

Land Availability Assessment

Appendices

August 2021



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

LAA Appendices

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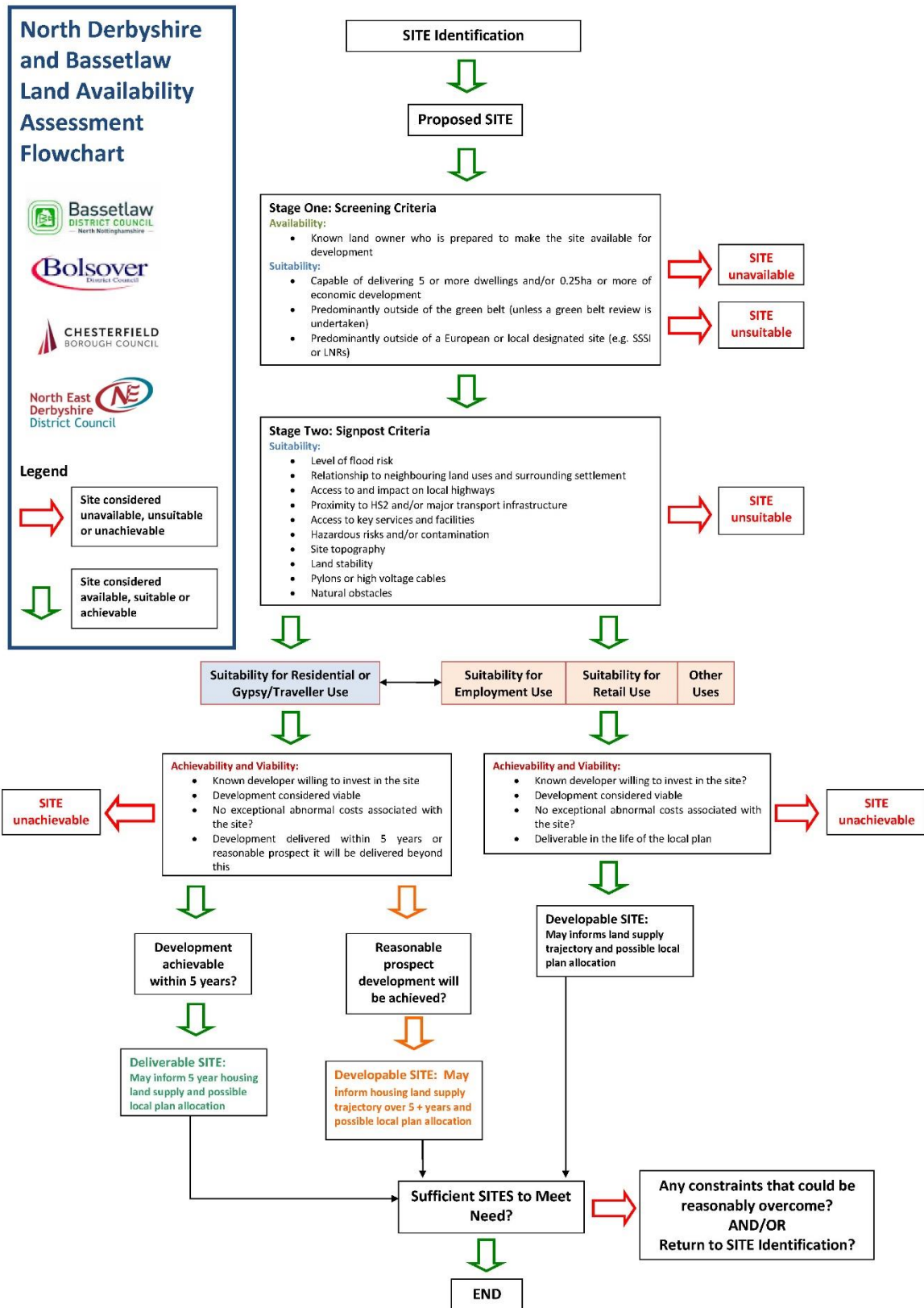
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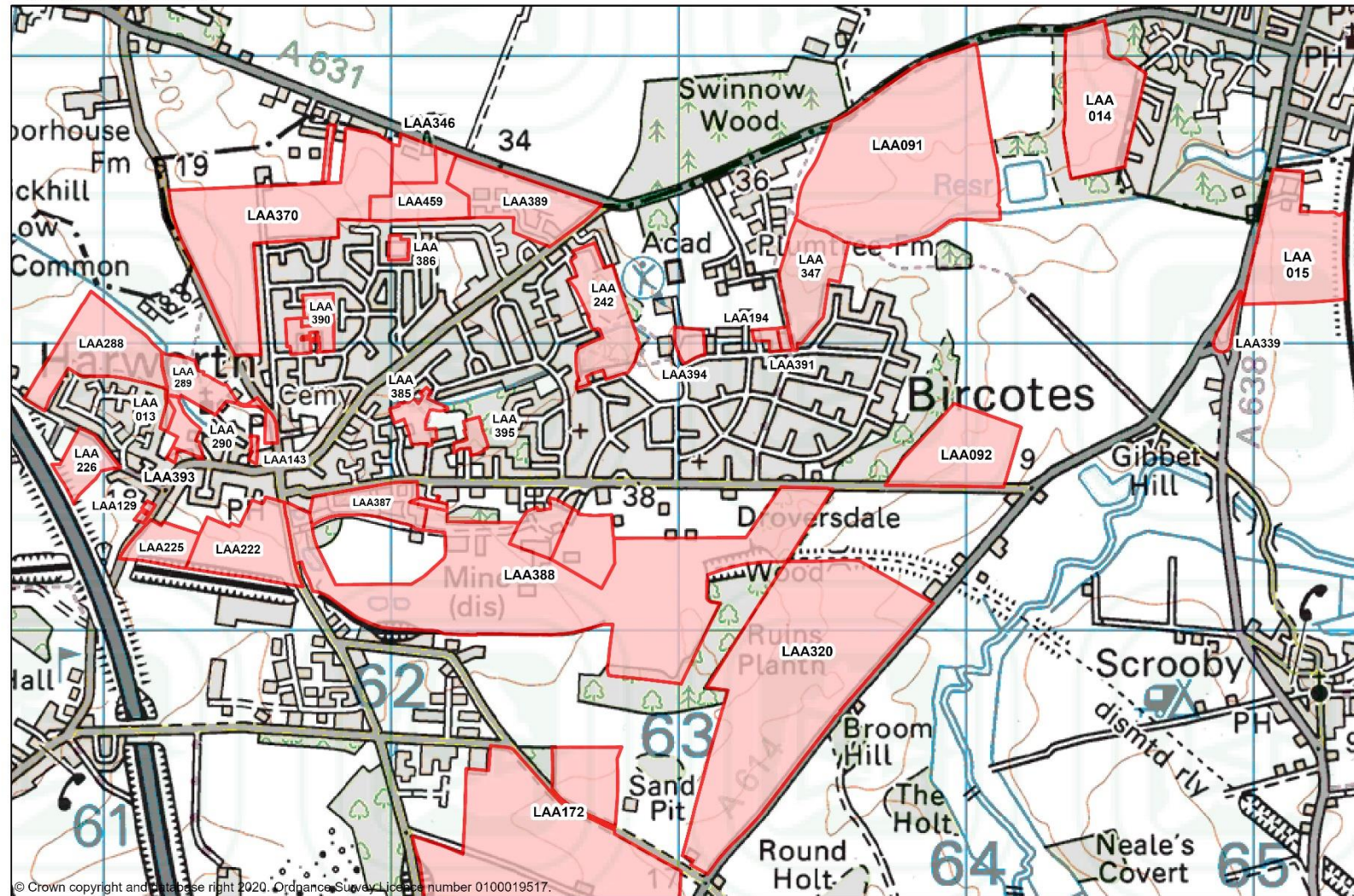
Appendix L: Lapsed planning permissions reviewed

