedgerow.	No significant constraints identified	Contrary to policy regarding adverse heritage impact.	Poor access to services and facilities due to detachment from settlement.	Not suitable. Development would result in the loss of a positive building in the conservation area. There are also highway constraints which would be difficult to mitigate.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site.	This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. The site is effectively open countryside, with isolated farmhouses/cottages alongside the road. Any development here is likely to be very prominent, especially from Eldon Street to the south, and would fail to preserve the open character of that part of the Conservation Area. With this in mind, Conservation would not support the allocation of this site.	Available	Not suitable due to adverse impact on the character of the Conservation Area.	Not taken forward for further consideration	See LAA conclusion.
LAA476	Tuxford	Ollerton Road	39.4	709	Countryside to three sides	Agriculture	Countryside adjoining town	The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely	No significant environmental constraints identified.	Potentially policy compliant subject to a suitable scheme.	Good access to the town centre and primary school.	The northern part of the site is potentially suitable. Development of the southern part of the site would have an adverse impact on the character of the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	With regard to the north part of the site (alongside Ollerton Road), this would be within the setting of the Conservation Area and the setting of several Listed Buildings. However, development here is likely to be seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind, Conservation has no concerns in principle with the allocation of this part of the site, subject to details. In relation to the southern part of the site (north of the railway line), this would stretch into the open countryside and would be visible from Newcastle Street/Egmanton Road. Views from the road into the open countryside are an important part of the rural character of the Conservation Area and its setting. Therefore, Conservation would not support the allocation of that part of the site.	The site is available	The northern part of the site is potentially suitable. Development of the southern part of the site would have an adverse impact on the character of the conservation area.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA477	Tuxford	Newcastle Street	2.95	53	Countryside to north and west, residential to east and south.	Agriculture	Countryside adjoining town	It must be proven that adequate visibility splays would be available from any potential site access commensurate with the speed of traffic due to the proximity to the bend prior to allocation.	No significant environmental constraints identified.	Potentially policy compliant subject to a suitable scheme which would achieve highway standards.	Good access to the town centre and primary school.	Potentially suitable subject to a suitable scheme which would achieve highway standards.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is in the setting of the Conservation Area, being open countryside to the rear of properties on the west site of Newcastle Street. However, there are no Listed Buildings on that part of Newcastle Street, and a large number are in fact 20 th century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected. With the above in mind, Conservation has no concerns in principle with the allocation of this site, subject to a scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church).	The site is available	Potentially suitable subject to a suitable scheme which would achieve highway standards.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement
LAA478	Tuxford	Lexington Gardens/ Newcastle Street	0.3	6	Countryside to all sides	Agriculture	Countryside adjoining town	The site would have to form part of site NP16 as there would be no other possible connection to the highway.	No significant environmental constraints identified.	Potentially policy compliant if developed with the adjoining site (LAA202)	Good access to the town centre and primary school.	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards.	Greenfield site	This site is within the Conservation Area, but the issues would appear to be the same as those for NP16, although no application has ever been received regarding this particular small area of land. Given that Conservation did not object to NP16 (and the previous planning application), and as this site is beyond the higher ground to the west which shields it from views eastwards from Egmanton Road, Conservation has no concerns in principle with the allocation of this site, subject to details.	The site is available	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement	
LAA479	Tuxford	Markham Road	0.51	10	Countryside to all sides	Paddock	Countryside	No significant physical constraints identified.	No significant environmental constraints identified.	The sites separation from the settlement would result in a development being separated from services and facilities. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para. 91)	Poor access to services and facilities	Not suitable due to the sites separation from the settlement. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para. 91)	Greenfield site	The site is located within a rural setting adjacent to residential properties sitting in large plots. Development would have an adverse impact on the landscape due to the very low density of existing development.	The site is available	Not suitable due to the sites separation from the settlement. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para.	Not taken forward for further consideration	See LAA conclusion.	

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
													housing market.						

Appendix G: Workshop LAA sites without planning permission

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA077	Worksop	Worksop Golf Club, Windmill Lane	1.19	20	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Worksop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Adjoins a Local Wildlife Site	Contrary to NPPF as the site is separated from the settlement and it would not deliver an accessible/inclusive development with good access to services.	The site has poor pedestrian access to Worksop due to its location to the south of the A57. Major highway improvements would be required.	Not suitable or available because the golf club and golf course are still in use. The site would not form a logical extension to Worksop and the majority of the site is a local wildlife site. Development would be contrary to Core Strategy DM9 and the NPPF.	Given the sites separation from the main residential areas of Worksop, and the local wildlife status of the site, it is not considered appropriate for housing development.	The Council's priority for Worksop is Town Centre regeneration. This includes the development of a number of brownfield sites in Worksop. Development of the site would not accord with this strategy.	LWS adjoining site to the east 2/401 Worksop Golf Course mosaic habitat		The site is unsuitable for the reasons set out in this assessment.	Not taken forward for further consideration	Separated from settlement. Local wildlife designation.
LAA078	Worksop	Worksop Golf Club, Windmill Lane	3.7	100	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Worksop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Within LWS 2/401 Worksop Golf Course mosaic habitat	Contrary to NPPF and BDC Core Strategy Policy DM9 as it would result in a loss of a LWS	The site has poor pedestrian access to Worksop due to its location to the south of the A57. Major highway improvements would be required.	Not suitable or available because the golf club and golf course are still in use. The site would not form a logical extension to Worksop and the majority of the site is a local wildlife site. Development would be contrary to Core Strategy DM9 and the NPPF.	Given the sites separation from the main residential areas of Worksop, and the local wildlife status of the site, it is not considered appropriate for housing development.	The Council's priority for Worksop is Town Centre regeneration. This includes the development of a number of brownfield sites in Worksop. Development of the site would not accord with this strategy.	LWS adjoining site to the east 2/401 Worksop Golf Course mosaic habitat		The site is unsuitable for the reasons set out in this assessment.	Not taken forward for further consideration	Separated from settlement. Local wildlife designation.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA079	Worksop	Worksop Golf Club, Windmill Lane	9.1	218	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Worksop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Within LWS 2/401 Worksop Golf Course mosaic habitat	Contrary to NPPF and BDC Core Strategy Policy DM9 as it would result in a loss of a LWS	The site has poor pedestrian access to Worksop due to its location to the south of the A57. Major highway improvements would be required.	Not suitable or available because the golf club and golf course are still in use. The site would not form a logical extension to Worksop and the majority of the site is a local wildlife site. Development would be contrary to Core Strategy DM9 and the NPPF.	Given the sites separation from the main residential areas of Worksop, and the local wildlife status of the site, it is not considered appropriate for housing development.	The Council's priority for Worksop is Town Centre regeneration. This includes the development of a number of brownfield sites in Worksop. Development of the site would not accord with this strategy.	LWS adjoining site to the east 2/401 Worksop Golf Course mosaic habitat		Given the sites separation from the main residential areas of Worksop, and the local wildlife status of the site, it is not considered appropriate for housing development.	Not taken forward for consideration	Separated from settlement. Local wildlife designation.
LAA142	Worksop	Former Bassetlaw Pupil Referral Centre, 112 Newgate Street	0.85	31	Residential to the north and east, primary school to the west, secondary school to the south	Education	Residential	No major physical constraints identified	No major environmental constraints identified	Policy compliant - Principle of residential development considered acceptable	Within the settlement boundary, close to services and facilities in the town centre and neighbouring areas	The site is located within a residential area. The principle of housing development is considered acceptable.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Redevelopment of this brownfield site would meet the objectives of the Council.	Development has the potential to have a positive impact on the character of the area.	The landowner has submitted the site and has confirmed its availability.	Suitable, available and deliverable.	Taken forward for consideration	LAA concludes the site is suitable, available and deliverable
LAA147	Worksop	Manton Primary School	3.69	133	Residential	Education	Residential	No major physical constraints identified	No major environmental constraints identified	Policy compliant - Principle of residential development considered acceptable	Within the settlement boundary, close to services and facilities in the town centre and neighbouring areas	The site is located within a residential area. The principle of housing development is considered acceptable.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Redevelopment of this brownfield site would meet the objectives of the Council.	Potential for development to have a positive impact on the townscape. The site is currently a vacant open space which has no public access, being bound by a high metal fence.	The landowner has submitted the site and has confirmed its availability.	Suitable, available and deliverable.	Taken forward for consideration	LAA concludes the site is suitable, available and deliverable
LAA149	Worksop	Talbot Road, Manton	1.89	68	Residential	Vacant land	Residential	No major physical constraints identified	No major environmental constraints identified	This is an open space which provides visual and physical amenity opportunities for local residents. There is potential for a small part of the site to provide housing. There is an opportunity for open space enhancement on the majority of the site.	Within the settlement boundary, close to services and facilities in the town centre and neighbouring areas	The site is located within a residential area. The principle of housing development is considered acceptable.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site provides an opportunity to enhance/improve the open space.	Development has the potential to have a positive impact on the character of the area.	The landowner has submitted the site and has confirmed its availability.	Suitable, available and deliverable.	Taken forward for consideration	LAA concludes the site is suitable, available and deliverable

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA201	Worksop	Land off Stubbing Lane	1.76	48	Residential to the south and north, countryside to the west, open space to the east.	Vacant land	Residential	Highway capacity constraints. NCC don't support more development on Stubbing Lane	Located in Floodzone 2	Contrary to policy regarding flooding (NPPF, para 155). Contrary to policy regarding highways (NPPF para 108)	Edge of settlement	The site is not suitable due to flooding and highway constraints.	N/A - not suitable	N/A - not suitable	N/A - not suitable	The landowner has submitted the site and has confirmed its availability.	Not suitable due to flooding and highway capacity constraints.	Not taken forward for further consideration	LAA concludes the site is unsuitable due to flood risk and highway capacity.
LAA205	Worksop	Land off Hemmingfield Rise	3.1	65	Residential to the south, countryside to the north, east and west	Agriculture	Edge of settlement. Adjoins residential.	Mature woodland restricts access from Carlton Road	Mature woodland on site.	Potentially policy compliant subject to satisfactory outcomes regarding tree/nature conservation (where necessary)	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site would support infrastructure improvements	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by site assessments).	The landowner has submitted the site and has confirmed its availability.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Taken forward for further consideration	LAA concludes the site is potentially suitable.
LAA206	Worksop	Land West of St Annes Drive	13	275	Residential to the east and south, countryside to the north and west	Agriculture	Edge of settlement. Adjoins residential.	No major physical constraints	Grade I Listed Building	Planning permission refused on heritage grounds (contrary to Policy Bassetlaw CS DM8, NPPF paras 193, 196 & 200, and contrary to section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)	Edge of settlement. Reasonable access to services and facilities.	May be suitable - There could be benefit to exploring the opportunity of a hybrid application with the local planning authority in order to address Conservation concerns.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Greenfield site	Development could potentially impact on the setting of Manor Lodge and associated buildings (Grade I and II).	The landowner has submitted the site and has confirmed its availability.	The site may be suitable for development subject to design and impact on setting of heritage assets.	Taken forward for further consideration	See LAA conclusion.
LAA210	Worksop	Part of Peaks Hill Farm	120	2,520	Residential to the south, countryside to the north, east and west.	Agriculture	Edge of settlement. Adjoins residential.	Mature woodland restricts access from Carlton Road. There is a route possible without the loss of significant trees, by way of slight deviation to the South of the initially suggested route. In conjunction with this, the route could be moved farther South to run alongside Long Plantation. This would move houses further away, and	Mature Woodland, potential for protected species. Ecology assessment required.	Potentially policy compliant subject to satisfactory outcomes regarding tree/nature conservation.	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation, tree retention/management, and an appropriate highway scheme.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site would support infrastructure improvements	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by site assessments).	The landowner has submitted the site and has confirmed its availability.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Taken forward for further consideration	LAA concludes the site is potentially suitable.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								mitigate pruning or felling requests by residents living within direct shade of the woodland. Future tree inspection and management would be an additional cost as trees would become located in public green spaces and alongside highways - benefits provided by nature have been shown to outweigh such costs. Some hedgerow loss would be unavoidable, and mitigation should be sought to retain as much as possible. Space for housing is possible in areas not occupied by trees – providing mitigation is given in addressing the space that mature trees require.											
LAA219	Worksop	Manton Allotment Site	3.51	120	Residential	Vacant site	Residential	No significant constraints identified	No significant constraints identified	No policy constraints subject to a satisfactory scheme	Within settlement boundary	Suitable in principle	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Redevelopment of a vacant brownfield site.	Potential for an improvement to the landscape.	Available - Public sector ownership	Suitable - resolution to grant planning permission subject to the signing of a s106 agreement.	Site has pp subject to s106 - included in the Local Plan housing trajectory.	Not necessary to assess through the Sustainability Appraisal
LAA233	Worksop	Land East of Worksop	260	5,460	Residential to the west, countryside to the north, east and south	Agriculture, open space	Adjoins a residential area.	Significant highway constraints. A new strategic route would be required. This would need to cut across a railway line and river. The	Part of the site is located in floodzones 2 and 3. Potential for protected species. Mature trees on site which could be retained.	Contrary to policy regarding flooding (NPPF, para 155).	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable if physical constraints can be mitigated.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady	Greenfield site. Potential to improve infrastructure	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate	Available - submitted by landowner	Unachievable: unresolved issues regarding access to the site, detailed appraisal of the land and existing constraints is needed, along with identification of	Not taken forward for further consideration	LAA concludes the site is unachievable due to infrastructure/ access constraints.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								landowner has not demonstrated that development would be achievable in this respect.					increase in house prices in Worksop over the past five years.		mitigation would be required where necessary (informed by site assessments).		potential solutions to achieve access through the full site. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.		
LAA365	Worksop	Land to the north of Gateford Toll Bar and east of A57	1.5	45	Strategic road network to two sides. Residential to the south.	Paddock	Edge of settlement. Adjoins residential.	No significant physical constraints identified	No significant constraints identified	Separated from settlement boundary.	Separated from settlement boundary. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Located within an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Greenfield site. No significant contribution to regeneration priorities.	The suitability of the site should be informed by a landscape assessment.	Available	Potentially suitable subject to satisfactory outcomes regarding landscape impact, design, nature conservation/tree retention, and highway/access.	Taken forward for further consideration	LAA concludes the site is potentially suitable.
LAA458	Worksop	Blyth Road	6	144	Countryside to all sides	Agriculture	Countryside/urban fringe	Access should be gained through the adjacent sites references LAA279 and LAA469. The route should be suitable for buses. Access should be safeguarded to land to the west.	No significant environmental constraints identified.	Potential to be policy compliant subject to the adjoining site being taken forward. In isolation, the site would not deliver an accessible development. This would be contrary to paragraph 91 of the NPPF which seeks to deliver healthy, inclusive, safe places.	Currently has poor access to services and facilities. There is an opportunity to mitigate if the adjoining sites are taken forward.	The site may be suitable once the adjoining site has been developed, or as part of a larger site which adjoins the settlement boundary.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Greenfield site	The suitability of the site for development should be informed by a landscape assessment. There are no heritage constraints, and no nature conservation designations identified.	The site is available	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward in isolation, a suitable access route to the land to the rear of the site should be maintained	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement. suitability to be informed by the Sustainability Appraisal and the suitability of other sites.
LAA462	Worksop	Blyth Road	10.4	187	Countryside to three side, employment to north.	Agriculture	Countryside/urban fringe	The site would require at least two points of access onto the A60 connecting a bus route through the site. The site should also be connected through to the development to the south as much as possible, but even then, would likely be an isolated community. The Highway Authority is sceptical as to whether the	Site adjoins a Local Wildlife Site Carlton Forest Sandpit (5/3361).	Potential to be policy compliant subject to the adjoining site being taken forward. In isolation, the site would not deliver an accessible development. This would be contrary to paragraph 91 of the NPPF which seeks to deliver healthy, inclusive, safe places.	Currently has poor access to services and facilities. There is an opportunity to mitigate if the adjoining sites are taken forward.	The site may be suitable once the adjoining site has been developed, or as part of a larger site which adjoins the settlement boundary.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Greenfield site	The suitability of the site for development should be informed by a landscape assessment. There are no heritage constraints identified. The site adjoins a Local Wildlife Site.	The site is available	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward in isolation, a suitable access route to the land to the rear of the site should be maintained	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement. suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								traffic impact of the development could reasonably be mitigated only having access to the A60, and therefore, a development would be unable to disperse traffic widely.											
LAA465	Worksop	Gateford Road Car Park	0.58	30	Residential and retail	Car park	Edge of town centre	No significant constraints identified.	No significant constraints identified.	Potentially policy compliant. The loss of the car park/impact on on-street parking should be assessed if taken forward.	Good access to services and facilities	Potentially suitable. The loss of the car park/impact on on-street parking should be assessed if taken forward.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Brownfield site on edge of town centre. Opportunity for town centre regeneration.	The site is well contained. The southern part of the site is within the Worksop conservation area. This contains a former maltings complex dating to the 19th century, regarded as having a positive impact on the Conservation Area's character and appearance. Conservation would resist attempts to develop the site without the retention and re-use of this historic complex. PP was previously granted for its conversion, but has since expired. The rest of the site is within the conservation area's setting, so would need to preserve or enhance that setting.	The site is available	The site presents an opportunity to improve the town centre. Housing would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. However, there are a number of car parks in and around the town centre which are seldom completely full.	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA466	Worksop	Former Knitwear Factory, Retford Road, Worksop	1.9	40	Residential, commercial and recreation	Vacant site	Residential and commercial	<p>The site is located on the corner of the traffic signal controlled Retford Road, High Hoe Road junction. There is therefore potential for vehicles to queue back from the junction to a point passed the proposed site access particularly at peak times. This is likely to lead to driver frustration and possibly accidents due to drivers being unable to turn right out of the site in the prominent direction towards the town centre. The provision of a second junction onto High Hoe Road would ease this situation considerably by providing alternatives such that the right out manoeuvre onto Retford Road could be avoided. Whilst it is noted that there is a level difference between the High Hoe Road frontage and the carriageway level, this is not so great as to make the provision of a junction at that point insurmountable. The proposed internal road layout would already facilitate this without the need for major change and is sufficiently</p>	<p>The site is partly within Floodzone 2. A sequential and exceptions test would be required if the site is taken forward.</p>	<p>Policy compliance would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway constraints which would need to be addressed in order for a development to be policy compliant.</p>	<p>Good access to services and facilities.</p>	<p>The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway constraints which would need to be addressed in order for a development to be policy compliant.</p>	<p>Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.</p>	<p>Derelict brownfield site within a residential area. Opportunity to deliver regeneration.</p>	<p>The site is currently overgrown and vacant. Development has the potential to enhance the site subject to a suitable design.</p>	<p>The site is available</p>	<p>The site presents an opportunity to improve the townscape. With regard to flood risk, suitability would be dependent on the outcome of a sequential test and, if necessary an exceptions test.</p>	<p>Taken forward for further consideration</p>	<p>See LAA conclusion.</p>

