

# **WORKSOP CENTRAL DEVELOPMENT DOCUMENT LAND AVAILABILITY ASSESSMENT APPENDICES**

**June 2021**



# Workshop Central DPD LAA Appendices

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# INTRODUCTION

**DISCLAIMER:** The Land Availability Assessment (LAA) is a technical document that identifies and assesses potential housing land. The LAA does not make decisions about which sites should be developed, nor change their status within the planning system. Instead, the LAA will be used to support decision-making about future land allocations in the emerging Worksop Central Development Plan Document (DPD) 2020-2040. The information provided in this document is not binding on any future recommendation that may be made by the Council or any formal decision of the Council through the planning process.

- 1.1** The National Planning Policy Framework (NPPF) states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of strategic housing and economic land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 1.2** The Worksop Central DPD Land Availability Assessment (LAA) provides assessments of land availability for regeneration, housing and economic development in the Worksop Central area<sup>a</sup>. This LAA provides an assessment of sites submitted through a 'Call for Sites' from November 2020 – January 2021 and should be ready in conjunction with the November 2020 LAA<sup>1</sup> and LAA Appendices for the Draft Bassetlaw Local Plan.
- 1.3** Key outputs include:
- A list of all sites considered, cross-referenced to location maps
  - For each of the seven neighbourhoods in the emerging Worksop Central DPD:
    - an assessment of each site in terms of its suitability for development, availability and achievability (including whether the site is viable);
    - clearly evidence/justify those which have been discounted;
    - an assessment of the likelihood of sites coming forward and possible timescales for delivery; and
    - the potential capacity of each individual site, along with an overview of site specific constraints and an indication of how obstacles to site delivery may be overcome
  - An indicative trajectory of anticipated development potential.
- 1.4** Sites that are included in the Worksop Central DPD LAA are not precluded from being developed for other suitable uses, while sites that have been discounted or omitted from this stage of the assessment are not necessarily precluded from the possibility of securing planning permission.
- 1.5** **This DPD LAA report and sites included within the Appendices A-D have been assessed as per the methodology set out in the Land Availability Assessment November 2020 and is the extension of the content of the emerging Draft Bassetlaw Local Plan .**
- 1.6** Worksop Central is set for widespread regeneration and growth over the next 20 years or so. The draft Worksop Central Development Plan Document (DPD) 2020 – 2040 sets out the

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<sup>1</sup> [Land Availability Assessment November 2020](#)

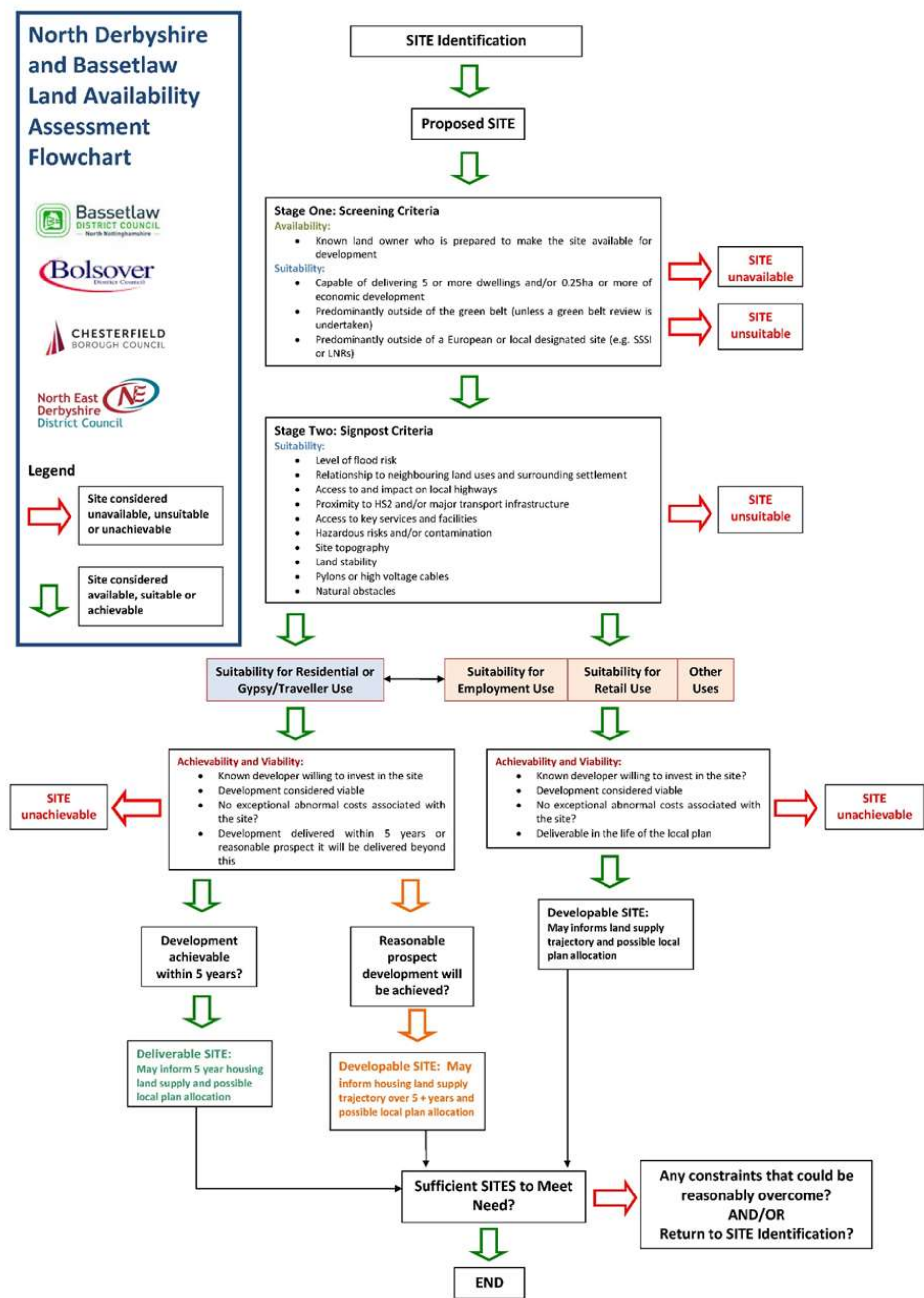
Council's long-term vision and objectives for the town centre and its surrounds, with the overarching aim of reinvigorating the town centre offer, to ensure Worksop's central area is better able to adapt and grow, to meet identified needs, changing priorities and the community's aspirations in the long term.

**1.7** The DPD will be realised by a mix of spatial interventions, planning decisions and public and private funding as well as through the Community Infrastructure Levy, developer contributions and legal agreements. It is anticipated that will be delivered in three key delivery phases:

- Short-medium term (2020-2026)
- Medium-long term (2027-2032)
- Longer term (2032-2040)

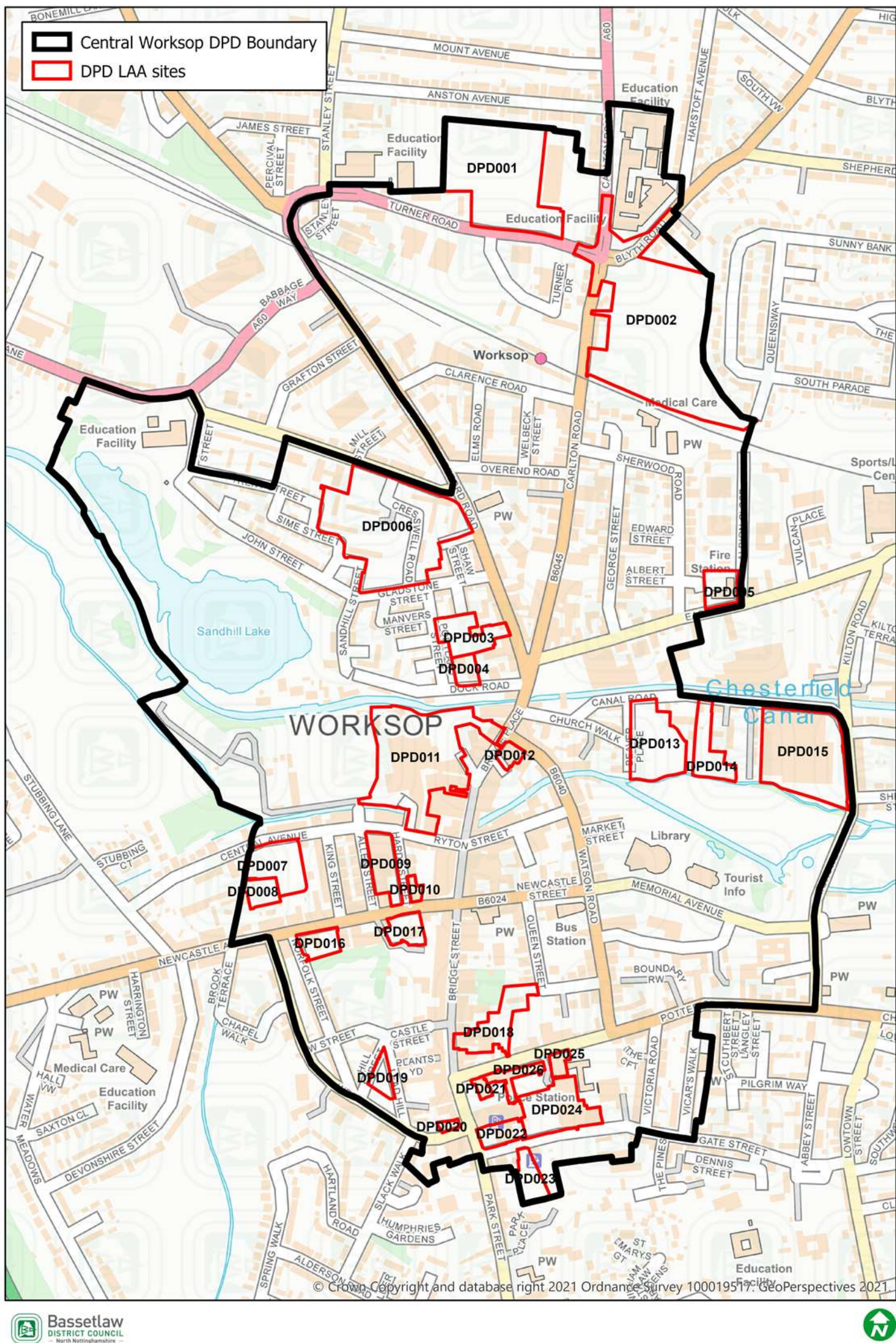
**1.8** The phasing programme identified by the DPD is supported by strategic interventions in transport infrastructure, flood management and the environment of the town centre. Proposals which are inconsistent with the regeneration strategy and its phasing programme are unlikely to be supported, unless it can be demonstrated that there would be significant economic, social or environmental benefits to Worksop Central as a whole.