Appendix A: Methodology Flowchart



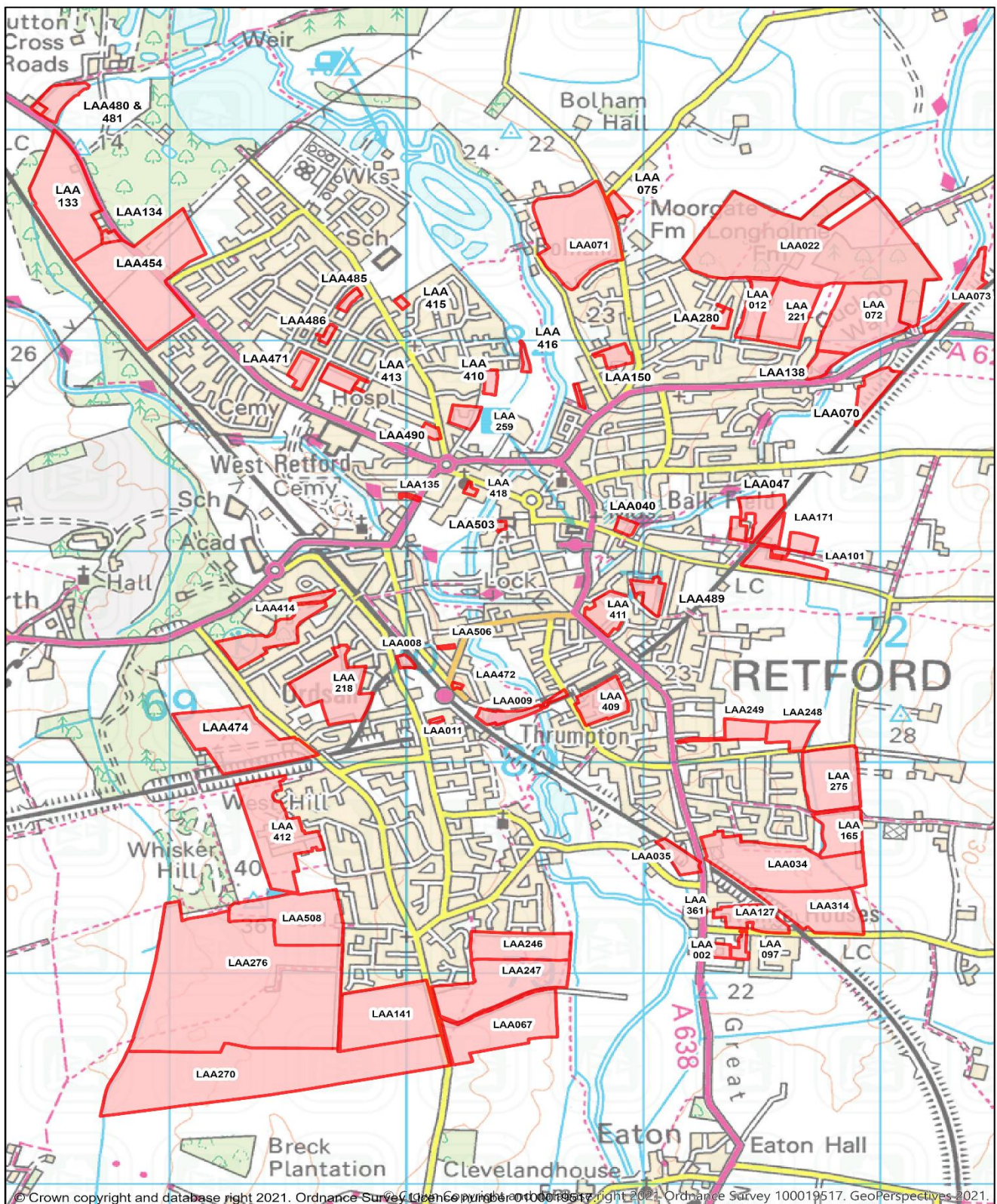
Appendix B Site Plans

Harworth and Bircotes



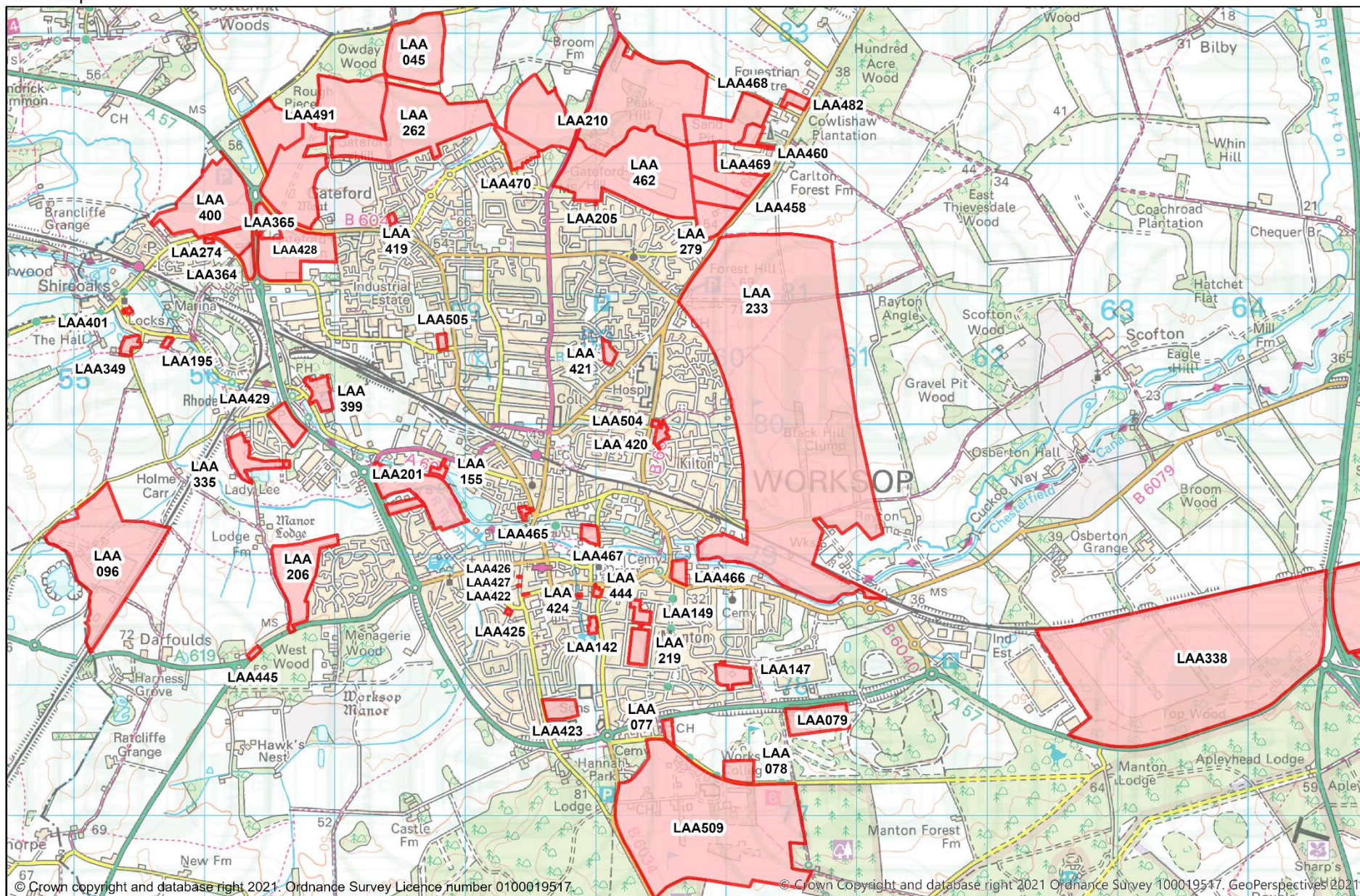
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Retford