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								tortuous to be unlikely to become a 'rat run' between High Hoe Road and Retford Road. The Highway Authority will be seeking a pedestrian/cycle link onto High Hoe Road in any event to minimise the distance to the local bus stop.											
LAA467	Worksop	Warehouse, Priorswell Road,	1.7	46	Residential, commercial and recreation	Vacant site	Residential and commercial	The Highway Authority will be seeking vehicular access from both Canal Road and Priorswell Road connected by a through route through the site. The site has the potential to increase vehicle movements along Canal Road. Canal Road has seriously substandard junction arrangements with Church Walk/Bridge Place and Priorswell Road/Kilton Road. These junctions will require considering in detail. The	Land contamination is likely due to the current use of the site. This would need to be assessed and mitigated where necessary.	Policy compliance would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway and heritage constraints which would need to be addressed in order for a development to be policy compliant.	Good access to services and facilities.	The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway and heritage constraints which would need to be addressed in order for a development to be policy compliant.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Large brownfield site on the edge of the town centre. Potential for a significant improvement to the conservation area character and town centre regeneration.	Development provides an opportunity to enhance the area.	The site is available	The site presents an opportunity to improve the townscape. With regard to flood risk, suitability would be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	See LAA conclusion.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								footway will require widening to a minimum width of 2.0m around the perimeter of the site with a wider section adjacent the Priorswell Road bus stop to cater for the additional pedestrian usage.											
LAA470	Workshop	Eddison Park Avenue	4.8	131	Residential and countryside	Open space	Residential and countryside	No significant physical constraints.	The site adjoins ancient woodland. National guidance indicates that there should be a minimum 15 metre buffer around ancient woodland/trees to avoid root damage.	Part of the site may be suitable/policy compliant. The majority of the site forms the setting of a Grade II Listed Building and would not be suitable. The area adjoining Ancient Woodland is not suitable for development.	Good access to services and facilities.	Part of the site may be suitable/policy compliant. The majority of the site forms the setting of a Grade II Listed Building and would not be suitable. The area adjoining Ancient Woodland is not suitable for development.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Loss of open space would not support regeneration.	Development on the west side of the A60 is likely to impact on the countryside setting of the grade II listed Broom Farm. Conservation is unlikely to support development where this important countryside setting is undermined. With regard to the east side of the A60, Peaks Hill Farm is a non-designated heritage asset dating to the late-18th century period, so its setting is also a consideration. It is understood that significance archaeological remains were uncovered on this site during an earlier phase of the		The site presents an opportunity to improve the highway network by connecting Gateford Park to Carlton Road. However, these benefits need to be balanced against the harm development would cause to heritage assets and ancient woodland, and the loss of an open space.	Taken forward for further consideration	See LAA conclusion. Suitability will be informed by the SA assessment.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															Ashes Park development. Further investigations and an appropriate mitigation strategy would be required where necessary. The site forms part of the setting of a Grade II Listed Building.				

Appendix H: Potential New Settlement LAA Sites

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA431	Bothamsall	Former Bevercotes Colliery	92	1,288	Countryside to all sides	Former colliery site currently vacant	Countryside	The site has been vacant since the closure of the colliery in the early 1990s. Part of the site is a nature reserve. Due to its former use the site is contaminated. This could be remediated if the site was developed. introducing housing on this site would require additional highways work. At the moment the extant planning permission being entirely for a commercial use would see a majority of traffic head for the A1 and be catered for by the new junction improvements that have been secured through the existing planning consent. However, housing would introduce traffic movements to the west, with Bothamsall village being particularly constrained, where a by-	Part of the site is in Floodzones 2 and 3. The site is designated as a Local Wildlife Site. Development would result in the loss of the LWS. Bevercotes also has the potential to support breeding pairs of both nightjar and woodlark. It could potentially be important in maintaining the ppSPA bird population. As a result, it has the potential to be functioning as part of the ppSPA. I.e. its potentially of significant importance. If the birds are present (of which there is very high probability), mitigating the loss of such a site would be difficult.	Development of the site is likely to result in the loss of the Local Wildlife Site. This would be contrary to policy - the NPPF (para 175) indicates that permission should be refused if significant harm cannot be avoided. Part of the site is in floodzones 2 and 3. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	The site is located over 1Km from services	The suitability of development is dependent on the impact it would have on ecology/biodiversity, trees, flood risk, and the public highway.	Zoopla data indicates that house prices have steadily increased in the Retford area over the past five years.	Whilst the site is brownfield, large parts have returned back to nature due to the length of time it's remained vacant.	Potential for development to have an adverse impact on the landscape. The suitability of the site should be informed by a landscape assessment. Bevercotes also has the potential to support breeding pairs of both nightjar and woodlark. It could potentially be important in maintaining the ppSPA bird population. As a result, it has the potential to be functioning as part of the ppSPA. I.e. its potentially of significant importance. If the birds are present (of which there is very high probability), mitigating the loss of such a site would be difficult.	Available	Suitability and achievability unknown. Potential for development to adversely impact on a ppSPA/ breeding Nightjars and Woodlarks, Local Wildlife Site, trees, and the public highway. Additionally, part of the site is in floodzones 2 and 3. A sequential test and, if necessary exceptions test would be required if the site is taken forward for development.	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
								pass may be necessary to access the A614 (see yellow box). This could also impact on Ollerton roundabout where land has been safeguarded for road widening works, as this is currently at or nearing capacity with a cost of works in the order of £5 million.											
LAA432	Gamston	Gamston Airfield	122	1,708	Countryside to all sides	General Aviation - Airport	Countryside	The site is currently in operation as an airport. This site does have direct access to the main road network. The site would benefit from, and probably require, junction improvements to the A1. Traffic movements are also likely to want to access the A638 to go north avoiding Gamston Village. Traffic may also want to utilise Jockey Lane / Brick Yard Road to the north. This would need to be upgraded if the site is taken forward as a new settlement.	Gamston has the potential to provide foraging opportunities for woodlark during winter. The site adjoins a Local Wildlife Site to the south east.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	Development would be contrary to paragraph 104 (f) of the NPPF which states that planning policies should "recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government's General Aviation Strategy"	Zoopla data indicates that house prices have steadily increased in the Retford area over the past five years.	The site is a mix of brownfield and greenfield land.	Potential for development to have an adverse impact on the landscape. The suitability of the site should be informed by a landscape assessment.	Available	Whilst the site is potentially suitable for development as a new settlement, it would be contrary to national policy (NPPF para. 105) due to the loss of the airport. The closure of the airport could also have an adverse impact on associated employment uses on the site if there are no opportunities for relocation.	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
LAA369	High Marnham	Former High Marnham Power Station	158	3,318	Countryside to all sides.	Vacant	Countryside	Formerly a coal fired power station. Land contamination would require remediation. The site has good access to the highway. Overhead lines, Pylons and energy infrastructure may be required to be relocated.	No international or national nature conservation designations. The site is within 100 metres of a local wildlife site.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	The site is a mix of brownfield and greenfield land. This presents an opportunity to redevelop a large brownfield site.	In terms of landscape, it may be possible to undertake a development that is not visually intrusive and with a well-planned landscape and open space framework, could improve habitat and recreational connectivity and address, at least in part, the carbon impact through tree planting. In order to achieve this potential, it is assumed that all or the majority of the existing overhead lines, pylons and energy infrastructure on the site can be removed prior to redevelopment.	The site is available	Whilst the site is potentially suitable for development as a new settlement, there are physical constraints to overcome. The site is located quite a distance from local services and facilities, including public transport.	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement
LAA473	Cottam	Cottam Power Station	334	2000	Countryside to all sides	Power Station	Countryside	Formerly a coal fired power station. Land contamination would require remediation. The site has good access to the highway. Overhead lines, Pylons and energy infrastructure may be required to be relocated.	This site contains a small portion of a Local Wildlife Site (Cottam Wetlands). Due to the small size of the area of overlap between the site and Local Wildlife Site, a significant negative effect is likely, but uncertain.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	The site is a mix of brownfield and greenfield land. This presents an opportunity to redevelop a large brownfield site.	The site is elevated above the landscape. The suitability of the site should be informed by a landscape assessment. The surrounding landscape is relatively flat with long views to all sides. There are important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. There is therefore an opportunity to preserve and enhance the	The site is available	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement. It would also be dependent on the outcome of a sequential test and, if necessary an exceptions test. The site is located quite a distance from local services and facilities, including public transport.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
															heritage assets and the setting in which they are located.				
LAA453	Babworth	Morton North	131	2360	Countryside to all sides	Agriculture	Countryside	For a development of this scale, a strategic transport model will be required to simulate traffic conditions on the main road network throughout Worksop and beyond along long distance routes such as the model currently being developed by Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in accordance with Planning Practice Guidance. Pedestrian and cycle provision would need	A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood). This assessment site is located entirely within a 5km buffer around the Sherwood Forest ppSPA. As such, a minor negative effect is likely.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	Greenfield site	Built heritage: Morton Hill Farm is a non-designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. Archaeology: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.	The site is available	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
								consideration across the A1.							The suitability of development is dependent on the impact it would have on the landscape. This should be informed by a landscape assessment.				
LAA455	Babworth	Morton South	80	1680	Countryside to all sides	Agriculture	Countryside	For a development of this scale, a strategic transport model will be required to simulate traffic conditions on the main road network throughout Worksop and beyond along long distance routes such as the model currently being developed by Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in accordance with Planning	A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood). This assessment site is located entirely within a 5km buffer around the Sherwood Forest ppSPA. As such, a minor negative effect is likely.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	Greenfield site	Built heritage: Upper Morton Grange is a non-designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. Archaeology: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance. Further information will be required in the form of	The site is available	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
								Practice Guidance. Pedestrian and cycle provision would need consideration across the A1.							archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy. The suitability of development is dependent on the impact it would have on the landscape. This should be informed by a landscape assessment.				

Appendix I: Employment site Assessments (Part A of the assessment)

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELAA1	Claylands Avenue	Worksop	63.6	-		Existing employment site. Site assessed in EDNA		Brownfield		The site lies within FZ1.		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Agricultural land and a large housing area.	Residential and commercial uses	Railway line	A57	Claylands Avenue acts as spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. The site is adjacent to, and has direct roundabout access onto the A57, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along the eastern boundary. The site is adjacent to the A57. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Gateford Road/Claylands Avenue allotments adjoin the north east corner of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA2	Gateford Common	Worksop	17.6	4.5	B1, B2, B8	Site assessed in EDNA	14/00213/OUT Mixed Use Development of Residential (up to 380 units) and Commercial (up to 19,000 sq m) of B1 (a) Office. Vehicular Access from Gateford Road, Gateford Toll Bar & Claylands Avenue 4.5ha is approx area identified on masterplan for B1	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site adjoins the settlement boundary of Worksop.	Gateford Road	Residential	Employment land and Claylands Ave	A57	NCC Highways Authority state 'the south-western side of the site is proposed to form the employment area with direct access from Claylands Avenue. Although it is sometimes desirable to prevent employment traffic from travelling through residential areas on amenity grounds, the Highways Authority is of the view this is unlikely to be a significant issue. The majority of commuting and commercial traffic to the employment area is likely to arrive from the A57 via Claylands Avenue arm of the A57/Shireoaks Common roundabout of from Gateford Avenue/Claylands Avenue junction. The number of goods vehicles is likely to be low given the employment area is B1.' Subject to detailed design arrangements NCC made no objections to the scheme. As consented	Services, facilities and homes are potentially accessible by cycle and by foot and by public transport. The planning permission proposes improvements to available bus services by routing buses through the site from Gateford Road to Claylands Avenue - a financial contribution will be required to support this provision. The site is adjacent to the A57. The site is adjacent to Worksop built-up area (settlement boundary). The site has the potential to be accessible by	Gateford Conservation Area lies to the north of the site accessible by cycle and by foot and by public transport. The planning permission proposes improvements to available bus services by routing buses through the site from Gateford Road to Claylands Avenue - a financial contribution will be required to support this provision. The site is adjacent to the A57. The site is adjacent to Worksop built-up area (settlement boundary). The site has the potential to be accessible by	Semi natural greenspace in the form of a wide tree belt runs along the northern boundary along the Gateford Road running along the residential area to the east.	The site has some amenity value being open, farmed grade 3 land

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography	
																			a range of employees.				
ELAA3	Sandy Lane Industrial Estate	Worksop	34.2			Site assessed in EDNA	ETC02/11/00199 /R -5500sqm Asda (0.55ha), 20,980sqm industrial (2.09ha), 3090sqm hybrid (0.30ha) - total 11.08 + community land to north	The site is greenfield	Grade 2	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Ancient Woodland/LWS, railway line	Residential, Worksop Town FC, commercial uses	Residential, commercial, school and Sandy Lane	Shireoaks Road, Chesterfield Canal	Sandy Lane acts as spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. The site lies within 100m of the A57, and has good roundabout access onto the A57, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Sandy Lane. Worksop Railway Station is 1000m from the site. The site is within 100m of the A57. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	The Tranker Wood LWS, also designated as ancient woodland and semi natural greenspace adjoins the northern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.	
ELAA4	Highgrounds Industrial Estate	Worksop	12.5	-		Site assessed in EDNA		Brownfield		A small part of the southern area of the site lies within FZ2.		The south western part of the site lies within the Lime Combine for Inset minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	LWS/woodland	Sainsbury's, petrol station, McDonalds, A57	Agricultural land	Pasture	High Grounds Road acts as dedicated spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. The site has direct roundabout access, albeit it shared with retail/commercial uses, onto the A57, a major east-west route so has good accessibility to Worksop	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs to Sainsbury's adjoining the site. The site adjoins the A57. The site is within Worksop built-up area (settlement boundary).	There are no national or local heritage designations nearby.	High Grounds Wood LWS adjoins the northern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.	

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																		and the wider strategic network (the M1 is 10 miles to the west).	The site has the potential to be accessible by a range of employees.			
ELAA5	Eastgate North	Worksop	6.01	-		Site assessed in EDNA		Brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Railway line	High Hoe Road, residential	Residential, commercial, Kilton Road and employment uses	Residential	Access to the site is from Eastgate and Kilton Road via a series of separate access points which can serve one or more businesses. The site lies 1.8km from the A57 but has good access to the local road network (the B6041 and the B6045 which lie within 300m of the site), Worksop and the District.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Eastgate/Kilton Road adjoining the site and the site is within 450m of Worksop Railway Station. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	Several non designated heritage assets adjoin the southern boundary on Eastgate/Kilton Road, and one adjoins the northern boundary.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA6	Eastgate South	Worksop	2.65	-		Site assessed in EDNA		Brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Kilton Road, employment uses	Morrisons, petrol station	Chesterfield Canal/LWS	Residential, commercial, car parking	Access to the site is from Kilton Road via a series of separate access points which can serve one or more businesses. The site lies 1.7km from the A57 but has good access to the local road network (the B6041 and the B6045 which lie within 500m of the site), Worksop and the District.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Eastgate/Kilton Road adjoining the site and the site is within 550m of Worksop Railway Station. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	The south western corner of the site lies within Worksop Conservation Area. Several non designated heritage assets adjoin the western boundary of the site.	Chesterfield Canal LWS abuts the southern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography	
ELAA7	Canal Road North and South	Worksop				Site assessed in EDNA	Warehouse to be put through LAA for housing																
ELAA8	Retford Road East	Worksop	2.04	-		Site assessed in EDNA		The site is greenfield	Grade 3	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Chesterfield Canal/Local Wildlife Site	Commercial uses	Retford Road and residential	Manton sports club/playing fields	Access to the site is from a dedicated access from Retford Road which serves each business. Retford Road provides direct access to the A57 a major east-west route 1km to the south so has good accessibility to Worksop and the wider strategic network.	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider on/off road network) and by foot. A bus service runs along Retford Road with bus stops on the southern boundary. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Chesterfield Canal LWS abuts the northern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment/commercial development.	
ELAA9	Retford Road West	Worksop	2.54	-		Site assessed in EDNA		The site is greenfield	Grade 3	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Chesterfield Canal/Local Wildlife Site	Manton sports club/playing fields	Local shops, residential	Disused land	Access to the site is from a dedicated access from Retford Road which serves each business. Retford Road provides direct access to the A57 a major east-west route 1km to the south so has good accessibility to Worksop and the wider strategic network.	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider on/off road network) and by foot. A bus service runs along Retford Road with bus stops on the southern boundary. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	Worksop Conservation Area abuts the northern boundary of the site. The northern part of the site falls within an archaeological zone.	Chesterfield Canal LWS abuts the northern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment/commercial development.	