Appendix A: Methodology Flowchart



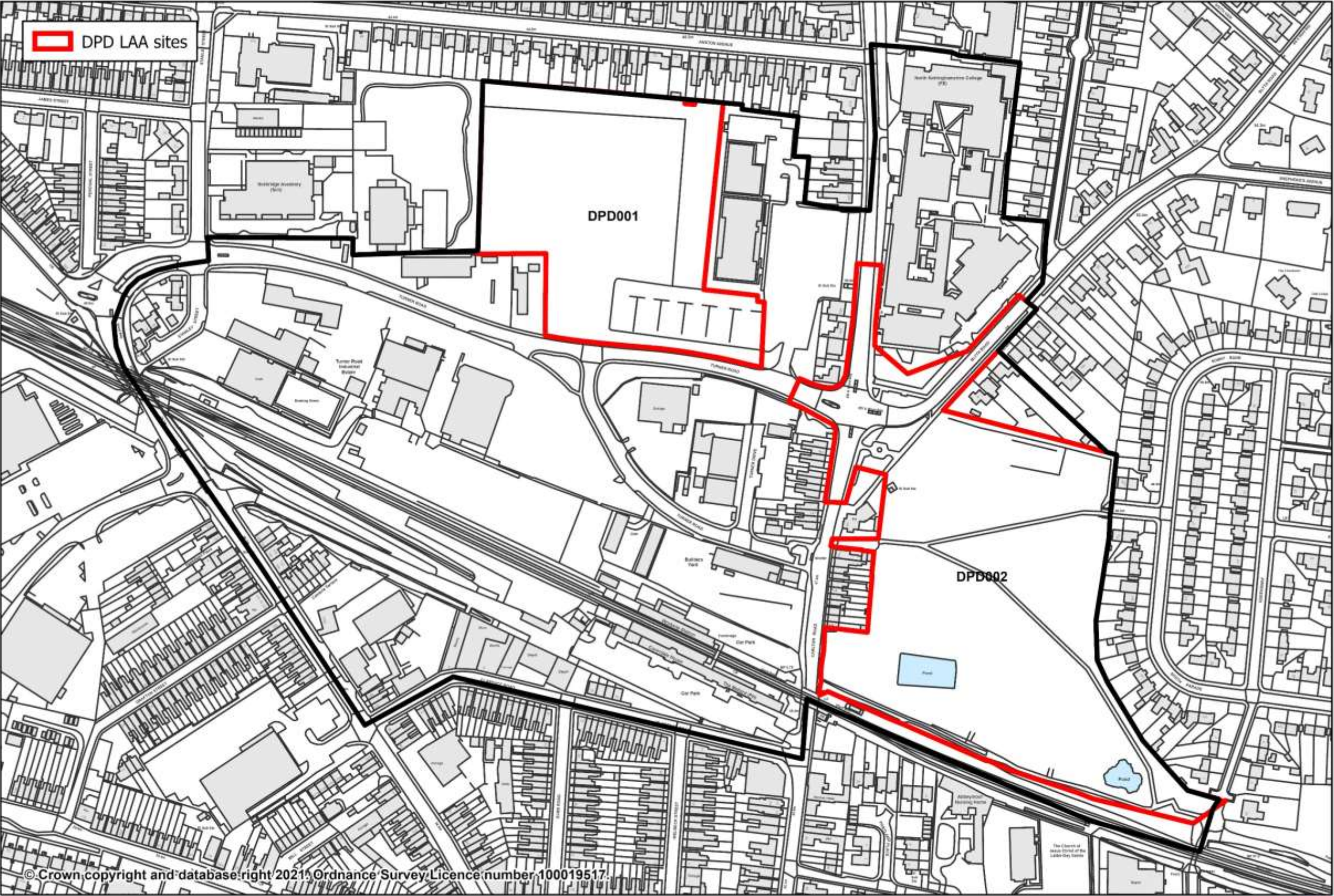


Appendix B: Workop Central DPD Land Availability Assessment Site Plans





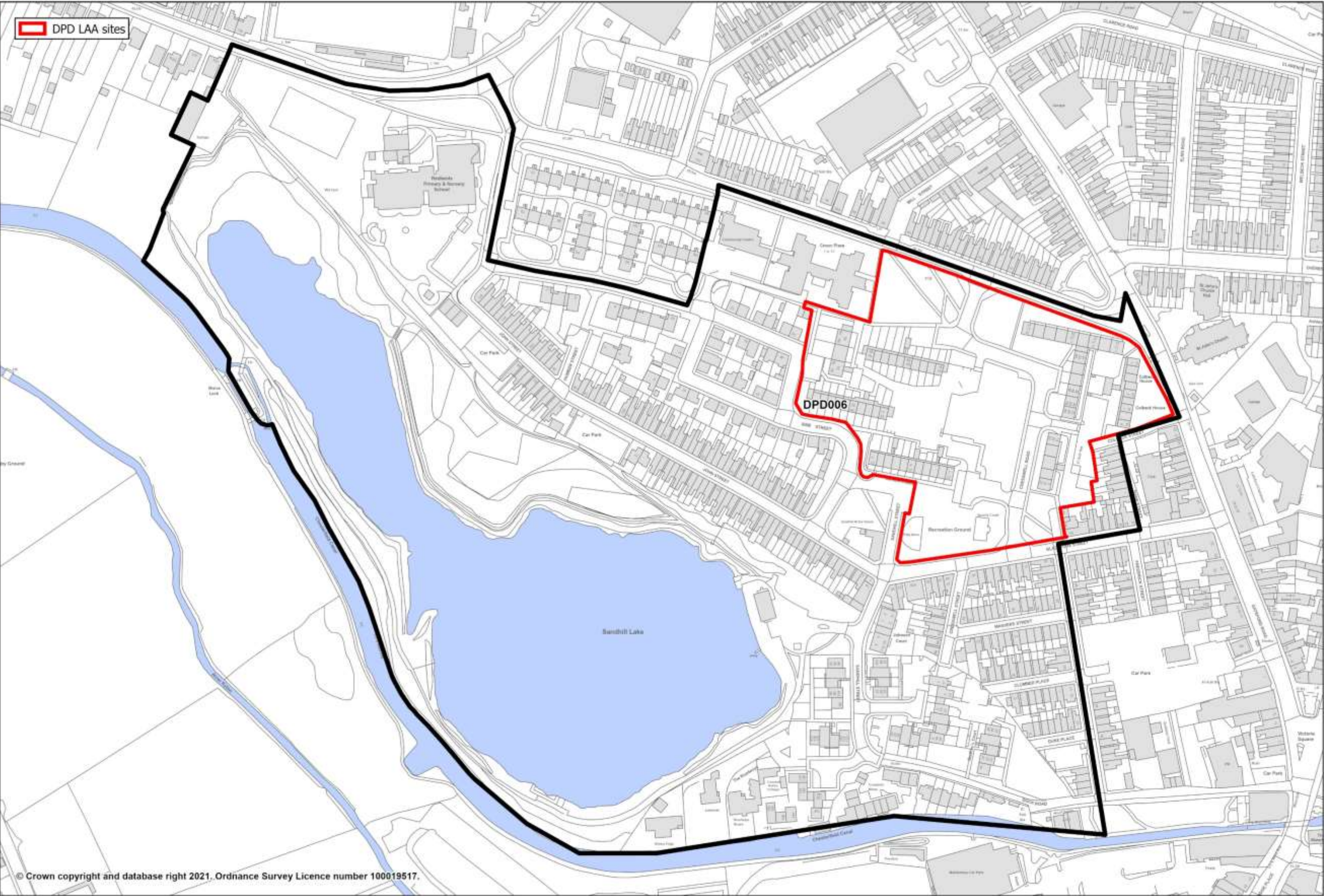
Station Gateway







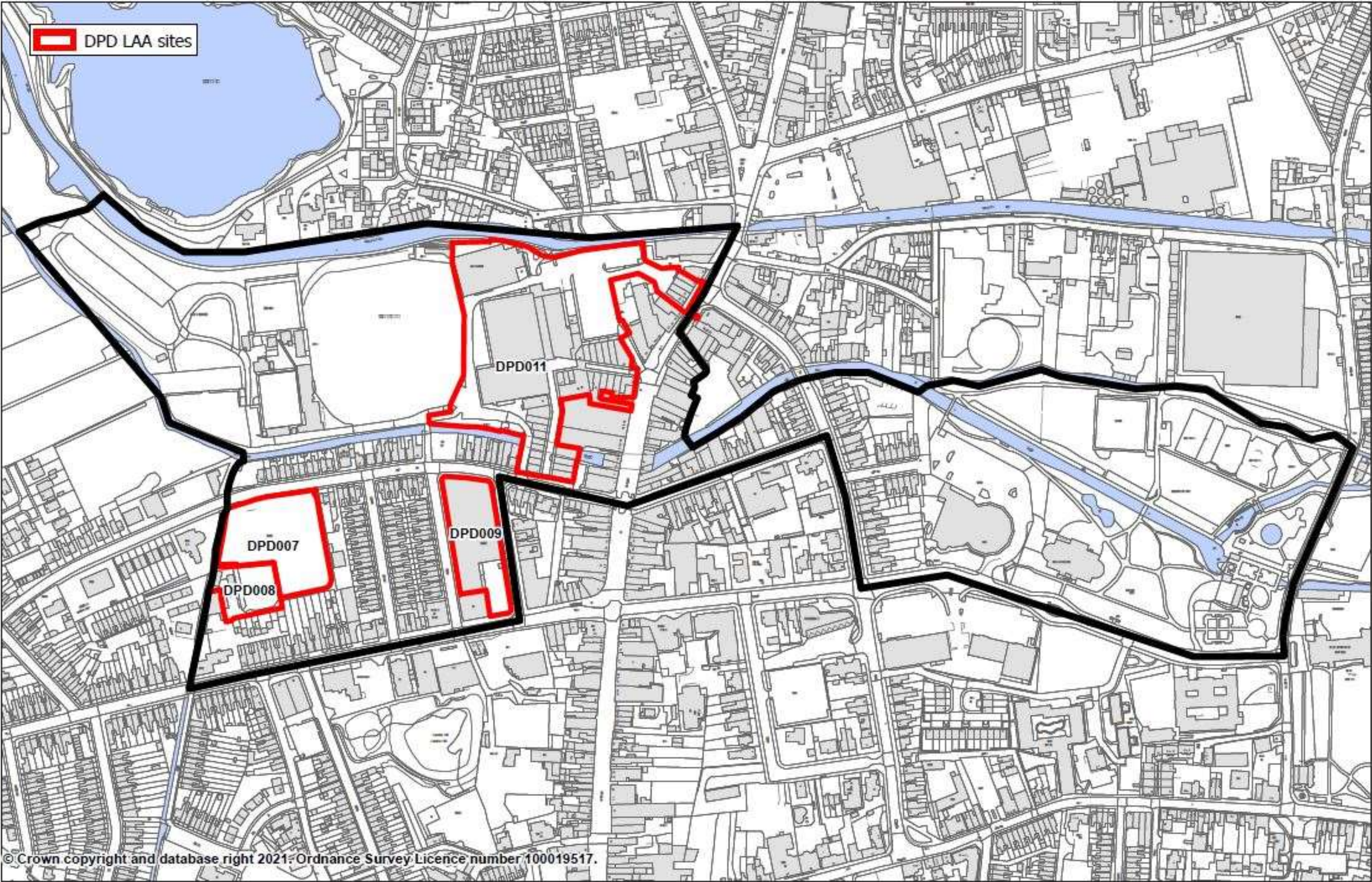




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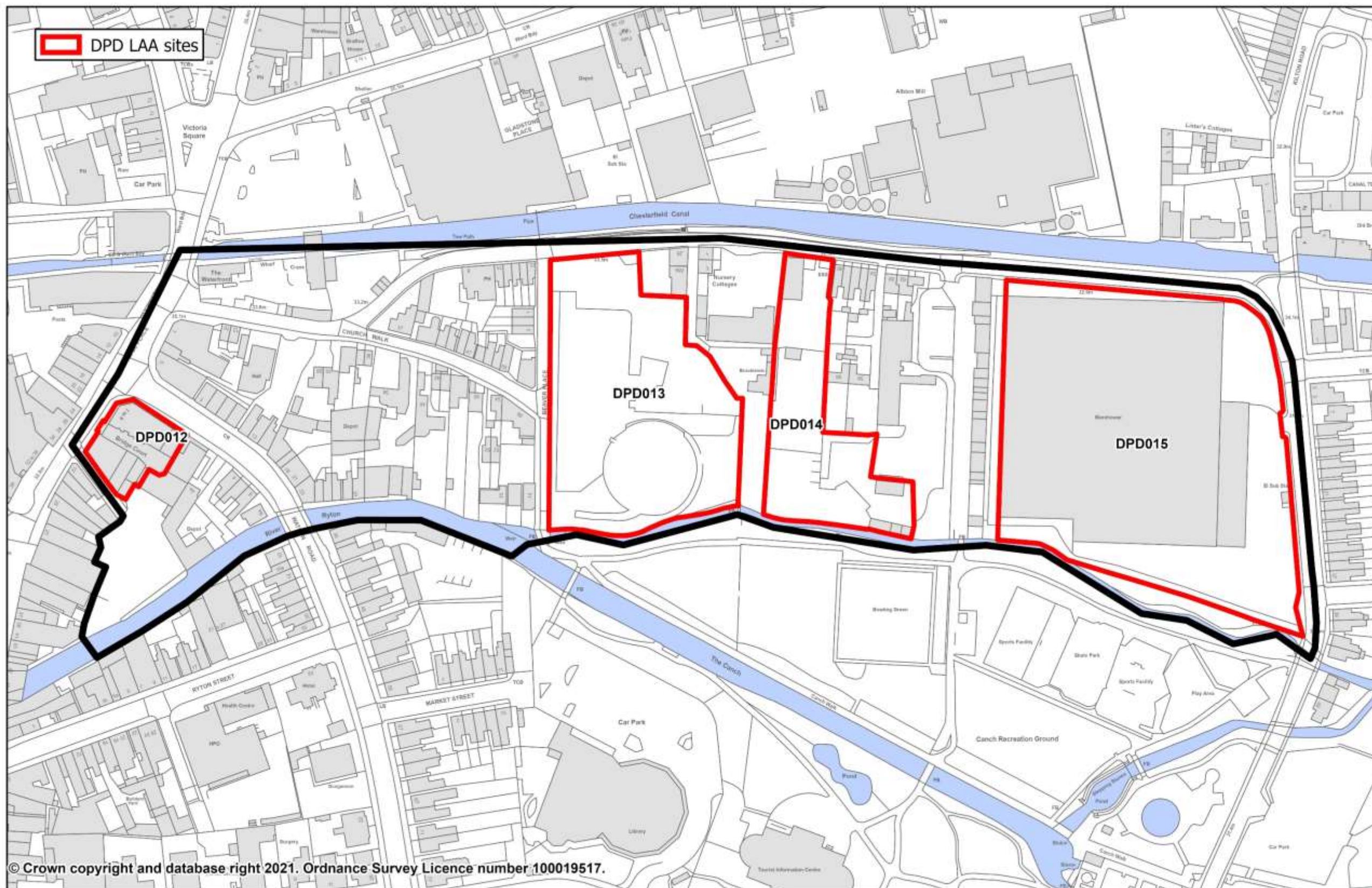


Workshop Waterfront



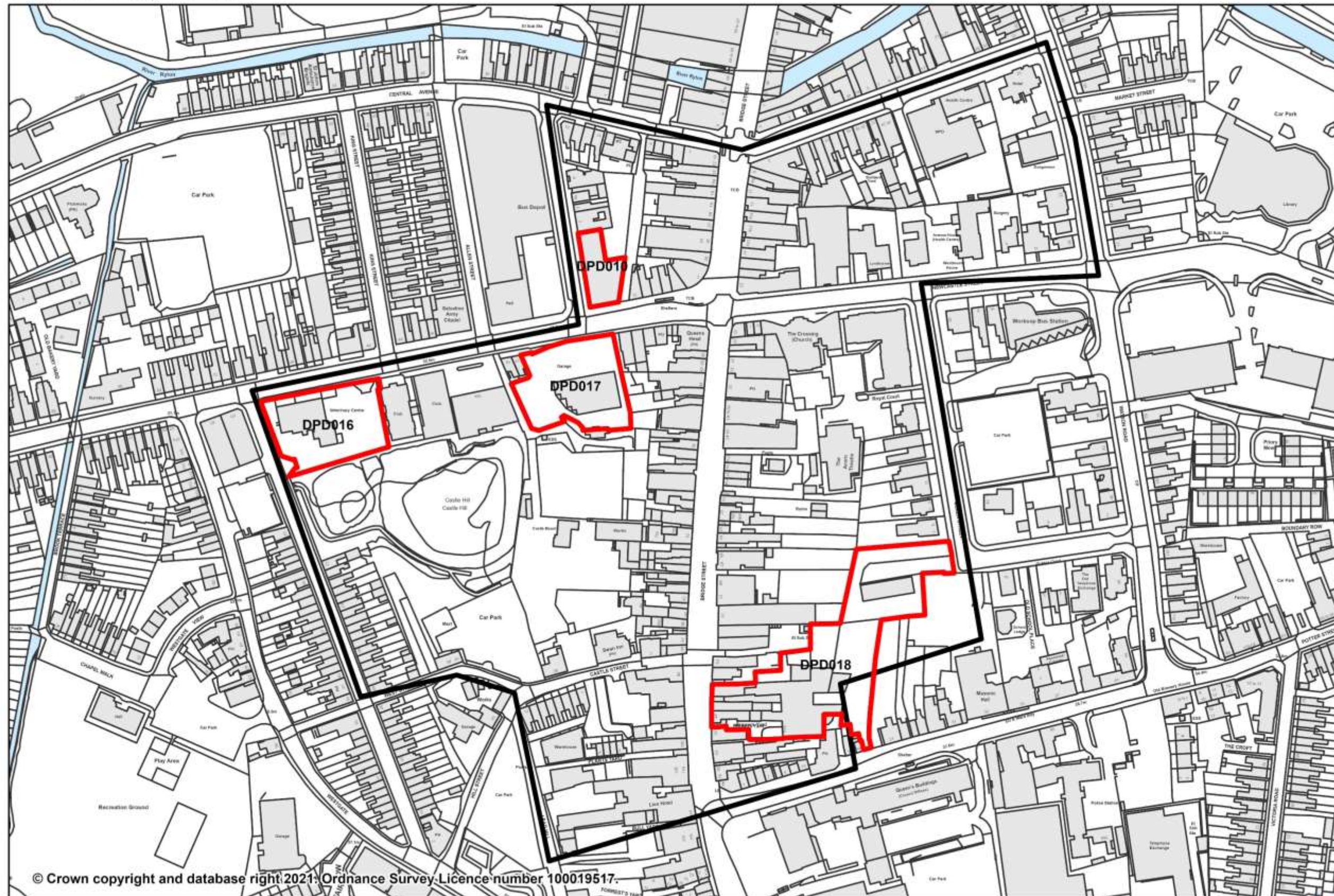


# Innovation District



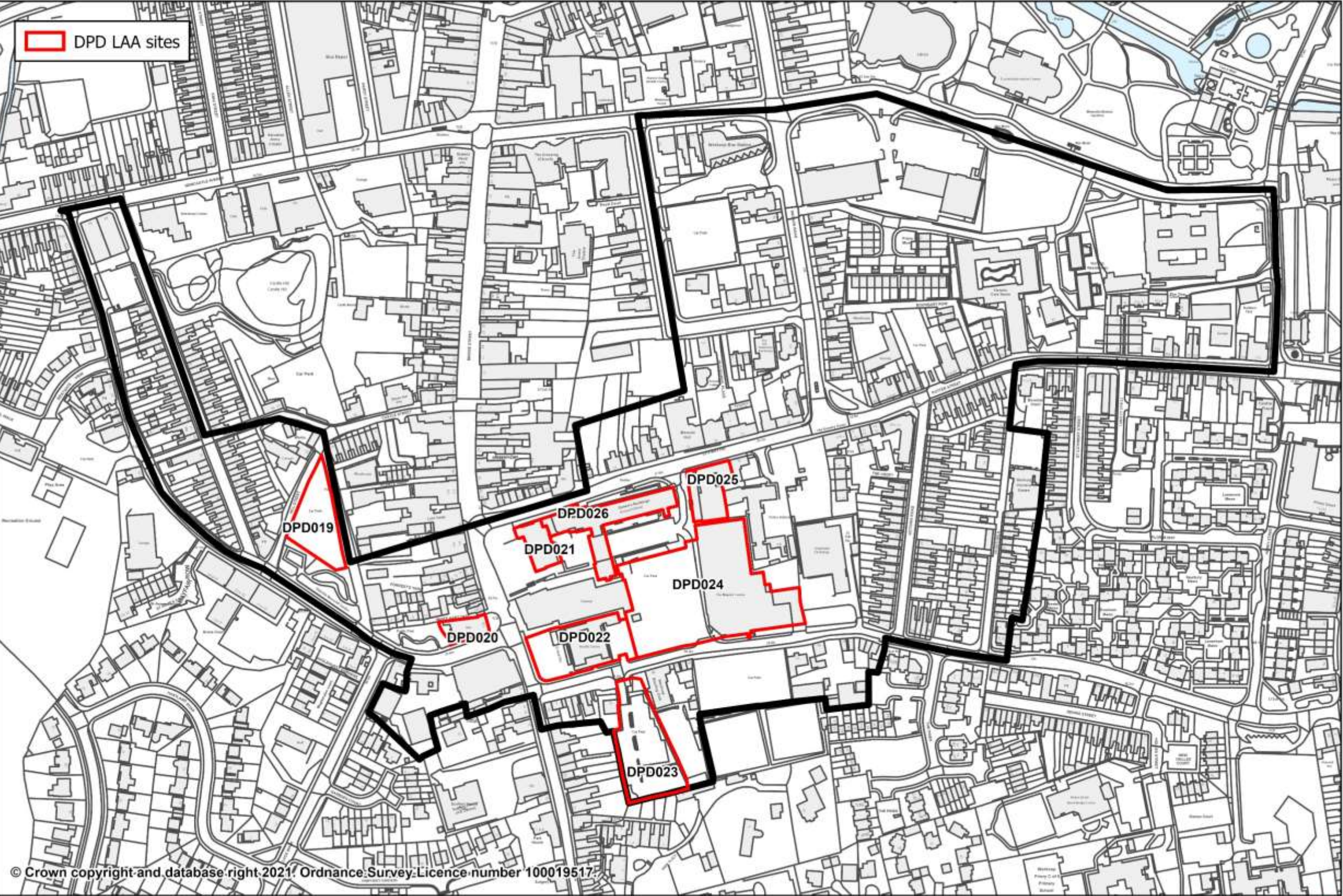


# Historic Bridge Street





Southern Gateway





## Appendix C: Worksop Central DPD Housing Trajectory (2020 to 2040) - Includes completions, sites with planning permission, and proposed Worksop Central DPD Allocation Sites

Application Number/ DPD LAA Ref	Full/Res/ Outline/ Cou/ DPD Allocation	Name	Commenced Y/N	Remaining Capacity as at April 1st 2021	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	2037-2038	2038-2039	2039-2040	TOTAL
<b>Sites with Full planning permission - completions since 1st April, 2020</b>																									
02/08/00358	Full	1 Overened Road	Yes	Completed	1																				1
17/01485/FUL	Full	28 Watson Road	Yes	Completed	2																				2
19/00326/FUL	Full	French Horn Potter Street	Yes	Completed	5																				5
19/00740/COU	Cou	The Anchor Inn Eastgate	Yes	Completed	8																				8
20/00868/COU	Cou	49 Watson Road	Yes	Completed	1																				1
<b>Sites with Full planning permission - under construction</b>																									
<b>N/A</b>				N/A																					