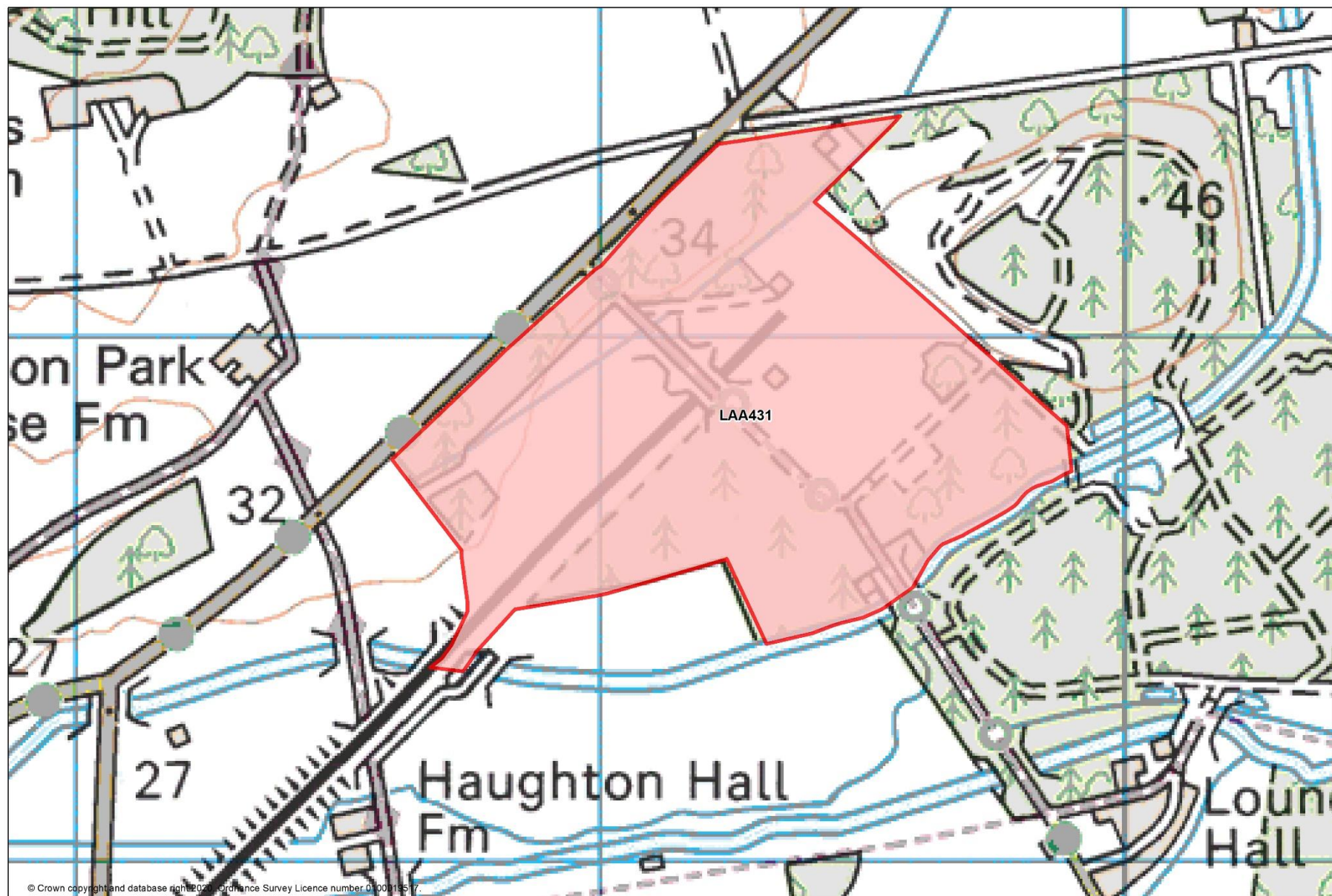
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Workshop