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELAA10	Manton Colliery	Worksop	34.7	1.31		Site assessed in EDNA		The site is greenfield	Grade 3	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Retford Road/pasture	Manton Wood/Local Wildlife Site	A57, Worksop Golf Club, Local Wildlife Site	Open space, residential	Access to the site is via a dedicated access from Retford Road which serves each business. Retford Road provides direct access to the A57 a major east-west route 1km to the south so has good accessibility to Worksop and the wider strategic network. The main operator - B and Q - has dedicated access for distribution vehicles directly onto the A57.	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider on/off road network) and by foot. A bus service operates within the site connecting to the wider network. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Manton Colliery LWS abuts the eastern boundary. Amenity open space abuts the western boundary.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment/commercial development.
ELAA11	Manton Wood	Worksop	57.2	-		Site assessed in EDNA		The site is greenfield	Grade 3	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Worksop	Railway line, pasture	Woodland	Woodland, A57, Local Wildlife Site	B6040	Access to Manton Wood West is via a dedicated spine road from the B6040 & acts as access for businesses. Feeder roads provide connections from smaller businesses. The B6040 provides access to the A57 200m from the site. Manton Wood East has direct access onto the A57 a major east-west route so the wider site has good accessibility to Worksop and the wider strategic network (the A1 is 1 mile from the site).	Services, facilities and homes are accessible by cycle and by foot. A bus service operates within Manton Wood West connecting to the wider network. The site is within 100m of Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Top Wood LWS abuts the southern boundary. Manton Colliery LWS lies 100m to the west/south west separated by the A57/B060.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELAA12	Land off A57	Worksop	187.5	118	B1, B2, B8	Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Worksop	Railway line	A1	A57	Manton Wood East employment area	A new dedicated access would be required onto the A57 a major east-west route so has good accessibility to Worksop and the wider strategic network (the A1 roundabout access is adjacent to the site). Direct access would mean that vehicles would not need to pass residential areas or town centres. For a development of this scale, a strategic transport model will be required to simulate traffic conditions on the main road network throughout Worksop and beyond along long distance routes such as the model currently being developed by Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in accordance with Planning Practice Guidance. Pedestrian and cycle provision would need consideration across the A1 if the Morton sites were to come forward. Highways England should be consulted with respect to the site's proximity to the A1.	Services, facilities and homes are potentially accessible by cycle, foot and bus - new foot/cycle paths would be required to connect into the wider network and an extension to the existing bus service operates would be sought through the planning process. The site has the potential to be accessible by a range of employees.	Clumber Park Registered Park and Garden lies to the south of the A57. The eastern and western parts of the site fall within archaeological zones of interest. The whole site was formerly part of Osberton Hall's wider park, visible on the c1796 map, with the potential for archaeological landscape features possible	Top Wood / Great Whin Covert LWS covers the southern part of the site.	The site has some amenity value being open, farmed grade 3 land and a Local Wildlife Site
ELAA13	Explore Steetley	Worksop	46.5			Site assessed in EDNA	02/07/00278 STEETLEY REGENERATION PHASE 1	The site is part brownfield/part greenfield	The site is identified as Grade 2 agricultural land	Land either side of Darfoulds Dike lies within FZ3 and FZ2		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land, railway line	A619, former landfill/quarry	Former quarry/landfill	Explore Way acts as spine road & as access to the wider site directly from the A619. The site has direct roundabout access onto the A619, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 6 miles to the west). Secondary access is via Steetley Lane which also connects to the A619.	Services, facilities and homes are potentially accessible by cycle but not by foot and bus. The site has limited potential to be accessible by a range of employees.	An area of archaeological interest lies to the north east of the site.	There are no national or local natural environment designations nearby.	The majority of the site is previously developed and has little intrinsic amenity value and is mostly occupied by employment development. Some parts of the site have been reclaimed from a former use and provide some amenity value.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELAA14	A57 South, Manton	Worksop	24.6				18/00737/OUT Outline Planning Permission with All Matters Reserved to Provide up to 93,000sqm of Employment and Distribution Development (Use Classes B1, B2 and B8) Utilising the Recently Constructed Access onto the A57 19/00330/RES Reserved Matters Application Seeking Approval for Appearance, Landscaping, Layout and Scale for Erection of Phase 1, Comprising 50,005sqm of Employment and Distribution Floorspace (Use Class B1, B2 and B8) Internal Access Road, Footpath and Cycle Routes, Drainage Works, Associated Car and HGV Parking, Associated Warehousing Plant and Infrastructure - PENDING for 12.53ha Phase 2 8.65ha, Phase 3 2.08ha	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Worksop	A57	Woodland	Woodland	Manton Colliery LWS	Due to local concerns consideration has been given to limiting traffic movements at the junction to left in/left out. Vehicles from the west would then approach the site by circulating the A57/A1/A614/B6420 dumb bell roundabout and vehicles leaving the site wishing to head east towards the A1 would circulate the A57/B6040 roundabout. This would remove the ability of vehicles to cross the A57 providing some safety benefits particularly for HGVs including semi trailers that will not be fully accommodated within the width of the central reservation. The Highways Authority confirms that the proposed junction is compliant with DfT standards. The proposed junction will operate within capacity once the development is fully built out well beyond the 2026 future year junction capacity assessment. The Highways Authority has no objection to the form of junction. The junction has been delivered.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus stop will be provided within the boundary of the site to enable the provision of bus services to be extended into the site. The site is adjacent to the A57. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Manton Colliery LWS abuts the western boundary.	The site has some amenity value being open, farmed grade 3 land
ELAA15	Shireoaks Triangle	Shireoaks	10.3	-		Site assessed in EDNA		Brownfield	Grade 3	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Shireoaks Common road	A57	Railway line	Coach Road	Coach Road acts as dedicated spine road & as access for businesses. Coach Crescent acts as a feeder road to part of the site. Coach Road provides direct access to Shireoaks Common and the A57 roundabout access 215m from the site. The site is adjacent to the A57, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Shireoaks Common. Shireoaks Station is 570m from the site. The site is adjacent to the A57. The site is within Worksop built-up area (settlement	A non designated heritage asset is situated within the south west corner of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography	
																			boundary). The site has the potential to be accessible by a range of employees.				
ELAA16	Shireoaks Common	Shireoaks	26	15.4		Site assessed in EDNA	14/00223/OUT 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)	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Shireoaks	Employment use	A57	Pasture, residential	Agricultural land, residential	The western side of the site is proposed to form the residential area with direct access from Shireoaks Common. The rest of the site is proposed as employment with access taken via a 5th arm proposed at the A57 Woodsetts roundabout. The TA predicts that the A57 Woodsetts Lane roundabout, the A57 Shireoaks Common roundabout, and the A57 Sandy Lane roundabout will operate within capacity in the modelled year 2019. The A57/A60 Mansfield Road roundabout is predicted to be over capacity both with and without development. Notwithstanding the findings of the TA, the Bassetlaw District-Wide Transport Study has examined the cumulative transport implications of the site allocations in the Site Allocations Preferred Options DPD and the already committed development in the District. The study identified a number of junctions in and around Worksop that will require improvement to accommodate planned future development up to year 2028. This includes the A57 Shireoaks Common, A57 Woodsetts Lane (B6041 arm only), and A57/A60 Mansfield Road roundabouts and the Gateford Road / Ashes Park Avenue, and Gateford Road / Raymoth Lane priority junctions. The improvement works to	Services, facilities and homes are potentially accessible by cycle and by foot. A new foot/cycle link through the wider site is part of the application which would improve access for employees for the locality. A bus service runs along Shireoaks Common - the application proposes a financial contribution to enhance service provision to benefit new residents and employees. Shireoaks Station is 520m from the site. The site is adjacent to the A57. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 3 land	

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																		the roundabout are underway.				
ELAA17	Randall Way	Retford	12	1.05		Site assessed in EDNA	18/00408/FUL Construction of 5 mid size industrial buildings to be sub-divided into 36 smaller units 15/00548/FUL Erection of an industrial building	Brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Agricultural land	Pasture, sewage treatment works, employment land	Randall Way, residential	Agricultural land	Randall Park Way acts as spine road & as access for businesses. A separate access from Randall Way provides access to the Retford Enterprise Centre and other businesses. The site adjoins a residential area: Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Randall Way provides direct access to the A638, a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Randall Way. Retford Station is 2km from the site. The site is 250m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Sutton and Lound SSSI and Sutton and Lound LWS is within 500m of the northern boundary.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA18	Hallcroft Industrial Estate	Retford	10.2	-		Site assessed in EDNA		Brownfield		The north eastern part of the site lies within FZ3 and FZ2.		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Sewage treatment works	Hallcroft Fishery & Caravan Park	School	Hallcroft Road/residential	Aurillac Way acts as spine road & as access for businesses. Mix of local non-commercial traffic from Hallcroft Road & HGVs does not constrain vehicle movements. Hallcroft Road provides access to the A638, a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Hallcroft Road. Retford Station is 2km from the site. The site is 850m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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																			a range of employees.			
ELAA19	North of Sewage Works	Retford	2.66			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 2 agricultural land	The eastern part of the site lies within FZ3 and FZ2.		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	SSSI/LWS	Hallcroft Fishery & Caravan Park	Sewage treatment works	Randall Way Industrial Estate	Access to the site is via Hallcroft Road, which narrows to single lane traffic after the Randall Way junction which may require upgrading to accommodate larger vehicles. Randall Way provides direct access to the A638 a major north-south route 850m to the south-west so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle, but not by foot - no footway exists along the northern stretch of Hallcroft Road. A bus service runs along Hallcroft Road. Retford Station is 2.5km from the site. The site is 850m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the northern boundary of the site.	The site has some amenity value being open grade 2 land

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ELAA20	Trinity Farm Land and Trinity Barn Fields	Retford	18.1	11.11	B1, B2, B8	Site assessed in EDNA	15/00493/OUT 196 dwellings 11.11ha employment Rep - 8.5-11.11 but 5.53 left on Randall Way	The site is greenfield	The site is identified as Grade 2 agricultural land	The northern part of the site lies within FZ3 and FZ2		The site does not lie within a minerals safeguarding zone.	The site is adjacent to the settlement boundary of Retford	Agricultural land	Agricultural land, Randall Way Industrial Estate, residential	Railway line	Residential	Planning permission, subject to s106 is pending for part of the site - to Trinity Farm. Roundabout access from North Road has been agreed to access employment land to the east of North Road and mixed use development (employment/commercial and residential to the west). Should the wider site be allocated, these highways arrangements may need re-visiting. The site has direct access onto the A638 (North Road), a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east). As application reference 15/00493/OUT	Services, facilities and homes are potentially accessible by cycle and by foot and public transport. The application makes provision to improve and extend existing infrastructure to ensure the site is connected to the wider network. Retford Station is 2.5km from the site. The site has direct access onto the A638. The site is adjacent to Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	The northern part of the site lies within an archaeological zone - geophysical survey sought as part of planning application process.	Sutton and Lound SSSI and Sutton and Lound LWS are within 500m of the north-eastern boundary of the site.	The site has some amenity value being open, farmed grade 2 land
ELAA21	Thrumpton Road South	Retford	12.4			Site assessed in EDNA	01/08/00182 - 76 dwellings, 3 B1 offices - housing completed	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Railway line	Residential	Residential	Residential	Access to the site is via Thrumpton Lane which provides access to the A638 500m south-east of the site so has good accessibility to Retford and the wider strategic network (the A1 is 4 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. Bus services run along the A638 about 450m from the site. Retford Station is 1km from the site. The site is 500m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELAA2 2	Thrumpton Goods Yard	Retford	1.87	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Employment use	Residential, commercial	Railway line	Disused land, residential	An east-west access crosses the site connecting Thrumpton Lane and the A638 London Road, a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the west/south). Mix of local non-commercial traffic & HGVs does not constrain vehicle movements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along London Road. Retford Station is 1km from the site. The site has direct access onto the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	A Grade II listed building abuts the eastern boundary. East Retford Conservation Area adjoins the eastern boundary. A non designated heritage asset is situated with the south western corner of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA2 3	Thrumpton Lane	Retford	1.44	-		Site assessed in EDNA	16/00015/FUL	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Commercial	Retail, commercial	Employment	Residential	Access to the site is directly from Thrumpton Lane which serves each business/unit separately. Thrumpton Lane provides access to the A638 London Road a major north-south route, within 300m to the north so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the west/south). Mix of local non-commercial traffic & HGVs does not constrain vehicle movements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along London Road. Retford Station is 1km from the site. The site is 300m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	A non designated heritage asset is centrally situated in the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA2 4	West Carr Industrial Estate - check whether to de-allocate - need vacancy rate/COU	Retford	9.4	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Residential, vacant land	Railway line	Railway line	Railway line	West Carr Road acts as spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. West Carr Road provides access to the A620, a major east-west route 850m to the north so has good accessibility to Retford and the wider strategic	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along West Carr Road stopping within the site. Retford Station is 200m from the site via an underpass.	Retford Station Conservation Area adjoins the south east corner of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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																		network (the A1 is 5 miles to the east).	The site is 850m from the A620. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.			
ELAA25	North of Grove Road	Retford	6.6			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Retford	Agricultural land	Agricultural land	Grove Road, agricultural land	Railway line	Access to the site would be via Grove Road, a local road but this would need to be established. Grove Road provides direct access to the A638 a major north-south route 460m to the west so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of Grove Road. A bus service operates to Allison Avenue 200m to the west on Grove Road. Retford Station is 3km from the site. The site is 460m from the A638. The site is within Retford built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	Retford South Conservation Area lies to the west of the railway line.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 3 land
ELAA26	Land off the A638	Retford	6.29			Planning permission	01/01/00194	The site is greenfield	The site is identified as Grade 2 agricultural land	The northern part of the site lies within FZ3 and FZ2		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Retford	Quarry	Pasture, SSSI/LWS	Agricultural land	A638, pasture	Access to the site would be via a local road shared with the quarry to the north but this would need to be established. This provides direct access to the A638 a major north-south route adjoining the site so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle and by foot although the site is 700m from Retford settlement boundary. A bus service operates along the A638 although the nearest bus stops are about 500m from the site.	An area of archaeological interest covers the southern part of the site.	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the eastern boundary of the site.	The site has some amenity value being open, grade 2 land

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																			Retford Station is 3.5km from the site. The site adjoins the A638. The site is detached Retford built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.			
ELAA27	Blyth Road West	Harworth	22.5	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Harworth & Bircotes	Railway line	Blyth Road, employment use	Serlby Road, woodland, agricultural land	Agricultural land	Brunel Close acts as spine road & as access for businesses. Feeder roads provide connections to these. Brunel Close provides access to Blyth Road and the A1 M, a major strategic route 2.5km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road, with stops adjoining the site. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 2.5km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	An area of archaeological interest covers the southern part of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA28	Blyth Road South	Harworth	8.86			Site assessed in EDNA	18/00195/PDN	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Harworth & Bircotes	Serlby Road/Employment land	Agricultural land	Agricultural land	Blyth Road	Dedicated access road from Blyth Road provides access for businesses. Second access provides access from Serlby Road and appears to provide access to Haworth House (with permission for COU to residential). Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Blyth Road and Serlby Road provide access to the A1 M, a major strategic	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road, with stops 300m from the site. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 2km	An area of archaeological interest covers the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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																		route 2km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.			
ELAA29	Blyth Road East	Harworth	11.8	4.26		Site assessed in EDNA	16/01636/FUL	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The south east corner of the site lies in the Sherwood Sandstone Limited minerals safeguarding zone.	The site lies within the settlement boundary of Harworth & Bircotes	Snape Lane	Former Colliery site - now a development site	Employment land	Blyth Road, employment land	The site is effectively divided into two parts: the north west corner is accessed via Lords Wood Road and the south east part is accessed via Bryans Close. All units are connected to these roads. Planning permission exists to extend Lords Wood Road to Serlby Road, currently thorough vacant land. Blyth Road and Serlby Road provide access to the A1 M, a major strategic route 2km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road, with stops adjoining the site. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 2km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the majority of the site is previously developed, with part remaining vacant/scrub land. The site has little intrinsic amenity value and is partly occupied by employment development.
ELAA30	Symmetry Park	Harworth	21.95	9.85		Site assessed in EDNA	17/00617/FUL	The site is part brownfield, part greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Harworth & Bircotes	Quarry	Blyth Road, pasture, residential	Commercial use	A1 M, woodland	New dedicated roundabout provides direct access onto Blyth Road a good quality local road 200m from its junction with the A1 M a major strategic route so has good accessibility to the wider strategic network. Vehicles have no need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road and the nearby Bawtry Road. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 200m from the site. The site has more limited potential to be accessible	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being partly open, farmed grade 3 land

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																			by a range of employees.				
ELAA3 1	South of Snape Lane	Harworth	80.9	23.5	B1, B2, B8	Site assessed in EDNA	15/00971/OUT Outline planning Application for an Employment Park Comprising of up to 235,000 sqm of B1(c), B2 and B8 Uses and Ancillary Development 1.13ha for non B use	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The northern part of the site lies within the Sherwood Sandstone Limited minerals safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	Employment, agricultural land	Woodland, Bawtry Road, agricultural land	Agricultural land	Blyth Road, quarry	Access to the site, as agreed through the planning permission for the site, will be via a new roundabout onto the A614 Bawtry Road midway between its junctions with Blyth Road and Snape Lane and a ghost island right turn lane on Blyth Road midway between its existing junctions with the A614 Bawtry Road and Snape Lane. The two junctions are to be linked by a spine road through the site. The site is 750m from the junction of the A1M a major strategic route so has good accessibility to the wider strategic network. Vehicles have no need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. As part of the planning permission the applicant will incorporate footpaths and off road cycling paths alongside the cross site link road to encourage access by sustainable transport. Footpaths will also be required to be completed along Blyth Road, Bawtry Road and Snape Lane at various points to allow for better connectivity to residential areas and existing employment areas. A bus service operates along Blyth Road and Bawtry Road. The developer will be expected to provide a financial contribution to enhance public transport services along these routes and potentially at an	This site is in the setting of Serlby Hall (grade I listed) and its park (identified as an unregistered park and garden). Planning permission was recently granted for commercial development on the site. Conservation had no concerns with that scheme, although highlighted the importance of retaining the tree screening to the west of Serlby. In addition, the restriction of tall buildings on this site is critical in ensuring any development preserves that setting. There is also archaeological interest on this site, so the Archaeologist should be consulted.		The site has some amenity value being open, farmed grade 3 land	