<b>Sites with planning permission - not commenced</b>																									
20/00243/PDN	Pdn	185 Carlton Road	No	1		1																			1
20/00083/FUL	Full	47 Potter Street	No	9			9																		9
20/00269/FUL	Full	63A Bridge Street	No	1		1																			1
20/00270/FUL	Full	63 Bridge Street	No	2		2																			2
20/00993/COU	Cou	Drill Hall Shaw Street Worksop	No	5		5																			5
20/01107/FUL	Full	85 Potter Street	No	1		1																			1
20/01575/COU	Cou	Former Police Station	No	26				6	10	10															26
20/01703/FUL	Full	75-77 Watson Road	No	6			6																		6
21/00216/FUL	Full	72-76 Bridge Street	No	7					7																7
<b>Worksop Central DPD site allocations with planning permission</b>																									
<b>N/A</b>				N/A																					
<b>Worksop Central DPD site allocations without planning permission</b>																									
DPD001	DPD Alloc	Turner Road	No	80						10	30	30	10												80
DPD002	DPD Alloc	Land east of Carlton Road	No	71						11	20	20	20												71
DPD003+DPD004	DPD Alloc	Gateford Road Car Park	No	40							10	10	10	10											40
DPD005	DPD Alloc	Worksop Fire Station	No	15					5	10															15
DPD006	DPD Alloc	Sandy Lane	No	52																	10	20	20	2	52
DPD007+DPD008	DPD Alloc	Central Avenue	No	56													10	20	20	6					56
DPD009	DPD Alloc	Bus Depot, Hardy Street	No	42														10	10	10	10	10	10	2	42
DPD011	DPD Alloc	Priory Wharf	No	150												10	30	30			30	30	20		150
DPD014	DPD Alloc	Creative Village 2	No	20														5	10	5					20