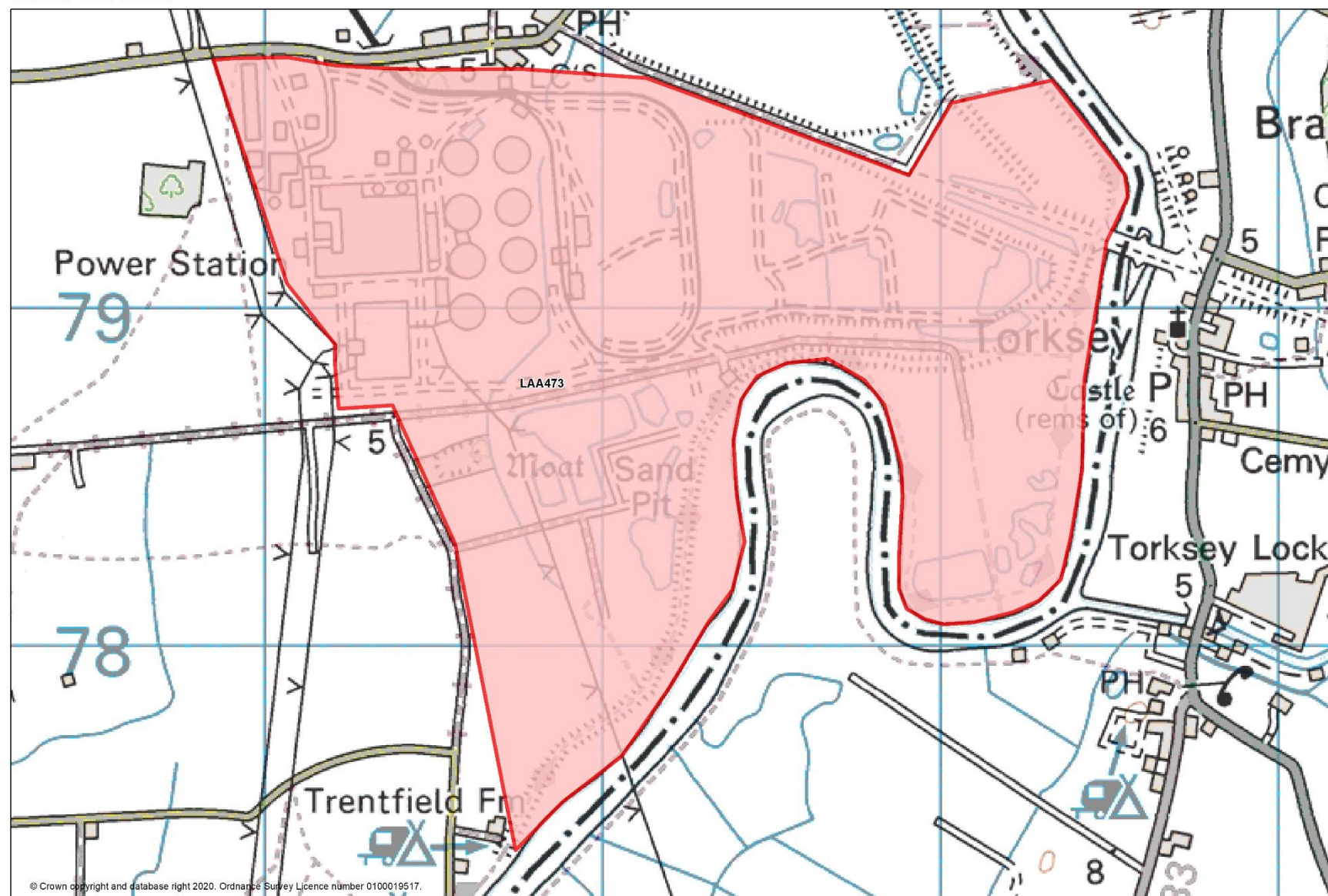


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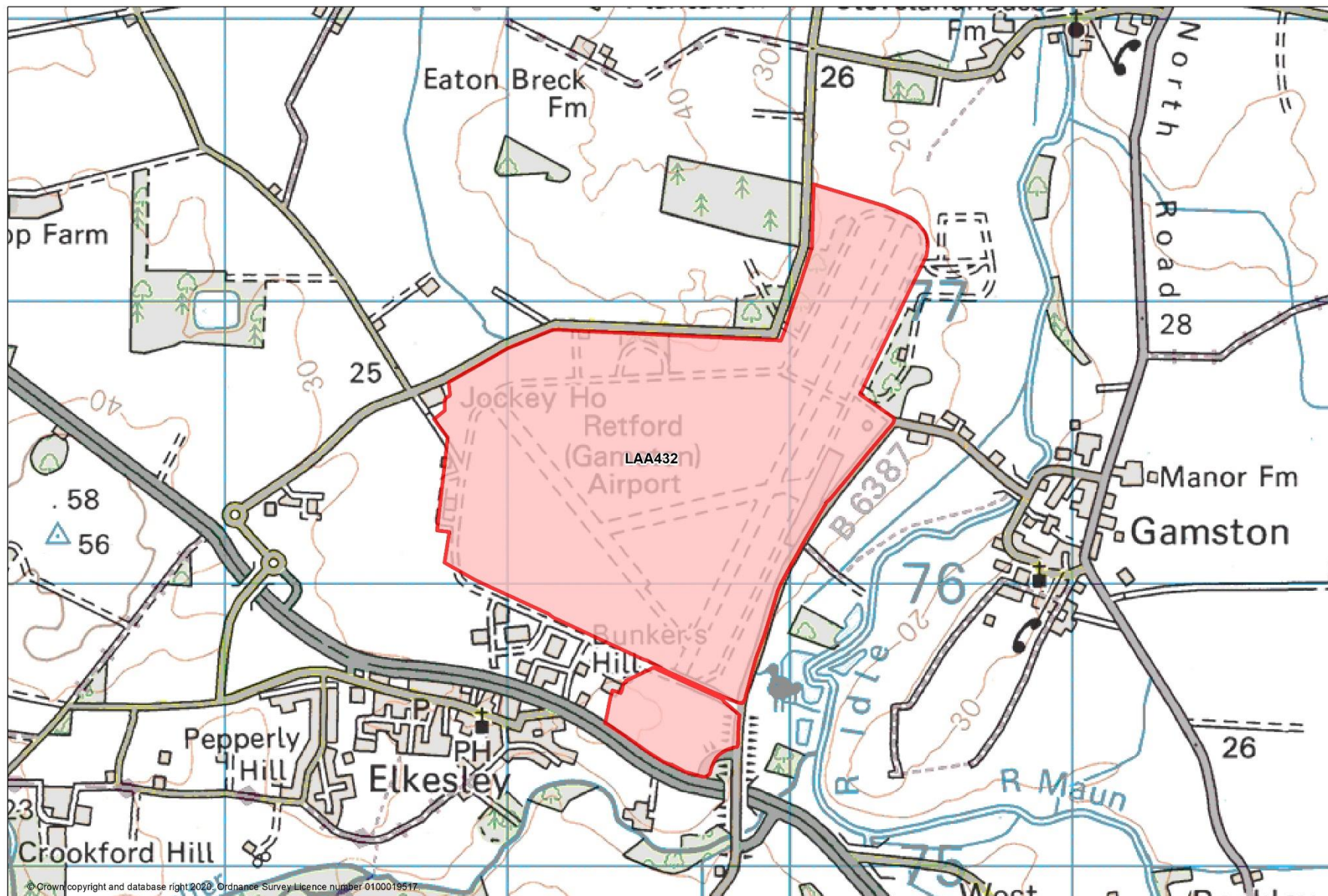
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Cottam Power Station