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																			appropriate time along the cross site link road. The site adjoins Blyth Road and the A614 Bawtry Road, connecting to the A1 M 750m from the site. The site has potential to be accessible by a range of employees.			
ELAA32	Snape Lane	Harworth	41.3			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The southern part of the site lies within the Sherwood Sandstone Limited minerals safeguarding zone.	The site is detached from the settlement boundary of Harworth & Bircotes	Woodland, agricultural land	A614 Bawtry Road, agricultural land	Snape Lane, woodland and agricultural land	Woodland, LWS, LGS	Access to the site could be via the A614 Bawtry Road, a strategic north-south route but this would need to be established. The A614 adjoins the site so has good accessibility to Harworth and the wider strategic network (the A1 M is 1.1 miles to the south).	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of the A614, or by public transport - no bus services operate along Snape Lane or Bawtry Road. The site is detached from Harworth & Bircotes built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	An area of archaeological interest covers the site.	Coronation Clump Sandpit LWS and the Serlby Quarry LGS adjoin the south western part of the site	The site has some amenity value being open, farmed grade 3 land

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ELAA33	Snape Road	Harworth	0.9			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site lies within the Sherwood Sandstone Limited minerals safeguarding zone.	The site adjoins the settlement boundary of Harworth & Bircotes	Former colliery site, development site	Agricultural land	Snape Lane, agricultural land	Serlby Road, agricultural land, employment uses	Access to the site could be via Snape Lane, a local road but this would need to be established. Snape Lane provides access to the A614 a strategic north-south route so has good accessibility to Harworth and the wider strategic network (the A1 M is 1.5 miles to the south).	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of the A614, or by public transport - no bus services operate along Snape Lane or Bawtry Road. The site adjoins Harworth & Bircotes built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Coronation Clump Sandpit LWS and the Serlby Quarry LGS are within 225m of the eastern boundary of the site	The site has some amenity value being woodland
ELAA34	Main Street	Styrrup	24			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 2 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Agricultural land, woodland, LWS	Quarry, LWS	Access to the site could be via Main Street, a local road but this would need to be established. Main Street provides access to the A634 a strategic east-west route so has good accessibility to local settlements Oldcotes and Blyth but the wider strategic network - the A1 M - is 4.3 miles to the south and requires vehicles passing through settlements. Harworth is about 2 miles to the north using local roads.	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of Main Street. Public transport services are limited to those servicing Styrrup approx 700m from the site. The site is detached from a settlement (settlement boundary). The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Styrrup Sand Quarry LWS and Styrrup Quarry LGS adjoin the north western boundary of the site. Ash Holt LWS adjoins the southern boundary.	The site has some amenity value being open, farmed grade 2 land

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ELAA35	Plumtree Estate	Harworth	9.08	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Harworth & Bircotes	A631	Agricultural land	Equestrian school	Agricultural land	Plumtree Road is a dedicated access and acts as spine road & as access for businesses. Feeder roads provide connections to these. Plumtree Road provides access to the A631 Tickhill Road and the A1 M, a major strategic route 4.7miles to the south so has good accessibility to the wider strategic network.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 100m from the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 8km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA36	Land at Bawtry Road	Harworth	33.5			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	A631	Agricultural land	Agricultural land	Plumtree Industrial Estate	Access to the site could be via the A631, a strategic east-west route but this would need to be established. Has good accessibility to Harworth and Bawtry but the wider strategic network - the A1 M - is 4 miles to the south and requires vehicles passing through settlements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 300m from the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 8km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 3 land

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ELAA37	Land at Tickhill Road	Harworth	5.24			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	A631	Plumtree Industrial Estate	Serlby Park Academy	Pasture	Access to the site could be via the A631, a strategic east-west route but this would need to be established. Has good accessibility to Harworth and Bawtry but the wider strategic network - the A1 M - is 4.7 miles to the south and requires vehicles passing through settlements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops adjoining the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 7.5km from the site. The site is adjacent Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	School playing fields adjoin the western boundary	The site has some amenity value being open, grade 3 land
ELAA37	Alpine Business Park	Gamston Airport	12.5			Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Gamston Airfield	Pasture, agricultural land	A1	Pasture, agricultural land	The site has two direct access points onto an unnamed local road which provides access onto the B6387. One access connects to the frontage of the site, the second to the rear. The B6387 provides access to the A1 0.5 miles from the site, although the A1 slip road is short which may lead to difficulties for large vehicles accelerating. The northbound carriageway involves crossing Twyford Bridge - single lane controlled by traffic lights - the bridge may have difficulties accommodating an increase in traffic to the northbound carriageway.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site adjoins the A1, a strategic north-south route. The site is detached from a built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELAA38	South of Gamston Airport	Gamston Airport				Call for Sites		The site is greenfield	The majority of the site is identified as Grade 2 agricultural land, only the western part is Grade 3.	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Gamston Airfield	Road (Dover Bottom)	A1	Employment area, pasture	The site would be accessed via an unnamed local road which provides access onto the B6387, but access onto the site would need to be established. The B6387 provides access to the A1 0.5 miles from the site, although the A1 slip road is short which may lead to difficulties for large vehicles accelerating. The northbound carriageway involves crossing Twyford Bridge - single lane controlled by traffic lights - the bridge may have difficulties accommodating an increase in traffic to the northbound carriageway.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site adjoins the A1, a strategic north-south route. The site is detached from a built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 2 and 3 land
ELAA39	The Bungalow, Jockey Lane	Elkesley	2.1			Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Jockey Lane	Agricultural land	Agricultural land	Residential	Direct access onto Jockey Lane, a local road which provides good access to the A1, about 0.5 miles to the west. Vehicles do not need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops within 100m of the site. The site adjoins Jockey Lane, a local road, providing access to the A1, a strategic north-south route, 1km from the site. The site has more limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA40	Markham Moor Roundabout	West Markham	1.07			Site assessed in EDNA - site different to that in EDNA		The site is brownfield		The site lies within FZ1		The western part of the site lies within the Sneinton Gunthorpe Clay MSA.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Commercial use, A638	Agricultural, housing	Direct access, although this is shared with a house and commercial uses, onto the A638, a strategic north-south route, which provides access onto the A1 0.5 miles from the site. Vehicles do not need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops within 100m of the site. The site adjoins the A638, a strategic north-south route, providing access to the	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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																			A1 , 0.5miles from the site. The site has potential to be accessible by a range of employees.				
ELAA4 1	South of Markham Moor	West Markham	16		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done	Greenfield						A range of small commercial uses	Residential units	Agricultural land	Residential units	Access should be gained from the Great North Road and be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required. A Transport Assess/Statement and Travel Plan would be required. It is strongly recommended that Highways England is consulted in this respect. A contribution is likely to be required towards public transport, highway, and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.		Site is in the setting of various designated heritage assets, including Milton Mausoleum (grade I) and the West Markham DMV (a Scheduled Ancient Monument). Conservation made detailed comments on a preapp for this site, reference 17/01178/PREAPP, where strong objections were raised. A copy of those comments is attached.			

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ELAA42	Great North Road	West Markham	12.3		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done											<p>A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. It is strongly recommended that Highways England is consulted in this respect. The junction(s) with the A638 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required.</p> <p>A contribution is likely to be required towards public transport, highway, and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.</p>		<p>Site is in the setting of several Listed Buildings, including Markham Moor Hotel, Markham Moor House and the Milestone, all grade II. Conservation provided detailed comments on a preapp for this site, reference 17/00975/PREAPP (copy attached). Conservation objected to that proposal, based on the harm caused to the listed buildings' setting.</p>		

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ELAA43	East of Markham Moor	West Markham	8.5		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done											<p>A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. It is strongly recommended that Highways England is consulted in this respect. The junction(s) with the A57 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required.</p> <p>A contribution is likely to be required towards public transport, highway, and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.</p>		Site is in the setting of several Listed Buildings, including Markham Moor Hotel, Markham Moor House and the Milestone, all grade II. Conservation provided detailed comments on a preapp for this site, reference 17/00975/PREAPP (copy attached). Conservation objected to that proposal, based on the harm caused to the listed buildings' setting.		
ELAA44	Ollerton Road	Tuxford	22.8	-		Site assessed in EDNA	Residential in centre of site?	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Pasture	Agricultural land	<p>Dedicated access along British Fields and acts as spine road & as access for businesses. Feeder roads provide connections to these. British Fields provides access to the A6075 Ollerton Road, a strategic east-west route and the A1, a major strategic route 1.0 mile to the east so has good accessibility to the wider strategic network, although vehicles pass through Tuxford village centre which has the potential to cause conflicts with other road users.</p>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site adjoins the A6075, a strategic east-west route, providing access to the A1, 1 mile from the site. The site has more limited potential to be accessible	Tuxford Conservation Area is 350m to the east of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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																			by a range of employees.			
ELAA45	Ashvale Road	Tuxford	2.64	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Pasture	Agricultural land	Lodge Lane, allotments	Ashvale Road	Dedicated access which acts as spine road & as access for businesses onto Ashvale Road, a good quality local road providing access to the A1, a major strategic route 0.35 miles to the north so has good accessibility to the wider strategic network, although vehicles pass residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 300m of the site on Ashvale Road. The site has good access to the A1, 0.35 miles from the site. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Lodge Lane allotments are within 100m of the southern boundary.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA46	Lodge Lane	Tuxford	8.49	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Railway line	Railway line	Agricultural land	Lodge Lane provides dedicated access which acts as spine road & as access for businesses onto Ashvale Road, a good quality local road providing access to the A1, a major strategic route 0.5 miles to the north so has good accessibility to the wider strategic network, although vehicles pass residential areas.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site has good access to the A1, 0.5 miles from the site. The site has more limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA47	Eastfield Nurseries	Tuxford	2.66			Site assessed in EDNA	17/00958/COU Change of use from horticultural nursery to glamping (camping) site	The site is part brownfield/part greenfield	The site is identified as Grade 3 agricultural land	The northern part of the site is within FZ2 and FZ3		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Caravan Park	Mobile Home Park	Eastfield Park provides direct, but shared access with the mobile home/caravan park onto the A6075 Darlton Road, a strategic east-west route providing access to the A1 0.8 miles to the west so has good accessibility to the wider strategic network, although vehicles pass through Tuxford and residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot and public transport. The site has good access to the A1, 0.8 miles from the site. The site has the potential to be accessible	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open grassland and Grade 3 agricultural land.

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																			by a range of employees.			
ELAA48	Markham Road	Tuxford	1.7			Site assessed in EDNA		The site is part brownfield/part greenfield	The site is identified as Grade 2 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Pasture	A1	Markham Road	Residential	Access to the site is currently via a narrow driveway off Markham Road which provides access to Eldon Street and Tuxford to the south. The A1 is 0.8 miles to the south but vehicles would need to pass residential areas and the town centre.	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 300m of the site. The site has good access to the A1, 0.8 miles from the site. The site has the potential to be accessible by a range of employees.	The site lies within the Tuxford Conservation Area.	There are no national or local natural environment designations nearby.	The site has some amenity value being partly open pasture, grassland and unfarmed Grade 2 agricultural land.
ELAA49	Welbeck Colliery	Cuckney	29.6	19		Site assessed in EDNA	15/01037/FUL	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Woodland	Woodland, agricultural land, LWS	Residential, sports pitches	Agricultural land, woodland	NCC Highways Authority foresee no predicted traffic capacity issues with the development. A new spine road will be constructed within the site to link up Elkesley Road in Meden Vale (south) with the existing A616 site access (north). Elkesley Road would serve the residential, the Country Park and 1.1ha of B1/B2/B8 and 0.49ha of B8. The rest of the development would be served via the existing A616. The industrial roads are intended to remain private, the residential roads would be adopted. The M1 is 10 miles to the west but vehicles would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and foot. NCC Highways advise that the development should be served by a new or extended bus service which is likely to require an initial bus subsidy. The site has good access to the M1, 10 miles from the site. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Elkesley Hill Colliery Village LWS adjoins the south eastern corner of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by a former colliery.

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ELAAS0	Holme House Farm	Carlton in Lindrick	20.3			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Owday Lane, pasture	Agricultural land	Woodland, agricultural land	Woodland	Access to the site would be via Owday Lane, a minor local road, but would need to be established. The A1 is 0.8 miles to the south but vehicles would need to pass residential areas and the town centre. The A1 M is 7 miles to the east, accessed via minor local roads and would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 7 miles to the east along minor local roads. The site has the limited potential to be accessible by a range of employees.	Carlton in Lindrick Conservation Area is 220m to the north east. Gateford Conservation Area is 480m to the south west.	Owday Plantation LWS and a group TPO cover the southern part of the site and extend south and east.	The site has some amenity value being open farmed Grade 3 agricultural land.
ELAAS1	Firbeck Colliery	Costhorpe	23	7.76	B1, B2, B8	Site assessed in EDNA	The site is allocated within the ? Neighbourhood Plan for housing use.	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Carlton in Lindrick	Woodland	Residential, sports pitches	Residential, agricultural land	Pasture, establishing woodland	Access to the site is via Lawn Road which acts as a direct route into the site with feeder routes giving direct access to businesses. Lawn Road is a through route connecting Rotherham Baulk to A60 Doncaster Road. Access to Doncaster Road is shared with housing. The A1 M is 5 miles to the east via the A634 but would involve passing residential areas and town centres. A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. The junction(s) with the A60 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required. There would be concern if the industrial estate was to be accessed through a residential development if not carefully considered before a residential layout is approved. A contribution is likely to be required towards public transport, highway, and public transport infrastructure.	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 100m of the site on Lawn Road. The A1 M is 5 miles to the east via the A634. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby. Various non-designated heritage assets on the site, also adjacent to Langold Park unregistered park & garden. Conservation made comments on the hybrid scheme 15/01457/FUL	Costhorpe Industrial Estate LWS covers the underused/vacant land on site.	It is not agricultural land, and the site is previously developed. The site has some intrinsic amenity value being partly LWS.

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																		For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.				
ELAAS 2	Harrison Drive	Langold	0.52			Site assessed in EDNA	18/01181/FUL Erect 4 Light Industrial Buildings (B1) Land At Industrial Estate Harrison Drive Langold Nottinghamshire	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Langold	Residential	Residential	Residential	Play area	Dedicated access onto Harrison Drive, shared with residential properties, which connects to the A60 a strategic north-south route. The A60/A634 provide access to the A1 4 miles to the east but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 250m of the site on Doncaster Road. The A1 M is 4 miles to the east via the A60/A634. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAAS 3	Hundred Acre Lane		2.67			Site assessed in EDNA		The site is brownfield		The site is within FZ1		The site lies within the Sherwood Sandstone Limited MSA.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Agricultural land	Agricultural land	Dedicated access onto Hundred Acre Lane, a good local road which connects to the B6045, another good quality local road providing access to the A1M 4 miles to the north but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 4 miles to the north via the B6045. The site has more limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELAAS 4	Misson Mill	Misson	3.22	1	B1, B2, B8	Site assessed in EDNA	PP?	The site is brownfield		The site within FZ2		The site lies within the Sand and Gravel Resource MSA	The site is within the settlement boundary of Misson	Electricity substation, pasture	Residential, agricultural land	Agricultural land	Pasture	Direct access onto Newington Road, a local road providing connection to the A1 M 6 miles to the west via local roads and passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops adjoin the site on Newington Road. The A1 M is 6 miles to the west via local roads. The site has the potential to be accessible by a range of employees.	Misson Conservation Area is within 100m of the eastern boundary. Site is also in the wider setting of the church (grade I)	Slaynes Lane LWS is within 270m of the southern boundary.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAAS 5	Station Road	Ranskill	2.22			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site is within FZ1		The site lies within the Sherwood Sandstone Limited MSA.	The site is detached from a settlement boundary	Station Road, pasture	Employment use, agricultural land	Agricultural land	Residential, railway line	Access to the site would be via Station Road, a local road but would need to be established. A level crossing is to the west of the site which could limit accessibility. The A1 M is 3 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 3 miles to the north west via rural roads. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Ranskill Wood LWS is within 100m of the northern boundary.	The site has some amenity value being open Grade 3 agricultural land.
ELAAS 6	Access Road	Ranskill	11			Site assessed in EDNA		The site is brownfield		A minor part of the eastern boundary is within FZ2		The site is within the Sand and Gravel MSA	The site is detached from a settlement boundary	Agricultural land, fishing lakes, woodland	Woodland, pasture	Woodland, fishing lakes	Residential, agricultural land	Access to the site would be via Access Road, a local road providing access to Station Road, another local road with a level crossing is to the west of the site which could limit accessibility. The A1 M is 3 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 3 miles to the west via rural roads. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Ranskill Wetlands LWS, Ranskill Sandpit Spoil LWS and Daneshill Lakes and Woodland LWS are within 100m of the northern, eastern and southern boundaries	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELAAS7	Bridge Bungalow	Ranskill	2.4			Site assessed in EDNA		The site is mostly greenfield, with a small part brownfield	The majority of the site is identified as Grade 3 agricultural land - the north eastern part of the site is Grade 2 agricultural land	The site is within FZ1		The eastern part of the site lies within the Sand and Gravel MSA	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Mattersey Road	Railway line	Access to the site would be via Mattersey Road, a local road but would need to be upgraded to accommodate commercial vehicles. A rail bridge is to the west of the site which could limit accessibility. The A1 M is 3 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 3 miles to the west via rural roads. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Ranskill Birch Woodland LWS and Ranskill Wetlands LWS are within 120 m of the southern boundary	The site has some amenity value being mostly open farmed Grade 2 and Grade 3 agricultural land.
ELAAS8	South of Ashdown Way	Misterton	4.9			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site is within FZ1		The site does not lie within a minerals safeguarding zone.	The site is adjacent to Misterton settlement boundary	Residential	Pasture, agricultural land	Chesterfield Canal	Chesterfield Canal, agricultural land	Access to the site would be via Ashdown Way, a local residential road which could limit accessibility. This would need to be established. The A1 M is 12 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are 500m from the site. The A1 M is 12 miles to the west via rural roads. The site has potential to be accessible by a range of employees.	Grade II listed building/bridge are within 200m of the eastern boundary.	Chesterfield Canal LWS adjoins the southern boundary.	The site has some amenity value being open Grade 3 agricultural land.
ELAAS9	Fox Covert Lane	Misterton	1.1			Site assessed in EDNA		The sites are greenfield	The site is identified as Grade 3 agricultural land	The northern part of the western site is within FZ2 and the eastern site is within FZ2		The site does not lie within a minerals safeguarding zone.	The eastern site is within Misterton settlement boundary, the western site adjoins the boundary.	Eastern - agricultural land, western - employment use	Eastern - residential, western - employment use	Eastern - agricultural land, western - Fox Covert Lane	Eastern - railway line, western - residential	Access to the eastern site would be via Bramley Way, a local residential road which could limit accessibility. This would need to be established. Access to the western site would be via Fox Covert Lane, a local road and this would need to be established. The A1 M is 13 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 500m from the site. The A1 M is 13 miles to the west via rural roads. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The eastern site has some amenity value being open Grade 3 agricultural land, and the western site has some value as open farmed Grade 3 agricultural land.
ELAAS60	Old Misterton Works	Misterton	5.19	0.73		Site assessed in EDNA		The site is brownfield		The site is within FZ3		The eastern part of the site lies within the Sand and Gravel MSA	The site is detached from a settlement boundary	Residential	River Trent	Agricultural land	Stockwith Road, agricultural land	Dedicated access is tight for larger vehicles onto Stockwith Road, a local road which connects to the A161 providing access to the A631 a strategic east-west route to the south. The A1M is 14 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 600m of the site. The A1 M is 14 miles to the west. The	There are no national or local heritage designations nearby.	The River Trent LWS adjoins the eastern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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																			site has more limited potential to be accessible by a range of employees.			
ELAA6 1	Beckingham Ship Yard	Beckingham	8.75	-		Site assessed in EDNA		The site is brownfield		The site is within FZ3		The site lies within the Sand and Gravel MSA	The site is detached from a settlement boundary	Agricultural land	River Trent	Old Trent Road, Agricultural land	Agricultural land	Dedicated access onto Old Trent Road, a local road which connects to the A631 a strategic east-west route to the south. The A1M is 14 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 14 miles to the west. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	The River Trent LWS and the Beckingham Marshes LWS adjoins the eastern and southern boundaries of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA6 2	Top Pasture Lane	North Wheatley	2.5			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site is within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Agricultural land	Pasture	Access to the site would be via Top Pasture Lane a narrow single track lane. This would need to be significantly upgraded and access provided into the site. The A1 is 11 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 is 11 miles to the west. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open Grade 3 agricultural land.
ELAA6 3	North of Sturton	Sturton Le Steeple	42.1			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The eastern part of the site is within FZ2		The site does not lie within a minerals safeguarding zone.	The site adjoins Sturton Le Steeple settlement boundary	Former power station	Agricultural land	Residential	Agricultural	Access to the site would be via South Road within the Power Station site or via Gainsborough Road, but this would need to be established. The A1 is 11 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 260m of the site. The A1 is 11 miles to the west. The site has potential to be accessible by a range of employees.	Several Grade II listed buildings are within 100m of the southern boundary of the site.	West Burton Meadow LWS adjoins the north west corner of the site	The site has some amenity value being open Grade 3 agricultural land.