Application Number/ DPD LAA Ref	Full/Res/ Outline/ Cou/ DPD Allocation	Name	Commenced Y/N	Remaining Capacity as at April 1st 2021	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	2037-2038	2038-2039	2039-2040	TOTAL
DPD013	DPD Alloc	Former Gas Works Site	No	50																10	20	20			50
DPD015	DPD Alloc	Warehouse, Priorswell Road	No	60															10	20	20	10			60
DPD010	DPD Alloc	Crown House	No	25															5	10	10				25
DPD018	DPD Alloc	Middletons	No	12								2	10												12
DPD016	DPD Alloc	Land at Newcastle Ave/Norfolk Street	No	8												5	3								8
DPD017	DPD Alloc	Newcastle Avenue Garages	No	20												5	10	5							20
DPD019	DPD Alloc	Lead Hill Car Park	No	15								5	10												15
DPD020	DPD Alloc	Old Ship Inn Public House	No	2				1	1																2
DPD023	DPD Alloc	Newgate Street Car Park	No	15										5	10										15
DPD024	DPD Alloc	The Mayfair Centre	No	36													6	10	10	10					36
DPD025	DPD Alloc	Former Magistrates Court	No	10				2	4	4															10
				Anticipated annual delivery on committed sites with planning permission and proposed allocations:																					
					17	10	15	9	27	45	60	67	60	15	10	20	49	60	55	85	106	90	50	4	854
																			TOTAL UP TO 2037:	710					

# Appendix D: Worksop Central DPD Land Availability Assessment June 2021

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
DPD 001	Station Gateway, Worksop	Turner Road	19/0064 4/FUL - application was previously refused	No	2.23	80	Site is a former council landfill site that is surrounded by educational facility, training centre as well as residential dwellings. South: Turner Road West: Norbridge Academy and associated playing field East: Site is bordered by National Fluid Power training centre North: Existing residential dwellings	Site is derelict brownfield land that was used as a former Council landfill site and accepted household waste until the 1970s.	Part of the Station Quarter Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	Land contamination is likely due to the previous use of the site as a landfill until the 1970s. This would need to be assessed and mitigated in agreement with relevant statutory bodies such as the EA and NCC, regarding the progression of the site. Site should be assessed and mitigated where necessary. Additional site investigations may be required, as well as engineering measures that may be needed, if the proposed site is impacted by possible site settlement and/or landfill gas emissions.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity with appropriate mitigation for potential land contamination.	Good access to Worksop Train station, as site is within 5 minutes walking distance from it. Good access to services and facilities as site is within 10 minute distance from Worksop town centre.	May be suitable dependent on satisfactory engineer and mitigation measures regarding land contamination, as well as satisfactory measures to limit impact on design, landscape, highways, and amenity. Suitability would also depend on satisfactory mitigation measures to noise pollution. Site would be suitable for mixed use development, housing development may be preferred, mainly due to surroundings character of the area.	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. Site is very easily accessible. However, site is a brownfield site with potential contamination which could affect financial viability of the site.	Brownfield site on edge of town centre. Potential for a significant improvement to the area character. Opportunity for DPD Area regeneration.	The potential for archaeological remains is considered low and the potential for survival is likewise considered low. Setting of Conservation Areas and wider setting of Listed Buildings. Unlikely to be heritage impact from development.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the Central area. Housing would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding potential land contamination.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.
DPD 002	Station Gateway, Worksop	Land East of Carlton Road	19/0166 3/FUL - application was previously refused	No	4.27	71	Site is mostly surrounded by residential uses. South: railway line West: Carlton Road and residential dwellings East: Site is bordered by existing residential dwellings North: Existing residential dwellings and Blyth Road	Site is a vacant brownfield site that was a former landfill site of Clinton Maltkins and it accepted household waste	Part of the Station Quarter Character Area and is in an urban area in Centre of Worksop	Any road accesses onto the site should be located as far away as possible	Land contamination is likely due to the previous use of the site for a year from 1939-1940. This would need to be assessed and mitigated in agreement with relevant statutory bodies such as the EA	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity with appropriate mitigation for potential land	Good access to Worksop Train station, as site is within 5 minutes walking distance from it. Good access to services and facilities as	May be suitable dependent on extent of mix of uses and potential impact on town centre. Satisfactory engineer and mitigation measures required regarding land contamination, as well as	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	Brownfield site on edge of DPD Area. Potential for a significant improvement to the area character. Opportunity for town	The site was previously archaeologically evaluated and excavated (AOC Archaeology 2011) as part of an earlier application	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the Central area.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
								from 1939 to 1940.		le from existing level crossing. Suitable fencing along the railway boundary to be provided if not already compliant (1.8m palisade preferred). No surface water drainage to be directed towards the railway.	and NCC, regarding the progression of the site. Site should be assessed and mitigated where necessary. Additional site investigations may be required.		contamination.	site is within 10 minute distance from Worksop Town Centre. Site is in close proximity to a bus stop on Blyth Road.	satisfactory measures to provide appropriate highways entry into the site. Suitability would also depend on satisfactory mitigation measures to noise pollution. There is a potential impact on the existing Conservation Area, which should be mitigated. Potential development would need to limit impact on design, landscape and amenity. Site would be suitable for mixed use development.	housing market. Site is very easily accessible. However, site is a brownfield site with potential contamination which could affect financial viability of the site.	centre regeneration.	n. The footprint of the Victorian malting was fully excavated and recorded during these works. Any development will impact the Grade II listed train station and signal box. It also lies between two conservation areas and will have a setting impact. Principle of development not be opposed subject to suitable design, layout, materials and scale		Housing would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding land contamination and highways access.		



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
DPD 003	Heart of Worksop, Worksop	Gateford Road Car Park	N/A	No	0.43	30	Site is mostly surrounded by residential uses with a couple of derelict buildings. South: Existing derelict brownfield site called Builder's YardWest: Portland Street and existing residential dwellings on other side of the roadEast: Site is bordered by existing mixed use retail/residentialNorth: Existing residential dwellings	Site is mostly currently in use as a car park	Part of the Canal Side Character Area and is in an urban area in Centre of Worksop	NCC Highways has concerns about access on to site. The design of any future scheme would need to address this and seek improved connectivity to Gateford Road via a potential pedestrian/cycle connections and upgraded vehicular access onto existing road networks on Portland	No significant constraints identified.	This site is located near Chesterfield Canal but is within FZ1 and therefore has a low flood risk. Sequentially preferable site.	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 as site is in close proximity to the Town Centre. Site adjacent to National Cycle Route 6, within 2 minute walking distance of the Primary Shopping Centre, adjacent to the Town Centre boundary and is accessible via car. Site is adjacent a bus stop on Gateford Road.	May be suitable dependent on satisfactory measures to provide appropriate highways access into the site. Potential development would need to limit impact on design, landscape and amenity. Site would be suitable for mixed use development, as site located close to the town centre and in close proximity to the primary shopping area. 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. Site is very easily accessible, though work is required to upgrade existing highways. However, site is a brownfield site requiring additional work which could affect financial viability of the site. Site is in very close proximity to the town centre and primary shopping area as well.	Brownfield site in close proximity to the town centre and primary shopping area. Potential for a significant improvement to the area character. Opportunity for town centre regeneration on.	The site is well contained. The southern part of the site borders the Worksop conservation area. The Builder's Yard to the South of the site contains a former maltings complex dating to the 19th century, regarded as having a positive impact on the Conservation Area's character and appearance, therefore any development should assess the impact on said site and the conservation area	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve Central area. Housing would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. Highways access upgrades would also need to be explored.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										Street and Fredrick Street . Highways improvements might be more comprehensive if developed with adjacent site DPD004.												
DPD 004	Heart of Worksop, Worksop	Builders Yard, Dock Road	N/A	No	0.15	10	Site is mostly surrounded by residential uses as well as open space. South: Existing amenity green space and Dock Road West: Existing residential dwellings East: Site is bordered by existing car park and Poplars Church North: Existing car parks	Site is a derelict brownfield site	Part of the Canal side Character Area and is in an urban area in Centre of Worksop	NCC Highways has concerns regarding uses on site that will require high level of pedestrian demand such as a bar or café . The design of any future	No significant constraints identified.	This site is located near Chesterfield Canal but is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity with appropriate mitigation for potential land contamination.	Good access to services and facilities as site is in close proximity to the Town Centre. Site adjacent to National Cycle Route 6, within 2 minute walking distance of the Primary Shopping Centre, adjacent to the Town Centre boundary and is accessible via car. Site is adjacent a	May be suitable dependent on satisfactory measures to provide appropriate highways access into the site. Potential development would need to limit impact on design, landscape and amenity. Site would be suitable for mixed use development, as site located in close proximity to the town centre and in close proximity to the primary shopping area. Impact on	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. Site would require highways adjustments. Site is a brownfield site as well, requiring additional work which could affect financial	Brownfield site in close proximity to the town centre and primary shopping area. Potential for a significant improvement to the area character . Opportunity for town centre regeneration on.	The site is well contained. 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.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing/commercial would increase footfall and support town centre regeneration. Subject to satisfactory	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterplan Location	Site Addresses	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										scheme would need to address this and seek improved connectivity to by potentially closing the Bridge Place junction to vehicular traffic. A potential TRO will be required and revised access arrangements to the adjacent car park will also need to be made. A generous footwa				bus stop on Gateford Road.	conservation area would need to be assessed if taken forward. Potentially suitable if developed with the adjoining site as well.	viability of the site. Site is in very close proximity to the town centre and primary shopping area as well.		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.		highways access upgrades.		



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										y would be required across the site frontage as well. Highways improvements might be more comprehensive if developed with adjacent site DPD003.												