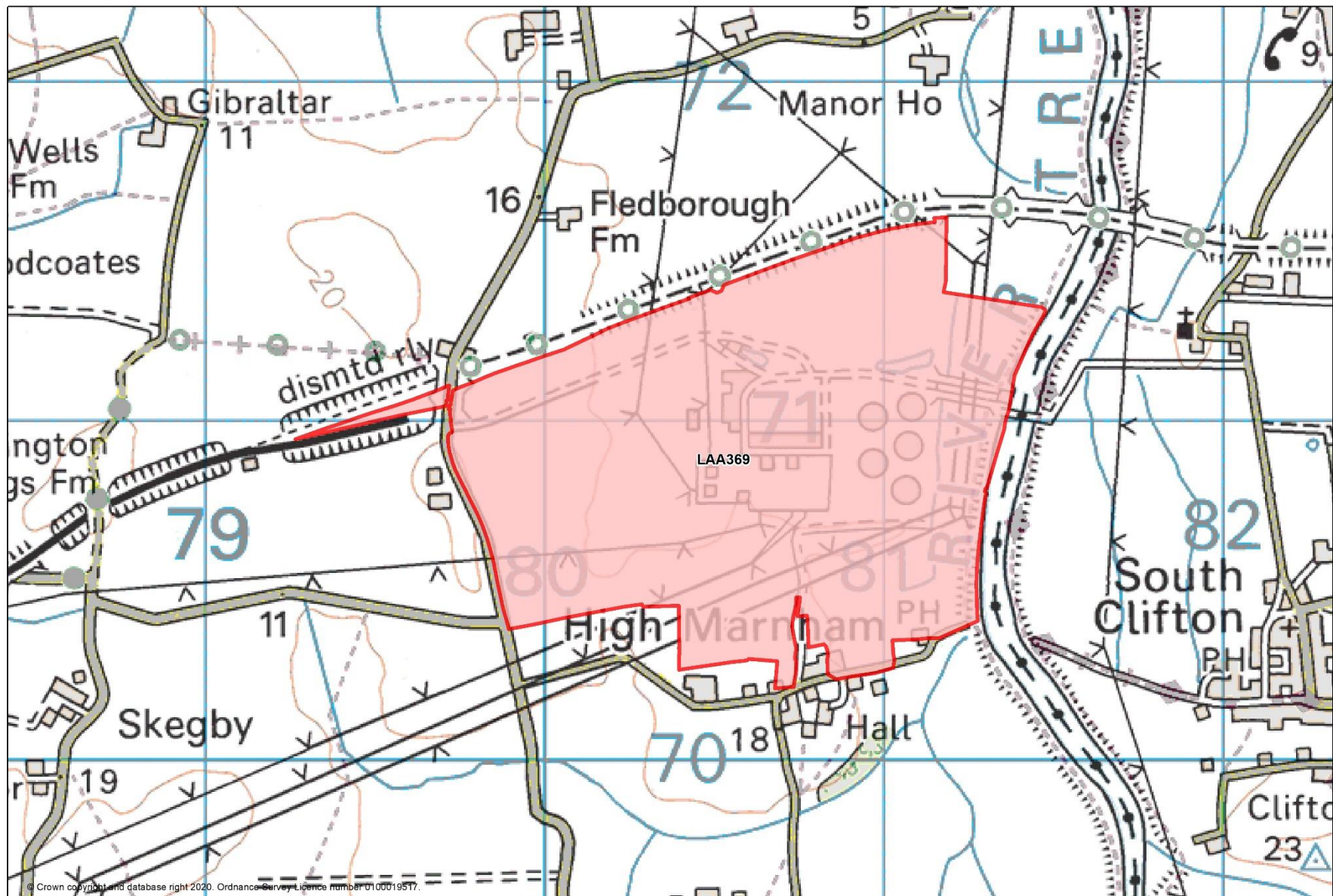


Gamston Airport

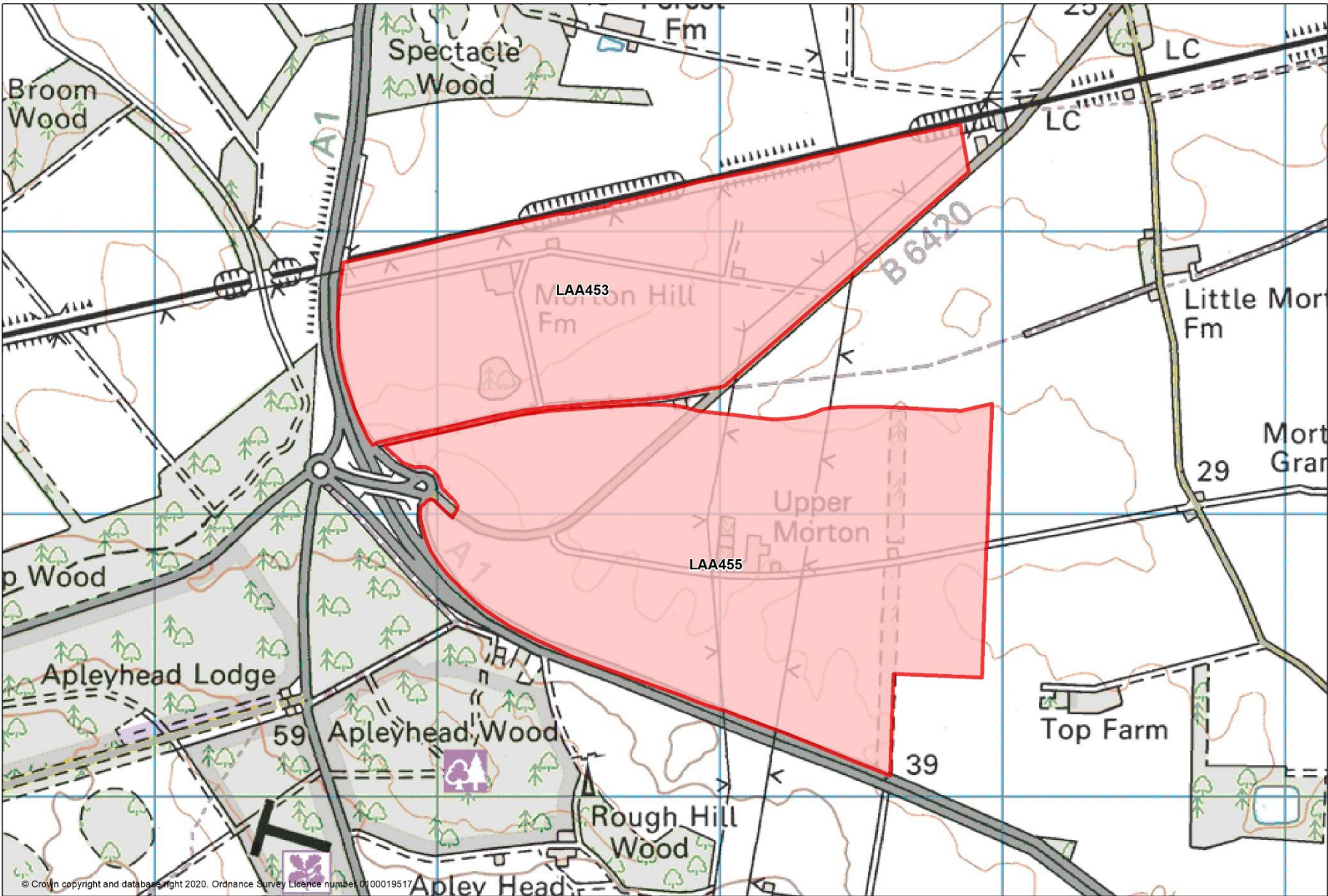


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High Marnham



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Appendix C: Bassetlaw Housing Trajectory at 1st April 2021 (Sites with planning consent, NP allocations, and windfall - without proposed allocations)

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Name	Commenced Y/N	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total Dwellings	Comments/Status
Beckingham	18/00362/RES	Res	Land north of Station Road	Yes	21	21																41	Commenced and progressing well.
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	Yes	92	35	35	22														129	Development commenced and progressing well.
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	Yes	30	30																30	Commenced and progressing well.
Harworth/ Bircotes	61/10/00013	Full	Beverley Road	Yes	85	30	30	25														85	Commenced. New application submitted to increase to 109 dwellings (19/00433/FUL)
Harworth/ Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	Yes	25	25																25	Commenced and progressing well
Harworth/ Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	Yes	66	50	16															66	Commenced and progressing well
Harworth/ Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	Yes	163	40	40	40	40	3												163	Commenced and progressing well.
Retford	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	Yes	17	10	7															17	Nearing full completion
Retford	01/11/00242	Full	Idle Valley, Amcott Way	Yes	5	5																5	Commenced and progressing well
Retford	16/01777/FUL	Full	Kenilworth Nurseries, London Road	Yes	53	30	23															53	Commenced and progressing well
Retford	18/01445/RES	Res	Land west of Tiln Lane	Yes	33	30	3															33	Commenced and progressing well
Retford	19/01477/RES	Res	Land west of Tiln Lane	Yes	107		30	40	30	7												107	Phase 1 commenced and progressing well
Retford	18/00748/FUL	Full	18-20 West Street	Yes	12	12																12	Commenced
Rhodesia	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	Yes	5	5																5	Commenced and progressing well
Rhodesia	18/00337/FUL	Full	Land south of Tylden Road	Yes	89	30	30	29														89	Commenced and progressing well
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	Yes	79	30	30	19														79	Commenced and progressing well. Developer confirmed annual delivery of 35 dpa
Shireoaks	18/00648/RES	Res	Wood End Farm, Coach Road	Yes	13	13																13	Commenced and progressing well
Tuxford	19/01165/RES	Res	Land at Ashvale Road	Yes	86	35	35	16														86	Commenced and progressing well.
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	Yes	20	20																20	Commenced and progressing well.
Worksop	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	Yes	108	40	40	28														108	Commenced and progressing well.
Worksop	18/00862/RES	Res	Thievesdale Phase 1	Yes	35	20	15															35	Commenced and progressing well.
Worksop	19/01408/RES	Res	South of Gateford Road	Yes	196	30	30	30	30	30	30	16										196	Commenced and progressing well.
Worksop	20/00109/RES	Res	Phase 2: Land at Ashes Park (originally 750 dwellings)	Yes	276		15	30	40	40	40	40	40	31								276	Phase 1 commenced and progressing well
Worksop	20/00178/RES	Res	Thievesdale Phase 2	Yes	40		20	20														40	Phase 1 commenced and progressing well
Worksop	17/00053/FUL	Full	239 Sandy Lane	Yes	10	10																10	Commenced and progressing well
Worksop	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road	Yes	54	32	22															54	Commenced
					1720	583	421	299	140	80	70	56	40	31								1720	
Beckingham	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane	No	33	13	20															33	Granted pp on appeal July 2018. Not commenced.
Blyth	19/00819/RES	Res	Woodlea 55 Bawtry Road	No	10			10														10	Conditions discharged August 2020
Blyth	19/01432/RES	Res	Land at Bawtry Road	No	10			10														10	Conditions discharged October 2020

[illegible]