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ELAA64	RMB Clarborough Hill	Clarborough	1.00			Site assessed in EDNA		Brownfield		The site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	Clarborough Hill (A620) road	Agricultural land	Agricultural land	Hill Top Farm	Direct access onto A620, a main road in the District providing connection to the town of Retford as well as access to the A1, 8 miles to the west via local roads and passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle or by existing foot, however it is a large distance to walk on foot. Public transport is available into the settlement of Clarborough. The A620 has a direct access to the site. The A1 is 8 miles to the west. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Site is in Nitrate Vulnerable Zones 2017 Designations (England).	DPZ Mid Nots Farmlands
ELAA65	Headon Camp	Headon	3.86			Site assessed in EDNA		Brownfield		The site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Lady Wells Lane	Agricultural land	Access to the site would be via Lady Wells Lane, a narrow double track lane. This would need to be significantly upgraded and improves access provided into the site. The A57 is five miles to the South but would involve passing residential areas and town centres on small underdeveloped roads. The A638 is also 6 miles to the West of the site, this again can only be reached by country lanes and under developed roads. So significant improvements would be needed.	Services, facilities and homes are accessible by cycle but are not accessible by existing foot paths. Public transport is available into the settlement of Headon. The site has limited potential to be accessible by a range of employees.	The entire site is a non-designated local heritage site.	There is an unregistered Parks and Gardens site called Headon Hall near by. As well as Trent and Belvoir Vales character area.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA66	Treswell Road	Rampton	14.3			Site assessed in EDNA		Greenfield	The site is identified as Grade 3 agricultural land	The site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	2 residential dwellings alongside Rampton Road. On the North West corner of the site, it is being bordered by Laneham Road	Treswell Road with 2 dwellings on the opposite side of it.	Dirt road that leads to 3 farm dwellings and attached agricultural land.	Agricultural land	Access to the site could be via Treswell Road, a local road but would need to be upgraded to accommodate commercial vehicles. The dirt track on the South side of the road would need to be upgraded majorly. Access could potentially also be via Laneham road as well. The A57 is 7 miles from the site but via local roads which could limit access via larger vehicles and would need to pass	Services, facilities and homes are potentially accessible by cycle and by foot if infrastructure is provided. Bus stops are within 260m of the site. The A57 is 7 miles to the South. The site has potential to be accessible	There are no national or local heritage designations nearby.	There is an unregistered Parks and Gardens site called Rampton Manor near by. As well as Trent and Belvoir Vales character area.	The site has some amenity value being open Grade 3 agricultural land.

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																		residential areas and town centres.	by a range of employees.			
ELAA67	Retford Road	Woodbeck	26.1			Site assessed in EDNA		Greenfield	The site is identified as Grade 3 agricultural land	Site is in FZ1		The site does not lie within a minerals safeguarding zone.	Site is on the East side of Woodbeck, directly next to the settlement.	Retford Road/pasture	Laneham Raod	Private access dirt road to hospital	The settlement of Woodbeck with some green areas as well as residential dwellings.	Access to the site could be via Retford Road on the North, or Laneham Road on the East, however these accesses would have to be created. On the NE side of the site there is a very busy junction where some of the oncoming vehicles have low visibility. The site is 4 miles from the A57 and 7 miles from the A1 via local and town roads.	Services, facilities and homes are potentially accessible by cycle and by foot if infrastructure is provided. Bus stops are within 260m of the site. The A57 is 4 miles to the South. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Existing LWS on the NE side of the site with mature deciduous woodland with a valuable ground flora.	The site has some amenity value being open Grade 3 agricultural land. It is also in the Trent and Belvoir Vales character area.
ELAA68	High Marnham Power Station	Marnham	159.2	153.7	B1, B2, B8 energy generating uses	Site assessed in EDNA	5.5ha National Grid switching station 19/00818/FUL-Erect Storage Building (Class B8) with Associated Weigh Bridge 17/00057/FUL - Proposed Electricity Transformer and Associated Works at the Switchyard to enable Connection of the New Electricity Link to the JG Pears Site, Low Marnham	Brownfield	The site is identified as Grade 3 agricultural land	The East side of the site is in FZ2, the rest of the site is in FZ1.		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural Land	River Trent	Hallowgate Lane	Country lane	The size of the site has the potential to generate a significant amount of movements. Any proposal should firstly consider the movement of goods by rail and water. The site otherwise offers very little in terms of sustainable transport opportunities. Notwithstanding the above, the movement of goods by road is likely to remain the primary choice. The routing of HGVs north may be preferable being the shortest distance to a high standard road (A57). This would likely require a weight-limit as there are likely to be a number of businesses that would limit the effectiveness of individual routing agreements. The site is served from the C2 which is of a similar standard both north and south of the power station with similar deficiencies in either	Services, facilities and homes are not accessible by cycle or by existing footpaths as they are too far out from the nearest facilities in High Marnham. Public transport is not available near the site. The site is only 3 miles from the A57 to the North of the site. The A1 is 10 miles South to the site with access provided by country roads through the existing small rural settlements which lead to the site. The site has potential to be accessible	Within the setting of various Listed Buildings, including in Fledborough, St Gregory's Church (grade I), Manor Farm (grade II). Also various non-designated heritage assets in the vicinity, including the viaduct and bridge over the River Trent. Several heritage assets on the east side of the River Trent (part of NSDC).	There is an area of archeological interest on the site. The LWSs of Marnham Railway Yard and Fledborough to Harby Dismantled Railway are also bordering the Northern part of the boundary.	The site is located in the Trent and Belvoir Vales character area.

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																		direction. Preventing HGVs from travelling through Grassthorpe and Sutton-on-Trent would likely increase numbers through Ragnall, Normanton-on-Trent and on Marnham Road into Tuxford passed the school. The adequacy of the possible routes and the wider impacts of introducing a weight-limit(s) say south of the existing JG Pears entrance and on the routes west will need to be thoroughly explored. Any proposed restriction would obviously have an impact on the distribution of lorries and on the amenity of residents both negatively and positively depending on location. A contribution is likely to be required towards public transport, highway, and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.	by a range of employees. It is also next to the River Trent which could be a potential sustainable mode of transport for products as well.			
ELAA69	Lound Hall	Lound	2.00			Site assessed in EDNA		Brownfield	The site is identified as Grade 3 agricultural land	Some of the site area is in Flood Zone 2.		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	Woodland that is part of the LWS of Bevercotes Colliery	Agricultural land and wood	Bevercotes Beck	Country lane and agricultural land	Access to the site is provided via the existing country side road, however this would need significant improvements so that heavy vehicles could easily access the site too.	Services, facilities and homes are not accessible by cycle or by existing footpaths as they are too far out from the nearest facilities in Bothamsall or Milton. Public transport is	Grade II listed building called Lound Hall is near by site boundary.	There is an unregistered park called Haughton Park that is in very close proximity to the site boundaries. LWS site of Bevercotes Colliery Site close to site boundaries.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

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																			not available near the site. The A1 is 2 miles North to the site with the B6387 providing access to the country road which leads to the site. The site has limited potential to be accessible by a range of employees.			
ELAA70	Morton Hill Farm		132.1	122.1		Submitted at LP consultation 2019		Greenfield		Site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	NW side is a country lane, and the rest of the Northern boundary is a railway	Electric power grid	B6420 Mansfield Road	A1	Current access to the site is via a country side road off the A1, however this would need significant improvements so that heavy vehicles could easily access the site. There is also 2 entrances from Mansfield Road. Strategically the site is very well connected as it is right next to the A1.	Services, facilities and homes are not accessible by cycle or by existing footpaths as they are too far out from the nearest facilities in Ranby and Worksop. Public transport is not available near the site. The A1 is right next to the site however so it is well connected to the existing road networks. The site has limited potential to be accessible by a range of employees. Though its is passed by a railway, there is no rail station at which employees could use either.	Morton Hill Farm is a non-designated heritage asset. The majority of the site has also been highlighted as an area of archeological interest.	The site is surrounded by agricultural lands. It is in close proximity to Morton Hall, an un-registered park that is also designated as a LWS.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

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ELAA72	Upper Morton Grange (Upper Morton Site)		188	178		Submitted at LP consultation 2019		Greenfield	The site is identified as Grade 3 agricultural land	Site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	Agricultural land	A1 and some of Mansfield Road	A1	Agricultural land	There is an existing access into the site via Mansfield Road which then leads to the country road that goes through the majority of the site on East side. The NW side of the site is on the side of Mansfield Road and does not have direct access built to it.	Services, facilities and homes are not accessible by cycle or by existing footpaths as they are too far out from the nearest facilities in Ranby and Worksop. Public transport is not available near the site. The A1 is right next to the site however so it is well connected to the existing road networks. The site has limited potential to be accessible by a range of employees. Though it is passed by a railway, there is no rail station at which employees could use either.	There are no national or local heritage designations nearby.	The NE part of the site is of archaeological interest. The site is directly opposite Apleyhead Wood which is a LWS. This site also has some ancient woodland on it.	Site is in the Sherwood Character area. And is grade 3 agricultural land.
ELAA73	Land north of Coalfield Lane	Elkesley	16.5		B1, B2, B8	Submitted at LP consultation 2019												The site is now bisected by the A1 Jockey Lane junction improvement where it links Elkesley to the A1 southbound carriageway. The suitability of pedestrian and cycle links into Elkesley and surrounding area will need to be considered. The junctions into the site must be designed in accordance with the Design Manual for Roads and Bridges. A contribution is likely to be required towards public transport and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be		No conservation concerns		

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																		required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.				
ELAA74	Carlton Forest	Worksop	34.66	10.6	B1, B2, B8	Submitted at LP consultation 2019	15/01477/OUT Outline Application With Some Matters Reserved for Mixed Use Development Comprising of up to 182 Dwellings, Clean/Green Tech Business Park, Innovative Data Centre and Ancillary Storage Use, Access and Junction Improvements, Landscaping and Sustainable Urban Drainage Infrastructure 18/01093/OUT Outline Application With Some Matters Reserved, Approval Being Sought for Access For The Erection Of B1 (Business), B2 (General Industry) And/Or B8 (Storage And Distribution) Units	Not include blue land - pps not implemented no evidence of demand	The site is identified as Grade 3 agricultural land	The site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	Land that appears to have had some work done to it but it cannot be identified as agricultural.	Blyth Road (B6045)	Agricultural land	Agricultural land	There is an existing access into the site via Blyth Road which then leads into the site from the SE. The NE side also has an access from Blyth road as well. Both roads could use with upgrading, so there could be a heavier flow of traffic in and out from the site.	Services, facilities and homes are not accessible by cycle or by existing footpaths as they are too far out from the nearest facilities in Thievesdale and Worksop. Public transport is available near the site as there is a bus stop directly outside the Eastern site boundary. The site is well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees. Though the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.	Carlton Forest Farm, a none-designated heritage asset is opposite the Eastern site boundary.	LWS called Carlton Forest Sandpits border the site on the NW site boundary. The site is also in close proximity to ancient woodland on both Western and Eastern sides. There is also a morsel of land that is archeological interest.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELAA75	Station Street	Misterton	0.85					Greenfield	The site is identified as Grade 3 agricultural land	Entire site is in FZ2.		The site does not lie within a minerals safeguarding zone.	The site is on the edge of the settlement and adjoins a Cattery on the North side.	Sandown Borading Cattery	A161 Station Street	Agricultural land	Agricultural land	There is an existing access into the site via Station Street which then leads into the site from the East. The access would need updating but the road seems to be in good condition.	Services, facilities and homes are easily accessible by cycle or by existing footpaths as they close to Misterton's facilities. Public transport is available near the site however it is not directly around the site. The site appears to be well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees. Though the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.	No conservation concerns	No environmental concerns	Not relevant
ELAA76	Infield Lane	North Leverton	1.49				17/01195/COU Change the Use of Land and Buildings from Contractors Plant Yard to B1 (Business), B2 (Industry) and B8 (Warehousing) Quantum Farm Infield Lane North Leverton Nottinghamshire	Brownfield	The site is identified as Grade 3 agricultural land	Site is in FZ1		The site does not lie within a minerals safeguarding zone.	Site is on the edge of the settlement and can only be accessed by Infield Lane. It is away from most housing in the village of North Leverton.	Infield Avenue and agricultural land	Agricultural land	Agricultural land	Agricultural land	There is an existing access into the site via Infield Avenue which then leads into the site from the North. The access and road would need upgrading do allow for heavier flow of traffic.	Services, facilities and homes are easily accessible by cycle or by existing footpaths as they close to North Leverton's facilities. Public transport is available near the site however it is not directly around the site. The site appears to be well connected to the existing road networks. The site has a broad range	No conservation concerns	No environmental concerns	Not relevant

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																			of opportunity to be accessible by a range of employees and has planning permission for B1, B2 and B8 uses. Though the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.			
ELAA77	JG Pears	Low Marnham	8.06					Brownfield	The site is identified as Grade 2 agricultural land	Entire site is in FZ2.		The site does not lie within a minerals safeguarding zone.	Site is on the edge of the settlement and can only be accessed by a network of country lanes.	Agricultural Land	Agricultural Land	Farm-Agricultural Land	Country lane and agricultural land	There is an existing access into the site via a network of country roads which then leads into the site from the North West. The access would need updating but the road seems to be in good condition.	Services, facilities and homes are not close by to the site. The site appears to be relatively well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees and has existing employment on site. Though the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.	No conservation concerns	No environmental concerns	Not relevant

Appendix I: Employment Site Assessments (Part B of the Assessment)

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)	
ELAA 1	Claylands Avenue	Workshop	63.6	-		Existing employment site. Site assessed in EDNA					An established employment site with a 320m frontage to the A57. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	A relatively flat irregular shaped site. Landscaping varies by plot. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of national and local large and medium sized B-Class businesses, as well as small scale units and trade counters. Recent planning permissions for change of use and investment indicate demand for employment and commercial uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site. There is a parcel of underused land within the Premier Foods site which could provide an opportunity for intensification or development in the future but this would depend on the needs of the business/owner.	Yes						
ELAA 2	Gateford Common	Workshop	17.6	4.5	B1, B2, B8	Site assessed in EDNA	14/00213/OUT Mixed Use Development of Residential (up to 380 units) and Commercial (up to 19,000 sq m) of B1 (a) Office. Vehicular Access from Gateford Road, Gateford Toll Bar & Claylands Avenue 4.5ha is approx area identified on masterplan for B1	The site does not involve the loss of infrastructure.	The site adjoins a neighbourhood that lies within the 10% most deprived neighbourhoods in the country	The eastern part of the site is identified as having the potential for contamination, which would need to be investigated. Residential properties about the site which could be affected by noise, odour and light levels.	The site is surrounded by residential developments on the NW and East borders. On the SE border it is surrounded by Claylands Avenue Industrial Park.		Yes	A high profile site with a 310m frontage to the A57, adjoining a well established employment location, is capable of adding to the critical mass of B Class development that exists at Claylands Avenue. The site has planning consent indicating demand exists for land in this location.	No known constraints that could render development of the site unviable although demand for B1 space is not high. The market potential for part development of this site for employment use in this location is considered to be high given its close links with Claylands Avenue to the south.	Yes					Gateford Conservation Area lies to the north of the site across the Gateford Road. No site specific information. Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.	