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
DPD 005	Heart of Worksop, Worksop	Worksop Fire Station	N/A	No	0.28	15	Site is mostly surrounded by employment uses. South: existing employment site to the South of Eastgate that border the south side of the siteWest: Existing residential dwellingsEast: Site is bordered by Albion Close and existing employment site on the other side of the roadNorth: Existing employment warehouse with associated facilities and car park.	In use as a fire and rescue station. Planning permission approved to relocate the station to an alternative site in the town. To the best of the landowner's knowledge, there is water, electricity and potentially sewerage connection at the existing businesses.	Part of the Lower Town Character Area and is in an urban area in Centre of Worksop	Site is located in a predominantly industrial area with leisure uses nearby, mitigation works would need to address protect amenity of future residents from neighbouring uses.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity.	Good access to services and facilities as site is within close proximity of the Town Centre. Site is in close proximity to a bus stop on Eastgate and is within 5 minute walking/cycling distance of the Primary Shopping Area and Town Centre.	May be suitable dependent on design/impact on highway, and amenity. Site would be suitable for mixed use development, housing development may be preferred by landowners, mainly due to surroundings character of the area and existing use.	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. Site is a brownfield site, requiring additional work which could affect financial viability of the site. Site is in close proximity to the town centre. Site is also in close proximity to existing employment.	Brownfield site in close proximity to the town centre and primary shopping area. Potential for a significant improvement to the area character. Opportunity for town centre regeneration on.	Development provides an opportunity to enhance the area. There are two non designated heritage assets near the site so impact on these should also be assessed.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing would increase footfall and support town centre regeneration.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.
DPD 006	Sandhill Quarter, Worksop	Sandy Lane	N/A	No	2.59	52	Site is in a predominantly residential area in close proximity to the town centre. South: Site is bordered by existing residential dwellings and Gladstone Street and Sandhill Street West: Site is bordered by residential dwellings on Trent Street and Sime Street. East: Site is bordered by residential dwellings	Site is currently a housing estate and open space	Part of the Station Quarter Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	The site falls within the buffer for the historic landfill sites of North of Sandy Lane and Sawmill. Site was in use between 1947 - 1958, accepting household waste and the British Waterways site accepted industrial and inert waste. This would need to be assessed and mitigated in	This site is located within FZ 1 and therefore has a low flood risk. There are wide surface water issues which should be explored and addressed. Necessary	Potentially policy compliant subject to design/affect on amenity with appropriate mitigation for potential land contamination any drainage issues that	Good access to services and facilities as site is within proximity of the Town Centre. Site is also in close proximity to National Cycle Route 6, within 5 minute walking distance of the Primary Shopping	Housing development would be required to ensure that existing residents can remain on site and to diversify the Council's affordable housing stock and to enhance the character of a predominantly residential area.	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. Site is easily accessible. Site is a	Large brownfield site that is well used currently, near town centre boundary. Opportunity for housing stock upgrade and town centre regeneration. Potential for a	Archaeological potential is considered low. Disturbance from the construction of the current housing estate is likely to have an impact on preservation	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing would increase footfall and support	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
							and Gateford Road North: Site is bordered by Sandy Lane				agreement with relevant statutory bodies such as the EA and NCC, regarding the progression of the site. Site should be assessed and mitigated where necessary. Furthermore, there is potential for local wildlife on site as Sandy Lane is adjacent to Sandhill Lake Local Wildlife Site. An assessment for potential existing local habitat might	mitigation measures might be required.	might require mitigation.	area and Town Centre Boundary and is adjacent to a bus stop on Gateford Road and Sandy Lane.		brownfield site as well, with potential land contamination , requiring additional work which could affect financial viability. As site is currently occupied and is in use, regeneration would only be suitable in phases meaning site regeneration would be a longer term project. Nearby Local Wildlife Site might also have implications for construction hours and mitigation required. Site is in close proximity to the town centre.	significant improvement to the area character.	on potential, however if archaeology is present, there are likely pockets of survival. Further archaeological assessment in the form of a Heritage Impact Assessment may be required. Site is in setting of St John's Church (Grade II listed). Development provides an opportunity to enhance the area		town centre regeneration.		

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DPD 007	Workshop Waterfront, Workshop	Central Avenue	N/A	No	0.52	36	Site is in a predominantly residential area in close proximity to the town centre. South: Site is bordered by existing residential dwellings West: Site is bordered by mixed use with retail use, residential gardens and gated off unused brownfield site. East: Site is bordered by residential dwellings and gardens North: Site is bordered by Central avenue and residential dwellings on the other side of the road	Site is currently in use as a car park	Part of the Lower Town Character Area and is in an urban area in Centre of Workshop	No significant constraints identified.	In relation to waste, the proposed site falls within the buffer for the historic landfill site. Site should be assessed and mitigated where necessary.	Access and western part of the site lies within FZ3a. The majority of the site lies within FZ2. Toward the South Western part there is a small part of the site that is in FZ1, though this is a very small portion of the site. Subject to the relevant Flood Risk Assessment, Sequential Test and Level 2 SFRA and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the	Potentially policy compliant subject to design/affect on amenity. Potentially policy compliant, subject to satisfactory outcomes regarding highways, flood mitigation, and drainage. The loss of the car park/impact on on-street parking should be assessed if taken forward.	Good access to services and facilities as site is in close proximity to the Town Centre boundary. Site is within 5 minute walking distance of the Primary Shopping Area and can be accessed via cycle and walking.	Housing development may be preferred, mainly due to surroundings character of the area and to diversify the housing stock in the area.	Zoopla statistics indicate a steady rise in house prices in Workshop over the past five years. This suggests Workshop is a popular residential area with a buoyant housing market. Site is easily accessible. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to support the flood alleviation scheme. Site is in proximity to the town centre as well. Site is also in close proximity to existing employment.	Brownfield site. Potential for a significant improvement to the area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well.	There is some archaeological potential for medieval agricultural or industrial activity. The site has remained largely undeveloped apart from the carpark and the potential for preservation of archaeological remains is therefore high. Further archaeological evaluation is required to establish site specific conditions and inform any mitigation required. Setting of Conservation Area, although set well back. No Conservation concerns.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the DPD Area. Housing would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterpla n Location	Site Addre ss	P.A ref	Plannin g consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
												forthcomin g Flood Alleviation Scheme.						Developm ent provides an opportunit y to enhance the area				

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
DPD 008	Worksop Waterfront, Worksop	Land to south of Central Avenue Car Park	N/A	No	0.19	20	South: existing residential development (terraced dwellings) to the south, fronting onto Newcastle Avenue and rear elevation terrace facing onto the existing car park. There is a children's nursery to the south west. West: a watercourse runs along the western boundary of the site which runs in to the River Ryton to the north. Tree planting and soft landscaping is formed either side of the beck. Beyond that lies an area comprising high density residential development. East: the southern extent of the existing Central Avenue Car Park lies to the east of the site. The eastern boundary is defined by a timber fence, with sheds and garages located in the alley between the car park and King Street. North: Existing Central Avenue Car Park. Restaurant and takeaway located to the north west of the site.	The site is currently in use for commercial/storage purposes and is occupied by four tenants within the existing buildings/ workshops located on the western side of the site. The eastern section of site has formerly been in use as car park. The remaining part of site to the west has historically been occupied and in use for commercial purposes. To the best of the landowner's knowledge, there is water, electricity and potentially sewerage connection at the existing	Part of the Lower Town Character Area and is in an urban area in Centre of Worksop	No established and adopted highways access onto the site. Current access is through DPD0 07, suggesting that site should not come forward for development without DPD0 07, unless highways issues can be resolved. To the eastern part of the site, there is an area of hardst	In relation to waste, the proposed site falls within the buffer for the historic landfill site. Site should be assessed and mitigated where necessary.	The majority of the site is within FZ1 and therefore has low flood risk. However, site is surrounded by land in FZ3a and FZ2. This means suitability for development is subject to the relevant Flood Risk Assessment, Sequential Testing and Level 2 SFRA and any necessary mitigation measures required. This is also subject to the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood	Potentially policy compliant subject to design/affect on amenity. Potentially policy compliant on the area not in flood zone 2 or flood zone 3, subject to satisfactory outcomes regarding highways, flood mitigation, and drainage (where necessary). The loss of the car park/impact on on-street parking should be assessed if taken forward.	Good access to services and facilities as site is in close proximity to the Town Centre boundary. Site is within 5 minute walking distance of the Primary Shopping Area and can be accessed via car, cycle and walking.	Contrary to policy regarding flood risk. The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk as well as the forthcoming Flood Alleviation Scheme. Suitability is also dependent on satisfactory engineer and mitigation measures regarding land contamination. The loss of the car park/impact on on-street parking should be assessed if taken forward as well. Housing development may be preferred, mainly due to surroundings character of the area. Potentially suitable if developed with the adjoining site, as this would alleviate some of the highways issues	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. Site is easily accessible. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme, which means additional costs. Site does not have established highways access which means that development of site is dependent on	Brownfield site on the edge of the town centre. Potential for a significant improvement to the area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well.	There is some archaeological potential for medieval agricultural or industrial activity. The site has remained largely undeveloped apart from the carpark and the potential for preservation of archaeological remains is therefore high. Further archaeological evaluation is required to establish site specific conditions and inform any mitigation required. Setting of Conservation Area, although set well back. No Conservation concerns.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the area. Housing would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Site would be better suited being	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



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								business.		and which, formerly, was part of the Council's pay & display car park, and is now fenced off from this site. This part of the site is predominantly vacant but is shortly to be used for car parking.		Alleviation Scheme.				DPD007. Site is in close proximity to the town centre and primary shopping area as well. Site is also in close proximity to existing employment.		Development provides an opportunity to enhance the area		developed with adjacent site as highways access is very limited.		

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DPD 009	Worksop Waterfront, Worksop	Bus Depot, Hardy Street	N/A	No	0.38	42	<p>Site is in a predominantly residential and retail area in close proximity to retail within the town centre. South: Site is bordered Newcastle Avenue and a Building in conservation (Dukeries Brewery) West: Site is bordered by Allen Street and off street car parking with residential dwellings on the other side of the road East: Site is bordered by Hardy Street and mixed use retail/residential on the other side of the road North: Site is bordered by Central avenue and a car park and mixed use retail/residential on the other side of the road</p>	Site is currently in use as a Bus Depot	Part of the Lower Town Character Area and is in an urban area in Centre of Worksop	<p>Site has an operational bus depot on site. Development of this site would only be suitable if alternative provision has been provided for the bus depot with relevant size and location and has been agreed with commercial provider. NCC Highways has noted the existing parking</p>	<p>In relation to waste, the proposed site falls within the buffer for the historic landfill site of Central Avenue and is likely to be contaminated with hydrocarbons. Site should be assessed and mitigated where necessary.</p>	<p>Site is fully in FZ3a. Subject to the relevant Flood Risk Assessment, Sequential Test and Level 2 SFRA assessments and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.</p>	<p>Potentially policy compliant subject to design/affect on amenity as well as impact on heritage assets. Only policy compliant subject to satisfactory outcomes regarding highways, flood mitigation and drainage</p>	<p>Good access to services and facilities as site is adjacent to the Town Centre boundary. Site is within 2 minute walking distance of the Primary Shopping Area and can be accessed via car, cycle and walking.</p>	<p>Housing development may be preferred by the landowners, mainly due to surroundings character of the area.</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. Site is easily accessible. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme, which means additional costs. Site has limited accessibility with a one way system around it</p>	<p>Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well.</p>	<p>Development provides an opportunity to enhance the area. A small minority of the site is within the Worksop conservation area. Furthermore the site also bordered a designated heritage asset, any development should assess impact and mitigate this accordingly.</p>	<p>Available, site was submitted by land representative/owner</p>	<p>Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing would increase footfall and support town centre regeneration. The loss of the bus depot would need to be taken into consideration and provided at an alternative location. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Highways</p>	<p>Taken forward for further consideration</p>	<p>The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.</p>



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										restrictions around the site. Development of the site would also need to consider potentially reviewing the existing one-way system to suit the change of use of the site.						which might require upgrades to it. Site is in very close proximity to the town centre and primary shopping area as well. Site is also in close proximity to existing employment.				arrangement may have to be reviewed surrounding site.		