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Name	Commenced Y/N	Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total Dwellings	Comments/Status
Beckingham	15/01304/OUT	Out	North East of Durham Road	No	19				10	9												19	Outline pp granted on 28th March 2018
Beckingham	17/00052/OUT	Out	South of Station Road	No	58					30	28											58	Outline pp granted on appeal on 20th July 2018
Beckingham	18/01491/RSB	Out	South of Station Road	No	10					10												10	Application to discharge conditions received 6th October 2020.
Beckingham	18/01585/RSB	Out	Land between Walkeringham Road and Vicarage Lane	No	34					20	14											34	Outline pp granted 20th June 2020
Harworth/ Bircotes	61/09/00052	Out	Harworth Colliery, Scrooby Road	No	682				30	60	60	60	60	60	60	60	60	60	60	52		682	First phase complete, second two phases well advanced. The third phase is expected to continue directly after the second phases.
Harworth/ Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	Yes	489				8	40	40	40	40	40	40	40	40	40	40	40	40	488	First phase commenced and progressing well. Barratt Homes.
Hayton	19/01002/OUT	Out	Land at Corner Farm	No	19					10	9											19	Outline pp granted 24th February 2020
Hodstock/Langold	15/01605/OUT	Out	West of Doncaster Road	No	300						30	30	30	30	30	30	30	30	30	30		300	Outline pp granted 13th Dec 2018
Mattersey and Mattersey Thorpe	20/00349/OUT	Out	Land adjacent to Manor Farm, Breck Lane	No	25					10	15											25	Outline pp granted 4th Sept 2020
Ranskill	17/01300/OUT	Out	Land west of Great North Road	No	32						10	20	2									32	Outline pp granted 11th April 2019
Retford	16/00363/OUT	Out	Former Retford Oaks Primary School	No	28						10	18										28	Outline pp granted 24th May 2018
Retford	19/00765/OUT	Out	Bracken Lane	No	71				30	30	11											71	Outline pp granted 4th Nov 2019
Retford	15/00495/RSB	Out	Land adj. 17 Durham Grove	No	10				10													10	Outline pp granted 5th July 2018
Retford	18/00069/OUT	Out	Longholme Road	No	60				30	30												60	Outline pp granted on appeal 30th Jan 2020
Walkeringham	17/00353/OUT	Out	High Street	No	14					14												14	Outline pp granted on appeal 26th Jan 2018
Worksop	14/00213/OUT	Out	Land south of Gateford Road (Phase 2)	Yes (Phase 1)	182							30	30	30	30	30	30	2				182	Phase 1 commenced and progressing well. This is phase 2.
Worksop	14/00431/OUT	Out	Ashes Park Avenue	Yes (Phase 1 & 2)	56									30	26							56	Final phase of Ashes Park
Worksop	15/01477/OUT	Out	North of Thievesdale Road	Yes Phase 1	97		30	30	30	7												97	Phase 1 commenced and progressing well. Reserved Matters pending.
				Outline Permissions Totals			30	30	149	270	227	198	162	190	186	160	160	132	130	122	40	2186	
Blyth	NP Policy 6	NP alloc	Land east of Spital Road	No	53					20	20	3										43	Suitable and available. Deliverable beyond five years.
Blyth	NP Policy 5	NP alloc	North of Retford Road	No	3					3												3	Suitable and available. Deliverable beyond five years.
Blyth	NP Policy 4	NP alloc	East of Bawtry Road	No	2					2												2	Suitable and available. Deliverable beyond five years.
Carlton in Lindrick	NP Policy 5	NP alloc	Land at Highfield House	No	10					10												10	Suitable and available. Deliverable beyond five years.
Clarborough	NP Policy 1	NP alloc	Broad Gores	No	38					20	18											38	Suitable and available. Deliverable beyond five years.
Cuckney	NP Policy 13	NP alloc	Former Depot Site	No	15					15												15	Suitable and available. Deliverable beyond five years.
Cuckney	NP Policy 14	NP alloc	Land south of Creswell Road	No	10					10												10	Suitable and available. Deliverable beyond five years.

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location			Remaining Capacity April 1st 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	Total Dwellings	
			Name	Commenced Y/N																			Comments/Status
Cuckney	NP Policy 15	NP alloc	Former allotment site	No	6					6												6	Suitable and available. Deliverable beyond five years.
Norton	NP Policy 18	NP alloc	Lady Margaret Crescent, Norton	No	4					4												4	Suitable and available. Deliverable beyond five years.
Elkesley	NP Policy 6	NP alloc	Yew Tree Road	No	39					20	19											39	Suitable and available. Deliverable beyond five years.
Mattersey and Mattersey Thorpe	NP Policy 9	NP alloc	West of Main Street	No	6					6	20											6	Suitable and available. Deliverable beyond five years.
Misson	NP Policy 7	NP alloc	Misson Mill	No	50							20	20	10								50	Suitable and available. Deliverable beyond five years.
Misterton	NP Policy 6	NP alloc	Land at White House Farm	No	38						10	20	8									38	Suitable and available. Deliverable beyond five years.
Misterton	NP Policy 8	NP alloc	Land south of Meadow Drive	No	11					11												11	Suitable and available. Deliverable beyond five years.
Misterton	NP Policy 9	NP alloc	Land east of Grange Drive	No	47					10	20	17										47	Suitable and available. Deliverable beyond five years.
Misterton	NP Policy 10	NP alloc	Land north of Fox Covert Lane	No	38						10	20	8									38	Suitable and available. Deliverable beyond five years.
Rampton and Woodbeck	Draft NP Policy	Draft NP Policy	Land south of Retford Road	No	9								9									9	Suitable and available. Deliverable beyond five years.
Rampton and Woodbeck	Draft NP Policy	Draft NP Policy	Land northeast of Treswell Road	No	11								11									11	Suitable and available. Deliverable beyond five years.
Sutton cum Lound	NP Policy 4	NP alloc	Land south of Lound Low Road	No	11						11											11	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 8	NP alloc	Land at The Laurels, Station Road	No	3								3									3	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 9	NP alloc	Land north of Fountain Hill Road	No	3								3									3	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 11	NP alloc	Land north and south of Fountain Hill Road	No	6								6									6	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 13	NP alloc	Land east of Brickhole Lane	No	12								12									12	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 12	NP alloc	Land east of Stockwith Road	No	12									12								12	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 14	NP alloc	West of High Street	No	12									12								12	Suitable and available. Deliverable beyond five years.
Walkeringham	NP Policy 15	NP alloc	Land adjacent to South Moor Lodge	No	15									15								15	Suitable and available. Deliverable beyond five years.
NP Allocation Annual Totals						0	0	0	0	137	138	80	73	39	0	0	0	0	0	0	0	467	
Workshop Central	TBC	Broad Location	Sites to be identified through the Workshop Town Centre DPD	No	625	0	0	13	32	20	25	20	50	60	40	40	40	40	59	81	105	625	
All areas	Windfall	Windfall		No		0	0	0	0	100	100	100	100	100	100	100	100	100	100	100	100	1200	

Annual Totals (Full, Outline pp and allocations)		617	619	648	552	832	717	531	485	465	356	330	330	302	319	333	255	7691	
	Planning permissions on sites of 9 or fewer (Minor sites)	144	144	144	143	143												718	
	Housing Supply Total	761	763	792	695	975	717	531	485	465	356	330	330	302	319	333	255	8409	