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 3	Sandy Lane Industrial Estate	Workshop	34.2			Site assessed in EDNA	ETC02/11/00 199/R - 5500sqm Asda (0.55ha), 20,980sqm industrial (2.09ha), 3090sqm hybrid (0.30ha) - total 11.08 + community land to north				An established employment site with a 100m frontage to the A57. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	A relatively flat irregular shaped site. Landscaping varies by plot. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of national and local large and medium sized B-Class businesses, as well as small scale units and trade counters benefitting from the location of Highgrounds Industrial Estate to the south west of the A57. Recent planning permissions for change of use and investment indicate demand for employment and commercial uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					
ELAA 4	Highgrounds Industrial Estate	Workshop	12.5	-		Site assessed in EDNA					An established employment site accessible to the A57. Area is generally in good condition.	A relatively flat irregular shaped site. Landscaping varies by plot. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of national and local large and medium sized B-Class businesses benefitting from the location of Sandy Lane Industrial Estate to the north east of the A57. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 8	Retford Road East	Workshop	2.04	-		Site assessed in EDNA					An established local employment site comprising medium and small scale units for local businesses. Reasonable quality area.	A relatively flat regular shaped site with a wide grass landscaping belt to the frontage. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of local large and medium sized B-Class businesses/commercial enterprises benefitting from being in close proximity to Retford Road west. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					
ELAA 9	Retford Road West	Workshop	2.54	-		Site assessed in EDNA					An established local employment site comprising good quality offices and medium scale units for local businesses. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	A relatively flat regular shaped site with landscaping and trees along the frontage and boundaries and within the site. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to Retford Road east. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					
ELAA 10	Manton Colliery	Workshop	34.7	1.31		Site assessed in EDNA					An established employment site comprising one major national occupier and other commercial uses for national businesses. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour	An irregular shaped site sloping south-north with significant landscaping belts and trees along the eastern and southern boundaries, primarily surrounding the B and Q distribution centre. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Low vacancy rate. A national business is the main occupier hosting its distribution centre on site. Two other national commercial enterprises benefit from a frontage to Retford Road. Site actively managed and vacant plot marketed.	No known constraints that could render development of plots unviable, as infrastructure and highways provided to the site, although remediation may be required as a result of past use.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
											and light levels.										
ELAA 11	Manton Wood	Worksop	57.2	-		Site assessed in EDNA					An established employment site comprising a distribution centre for a major national occupier and large and medium size units for national and local businesses. Area is generally in excellent condition.	An irregular shaped site Manton Wood West slopes east-west with landscaping along the boundaries and along each boundary plot frontage. Space for manoeuvring/servicing & parking is provided for each business on plot. Manton Wood East has a landscaping belt to the A57 and incorporates SUDs on its northern boundary. Significant space for manoeuvring/servicing & parking is provided within the site.	Yes	An established location with a good profile - Manton Wood East has a 650m frontage to the A57. Low vacancy rate. A national business - Wilko's - is the main occupier hosting its distribution centre on site. Good critical mass of national and local medium and small sized B-Class businesses. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 12	Land off A57	Workshop	187.5	118	B1, B2, B8	Site assessed in EDNA		The site does not involve the loss of infrastructure.	The site adjoins a neighbourhood that lies within the 10% most deprived neighbourhoods in the country	No known amenity issues have been identified.			Yes	A high profile site with a 2.1km frontage to the A57 and 650m frontage to the A1, is capable of adding to the critical mass of B Class development that exists in the adjoining established employment location. Promoter interest exists for the site indicating potential demand for land particularly for logistics and distribution in this location.	No known constraints that could render development of the site unviable, particularly for B8 although the impacts on the LWS and archaeology would need to be fully considered and mitigated. Retention of the LWS to provide a natural landscaping belt is recommended. The market potential for development of this site for B8 employment use in this location is considered to be high given its links to the A57 and A1.	Yes		Cumber Park Registered Park and Garden lies to the south of the A57. The eastern and western parts of the site fall within archaeological zones of interest. Site includes undated cropmarks on site and surrounding areas. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.	An area of semi-natural broadleaved woodland. The allocation boundary encroaches into the woodland. This may just be inaccurate but this needs clarification. If a full application were to be submitted, we would expect the applicant to demonstrate how the nature conservation interest of the LWS would be maintained during and post-construction.		
ELAA 13	Explore Steetley	Workshop	46.5			Site assessed in EDNA	02/07/00278 STEETLEY REGENERATION PHASE 1	The site does not involve the loss of infrastructure.	Some of the site area is among the 30% most deprived neighbourhoods in the country. The majority of the site is amongst the 50% least deprived neighbourhoods however.	Parts of the site are identified as having the potential for contamination and landfill, which would need to be investigated.			Yes	An established site occupied by one business: Explore. The site is appropriate and capable of accommodating their future business needs or those of similar related enterprises. Existing buildings are good quality, planning permissions and	No known constraints that could render development of the site unviable, particularly for the ongoing use by the existing occupier although contamination/landfill issues would need to be fully considered and mitigated.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
														investment indicate a demand for the expansion of this business in this location.							
ELAA 14	A57 South, Manton	Workshop	24.6				18/00737/OUT Outline Planning Permission with All Matters Reserved to Provide up to 93,000sqm of Employment and Distribution Development (Use Classes B1, B2 and B8) Utilising the Recently Constructed Access onto the A57 19/00330/RES Reserved Matters Application Seeking Approval for Appearance, Landscaping, Layout and Scale for Erection of Phase I, Comprising 50,005sqm of Employment and Distribution Floorspace (Use Class B1, B2 and B8) Internal Access Road, Footpath and Cycle Routes, Drainage Works, Associated Car and HGV Parking, Associated	The site does not involve the loss of infrastructure.	The site is amongst the 30% most deprived neighbourhoods in the country. And is bordering neighbourhoods that are in the 20% and 10% most deprived in the country.	No known amenity issues have been identified.			Yes	A high profile site with a 400m frontage to the A57, is capable of adding to the critical mass of B Class development that exists in the established Manton Wood employment site north of the A57. Planning permission indicates a demand for employment land in this location.	No known constraints that could render redevelopment of site unviable, the spur from the A57 is in place but spine road and utilities would need providing.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)	
							Warehousing Plant and Infrastructure - PENDING for 12.53ha Phase 2 8.65ha, Phase 3 2.08ha															
ELAA 15	Shireoaks Triangle	Shireoaks	10.3	-		Site assessed in EDNA					An established employment site with a 350m frontage to the A57. Area is generally in reasonable condition.	A relatively flat triangular shaped site. Landscaping throughout the site and tree belts along the boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Some vacant units in the south of the site, mostly smaller units. Good critical mass of local medium and small sized B-Class businesses, as well as Shireoaks Business Centre which is a subdivided older building. Recent planning permissions for change of use and investment indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes						

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 16	Shireoaks Common	Shireoaks	26	15.4		Site assessed in EDNA	14/00223/OUT 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)	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes	A high profile site with a 600m frontage to the A57, is capable of adding to the critical mass of B Class development that exists in the established Shireoaks Common and Claylands Avenue employment sites in the locality. Planning permission indicates a demand for employment land in this location.	No known constraints that could render redevelopment of site unviable, works to the A57 are underway but the spine road and other infrastructure would need providing.	Yes					
ELAA 17	Randall Way	Retford	12	1.05		Site assessed in EDNA	18/00408/FUL Construction of 5 mid size industrial buildings to be subdivided into 36 smaller units 15/00548/FUL Erection of an industrial building				A newly established local employment site comprising high quality modern medium and small scale units for national and local businesses. Also provides space for Retford Enterprise Centre - start up space for new businesses. Area is generally in good condition. Residential properties in close proximity to the site which could be affected by noise, odour and light levels.	A flat regular shaped site with landscaping and trees mostly along the frontage and boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	A newly established site with a good profile. Low vacancy rate. Good critical mass of local medium and small sized B-Class businesses benefitting from being in close proximity to Hallcroft Industrial Estate. Recent planning permissions for change of use and investment indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 18	Hallcroft Industrial Estate	Retford	10.2	-		Site assessed in EDNA					An established employment site comprising a range of local small and medium sized businesses. Area is generally in good condition. Residential properties and a school abut the site which could be affected by noise, odour and light levels.	A flat regular shaped site with limited landscaping. Space for manoeuvring/servicing is sufficient but there is a high level of on street parking which has the potential to cause conflict with other users particularly HGVs.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of local medium and small sized B-Class businesses. Recent planning permissions for change of use and investment indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					
ELAA 19	North of Sewage Works	Retford	2.66			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - approx 50% of the site lies in FZ3, access is limited for larger vehicles, contamination may need to be addressed and the site is adjacent to a SSSI - this may restrict the amount and type of development on site.	A low profile site fronting a narrow lane to the rear of a sewage treatment works which may affect its commercial attractiveness.	Access improvements, flood mitigation, remediation and habitat mitigation are likely to mean that employment development would not be viable.	No					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 20	Trinity Farm Land and Trinity Barn Fields	Retford	18.1	11.11	B1, B2, B8	Site assessed in EDNA	15/00493/OUT 196 dwellings 11.11ha employment Rep - 8.5-11.11 but 5.53 left on Randall Way	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes - the southern part of the site (18.2ha) has planning consent subject to S106 for mixed use development.	A high profile site with a 200m frontage to the A638 (as per the application masterplan), is capable of adding to the critical mass of B Class development that exists in the established Randall Way and Hallcroft Road employment sites in the locality. Planning permission subject to S106 indicates a demand for employment land in this location.	No known constraints that could render development of unviable: access & utilities provided to the boundary. Access, utilities, water & foul water, surface water drainage & flood mitigation will need upgrades to accommodate development of this scale but this should have been factored in to delivering the application scheme. Further works may be required to enable an extension of the site.	Yes	This proposed employment allocation lies within the MSA/MCA for sand and gravel. As per National Planning Policy (para. 204), the draft Minerals Local Plan (Draft Plan Consultation, July 2018) contains a policy (SP8) concerning the safeguarding and consultation areas for minerals and associated infrastructure. Although the plan is not yet adopted, its provisions should be given weight as a material consideration. In the Draft Plan, policy SP8 requires developments within the minerals safeguarding area to demonstrate it will not needlessly sterilise minerals and where this cannot be demonstrated, and there is a clear need for non-mineral development, prior extraction will be sought. In some cases, large scale prior extraction might not be practical, however consideration should also be given to the potential use of minerals extracted as a result of on-site ground works rather than simply treating them as a waste material. In terms of this allocation, any potential development should address policy SP8, and National Policy, and consider prior extraction of limestone as this will prevent sterilisation of the mineral. Any proposed development at this site therefore should be able to demonstrate that the feasibility of extracting limestone prior to development has been considered and demonstrated, if found to be not practical nor viable, why this is the case. Also, as Bassetlaw District Council may be aware, the Draft Minerals local Plan contained a sitespecific allocation, MP2r Botany Bay, which is approximately 300m North of the Trinity Farm proposed allocation. However, this site has now been removed from the Publication Version of the Minerals Local Plan and no longer allocated for sand and gravel provision. This though is due to the changes in the wider site allocation across the County and not due to the site being withdrawn by the operator.		The northern part of the site lies within an archaeological zone - geophysical survey sought as part of planning application process. Crop marks of field and possible settlement remains likely to be significant archaeology across the site. Cropmarks on site very high chance of potentially significant archaeology. Further information required in the form of initial desk based heritage assessment with further requirements for evaluation in order to determine an appropriate mitigation strategy.		

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 21	Thrumpton Road South	Retford	12.4			Site assessed in EDNA	01/08/00182 - 76 dwellings, 3 B1 offices - housing completed	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - the site has planning permission for residential use and 3 B1 office buildings which has been implemented. This indicates that there may not be the demand for employment uses in this location.	A low profile site of which the majority has been built out for residential use. 3 office units are part of the permission and have yet to be developed. The scale of employment use on the site is not sufficient to allocate.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	No - the site has mostly been developed for residential use. The permission includes 3 office buildings which have yet to be built this indicates that there may not be the demand for employment uses in this location.					
ELAA 22	Thrumpton Goods Yard	Retford	1.87	-		Site assessed in EDNA				An established employment site comprising a range of local medium sized businesses. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	A flat irregular shaped site with some tree planting within the site and along the southern boundary. Mature trees provide the setting for the listed building. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile locally. Low vacancy rate. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to Thrumpton Lane to the north. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes						
ELAA 23	Thrumpton Lane	Retford	1.44	-		Site assessed in EDNA	16/00015/FUL			An established employment site comprising local medium sized businesses, primarily the Icon Polymer Group. Area is generally in good condition - new units have recently been constructed for Icon which are high quality. Residential properties about the site which could be affected by noise, odour and light levels.	A flat irregular shaped site with some tree planting within the site and along the southern boundary. Mature trees provide the setting for the listed building. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile locally. Low vacancy rate. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to Thrumpton Goods Yard to the south. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes						

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 24	West Carr Industrial Estate - check whether to de-allocate - need vacancy rate/COU	Retford	9.4	-		Site assessed in EDNA					An established employment site comprising local small and medium sized businesses. Area is generally in mixed condition - some of the units would benefit from investment. The site has large areas of open hardstanding used for parking and storage, with some vacant.	A flat irregular shaped site with some tree planting within the site and along the boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot, although on street parking is evident which has the potential to cause conflict with other users.	Yes	An established site with a good profile locally. Reasonable vacancy rate. Good critical mass of local medium and small sized B-Class businesses. Site actively managed and marketed. Site provides a useful location for open storage uses and those businesses requiring low cost accommodation. Opportunities exist for intensification and redevelopment which could have a positive impact on the immediate environment.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					
ELAA 25	North of Grove Road	Retford	6.6			Site assessed in EDNA		The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			No - the site is within an untested employment location.	A low profile site fronting a local road in a countryside location which may affect its commercial attractiveness for general employment uses.	Access improvements are likely to mean that employment development would not be viable for the general market.	No					
ELAA 26	Land off the A638	Retford	6.29			Planning permission	01/01/00194	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes - the site has a planning permission for employment use which has been implemented by virtue of the access road.	A high profile site with a 180m frontage to the A638 but the site is in a countryside location and although the access has implemented the planning consent, a lack of development since the initial consent indicates a lack of attractiveness to the market for general employment uses.	Flood mitigation, drainage, utilities and habitat mitigation are likely to adversely impact upon the viability of employment development.	No					

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ELAA 27	Blyth Road West	Harworth	22.5	-		Site assessed in EDNA					An established employment site comprising a mix of national and local large, medium and small sized businesses. Area is generally in good condition. The site has areas of open hardstanding used for parking and storage in the west of the site.	A flat regular shaped site with some tree planting evident along Brunel Close. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established employment site with a good profile locally. Low vacancy rate. Good critical mass of national and local large, medium and small sized B-Class businesses benefitting from being in close proximity to Blyth Road east and the emerging Symmetry Park to the south. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					
ELAA 28	Blyth Road South	Harworth	8.86			Site assessed in EDNA	18/00195/PDN	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	An established employment site comprising a mix of office space and storage areas. Area is generally in reasonable condition. The site has areas of open hardstanding used for parking and storage in the east and south of the site.	A flat regular shaped site with landscaping to the Blyth Road frontage. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established employment site with a high vacancy rate, with advertisements indicating offices of 134-41,708sqft to let and 1.3ha has permission to COU to residential, which indicates a lack of demand for offices in this location. This appears to be in development which could have an adverse impact on the attractiveness of the employment land in future. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	No - 1.3ha has consent for residential and the remainder of the site comprises a large proportion of open storage/parking areas. Proximity to residential may minimise the attractiveness of alternative employment uses to the site in future. Considered preferable to leave the site to the market.					