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DPD 010	Historic Bridge Street, Worksop	Crown House	N/A	No	0.06	25	Site is in a predominantly residential and retail area in close proximity to retail within the town centre. South: Site is bordered Newcastle AvenueWest: Site is bordered by Hardy StreetEast: Site is bordered by alleyway leading to car park to the back and bordered by mixed use site adjacentNorth: Site is bordered by mixed use site and car park to the back.	Site is a brownfield site comprising existing commercial office building, which is partly vacant	Part of the Lower Town Character Area and is in an urban area in Centre of Worksop	NCC Highways has noted the existing parking restrictions around the site. Development of the site would might need to consider potentially reviewing the existing one-way system nearby to suit the change of use of the site.	No significant constraints identified.	Part of the Site is in FZ2. The rest of the site is in FZ3a. Subject to the relevant Flood Risk Assessment, Sequential Test and Level 2 SFRA assessments and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.	Potentially policy compliant subject to design/affect on amenity as well as impact on heritage assets. Only policy compliant subject to satisfactory outcomes regarding highways, flood mitigation and drainage	Good access to services and facilities as site is within the Town Centre. Site is adjacent to the Primary Shopping Area and can be accessed via cycle, walking and car .Site is also in close proximity to numerous bus stops on Newcastle Avenue.	Site may be suitable for mixed use development; the site is currently non residential, residential uses could only be introduced subject to sequential/exception test and strategic flood risk assessment and delivery of flood alleviation scheme. Residential would be appropriate as similar uses adjoin the site, and it is within the town centre and the primary shopping area.	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. Site is easily accessible. Site is a brownfield site as well, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures. Site is near to a one way system which might require upgrades to it. Site is in the town centre which could be attractive to mixed use. Site is also in close proximity to existing employment.	Brownfield site in primary shopping area and town centre. Potential for a significant improvement to the conservation area, area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well.	Site is in the Conservation Area and in the wider setting of several Listed Buildings and the Castle Hill Scheduled Ancient Monument . The building dates to the 1980s and is of a design considered to have a neutral effect on the Conservation Area. No concerns with its re-use, subject to suitable elevation treatment. The sites lies within the medieval core to the north of the castle and has a high potential for archaeological remains. Archaeological	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use would increase footfall and support town centre regeneration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Highways arrangement may have to be reviewed surrounding site.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterpla n Location	Site Addre ss	P.A ref	Plannin g consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
																	evaluation and any resulting mitigation of the site should be undertake n prior to developm ent					

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DPD 011	Worksop Waterfront, Worksop	Priory Wharf	N/A	No	2.11	150	Site is in the primary shopping area, adjoins a sports ground and residential dwellings and is within the town centre. South: Site is bordered Central Avenue, the River Ryton and commercial/retail properties West: Site is bordered by a cricket ground at Worksop Cricket and Sports Club East: Site is bordered by Bridge Place North: Site is bordered by Chesterfield Canal	Currently used as the Priory Shopping Centre and associated car parking	Part of the Lower Town Character Area and is in an urban area in Centre of Worksop	NCC Highways has highlighted that a residential development may have to retain the current Bridge Place to Central Avenue one-way arrangements unless sufficient width can be found to create a junction(s) that is wide enough to accommodate two-way traffic as well as	In relation to waste, the proposed site falls within the buffer for the historic landfill sites. Site should be assessed and mitigated where necessary.	Half of the site is in FZ1, the rest is in FZ2. There is a tiny fraction in FZ3a. Subject to the relevant Flood Risk Assessment, Sequential Testing and Level 2 SFRA assessments and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.	Potentially policy compliant subject to design/affect on amenity. Potentially policy compliant on the area not in floodzone 2 or floodzone 3, subject to satisfactory outcomes regarding highways, flood mitigation, heritage and drainage (where necessary). Contrary to policy (NPPF and local) on the basis of flood risk without the emerging flood alleviation scheme.	Great access to services and facilities as site is within the Town Centre and the Primary Shopping Area. The site is in close proximity to the high street and is accessible via cycling, walking and car.	Contrary to policy regarding flood risk. The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk as well as the forthcoming Flood Alleviation Scheme. Site may be suitable for mixed use development due to neighbouring uses as well as proximity to town centre boundary and being included within the primary shopping area boundary. Site would require highways upgrades as well.	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. Site is easily accessible. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme, which means additional costs. Existing highways networks would also require upgrade which would contribute to	Large brownfield site in the town centre and primary shopping area. Opportunity for expanding retail/leisure/housing/commercial offer in the town centre. Potential for a significant improvement to the area character and town centre regeneration	Outside of the Conservation Area but within its setting. Especially important is the setting of the canal. No concern with principle of development, subject to appropriate design, layout, materials and scale. Archaeological potential associated with early post-medieval encroachment onto medieval common land. Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use development would increase footfall and support town centre regeneration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Highways arrangement may have to be reviewed surrounding site. Subject to satisfactory	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



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										pedestrians.						additional development costs. Site is within the town centre and the primary shopping area as well. Site is also in close proximity to existing employment.				measures regarding potential land contamination. Subject to satisfactory measures regarding conservation area, designated heritage assets and potential impacts on surrounding settings.		

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DPD 012	Innovation District, Worksop	The Worksop Access to Skills Hub (The WASH), Bridge Court	20/00696/COU	Yes	0.11	N/A	Site is in a predominantly retail area in close proximity to shops and services within the town centre. South: Site is bordered by Ryton PlaceWest: Site is bordered by Bridge PlaceEast: Site is bordered by existing home furniture shopNorth: Site is bordered by Watson Road	Site used to be an empty mixed use building but construction has commenced on site as per the planning application to construct a training and education facility	Part of the Canal side Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	No significant constraints identified.	This majority of the site is located within FZ 1 and therefore has a low flood risk. South West part of the site is in FZ2. Subject to the relevant Flood Risk Assessment and any necessary mitigation measures required, it is considered that the site could potentially be delivered.	Potentially policy compliant subject to design/affect on amenity, subject to satisfactory outcomes regarding highways, flood mitigation, and drainage (where necessary).	Good access to services and facilities as site is within the Town Centre and adjacent to the Primary Shopping Area. The site is accessible via cycling and walking. Site is also in close proximity to a bus stop on Watson Road.	Site is suitable for development as there is an approved planning application on the site. Construction has begun (06/2021).	Site is attractive to the market as there is an approved planning application on the site. Construction has begun (06/2021).	Brownfield site within town centre and edge of primary shopping area. Opportunity for town centre regeneration.	Development provides an opportunity to enhance the area. Outside of the Conservation Area but within its setting.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. An educational hub would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding agreed planning application.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
DPD 013	Innovation District, Worksop	Former Gas Works site, Canal Road	N/A	No	0.81	50	South: Site is bordered by the River Ryton and the Canch Park West: Site is bordered by Beaver Place with residential dwellings on the other site East: Site is bordered by pepper potted residential dwellings and associated private gardens as well as an employment site on the South East section North: Canal Road as well as the Chesterfield Canal	Previously used as a Gas holder, site is now used for outdoor storage/parking	Part of the Canal side Character Area and is in an urban area in Centre of Worksop	NCC Highways has concerns has concerns regarding historic access issues onto Canal Road via both Church Walk and Priors well Road. It is required that traffic impact will need to be assessed in terms of pedestrian/cycle connectivity, highway safety, and junction capacity. The scope	Land contamination is likely due to the previous use of the site. This would need to be assessed and mitigated where necessary. Intrusive site investigations will be required as the site may be contaminated by historic land uses. A Preliminary Ecological Appraisal will be required to mitigate any impact on local wildlife, flora and fauna.	This majority of the site is located within FZ 1 and therefore has a low flood risk. South part of the site is in FZ3b. Subject to the relevant Flood Risk Assessment, Sequential Test and Level 2 SFRA assessments and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.	Potentially policy compliant subject to design/affect on amenity. Potentially policy compliant subject to satisfactory outcomes regarding highways, heritage, flood mitigation, and drainage (where necessary) as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site is a 5 minute walk from the Town Centre. Site is also adjacent National Cycle Route 6, within 5 minute walking distance of the Primary Shopping Area and is within walking distance of public transport. Site can be accessed via cycling, walking and car.	Site may be suitable for mixed use development due to neighbouring uses, as well as proximity to town centre boundary and the primary shopping area boundary. The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk and the delivery of the forthcoming Flood Alleviation Scheme. Suitability is also dependent on satisfactory engineer and mitigation measures regarding land contamination. Suitability will also dependant on satisfactory measures to provide appropriate highways upgrades on existing surrounding road networks. There could be a potential impact on the conservation area which would need to be addressed in order for a development to	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. Site is easily accessible. Site is in proximity to Creative Village, popular with start up businesses indicating demand for that use in this location. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme,	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area, area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well. Site could also provide needed highways upgrades as well.	Development provides an opportunity to enhance the area. The site is within the Worksop conservation area. Furthermore the site also in close proximity to a number of designated heritage assets, any development should assess impact and mitigate this accordingly. A small section at the existing entrance on the Northern boundary of the site is also highlighted as having archaeological interest.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the area. Housing and mixed use development would increase footfall and support town centre regeneration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Highways arrangement may have to be reviewed surrounding site. Subject to satisfactory measures	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										for improvement at the Bridge Place end is limited and would need to be further investigated. Improvements to the Priors well Road junction is reliant on the DPD0 15 site coming forward. This would provide the opportunity to realign Canal Road through the site and to close the existing junction with Priors					be policy compliant. Suitability would also depend on satisfactory mitigation measures to noise pollution.	which means additional costs. Site is anticipated to require infrastructure and highways upgrades. Site is in close proximity to the town centre and primary shopping area as well as employment opportunities.				regarding potential land contamination. Subject to satisfactory measures regarding conservation area, designated heritage assets and potential impacts on surrounding settings.		



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										well Road to vehicular traffic. Site is located in a predominantly industrial area, so mitigation works would need to address potential disruption via the operation of surrounding businesses. The Albion Mill has the potential to generate noise, development of site would need to mitigate												

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										e and addresses this.												



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
DPD 014	Innovation District, Worksop	Creative Village Phase 2	N/A	No	0.39	20	South: Site is bordered by the River Ryton and the Canch ParkWest: Site is surrounded by partly residential dwellings and existing businessEast: Existing residential dwellings and employment landNorth: Canal Road as well as the Chesterfield Canal	The site consists of derelict buildings and brownfield land	Part of the Canal side Character Area and is in and urban area in Centre of Worksop	NCC Highways has concerns regarding historic accesses onto Canal Road via both Church Walk and Priors well Road. It is required that traffic impact will need to be assessed in terms of pedestrian/cycle connectivity, highway safety, and junction capacity. The scope for improv	Land contamination is likely due to the previous use of the site. This would need to be assessed and mitigated where necessary. Intrusive site investigations will be required as the site may be contaminated by historic land uses. A Preliminary Ecological Appraisal will be required to mitigate any impact on local wildlife, flora and fauna.	This majority of the site is located within FZ 1 and therefore has a low flood risk. However, there is some FZ3b on the southern boundary of the site. Subject to the relevant Flood Risk Assessment, Sequential Testing and Level 2 SFRA assessments and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.	Potentially policy compliant subject to design/affect on amenity. Potentially policy compliant subject to satisfactory outcomes regarding highways, heritage and drainage (where necessary) as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site is a 5 minute walk from the Town Centre. Site is also adjacent National Cycle Route 6, within 5 minute walking distance of the Primary Shopping Area and is within walking distance of public transport. Site can be accessed via cycling, walking and car.	Site may be suitable for mixed use development due to neighbouring uses, and could prove particularly attractive to business use given the success of the neighbouring site. Contrary to policy regarding flood risk. The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk on parts of the site affected, as well as the forthcoming Flood Alleviation Scheme. Suitability is also dependent on satisfactory engineer and mitigation measures regarding land contamination. Suitability will also dependant on satisfactory measures to provide appropriate highways upgrades on existing surrounding road networks. There could be a potential impact	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. Site adjoins a popular start-up business site so could provide suitable additional land. Site is easily accessible. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is anticipated to require infrastructure and highways upgrades. Site is in close proximity to the town centre and primary shopping area as well as	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well. Site could also provide needed highways upgrades as well.	The site is well contained. The site is within the Worksop conservation area. Development provides an opportunity to enhance the area. There are numerous buildings in conservation surrounding the site, so impact on these should also be assessed.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use development would increase footfall and support town centre regeneration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Highways arrangement may have to be reviewed surrounding site. Subject to satisfactory	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										ement at the Bridge Place end is limited and would need to be further investigated. Improvements to the Priors well Road junction is reliant on the DPD0 15 site coming forward. This would provide the opportunity to realign Canal Road through the site and to close the existing junction with Priors well Road					on the conservation area which would need to be addressed in order for a development to be policy compliant. Suitability would also depend on satisfactory mitigation measures to noise pollution.	employment opportunities.			measures regarding potential land contamination.			