Appendix D: Harworth & Bircotes LAA Sites without planning permission

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

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								Transport Assessment would likely be required prepared in accordance with Planning Practice Guidance.											
LAA015	Harworth & Bircotes	Parting Shires Farm, Great North Road, Bawtry	11.69	245	Countryside to all sides.	Agriculture	Countryside adjoining a town	The site appears to only have access to the A638 Great North Road which is derestricted at this point. The Highway Authority is likely to require the Bawtry village speed limit extending southwards to encompass this site with associated gateway features to calm traffic. Two junctions are likely to be required of a high standard to connect a bus route through the site. - A Transport Assessment will be required prepared in accordance with Planning Practice Guidance. The views of Doncaster Metropolitan Borough Council should also be sought as the site lies adjacent the County boundary.	Part of the site is in floodzone 2.	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary. Forms part of the setting of listed buildings.	Good access to Bawtry Town Centre facilities	The site is detached from the settlement and is unsuitable	Popular residential area	Greenfield	Potential for archaeology. The site forms part of the setting of Bawtry Hall, Bawtry War Memorial, and Bawtry South Parade	Available	The site is detached from the settlement and is unsuitable. Development would also adversely impact on the setting of Bawtry Hall and Bawtry War Memorial.	Not taken forward for further consideration	LAA conclusion.
LAA092	Harworth & Bircotes	Land between Scrooby Road and A614	8.84	212	Woodland and open countryside	Agriculture	Countryside	No significant physical constraints identified	Site adjoins a Local Wildlife Site (Ref. 2/570) Whitehouse Plantation	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary.	Poor access to services due to detachment from settlement.	The site is detached from the settlement and is unsuitable	Inappropriate	Greenfield	No identified constraints regarding heritage. Site adjoins a local wildlife site. The site is not contained. Development would have an adverse impact on the Landscape.	Available	Not suitable due to the site's detachment from the settlement and the lack of containment which would result in an impact on the landscape.	Not taken forward for further consideration	LAA conclusion.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA129	Harworth & Bircotes	Styrrup Road	0.24	7	Cemetery, residential, countryside.	Vacant land. Cemetery entrance.	Edge of settlement. Adjoins residential.	The Highway Authority would expect access to be achieved via the existing access in the middle of the site. This access serves the cemetery and is owned by the Town Council. No permission has been granted to the landowner (see appeal statement for BDC planning application 17/00845/OUT which was refused and dismissed at appeal)	No significant constraints identified.	Site is located close to the summit of the hill and therefore is in a prominent position. The relatively dense housing of the proposal and the location would result in the introduction of an incongruous and dominant built form into the area. The scheme would detrimentally erode the existing transition from town to countryside and result in an unacceptably abrupt boundary to the settlement. Therefore the proposal would be contrary to policies CS9, DM4 and DM9 of the Core Strategy and policies 1 and 8 of Harworth NP.	Good access to services and facilities	Not suitable - refused planning permission due to impact on character of area and amenity of neighbouring property.	Inappropriate	Greenfield	A medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site	Site is available but access is unavailable	Planning permission refused. Unsuitable due to impact on the character of the area and constrained access.	Not taken forward for further consideration	LAA conclusion/ planning history
LAA143	Harworth & Bircotes	Orchard Cottage, Main Street	0.22	7	Residential to all sides	Residential garden	With a residential area	No suitable access into the site.	No significant constraints identified.	Contrary to policy regarding heritage impact.	Within settlement boundary with good access to services and facilities.	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Inappropriate	Greenfield	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Available	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Not taken forward for further consideration	LAA conclusion
LAA148	Harworth & Bircotes	Land off Bawtry Road	1.92	52	Employment and countryside	Agriculture	Countryside adjoining an industrial estate	Private drive width of 4.8m with poor visibility onto the junction with Bawtry Road. Not supported by Highways, at present, but potential to use the adjacent land.	No significant constraints identified.	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary and bad neighbouring use - industrial estate.	Poor access to services	Unsuitable due to separation from the settlement boundary and highway constraints.	Inappropriate	Greenfield			Unsuitable due to separation from the settlement boundary and highway constraints.	Not taken forward for further consideration	LAA conclusion
LAA194	Harworth & Bircotes	Land at: White House Road	0.5	15	Residential to three sides, countryside to one side	Paddock	Countryside adjoining residential area	NCC Highways: No objection in principle, provided that the relevant layout, access and parking	No significant constraints identified	Potentially policy compliant subject to design/affect on amenity.	Good access to services and facilities.	Potentially suitable subject to design/affect on amenity.	Popular residential area.	Greenfield	No significant constraints	Available	Potentially suitable subject to design/affect on amenity.	Taken forward for further consideration	LAA conclusion

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								arrangements are used											
LAA222	Harworth & Bircotes	Land Off Blyth Road, Harworth	7.4	178	Residential to the north, countryside to the west, industrial to the south, former colliery (proposed to be new residential development) to the east.	Agriculture	Edge of town, mixed industrial/ residential	No significant physical constraints.	Tree preservation orders on site.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Refused outline pp for 199 dwellings, dismissed on appeal in Feb 2020 (19/00034/S36) – contrary to Bassetlaw Core Strategy Policies CS1 and CS4.	Good access to services and facilities in Harworth.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Contrary to policy with regard to heritage setting (properties adjoining the site on Main Road are listed).	Reasonably attractive housing market.	Greenfield	No significant constraints regarding landscape or nature conservation. Planning permission refused due to impact on the setting of listed buildings on Main Street to the north of the site.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Contrary to policy regarding adverse impact on heritage setting. Potential for part of the site to become suitable subject to a review of Harworth & Bircotes NP.	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed. Potential for a smaller area of the site to be suitable
LAA225	Harworth & Bircotes	Land to the East of Styrrup Road	2.8	76	Residential to north, countryside to all other sides			NCC Highways: The Highway Authority is likely to require a safeguarded route through to the adjacent land LAA222 to the east such that a bus route can be achieved through to Styrrup Road. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. Overhead powerlines may	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonably attractive housing market.	Greenfield	The site is well related to the existing settlement and screened by planting alongside the former railway line. The presence of power lines close to that boundary, and adjoining 45 Styrrup Road, would need to be taken into account in any residential layout, but is not a fundamental	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Potential for the site to become	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								restrict the amount of development that could be delivered unless they could be rerouted/moved underground.							constraint to development.		suitable subject to a review of Harworth & Bircotes NP.		
LAA226	Harworth & Bircotes	Land to the South of Common Lane	2.9	78				NCC Highways comments suggest a suitable highway solution could be achieved. Extensive offsite drainage infrastructure may be required. The A1 poses a very considerable constraint, with significant visual and noise impacts. In terms of landscape, this may be manageable with appropriate design, but the opportunity will need to be considered alongside noise and air pollution and other amenity issues.	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth & Bircotes.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Landscape constraints are not insurmountable, but with other non-landscape issues (noise / impact of the A1) the residential environment of this site, or a substantial part of it may be prejudiced.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Potential for the site to become suitable subject to a review of Harworth & Bircotes NP. Additionally, the A1 poses a very considerable constraint, with significant visual and noise impacts.	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA227	Harworth & Bircotes	Land to the rear of Corner Farm /to the west of Tickhill Road	0.4	12	Residential to south, east and north. Countryside to west.	Paddock	Countryside adjoining residential area.	No objection in principle, provided that the issue over visibility splays can be addressed. The site may well be better developed comprehensively with LAA289, LAA013, LAA288 in order to provide connectivity. Sewage: It should be noted there is an existing foul rising main crossing the site which will require easements and is likely to restrict development	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth & Bircotes.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high-likely that alluvium covering archaeology; Grade II Listed Church to the south of the site (ref: 1/62).Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed
LAA242	Harworth & Bircotes	Land off Brookside Walk, Thoresby Close & Dorchester Rd	3.9	105	Residential to two sides, school to the east, open space/ woodland to the south.	Informal open space	Residential	NCC Highways: The site should link Brookside Walk with Thoresby Close to maximise connectivity and to improve the distribution of traffic. A Transport Assessment would be required prepared in accordance with Planning Practice Guidance. A through route should be safeguarded towards Tickhill Road in anticipation of further development	Two thirds of the site form part of a Local Wildlife Site (Ref. 5/2279 Snipe Park Wood).	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.Development of part of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site.	Good access to services and facilities in Harworth & Bircotes.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Development of part of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site. No impact on heritage assets. Minor impact on landscape (within an urban setting).	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development of part of the site would be contrary to policy regarding the protection of biodiversity (NPPF Para 170).	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed
LAA288	Harworth & Bircotes	Land off Thornhill Road	8.7	209	Countryside to three sides,	Agriculture	Countryside - edge of settlement	The junction of Common Lane with Thornhill Road would need to be amended	The north eastern boundary of	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of	Reasonable access to services	Contrary to Harworth Neighbourhood Plan Policy 6 which	Popular residential area.	Greenfield	Medium-high chance of archaeological	Available	Contrary to Harworth Neighbourhood Plan Policy 6	Taken forward for further	The Harworth & Bircotes NP