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ELAA 29	Blyth Road East	Harworth	11.8	4.26		Site assessed in EDNA	16/01636/FUL	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	An establishing employment site comprising a mix of national and local medium sized businesses. Area is generally in good condition.	A flat regular shaped site with landscaping along the boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	A newly developing site with a good profile locally. Site has the potential to form a good critical mass of B-Class businesses benefitting from adjoining other Blyth Road employment sites. Recent planning permissions and investment indicate demand for employment uses in this location. Low vacancy rate. Site actively managed and land actively marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site. Each plot is being marketed as being available on a fully serviced and remediated basis ready for immediate development.	Yes					
ELAA 30	Symmetry Park	Harworth	21.95	9.85		Site assessed in EDNA	17/00617/FUL	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	A newly developing employment site, three large scale B8 units are being developed suitable for national and local businesses. Area is generally in excellent condition.	A flat regular shaped site with establishing landscaping and trees along the frontage, boundaries and between plots. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	A newly developing site in a high profile location with a 680m frontage to the A1M. Site has the potential to form a good critical mass of large scale B-Class businesses benefitting from being in close proximity to the Blyth Road employment sites. Recent planning permissions and investment in speculative largescale units indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to each unit.	Yes					

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ELAA 31	South of Snape Lane	Harworth	80.9	23.5	B1, B2, B8	Site assessed in EDNA	15/00971/OUT Outline planning Application for an Employment Park Comprising of up to 235,000 sqm of B1(c), B2 and B8 Uses and Ancillary Development 1.13ha for non B use	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.							The Northern part of the sites lies adjacent to Serlby Quarry. Whilst mineral extraction has ceased, the site is still to be restored, likely to be through the importation of inert waste and therefore the site remains of interest to the County Council. A recent application (reference 1/17/01035/CDM) under consideration by the County Council sought to extend the timescale of importation of waste until 2027, however it has recently been withdrawn by the operator and a further application is expected to detail the proposed restoration of Serlby quarry. Whilst the quarry is well screened, the County Council would wish to ensure any development on the proposed employment allocation site does not prejudice the restoration of Serlby quarry. To the West of the proposed site boundary, there is a current application at the former Harworth Colliery site to import 6.2 million cubic metres of restoration material to restore the former colliery. This application is yet to be determined by the County Council and further detail of the application can be found on the County Councils website https://www.nottinghamshire.gov.uk/planningsearch/planappsrch.aspx using the reference 1/18/01611/CDM. Considering the volume of inert waste that is anticipated to be required to restore the colliery, it is likely the potential employment allocation may be able to detect some environmental impacts from the waste management site, if the application was to be permitted. Bassetlaw therefore may wish to seek advice from their Environmental Health Officer on any potential implications on this proposed site in terms of dust and noise and consider potential phasing of development so to reduce any potential land use conflict.		Large Roman settlement cropmark complex with other undated cropmarks adjacent to site. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.
ELAA 32	Snape Lane	Harworth	41.3			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - the site is not as accessible to employees as other employment sites in the locality.	A high profile site with a 1.2km frontage to the A614. However, the site is in a countryside location, and there are several large scale sites with planning permission and/or established in the wider area which are likely to prove more commercially attractive for general employment uses.	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities, remediation and habitat mitigation are likely to adversely impact upon the viability of employment development.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 33	Snape Road	Harworth	0.9			Site assessed in EDNA		The site does not involve the loss of infrastructure, but would involve the loss of established woodland.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - development would involve the loss of woodland habitat, which adds to the character of the area. It is not as accessible as other sites nearby, and given its size is unlikely to support access provision.	A low profile site fronting a local road in a countryside location which may affect its commercial attractiveness for general employment uses.	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities, remediation, site clearance and habitat mitigation are likely to adversely impact upon the viability of employment development.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs & planning permission for a site of this size in this location, it is considered that this site should be excluded from the employment land supply.					
ELAA 34	Main Street	Styrrup	24			Site assessed in EDNA		The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			No - the site is a relatively large site in a rural location which is not as accessible to employees or the strategic road network as other employment sites in the locality.	A large low profile site fronting a local road in a countryside location, over 4 miles from the A1 which may affect its commercial attractiveness for employment use.	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities and habitat mitigation are likely to adversely impact upon the viability of employment development.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					
ELAA 35	Plumtree Estate	Harworth	9.08	-		Site assessed in EDNA					An established local employment site comprising a mix of local medium and small sized businesses. Area is generally in good condition.	A flat triangular shaped site with some tree planting and grass along its frontage to Tickhill Road. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established employment site with a good profile locally. Low vacancy rate. Good critical mass of local medium and small sized B-Class businesses benefitting from being in close proximity to Harworth and Bawtry (in Doncaster). Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					

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ELAA 36	Land at Bawtry Road	Harworth	33.5			Site assessed in EDNA		The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes	Although the site adjoins an established local employment site, the site is not in a high profile location, and is 4 miles from the A1 M. The site does not relate well to the employment development activity taking place to the south of Harworth which also provides space for local employment uses. It is considered that this location may not be as commercially attractive as other locations which are being actively marketed and that have planning permissions for development in place.	Start-up costs would be reasonable with access, drainage and utilities required, which may affect the viability of employment development in this location.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					
ELAA 37	Land at Tickhill Road	Harworth	5.24			Site assessed in EDNA		The site does not involve the loss of infrastructure.		A school abuts the site which could be affected by noise, odour and light levels.			Yes	Although the site adjoins an established local employment site, the site is not in a high profile location, and is 4.7 miles from the A1 M. The site does not relate well to the employment development activity taking place to the south of Harworth which also provides space for local employment uses. The proximity to a school may also affect the type of use which could locate on this site. It is considered that	Start-up costs would be reasonable with access, drainage and utilities required, which may affect the viability of employment development in this location.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					

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														this location may not be as commercially attractive as other locations which are being actively marketed and that have planning permissions for development in place.							
ELAA 37	Alpine Business Park	Gamston Airport	12.5			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The A1 abuts the site which could affect future amenity (by noise, odour and light levels) of future occupiers of the site.	An established employment site comprising a mix of uses including open storage of materials, a scrapyard, timber yard and uses relating to motor vehicles. Area is generally in reasonable condition.	A flat irregular shaped site with some tree planting and grass along its boundaries particularly along the A1. Space for manoeuvring/servicing & parking is provided on site and appears sufficient for existing occupiers. Limited investment: the quality of the access road, surfacing and environmental quality could benefit from improvement.	No - the site is of mixed quality and has more limited accessibility than other sites.	Although the site adjoins the A1 it is not prominent from or has a frontage to the strategic route. The southern part of the site is in a poor condition and does not relate well to the employment activity along the A1.	The units and/or land in the southern part of the site may require significant investment/redevelopment to meet modern business needs.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					
ELAA 38	South of Gamston Airport	Gamston Airport				Call for Sites		The site does not involve the loss of infrastructure.		The A1 abuts the site which could affect future amenity (by noise, odour and light levels) of future occupiers of the site.			No - the site has limited accessibility and involves the loss of Grade 2 agricultural land.	The site adjoins an established employment area, which is in mixed condition and vacancies which indicates that there may not be the demand for employment uses in this location. The site may generate additional traffic movements on Twyford Bridge which may not be acceptable.	Start-up costs would be reasonable with access, drainage and utilities required, and traffic modelling which may affect the viability of employment development in this location.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					

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ELAA 39	The Bungalow, Jockey Lane	Elkesley	2.1			Site assessed in EDNA					An established employment site comprising a small scrapyard and is used for the open storage of materials. Area is generally in reasonable condition.	A flat triangular shaped site with some tree planting and grass along its boundaries. Space for manoeuvring/servicing & parking is provided on site.	Yes	A small operational scrapyard/storage yard for one occupier. The site is not in a high profile location and does not relate well to the employment activity taking place along the A1 or within/adjoining nearby settlements. It is considered that this location may not be as commercially attractive as other locations for strategic/local employment uses.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	No - the site is small scale, detached from a settlement and contains one local business. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the District it is considered that this site should be excluded from the employment land supply.					
ELAA 40	Markham Moor Roundabout	West Markham	1.07			Site assessed in EDNA - site different to that in EDNA					An established employment site comprising an employment use and open storage. Area is in mixed condition - with the marketing information stating that the area is in need of modernisation.	A flat regular shaped site with some tree planting along its boundaries. Limited space for manoeuvring/servicing & parking is provided on site.	Yes	A small operational local employment site. The site does not have a high profile, and is situated in an area promoting commercial rather than employment uses. The site does not benefit from being in close proximity with other similar uses and does not relate well to the employment activity taking place along the A1 or within/adjoining nearby settlements. No potential for expansion. It is considered that this location may not be as commercially attractive as other locations for strategic/local	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	No - the site is small scale, detached from a settlement and contains one local business. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the District it is considered that this site should be excluded from the employment land supply.					

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														employment uses. The site is currently being marketed for 9,828 sq ft warehouse / workshop plus ancillary.							
ELAA 41	South of Markham Moor	West Markham	16		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done												No site specific information. Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

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ELAA 42	Great North Road	West Markham	12.3		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done												Site includes undated cropmarks on site and surrounding areas. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

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ELAA 43	East of Markham Moor	West Markham	8.5		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done												No site specific information. Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.
ELAA 44	Ollerton Road	Tuxford	22.8	-		Site assessed in EDNA	Residential in centre of site?				An established local employment site comprising a mix of local large, medium and small sized businesses. Area is in mixed condition - the western part of the site has a higher quality environment, whereas the eastern side has a lower quality with a mix of units.	A flat irregular shaped site with tree planting along the boundaries and plot boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established employment site with a good profile locally. 22,187 sq ft unit marketed for warehousing. Good critical mass of local large, medium and small sized B-Class businesses with cranes benefitting from being in close proximity to the A1. Site actively managed and marketed.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Yes					

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ELAA 45	Ashvale Road	Tuxford	2.64	-		Site assessed in EDNA					An established local employment site comprising a mix of local medium sized businesses and a large area of car parking in the northern part of the site. Area is generally in reasonable condition.	A flat regular shaped site with tree planting along the Ashvale Road frontage. Space for manoeuvring/servicing is provided for each business on plot, a large area of parking is situated in the northern part of the site, with additional parking on plot.	Yes	An established local employment site with a good profile locally. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to the A1 and Lodge Lane employment area. Low vacancy rate. Site actively managed and marketed.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Yes					
ELAA 46	Lodge Lane	Tuxford	8.49	-		Site assessed in EDNA				The site is identified as having the potential for contamination and landfill, which would need to be investigated should any redevelopment take place	An established local employment site comprising a mix of local medium and small sized businesses. Area is generally in reasonable condition.	A flat regular shaped site with tree planting along the railway lines. Space for manoeuvring/servicing is well provided for each business, and parking is adequate. Security checkpoint restricts access minimising conflict with other users.	Yes	An established local employment site with a good profile locally. Good critical mass of local medium and small sized B-Class businesses benefitting from being in close proximity to the A1 and Ashvale Road employment area. 7750.00/sq. ft unit currently being marketed. Site actively managed.	Remediation may be required for parts of the site, otherwise infrastructure and highways provided to the site.	Yes					
ELAA 47	Eastfield Nurseries	Tuxford	2.66			Site assessed in EDNA	17/00958/COU Change of use from horticultural nursery to glamping (camping) site	The site does not involve the loss of infrastructure.		A mobile home park and caravan park abuts the site which could be affected by noise, odour and light levels.			No - the site is in a rural location surrounded by predominantly residential/visitor accommodation use. The site has planning permission to change its use to a glamping site and the access point to the site appears to be implemented.	A low profile site to the rear of mobile home/caravan site in a countryside location which may affect its commercial attractiveness for employment use.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. Additionally, the site appears to have an implemented planning permission for a					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
																camp site which would mean the site would not be available for employment use.					
ELAA 48	Markham Road	Tuxford	1.7			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.			No - the site is in a predominantly residential/countryside location, some distance from other B Class development. The site is within the Tuxford Conservation Area and adjoins residential properties which could affect the scale and type of development.	A low profile site in a countryside/residential location which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to provide for upgrade to Markham Road suitable for commercial vehicles and to provide access for employees, drainage and utilities upgrades, site clearance, remediation which may adversely impact upon the viability of employment development in this location.	No - the site has a low profile in a predominantly residential/countryside location. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs envisaged it is considered this site would not be as deliverable as other sites in the locality.					
ELAA 49	Welbeck Colliery	Cuckney	29.6	19		Site assessed in EDNA	15/01037/FUL	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.			Yes - the site has planning permission for employment use and conditions have been discharged showing an intent to deliver.	A new employment site with consent as part of a mixed use scheme on a former colliery site. The masterplan proposes a flexible approach to delivery recognising that until the market establishes a demand for B Use open storage may be better accommodated on land identified for B8 use. Several smaller units are proposed throughout the site to provide space for small local businesses	Significant start up costs anticipated including site clearance and remediation, new access, drainage and utilities. However, the site has planning permission and conditions have been discharged so it is envisaged these costs have been factored into the development of the site.	Yes - the site has planning permission, conditions have been discharged demonstrating an intent to deliver B Uses on site.					

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														and/or start up units.							
ELAA 50	Holme House Farm	Carlton in Lindrick	20.3			Site assessed in EDNA		The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			No - the site is in a countryside location, is partly covered by a LWS and TPO designation, is less accessible than other sites.	A low profile site in a countryside/residential location which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to provide for access to Owday Road, drainage and utilities connections and mitigation of natural environment features which may adversely impact upon the viability of employment development in this location.	No - the site has a low profile in a countryside location. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs envisaged it is considered this site would not be as commercially attractive as other sites in the locality.					
ELAA 51	Firbeck Colliery	Costhorpe	23	7.76	B1, B2, B8	Site assessed in EDNA	The site is allocated within the ? Neighbourhood Plan for housing use.	Redevelopment of the underused land would involve the loss of a LWS.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.	An established local employment site comprising a mix of local medium and small sized businesses. The southern part of the site is of reasonable quality, the former colliery site in the central part of the site is used as open storage and the northern part of the site is vacant and derelict.	A flat regular shaped site with tree planting and green infrastructure along the boundaries. Space for manoeuvring/servicing and parking is provided for each business and appears sufficient.	No - the site has been identified for housing use in the ? Neighbourhood Plan	An established local employment site with a good profile locally. Good critical mass of local medium and small sized B-Class businesses benefitting from being in close proximity to the A1. Low vacancy rate. Site actively managed and marketed.	High start-up costs anticipated to upgrade access, drainage and utilities, site clearance and remediation and mitigate loss of LWS which may adversely impact upon the viability of employment development in this location. Site has been allocated for housing in the Neighbourhood Plan	The existing employment area should be protected as an Existign Employment Site but the underused land should be allocated for housing to reflect the housing allocation in the ? Neighbourhood Plan.	As noted in the response to the 2015 application (15/01457/FUL) which has been granted subject to signature of Section 106, within the proposed development site is the active waste management facility Langold Auto Dismantlers. It was the County Council understanding that the operator of Langold Autos was making arrangements to relocate. If this remains the case, there are no safeguarding issues for this site in terms of Policy WCS10 in the Nottinghamshire and Nottingham Waste Core Strategy.		No site specific information. Further information required in the form of initial desk based heritage assesment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		

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ELAA 52	Harrison Drive	Langold	0.52			Site assessed in EDNA	18/01181/FUL Erect 4 Light Industrial Buildings (B1) Land At Industrial Estate Harrison Drive Langold Nottinghamshire				An established small scale local employment site comprising a mix of local small units for local businesses/business start ups. Planning permission exists for a small-scale expansion to the frontage. Area is generally in good condition.	A flat regular shaped site with landscaping to the Harrison Drive frontage. Space for manoeuvring/servicing within the site and parking provided for each unit.	Yes - the site is an important local employment site providing valuable space for small local businesses and/or as start up units.	An established local employment site with a good profile locally. Good mass of small sized units capable of providing space for local businesses/start up units. Site actively managed and marketed. Low vacancy rate. Planning permission secured for intensification of the site by adding 4 units to the frontage on grass which would add value to site.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site. Development of 4 additional units should involve minimal costs.	Yes					
ELAA 53	Hundred Acre Lane		2.67			Site assessed in EDNA					An established local employment site comprising a mix of medium and small sized units. Area is generally in good condition.	A flat regular shaped site. Space for manoeuvring/servicing within the site and parking provided for each unit.	Yes - the site is an important local employment site catering for businesses in the rural area.	An established local employment site with a good profile locally. Good mass of medium and small sized units capable of providing space for a mix of local businesses. Site actively managed and marketed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Yes					
ELAA 54	Misson Mill	Misson	3.22	1	B1, B2, B8	Site assessed in EDNA	PP?	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.	An established local employment site comprising a mix of local medium and small sized businesses. The site is mixed quality - reasonable to poor. High vacancy rate - 60,000-70,000sqft.	A flat regular shaped site. Space for manoeuvring/servicing within the site and parking provided for each unit.		An established local employment site accommodating a mix of small/medium local businesses. Site actively managed and marketed. High vacancy rate.	High start-up costs anticipated to redevelop the site including upgrading access, drainage and utilities, site clearance and remediation.		This proposed site allocation for employment land lies within the MSA/MCA for sand and gravel, with the permitted Mission West quarry 130m west of this potential allocation site. Considering the site is a brownfield site, the potential for prior extraction is limited as it is likely that any resource has been sterilised. However, if any sand and gravel were to be removed as part of the ground preparation works, consideration should be given to the potential use of minerals extracted rather than simply treating it as a waste material. With Misson west quarry close by this could process any material.		Misson Conservation Area is within 100m of the eastern boundary. No site specific information. Further information required in the form of initial desk based heritage assessment with possible		

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																			further requirements for evaluation in order to determine an appropriate mitigation strategy.		
ELAA 55	Station Road	Ranskill	2.22			Site assessed in EDNA		The site does not involve the loss of infrastructure.		Residential uses adjoin the site which could be affected by noise, odour and light levels.			No - the site is in a countryside location, and is less accessible than other sites.	A low profile site in a countryside location, with more limited accessibility which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to significantly improve access to and along Station Road, provide for drainage and utilities which may adversely impact upon the viability of employment development in this location.	No					
ELAA 56	Access Road	Ranskill	11			Site assessed in EDNA				The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	An established local employment site comprising a mix of open storage areas interspersed with a few medium and small sized units. Buildings are in reasonable condition although the amount of open storage, parking and loading areas makes the overall site poorer quality.	A flat regular shaped site. Unstructured internal circulation space means manoeuvring/servicing within the site can be difficult. Unstructured parking provided for each unit.	No - the site is in a countryside location, and is less accessible than other sites and mostly accommodates open storage.	An established local employment site with a low profile providing mostly for open storage for local businesses. Site actively managed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality.					