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										to vehicular traffic. Site is located in a predominantly industrial area, so mitigation works would need to address potential disruption via the operation of surrounding businesses. The Albion Mill has the potential to generate noise, development of site would need to mitigate this.												



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DPD 015	Innovation District, Worksop	Warehouse, Priors well Road	N/A	No	1.54	60	South: Site is bordered by the River Ryton and the Canch Park West: Site is surrounded by a the regenerated Creative Village that contains business offer East: Priorswell Road with residential dwellings on the other side of the road North: Canal Road as well as the Chesterfield Canal	Occupied by a business, mostly used as storage and distribution . Development subject to relocation of business within the area.	Part of the Canal side Character Area and is in and urban area in Centre of Worksop	The Highway Authority will be seeking vehicular accesses from both Canal Road and Priors well 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	Land contamination is likely due to the previous use of the site. This would need to be assessed and mitigated where necessary. Intrusive site investigations will be required as the site may be contaminated by historic land uses.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, flood mitigation, heritage and drainage (where necessary ) as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site is a 5 minute walk from the Town Centre. Site is also adjacent National Cycle Route 6, within 5 minute walking distance of the Primary Shopping Area and is within walking distance of public transport. Site can be accessed via cycling, walking and car.	Likely to be housing site, to reflect landowners preferences.	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. Site is easily accessible. Site is a brownfield site as well, with potential land contamination , requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme, which means additional costs. Site is anticipated to require infrastructure and highways upgrades.	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area character and town centre regeneration. Site could also provide needed highways upgrades as well.	Potential for archaeological remains, Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site. This site is outside of, but within the immediate setting of the Worksop Conservation Area. In addition, the site is in the wider setting of several Listed Buildings, including Worksop Priory Church (grade I). The retention of the front boundary wall and railings, which	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing would increase footfall and support town centre regeneration. Highways arrangement may have to be reviewed surrounding site. Subject to satisfactory measures regarding potential land contamination. Subject to satisfactory measures regarding conservation area, designated heritage assets and potential impacts	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterpla n Location	Site Addre ss	P.A ref	Plannin g consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification	
										arrang ement s with Churc h Walk/ Bridge Place and Priors well Road/ Kilton Road. These junctio ns will requir e consid ering in detail. The footwa y will requir e wideni ng to a minim um width of 2.0m aroun d the perime ter of the site with a wider sectio n adjace nt the Priors well Road bus stop to						Site is in close proximity to the town centre and primary shopping area as well as employment opportunities.			relate to the Worksop & Retford Brewery that previously occupied the site, would also be important in assimilatin g any new developm ent into its historic surroundin gs. This is also close to the former home of Sgt Johnson (WW1 Victoria Cross) who is memoriali sed on Memorial Avenue adjacent to the Old Library. Developm ent provides an opportunit y to enhance the area		on surroundi ng settings.		

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										cater for the additional pedestrian usage. The Albion Mill has the potential to generate noise, development of site would need to mitigate.												



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DPD 016	Historic Bridge Street, Worksop	Land at Newcastle Avenue/Norfolk Street	20/00193/COU & 19/01530/COU	Yes - application is for conversion into a car park	0.22	8	Site is in a predominantly residential area in close proximity to the town centre. South: Site is bordered by access to existing car park and Castle Hill, an ancient monument and amenity greenspace West: Site is bordered by Norfolk Street East: Site is bordered by existing social club building North: Site is bordered by Newcastle Avenue	Site used to be a former Veterinary practice with associated car parking, however is now vacant with existing building still on site	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	In relation to waste, the proposed site falls within the buffer for the historic landfill site. Land contamination may be possible. This would need to be assessed and mitigated where necessary.	The whole site is located in FZ3a. Subject to the relevant Flood Risk Assessment, Sequential Test and Level 2 SFRA assessments and any necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.	Potentially policy compliant subject to design/affect on amenity as well as impact on heritage assets. Potentially policy compliant, subject to satisfactory outcomes regarding highways, flood mitigation and drainage (where necessary)	Good access to services and facilities as site is in close proximity of the Town Centre. Site is within 5 minute walking distance of the Primary Shopping Area and can be accessed via cycle, walking and car. Site is also in close proximity to numerous bus stops on Newcastle Avenue.	Housing development may be preferred, to reflect landowners preferences.	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. Site is easily accessible. Site is a brownfield site as well, with potential land contamination, requiring additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme, which means additional costs. Site is in proximity to the town centre as well as	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area, area character and town centre regeneration. Site could contribute to flood mitigation upgrades as well.	The site is in the Conservation Area and in the setting of Castle Hill Scheduled Ancient Monument. The building was originally a school, identified as a 'positive building' in the Worksop CA Appraisal and its demolition has been resisted on several occasions in 2019-2021. The site lies in an area of archaeological potential associated with the medieval and post-medieval development of the town. Application should be accompanied by a Heritage Impact Assessment	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the area. Housing would increase footfall and support town centre regeneration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Subject to satisfactory measures regarding potential land contamination.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
																employment opportunities.		nt focusing on the archaeological potential of the site				
DPD 017	Historic Bridge Street, Worksop	Newcastle Avenue Garages	21/00161/FUL	Yes - application is for conversion into a car park	0.23	20	Site is in a predominantly residential and mixed area in close proximity to the town centre. South: Site is bordered access road onto Castle Hill ancient monument and amenity greenspace West: Site is bordered by access road onto Castle Hill amenity greenspace East: Site is bordered by mixed use residential and retail buildings and positive buildings in conservation that are outbuildings North: Site is bordered by	Site is currently occupied by garages and associated buildings/parking	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	No significant constraints identified.	The majority of the site is located in FZ2. There is also some part of the site that is located in FZ3a. Subject to the relevant Flood Risk Assessment, Sequential Test and Level 2 SFRA assessments and any	Potentially policy compliant subject to design/affect on amenity as well as impact on heritage assets. Potentially policy compliant, subject to satisfactory outcomes regarding highways, flood mitigation (after alleviation	Good access to services and facilities as site is within proximity of the Town Centre. Site is within 2 minute walking distance of the Primary Shopping Area and can be accessed via cycling, walking and car. Site is also in close proximity to numerous bus stops on	Site may be suitable for mixed use development. The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk on parts of the site affected, as well as the forthcoming Flood Alleviation Scheme. Suitability is also dependent on satisfactory engineer and mitigation measures	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. Site is easily accessible. Site is a brownfield site, with potential land contamination, requiring	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area, area character and town centre regeneration. Site could contribute	Site is in the Conservation Area, in the setting of Listed Buildings and in the immediate setting of the Castle Hill Scheduled Ancient Monument. Potential development should mitigate. The site lies in an area of archaeolo	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use development would increase footfall and support town centre	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
							Newcastle Avenue and faces onto Hardy street					necessary mitigation measures required, it is considered that the site could potentially be delivered subject to ongoing discussions with the EA and the forthcoming Flood Alleviation Scheme.	scheme), and drainage (where necessary)	Newcastle Avenue.	regarding land contamination. Site suitability is also dependant on satisfactory measures to limit impact on design, landscape, highways, and amenity. There could be a potential impact on the conservation area and ancient monument nearby, which would need to be addressed in order for a development to be policy compliant.	additional work which could affect financial viability. Site is affected by flooding issues which would require additional mitigation measures to that of the flood alleviation scheme, which means additional costs. Site is in close proximity to the town centre and primary shopping area as well as employment opportunities.	to flood mitigation upgrades as well.	gical potential associated with the medieval and post-medieval development of the town. Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site		regeneration. Site would only be suitable if flooding mitigation measures have been implemented successfully, as per the emerging Flood Alleviation Scheme. Subject to satisfactory measures regarding potential land contamination.		
DPD 018	Historic Bridge Street, Worksop	Middleton's	19/0094 2/LBA & 19/0094 1/FUL	Yes - part	0.53	12	Site is in a mixed use area in the town centre. South: Site is bordered by existing mixed use building adjoining the siteWest: Site is bordered by Bridge StreetEast: Site is bordered by Queen Street and residential/commercial gardens/back yardsNorth: Site is bordered by existing mixed use building adjoining the site	Buildings included in site boundary (83, 83A and 87 Bridge Street) are former commercial buildings	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No established highways access onto the site. Current access is via Potter Street/ Queen Street to the rear. Site would need to be	Land contamination is likely due to the previous use of the site. This would need to be assessed and mitigated where necessary.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, heritage as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site is within the Town Centre and can be accessed via cycle and walking. Site is also located in close proximity to a bus stop on Bridge Street and is in close proximity to the Worksop Bus Station	Site is suitable for employment/commercial development as there is an approved planning application on the site. Land to the rear could accommodate housing subject to design, amenity and contamination mitigation.	Site is attractive to the business market as there is an approved planning application for a business incubation spaces on the site. Additionally, Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre	Site is in the Conservation Area, in the setting of a range of Listed Buildings. No conservation concerns in principle, subject to suitable design, layout, materials and scale. The site is in an area	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use development would increase footfall and support town	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
										connected to existing pedestrian, cycle and vehicle networks.						popular residential area with a buoyant housing market.	regeneration.	of high archaeological potential associated with the medieval market place Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site with applications proposing to break ground.		centre regeneration. Subject to satisfactory measures regarding conservation area and potential impacts on surrounding settings and heritage assets.		

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
DPD 019	Southern Gateway, Worksop	Lead Hill Car Park	N/A	No	0.15	15	Site is in a predominantly residential in close proximity to the town centre. South: Site is bordered by and open space. West: Site is bordered by Hill Street East: Site is bordered by Lead Hill North: Site is bordered by Lead Hill	Site is currently in use as a car park	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, heritage and drainage (where necessary) as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site is in close proximity to the Town Centre. Site can be accessed via cycling, walking and car. Site is in close proximity to a bus stop on Westgate.	Housing development may be preferred, mainly due to surroundings character of the area and in line with the landowners wishes.	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. Site is easily accessible. Site is a brownfield site as well, requiring additional work which could affect financial viability. Site is in a Conservation area with an ancient monument nearby so additional mitigation measures might be anticipated. Site is in close proximity to the town centre as well as employment opportunities	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	Site is in the Conservation Area, in the setting of a range of Listed Buildings and also in the setting of Castle Hill Scheduled Ancient Monument.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the area. Housing would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding conservation area and potential impacts on surrounding settings.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterplan Location	Site Address	P.A ref	Planning consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned Justification
DPD 020	Southern Gateway, Worksop	Old Ship Inn Public House	20/01237/FUL	Yes - Application is for façade works	0.04	2	Site is in a predominantly mixed use area adjoining the town centre. South: Site is bordered by Westgate West: Site is bordered by registered park and garden and open space East: Site is bordered by Bridge Street North: Site is bordered by commercial building	Site used to be a former Public House and Inn that is now vacant	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, heritage and drainage.	Good access to services and facilities as site is located within the Town Centre and is located in close proximity to the market square. Site can be accessed via car/bike and bus. Site is also in close proximity to numerous bus stops on Westgate and Bridge Street.	Site suitability is dependant on satisfactory measures to limit impact on heritage, highways, and amenity. As building on site is a Grade II* listed building, there is a potential impact on the heritage and the conservation area which should be minimised and the existing structures on site should be protected. This would need to be addressed in order for a development to be policy compliant. Site may be suitable for mixed use development, mainly due to surroundings character of the area and proximity to the town centre boundary . Conversion of building would be required to protect and enhance the listed asset.	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. Site is easily accessible. Site is in a Conservation area with the existing building being a Grade II*, so mitigation and design measures would be sought. Site is located within the town centre as well as in close proximity to employment opportunities	Brownfield site in close proximity to primary shopping area and town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	The site lies in an area of very high archaeological potential associated with the medieval castle. Any development in this area has a significant potential to cause significant harm to any underlying archaeological remains. Site should be assessed for these before any development takes place. Site would only be suitable for a conversion. Application stage must also include a detailed Heritage Impact Assessment comprising a full assessment of	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use development would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding heritage.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



DPD LAA Ref	Masterpla n Location	Site Addre ss	P.A ref	Plannin g consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
																		archaeolo gical potnetial and also appraisal of the impact to designate d assets set against the proposed developm ent.				