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ELAA 57	Bridge Bungalow	Ranskill	2.4			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - the site is in a countryside location, some distance from B Class development and is less accessible than other sites.	A low profile site in a countryside location, with more limited accessibility which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to significantly improve access into the site from Mattersey Road, provide for drainage and utilities and remediation and site clearance which may adversely impact upon the viability of employment development in this location.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality.					
ELAA 58	South of Ashdown Way	Misterton	4.9			Site assessed in EDNA		The site does not involve the loss of infrastructure.		Residential uses adjoin the site which could be affected by noise, odour and light levels.			No the site is in a predominantly residential area within a village setting, is some distance from B Class uses.	A low profile site located to the rear of residential estate in a village location, which may affect its commercial attractiveness for employment use and could adversely impact upon the mix of uses that could be accommodated on the site.	High start-up costs anticipated to provide access, drainage and utilities and habitat mitigation which may adversely impact upon the viability of employment development in this location.	No					
ELAA 59	Fox Covert Lane	Misterton	1.1			Site assessed in EDNA		The site does not involve the loss of infrastructure.		Residential uses adjoin the site which could be affected by noise, odour and light levels.			No the site is in a predominantly residential area within a countryside setting, is some distance from B Class uses.	Low profile sites located in a predominantly countryside setting in close proximity to housing, which may affect its commercial attractiveness for employment use and could adversely impact upon the mix of uses that could be accommodated on the site.	High start-up costs anticipated to provide access, drainage and utilities which may adversely impact upon the viability of employment development in this location.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. Additionally, high start up costs are anticipated to provide access, drainage and utilities which could adversely impact on the viability of the scheme.					

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ELAA 60	Old Misterton Works	Misterton	5.19	0.73		Site assessed in EDNA				The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	An established local employment site comprising medium sized units for local businesses, with a large open storage area to the north of the site. There appears to be an area of underused land in the south west of the site which could accommodate additional development. Area is generally in mixed condition.	A flat triangular shaped site. Space for manoeuvring/servicing within the site is of limited quality and the condition of accesses is poor in places. Parking provided for each unit.	Yes - the site is an important local employment site catering for businesses in the rural area.	An established local employment site with a good profile locally. Good mass of medium sized units capable of providing space for local businesses. Site actively managed and marketed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Yes					
ELAA 61	Beckingham Ship Yard	Beckingham	8.75	-		Site assessed in EDNA				No known amenity issues have been identified.	An established local employment site comprising large, medium and small sized units for two local businesses, with a large open storage area to the north of the site. Area is generally in mixed condition.	A flat regular shaped site. Space for manoeuvring/servicing within the site and parking provided for each unit.	Yes - the site is an important local employment site catering for businesses in the rural area.	An established local employment site with a good profile locally. Good mass of medium sized units capable of providing space for two local businesses. Site actively managed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site. Future works are directly related to the occupiers business plans to meet the needs of the each business.	Yes					
ELAA 62	Top Pasture Lane	North Wheatley	2.5			Site assessed in EDNA		The site does not involve the loss of infrastructure.		A small sewage works appears to be within 120m of the western boundary.			No - the site is in a countryside location, some distance from B Class development and is less accessible than other sites.	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to significantly improve access along Top Pasture Lane and into the site and provide for drainage and utilities which may adversely impact upon the viability of employment development in this location.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. Additionally, high start up costs are anticipated to					

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																provide access, drainage and utilities which could adversely impact on the viability of the scheme.					
ELAA 63	North of Sturton	Sturton Le Steeple	42.1			Site assessed in EDNA		The site does not involve the loss of infrastructure.		A former power station adjoins the northern boundary is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.			No - the site is a large site in a countryside location some distance from B Class development next to a former power station site so would not benefit from association with that use.	A low profile site in a countryside location, away from B Class development next to a redundant power station which may affect its commercial attractiveness for employment use.	Access along South Road into the site can only be achieved with consent of the power station owners otherwise new access would need to be provided which would increase the start up costs. Drainage and utilities would also need to be provided and mitigation for heritage and natural environment impacts may adversely affect the viability of employment development in this location.	No					
ELAA 64	RMB Clarborough Hill	Clarborough	1.00			Site assessed in EDNA		The site does not involve the loss of infrastructure.	Site is in 40% least deprived neighbourhoods in the country .	Residential uses adjoin the site which could be affected by noise, odour and light levels.	An established farm to the West of the site, comprising of one large dwelling and one large agricultural out-building on the North of the Site. Rest of the site is agricultural land that is also a land allocation (LAA169).	A flat rectangular shaped site. Space for manoeuvring/servicing within the site is of limited quality and the condition of accesses is in good condition. Parking provided for each unit. It has an existing building on it on the NW of the side. The South side is mostly agricultural land with some overgrown sections.	No - the site is in a countryside location, some distance from B Class development and is less accessible than other sites. Clarborough is identified as an area with sewerage and drainage issues, requiring all new development to incorporate SUDS	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. .					

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ELAA 65	Headon Camp	Headon	3.86			Site assessed in EDNA		The site does not involve the loss of infrastructure.	Site is amongst the 30% most deprived neighbourhoods in the country.	There is a parcel of residential accommodation to the east. The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	The site is surrounded by agricultural land and is in the middle of the countryside. There is a parcel of residential accommodation to the East.	There are a series of small industrial units, of a poor quality.	Yes- the site is an important local employment site catering for businesses in the rural area. Though quality of existing structures are quiet low.	An established local employment site with a good profile locally. Good mass of small and medium sized units capable of providing space for local businesses. Site actively managed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site. Future works are directly related to the occupiers business plans to meet the needs of the each business.	Yes					
ELAA 66	Treswell Road	Rampton	14.3			Site assessed in EDNA		The site does not involve the loss of infrastructure.	This is amongst the 30% most deprived neighbourhoods in the country.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	The site is surrounded by agricultural land on the West side and is in the countryside. There is a parcel of residential accommodation to the East. Two dwellings bordering the North side of the site and dirt track borders the South side of the site. On the other side of the dirt track are 3 established farms/dwellings.	A flat regular shaped site. It appears to be agricultural land and is still in use.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from association with that use.	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use.	The surrounding area is characterised by a mix of agricultural and residential uses. There are no industrial uses within close proximity to the site. There is no established access either and high cost is anticipated with the development on the site as there are no infrastructure provisions.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. .					
ELAA 67	Retford Road	Woodbeck	26.1			Site assessed in EDNA		The site does not involve the loss of infrastructure.	This is amongst the 30% most deprived neighbourhoods in the country.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	Site is surrounded by agricultural land on the Northern, Eastern and Southern sides. It's Western	A flat regular shaped site. It appears to be agricultural land and is still in use with a WLS near the NE side of the site.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect	The surrounding area is characterised by a mix of agricultural and residential uses. There are no industrial uses within close proximity to the	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use					

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											border neighbours the settlement of Woodbeck.		association with that use.	its commercial attractiveness for employment use. Furthermore, with the Cottam strategic site allocation, this site might not be favoured by employers as Cottam provides a more accessible location for employment development.	site. There is no established access either and high cost is anticipated with the development on the site as there are no infrastructure provisions. Site might be better as housing land allocation?	in the locality, it is considered this site would not be as commercially attractive as other sites in the locality.					
ELAA 68	High Marnham Power Station	Marnham	159.2	153.7	B1, B2, B8 energy generating uses	Site assessed in EDNA	5.5ha National Grid switching station 19/00818/FUL - Erect Storage Building (Class B8) with Associated Weigh Bridge 17/00057/FUL - Proposed Electricity Transformer and Associated Works at the Switchyard to enable Connection of the New Electricity Link to the JG Pears Site, Low Marnham	The site does not involve the loss of infrastructure.	Site is next to the 50% most deprived neighbourhoods in the country. And is in amongst the 50% least deprived neighbourhoods in the country.	There is the settlement of High Marnham to the South. The site is identified as having the potential for contamination and landfill because of the prior use, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	The site is mostly surrounded by agricultural fields. On the Southern border is the settlement of High Marnham. To the East is the River Trent. The site is in a generally rural setting.	The power station has been levelled and there are no buildings on site; however, power lines remain overhead.	Yes - the site has planning permission for employment use. The site is also in a strategic location which would make development extremely useful and sought after. The part of the site that is in FZ2 would need mitigation in order for the site to be fully functional.				The Western part of this allocation on the High Marnham Power Station site lies within the MSA/MCA for sand and gravel. As per National Planning Policy (para. 204), the draft Minerals Local Plan (Draft Plan Consultation, July 2018) contains a policy (SP8) concerning the safeguarding and consultation areas for minerals and associated infrastructure. Although the plan is not yet adopted, its provisions should be given weight as a material consideration. In the Draft Plan, policy SP8 requires developments within the minerals safeguarding area to demonstrate it will not needlessly sterilise minerals and where this cannot be demonstrated, and there is a clear need for non-mineral development, prior extraction will be sought. In some cases, large scale prior extraction might not be practical, however consideration should also be given to the potential use of minerals extracted as a result of on-site ground works rather than simply treating them as a waste material. In terms of this allocation, any potential development should address policy SP8, and National Policy, and consider prior extraction of limestone as this will prevent sterilisation of the mineral. Any proposed development at this site therefore should be able demonstrate that the feasibility of extracting limestone prior to development has been considered and demonstrate, if found to be not practical nor viable, why this is the case.	ZDA Route – 400kv two circuit route from High Marnham substation in Bassetlaw to West Burton substation in Bassetlaw 4VE Route – 400kv two circuit route from Staythorpe substation in Newark and Sherwood to Cottam substation in Bassetlaw XE Route – 275kv circuit route from	Undated cropmarks close by. No site specific information. Further information required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		The site lies within the Board's district, the Board maintained Marnham Drain is located through the eastern side of the site. The Board's consent will be required prior to any works in, under, over or within 9 metres of the bank top of the watercourse. The Board requires an easement strip along the Board maintained watercourse in order to allow for continued maintenance

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																		High Marnham substation in Bassetlaw to Thurgroft substation in Rotherham 4ZV Route – 275kv two circuit route from High Marnham substation in Bassetlaw to Chesterfield substation in North East Derbyshire ZDF Route – 400kv two circuit route from High Marnham substation in Bassetlaw to Stoke Bardolph substation in Gedling (Appendix Ref ET347)				nce and future works. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

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ELAA 69	Lound Hall	Lound	2.00			Site assessed in EDNA		Site has infrastructure capacity to support several holiday dwellings but would need extensive works to support employment.	This is amongst the 50% least deprived neighbourhoods in the country.	The site is used as a series of holiday lodges, located in the Lound Hall estate.	The site is within the countryside and is bordered by agricultural land from the South, West and East sides. On the North side, there is an existing ancient woodland that is part of a WLS, alongside a Grade II listed building as well.	Space for manoeuvring/servicing within the site is of limited quality and the condition of accesses is in limited condition. Parking could be provided for each unit. It has an existing series of holiday lodges on the site with relevant infrastructure.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from association with that use. It also has a current use as holiday lodges on the site. The site has limitations in terms of its close proximity to the local WLS as well as being FZ2.	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use. Furthermore, it has existing use on the site which would add additional costs.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	No - Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality.					
ELAA 70	Morton Hill Farm		132.1	122.1		Submitted at LP consultation 2019		Besides from Morton Hill Farm and associated infrastructure, the site does not involve the loss of crucial infrastructure.	This is amongst the 40% most deprived neighbourhoods in the country and is next to one of the 30% most deprived neighbourhoods in the country.	Potential Contaminated Land and Landfill Sites in the designated area.	The site is surrounded by agricultural land of all shapes and sizes and has existing man-made boundaries in the forms of the A1, Mansfield Road and the railway line.	There are several sized agricultural land alongside Morton Hill Farm. This is comprised from a dwelling as well as a system of agricultural out-buildings.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from association with that use. It would require amenities to be located closer to the development site. Site could have employment on if plans are made to create a new community or a scheme where the construction of housing is also involved. This would connect the site up with the existing public transport links and would make it easily accessible or a potential destination.	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its commercial attractiveness for employment use. Schemes that propose both housing and commercial development will be more advantageous as site is not easily associated with any nearby development.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	No - Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality for employment without providing housing within the same scheme.					

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ELAA 72	Upper Morton Grange (Upper Morton Site)		188	178		Submitted at LP consultation 2019		Besides from Upper Morton Grange Farm and associated infrastructure, the site does not involve the loss of crucial infrastructure. There is an existing windmill on site as well.	This is amongst the 40% most deprived neighbourhoods in the country and is next to one of the 30% most deprived neighbourhoods in the country.	No known amenity issues have been identified.	The site is surrounded by agricultural land of all shapes and sizes and has an existing man-made boundary in the forms of the A1 on the Southern side.	There are several sized agricultural land alongside Upper Morton Grange Farm. This is comprised from a dwelling as well as a system of agricultural out-buildings.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from association with that use. It would require amenities to be located closer to the development site. Site could have employment on if plans are made to create a new community or a scheme where the construction of housing is also involved. This would connect the site up with the existing public transport links and would make it easily accessible or a potential destination.	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its commercial attractiveness for employment use. Schemes that propose both housing and commercial development will be more advantageous as site is not easily associated with any nearby development.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.						
ELAA 73	Land north of Coalfield Lane	Elkesley	16.5		B1, B2, B8	Submitted at LP consultation 2019											The proposed site for employment lies approximately 371m to the South of the active waste management facility of A1 Metal Recycling Centre. At this distance and with the A1 between the proposed allocation, environmental impacts may be detectable on occasion. As the proposed allocation is for employment, considering the distance between the proposed site and the waste management facility, development here should not pose a sterilisation risk to A1 metals, however any future development may wish to consider the waste facility and create a buffer through landscaping and the site layout and so address policy WCS10.		Large Roman settlement cropmark complex with other undated cropmarks adjacent to site. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological		

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																			mitigation strategy.		
ELAA 74	Carlton Forest	Worksop	34.66	10.6	B1, B2, B8	Submitted at LP consultation 2019	15/01477/OUT Outline Application With Some Matters Reserved for Mixed Use Development Comprising of up to 182 Dwellings, Clean/Green Tech Business Park, Innovative Data Centre and Ancillary Storage Use, Access and Junction Improvements, Landscaping and Sustainable Urban Drainage Infrastructure 18/01093/OUT Outline Application With Some Matters Reserved, Approval Being Sought for Access For The Erection Of B1 (Business), B2 (General	The site does not involve the loss of infrastructure.	This is amongst the 40% least deprived neighbourhoods in the country but very close to a neighbourhood that is amongst the 20% most deprived neighbourhoods in the country.	The site has potentially contaminated land and the Carlton Forrest Landfill site which used to be a former Sand Quarry is near the Northern border of the site.	The LWS borders the site on the NW boundary of the site. On the NE there seems to be a country lane that provides entrance into the site and the site on the Northern boundary as well. On the East side of the site is B6045 and on the other side of the road are some agricultural buildings. On the Southern and Northern sides, the site is surrounded by agricultural fields.	The site has existing employment in the forms of Dukeries Brewery and Carlton Forest Group. There are a variety of warehouses as well as a large warehouse with plenty of maneuvering space around as well. A large parking lot. Site also includes utilities infrastructure associated with large businesses. On the NE side of the site there is a large green space as well with planted trees and bushes.	Yes - the site is a current local employment site catering for businesses in the rural area. However quality of all structure as quite low and update of road surfaces and associated utilities would be needed. This site could also be very useful in providing employment for the neighbouring site of Peakshill farm that is being allocated as a large housing development past the local plan period.	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its commercial attractiveness for employment use. Schemes that propose both housing and commercial development will be more advantageous as site is not easily associated with any nearby development.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	Yes	The proposed employment site allocations of LAA460, LAA468 and LAA469 all adjoin the mineral and waste site of Carlton Forest. Mineral extraction at Carlton Forest has now ceased and restoration of the site should be completed by the 25th August 2019. As part of this restoration, importation of waste for landfill has also now ceased on the site and so has the materials recycling facility, which was to cease operation within one year of the completion of waste deposit in the adjoining quarry. As the site is in the final stages of restoration and will then move into aftercare, the site will still be of interest to the County Council who will monitor the aftercare progress. Considering that the proposed allocations are for employment land and the imminent cease of work at Carlton Forest, development at these proposed sites should not conflict with the restoration or aftercare process and so do not pose a sterilisation risk to either the mineral or waste operations.		Undated cropmarks contained within the vicinity this site. Further information required in form of deskbased heritage assessment and evaluation in order to inform an appropriate mitigation strategy.		

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							Industry) And/Or B8 (Storage And Distribution) Units															
ELAA 75	Station Street	Misterton	0.85					The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	Site is surrounded by agricultural land on the West, and South sides. It's Northern border neighbours the settlement of Misterton. Whilst on the East it is accessible via Station Street.	The site is made up of agricultural land with some shrubberies around the Eastern and Northern sides of the site.	Yes - If Flood zone 2 risks are addressed properly in the design the site would be well suited for employment development.	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its commercial attractiveness for employment use. Schemes that propose both housing and commercial development will be more advantageous as site is not easily associated with any nearby development.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	Yes						

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ELAA 76	Infield Lane	North Leverton	1.49				17/01195/COU Change the Use of Land and Buildings from Contractors Plant Yard to B1 (Business), B2 (Industry) and B8 (Warehousing) Quantum Farm Infield Lane North Leverton Nottinghamshire	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	Site is surrounded by agricultural land on all sides except for the Northern site.	It already has the existing business Quantum Park within the site with multiple small sized warehouses as well as one very large warehouse that stretched on the Eastern side of the site.	Yes as there are existing facilities there already that can be used by new development. It is in an accessible location	A high profile site in a countryside location, with great accessibility. It also has existing employment on the site which makes development in terms of infrastructure a lot easier.	Initial start-up costs would be anticipated to upgrade the highways access for larger commercial vehicles and possible site clearance could also be anticipated to some extent. But it will not have an adverse impact upon the viability of employment development.	Yes					
ELAA 77	JG Pears	Low Marnham	8.06					The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	Site is surrounded by agricultural land on all sides and is in the countryside	It already has the existing business called JG Pears Newark Ltd within the site with one large warehouse and areas where manoeuvring with vehicles is possible.	Yes as there are existing facilities there already that can be used by new development. It is in an accessible location	A high profile site in a countryside location, with great accessibility. It also has existing employment on the site which makes development in terms of infrastructure a lot easier.	Initial start-up costs would be anticipated to upgrade the highways access for larger commercial vehicles and possible site clearance could also be anticipated to some extent. But it will not have an adverse impact upon the viability of employment development.	Yes					