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DPD 021	Southern Gateway, Worksop	Worksop Town Hall	N/A	No	0.06	N/A	Site is in a predominantly mixed use area in the town centre. South: Site is bordered by the Savoy CinemaWest: Site is bordered by Bridge Street and the Market Square civic spaceEast: Site is bordered by Queen's Buildings office and public sector buildingNorth: Site is bordered by Potter Street	Site is a the town's Town Hall, in use for civic functions and forms part of the operational space for the District Council	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design and heritage.	Good access to services and facilities as site is within the Town Centre and is adjacent to the market square. The site can be accessed via car/bike. Site is also in close proximity to numerous bus stops on Potter Street and Bridge Street.	Site may be considered suitable for mixed use subject to the ongoing effective operation of the Council business. Site may be suitable for mixed use development, mainly due to surrounding character of the area and situation in the town centre. Site suitability is dependent on satisfactory measures to limit impact on design, heritage. As building is a Grade II listed, the integrity of the building should be protected and enhanced, with potential impact on the conservation area minimised.	Site is easily accessible. Site is in a Conservation area with the existing buildings on sites being a Grade II so additional mitigation and design measures would be expected. Site is within the town centre as well as in close proximity to employment opportunities	Brownfield site adjacent to the town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	Worksop Town Hall is grade II listed and in the Conservation Area. It is also in the setting of a range of Listed Buildings along Bridge Street, Park Street and Potter Street. Originally the ground floor had a pair of doors on the west elevation that opened onto the market place, reflecting the original function of the ground floor as a corn exchange. Reinstatement of these should be explored, subject to suitable external joinery design and	Available, site was submitted by land representative/owner	Potentially suitable for increase of on site facilities subject to policy compliance. The site presents an opportunity to improve the town centre. Increase of onsite services would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding heritage assets.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

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																		masonry repairs. The site is in an area of high archaeological potential associated with the medieval market place. Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site with applications proposing to break ground.				



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DPD 022	Southern Gateway, Worksop	Newgate Street Health Centre	N/A	No	0.21	N/A	Site is in a predominantly mixed use in close proximity to the town centre. South: Site is bordered by Newgate Street West: Site is bordered by Park Street and civic space adjacent East: Site is bordered by existing car park North: Site is bordered by the Savoy Cinema and existing civic space	Site is currently operational as a Health Centre and vacant land	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	Health Centre is fully operational and is in regular use. Proposals should only recommend to expand existing services onto vacant land.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/heritage and drainage.	Good access to services and facilities as site is within the Town Centre and is adjacent to the market square. The site can be accessed via car/bike. Site is also in close proximity to a bus stop on Newgate Street.	Site is required to maintain and expand the health centre's operations in line with the owners preferences	Site is easily accessible. Site is a brownfield site as well, requiring additional work which could affect financial viability. Site is in a Conservation area; additional design measures might be sought. Site is within the town centre as well as in close proximity to employment opportunities	Brownfield site in close proximity to the town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	Site is in the Conservation Area and is in the setting of several Listed Buildings, including the grade II* Old Ship and grade II 13-15 Park Street/2 Newgate Street, both timber-framed buildings with high significance. No conservation concerns in principle, subject to suitable design, layout, materials and scale The site is in an area of high archaeological potential associated with the medieval market place Application should be accompanied	Available, site was submitted by land representative/owner	Potentially suitable for increase of on site facilities subject to policy compliance. The site presents an opportunity to improve the town centre. Increase of onsite services would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding heritage.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

DPD LAA Ref	Masterpla n Location	Site Addre ss	P.A ref	Plannin g consent Y/N	Size (ha)	Minimum capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Flood Risk	Policy compliant (national and local)?	Proximity and connectivity to services and facilities	Assessment of suitability (Suitable for mixed use development for uses (housing/employment/retail/leisure/entertainment)	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as an allocation?	Reasoned justification
																		ied by a Heritage Impact Assessme nt focusing on the archaeolo gical potential of the site with applicatio ns proposing to break ground.				

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DPD 023	Southern Gateway, Worksop	Newgate Street Car Park	N/A	No	0.25	15	Site is in a predominantly residential area in close proximity to the town centre. South: Existing garages/gardens West: Existing residential and mixed use dwellings and associated gardens East: Bordered by Worksop Bowling Club and associated buildings and parking North: Site is bordered by Newgate Street	Site is currently in use as a car park	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, heritage and drainage.	Good access to services and facilities as site is adjacent to the Town Centre boundary and is in close proximity to the market square. The site can be accessed via car/bike. Site is also in close proximity to a bus stop on Newgate Street.	Site is likely to be taken forward for housing to reflect site owners preferences. Site suitability is dependant on satisfactory measures to limit impact on design, highways, and amenity. There is a potential impact on the existing Conservation Area, which should be mitigated. The loss of the car park/impact on on-street parking should be assessed if taken forward as well.	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. Site is easily accessible. Site is a brownfield site, requiring additional work which could affect financial viability. Site is in a Conservation area, so additional design/mitigation measures may be sought. Site is adjacent to the town centre as well as in close proximity to employment opportunities	Brownfield site in close proximity to town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	Site is in the Conservation Area and in the setting of several Listed Buildings, particularly along Park Street. No conservation concerns in principle, subject to suitable design, layout, materials and scale. The site is in an area of high archaeological potential associated with the medieval market place. Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site with application	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the area. Housing would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. Subject to satisfactory measures regarding heritage.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.



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																		ns proposing to break ground.				

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DPD 024	Southern Gateway, Worksop	The Mayfair Centre	20/0038 O/DEM - application for demolition of existing structures	No	0.69	36	Site is in a mixed use area in close proximity to the Council offices, the Newgate surgery, Savoy Cinema and the town centre. South: Site is bordered by Newgate Street. West: Site is bordered by the council offices surface car park East: Site is bordered by a former police station site and existing employment site. North: Site is bordered by a brownfield site that used to be a Magistrates court building.	Site was formerly used for retail that has now been demolished	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	This site is nearby to the Potter Street foundry and a desktop investigation may be required but the risk to public health is likely to be low based on the previous land use.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, heritage and drainage as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site is adjacent the Town Centre and is in close proximity to the market square. The site can be accessed via car/bike. Site is also in close proximity to a bus stop on Newgate Street.	Site may be suitable for mixed use development. A commercial use would be acceptable to complement the existing offering on neighbouring sites. Site suitability is dependant on satisfactory measures to limit impact on heritage, highways, and amenity. Suitability is also dependent on satisfactory engineer and mitigation measures regarding potential land contamination. There is a potential impact on the existing Conservation Area, which should be mitigated. The loss of the car park/impact on on-street parking should be assessed.	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. With active office space and leisure uses nearby the site could be attractive to a range of commercial uses. Site is easily accessible. Site is a brownfield site, which may require additional work which could affect financial viability. Site is in a Conservation area, so additional mitigation/design measures may be sought. Site is adjacent to the town centre as well as in close proximity to employment opportunities	Brownfield site in close proximity to the town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	Site lies in medieval core that stretched between the castle and priory along Potter Street and has high potential for medieval archaeological remains. Site is bordered by the Worksop Conservation Area on the Northern and Western sides. It is also in a setting of Listed Buildings. Impact on these should also be assessed.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing and mixed use development would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. Subject to satisfactory measures regarding heritage.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.

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DPD 025	Southern Gateway, Worksop	Former Magistrates Court	N/A	No	0.09	10	Site is in a mixed use area in close proximity to the Council offices and the town centre. South: Site is bordered by brownfield site which used to be a retail unit West: Site is bordered by the council's offices and surface car parks. East: Site is bordered by a former police station site that is due to be converted into housing. North: Site is bordered by Potter Street.	Site used to be a Magistrates Court and is currently vacant	Part of the Upper Town Character Area and is in an urban area in Centre of Worksop	No significant constraints identified.	This site adjoins a historic foundry. Intrusive site investigations may be required.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes regarding highways, heritage and drainage as well as satisfactory measures to address potential land contamination.	Good access to services and facilities as site adjacent to the Town Centre and is in close proximity to the market square. The site can be accessed via car/bike. Site is also in close proximity to a bus stop on Potter Street.	Housing is likely to be the preferred use in accordance with the site owners preferences. Site suitability is dependant on satisfactory measures to limit impact on design, highways and heritage. Suitability is also dependent on satisfactory engineer and mitigation measures regarding potential land contamination. There is a potential impact on the existing Conservation Area, which should be mitigated.	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. Site is easily accessible. Site is a brownfield site, requiring additional work which could affect financial viability. Site is in a Conservation area, so additional design/mitigation measures may be sought. Site is adjacent to the town centre as well as in close proximity to employment opportunities	Brownfield site in close proximity to town centre. Potential for a significant improvement to the conservation area and area character. Site would contribute towards town centre regeneration.	Site lies in medieval core that stretched between the castle and priory along Potter Street and has high potential for medieval archaeological remains. Site is also in the Worksop Conservation Area and setting of Listed Buildings. Impact on these should also be assessed.	Available, site was submitted by land representative/owner	Potentially suitable subject to policy compliance. The site presents an opportunity to improve the town centre. Housing would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding heritage.	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further consideration.
DPD 026	Southern Gateway, Worksop	Worksop Public Sector Hub, Queen's Buildings	N/A	No	0.16	N/A	Site is in a predominantly mixed area in close proximity to the town centre. South: Site is bordered by surface car parks and civic space West: Site is bordered by Worksop Town Hall	Site is currently used as a Council offices	Part of the Upper Town Character Area and is in an urban area in Centre	No significant constraints identified.	No significant constraints identified.	This site is located within FZ 1 and therefore has a low flood risk. Sequentially preferable site.	Potentially policy compliant subject to design/affect on amenity. Subject to satisfactory outcomes	Good access to services and facilities as site is within the Town Centre and is located in close proximity to the market	Site is suitable for mixed use development in the form of non residential/commercial uses due to location in town centre and character of the surrounding area. Site	Site is easily accessible. Site is a brownfield site, requiring additional work which could affect financial viability. Site is in a	Brownfield site in the town centre. Potential for a significant improvement to the conservation area	Site is in a Conservation Area and is includes Worksop Town Hall (grade II) listed. It is also in the setting of	Available, site was submitted by land representative/owner	Potentially suitable for increase mix of uses on site subject to policy compliance. The site	Taken forward for further consideration	The site is potentially suitable to be assessed in the Sustainability Appraisal for further



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							and civic space East: Site is bordered by the Former Magistrates Court building North: Site is bordered by Potter Street		of Workso				regarding heritage and drainage.	square. The site can be accessed via car/bike. Site is also in close proximity to numerous bus stops on Potter Street and Bridge Street.	suitability is dependent on satisfactory measures to limit impact on highways, heritage and amenity. As the town hall building on site is a Grade II listed, there is a potential impact which should be protected and enhanced.	Conservation area with the existing town hall being Grade II listed, so additional design/mitigation measures may be sought. Site is in the town centre and is close to employment opportunities	and area character. Site would contribute towards town centre regeneration.	a range of Listed Buildings along Bridge Street, Park Street and Potter Street. The site is in an area of high archaeological potential associated with the medieval market place. Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site with applications proposing to break ground.		presents an opportunity to improve the town centre. Increase of on-site services would increase footfall and support town centre regeneration. Subject to satisfactory measures regarding heritage.		consideration.