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					residential to the south.			such that Common Road would meet Thornhill Road closer to 90 degrees. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. A Transport Assessment/ Statement would be required prepared in accordance with Planning Practice Guidance. There is potential for highway capacity and safety concerns at the Common Lane junction with Main Street some of which may be alleviated if a second and third point of access is provided as part of other development (LAA289, LAA290).	the site is in Floodzone 3	Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	and facilities	supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Junction requirements would impact on the viability of development.			remains. Crop marks on site.		which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development of part of the site would be contrary to policy regarding the protection of biodiversity (NPPF Para 170).	consideration	is due to be reviewed
LAA289	Harworth & Bircotes	Land west of Tickhill Road	3.79	102	Countryside to three sides, residential to the south.	Agriculture	Countryside - edge of settlement	It is unclear as to whether the gap between the Vicarage and the land to the north is sufficiently wide to accommodate a road from Tickhill Road to the main part of the site. The site could then only be developed fully through adjacent land (LAA288, LAA290. This may give rise to highway capacity and safety concerns at the Common Lane junction with Main Street. A second and	The western boundary of the site is in Floodzone 3	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonable access to services and facilities	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Highway improvements would impact on the viability of development.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high-likely that alluvium covering archaeology; Grade II Listed Church to the south of the site (ref: 1/62); Strong conservation concerns about potential impacts on the setting of heritage assets	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. Strong conservation concerns about potential impacts on the setting of heritage assets. This site is	Not taken forward for further consideration	Adverse impact on heritage setting

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

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

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

Appendix E: Retford LAA Sites without planning permission

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA002	Retford	Montagu House, London Road	0.59	18	Residential to all sides	Residential		The Highway Authority will be seeking improvements to access and amendments to the London Road white lining to provide a right turn harbourage. The site may be more easily and safer served via site LAA097 from Grove Road	No significant constraints identified	Located with Retford South CA. Demolition of the property would not be supported by BDC Conservation. Conversion of Montagu House would be supported where it would not harm that significance of the heritage asset.	Within settlement boundary - good access to services and facilities	Potentially suitable subject to a satisfactory highway solution and demonstration of the conservation of the heritage asset.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Brownfield site	The site is located within Retford South Conservation Area and, in particular, the Council's heritage officer has identified Montagu House as a positive building within the site. Demolition or redevelopment of Montagu House would therefore harm its significance to the site and the Conservation Area's setting.	Available	Potentially suitable subject to a satisfactory highway solution and demonstration of the conservation of the heritage asset.	Taken forward for further consideration	See LAA assessment
LAA008	Retford	Land opposite 87 West Carr Road	0.33	12	Railway line to north	Vacant Land	Residential	No objection to PA subject to conditions relating to gradient, visibility splays, road drainage and parking/turning area surfacing	No significant constraints identified	Policy compliant - Principle of residential development considered acceptable	Within settlement boundary - good access to services and facilities	Suitable in principle	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Medium sized site within settlement boundary. Potential to improve streetscene.	Potential to have a positive effect on the streetscene.	Unknown	PP expired. Availability and achievability uncertain.	Not taken forward for further consideration	Availability and deliverability uncertain
LAA009	Retford	Land adj to Retford Railway Station	1.21	20	Railway line, open space	Vacant land	Mixed: Railway, Residential, open space	Access road along the station frontage is not considered to be public adopted highway	Majority of the site is located within Floodzone 2. A small area is in FZ 3	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area.	Within settlement boundary. Good access to services and facilities.	Unsuitable due to flood risk and poor access.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site. Opportunity to enhance railway station and Conservation Area.	Adjoins a Conservation Area. Opportunity to enhance the CA.	Submitted by landowner.	Unsuitable due to poor access and high risk of flooding.	Not taken forward for further consideration	See LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA011	Retford	Unit 3 Rossington Park, West Carr Road	2.16	78	Industrial to all sides	Industrial	Industrial	Not considered acceptable for residential development without improvement to access, footways and pedestrian connections from within the site	Potential noise implications from the adjoining industrial unit.	Predominantly industrial area. Affect on residential amenity considered unacceptable.	Good access to services and facilities	Unsuitable due to affect on residential amenity	Considered inappropriate for residential development	Potential to have a positive affect if developed as part of the wider industrial area,	Potential to improve townscape if developed as part of a larger scheme.	Available	Not suitable. Located within an industrial area.	Not taken forward for further consideration	LAA assessment
LAA012	Retford	Land to East of The Drive	2.59	70	Residential to the west and south, countryside to the east and north	Agriculture	Adjoins a residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. As well as considering the availability of public and sustainable transport facilities in the area, the capacity of the Longholme Road and Tiln Lane junctions with the A620 will need to be assessed and possibly beyond. - Due to the narrow footway width and the awkward junction arrangement that would be created at the end of the existing	Partly in Floodzone 2. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Potentially policy compliant subject to satisfactory outcomes regarding highways, nature conservation, and drainage (where necessary)	Adjoins residential area with good access to services and facilities.	Potentially suitable subject to a satisfactory highway and drainage solution	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site.	Development has the potential to have adverse impact on the landscape. Potential for archaeological earthworks on the site. Further information would be required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.	Available	Potentially suitable subject to a satisfactory highway and drainage solution, and the outcome of a landscape assessment. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	LAA assessment

[illegible]

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA022	Retford	Land at Bigsby Road	34.11	612	Residential to the south, countryside to the north, east and west	Agriculture	Adjoins a residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. As well as considering the availability of public and sustainable transport facilities in the area, the capacity of the Longholme Road and Tiln Lane junctions with the A620 will need to be assessed and possibly beyond. - The development should be integrated with site reference LAA012, LAA221, LAA072, LAA038 and include multiple points of access to evenly distribute traffic including an improved "The Drive", Bigsby Road, and Palmer Road.	Adjoins a LWS. Partly within FZ2. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area.	Adjoins residential area with good access to services and facilities.	Parts of the site are potentially suitable subject to an appropriate scheme which would address landscape impact, highway constraints, and flood risk/drainage.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Development has the potential to have adverse impact on the landscape. The site is located in the setting of two Grade II listed buildings; Moorgate House to the west and Whitsunday Pie Lock to the east. In addition, further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.	Available	Suitability is dependent on the outcome of a landscape assessment and impact on heritage assets. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA034	Retford	Kenilworth, London Road	12.71	150 (remaining area without pp)				No significant physical constraints identified	No	Potentially policy compliant subject to the outcome of a landscape assessment.	Adjoins residential area with good access to services and facilities.	The majority of the site has planning consent for residential development . The suitability of the small site which adjoins the larger site with planning consent would depend on the outcome of a landscape assessment.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Development has the potential to have an adverse impact on the landscape.		The majority of the site has planning permission. The remaining site may be suitable subject to the outcome of a pending planning application (18/00695/FUL) for 109 dwellings	Taken forward for further consideration	LAA assessment
LAA035	Retford	Land south of the railway., London Road	1.43	39	Railway line, open space	Agriculture	Open space adjoining railway line. Within wider residential setting.	The site doesn't appear to have a highway frontage. Access is not ideal off London Road, there is potential access off Goosemoor Lane (this had previously been stopped up and therefore access rights would need looking into). Visibility is acceptable onto Whitehouses Road.	Drainage channel runs through the site.	Potentially policy compliant if access/highway standards can be achieved.	Adjoins settlement boundary. Reasonable access to services and facilities	Potentially suitable if highways access can be achieved.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Open landscape within a conservation area. The site requires careful consideration due to the views from the London Road over the Idle Valley and Whitehouses Road. Potential for development to cause harm to the character of the CA. In terms of landscape impact, this relatively small site forms part of the open countryside in	available	Potentially suitable subject to landscape impact mitigation and a suitable highway solution..	Taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															the River Idle Valley. Without appropriate mitigation, development would have an adverse impact on the openness of this landscape.				
LAA040	Retford	Kettlewell Ltd, Grove Street	0.51	65	Residential to three sides. Gas works site to the north		Residential	No significant highway constraints	Located in Floodzone 2. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to NPPF (High risk flood area). However, brownfield site within town centre. Potentially suitable subject to addressing the requirements of the NPPF.	Within town centre	Contrary to policy regarding flood risk. Would need to undertake a sequential test and exceptions test to demonstrate suitability.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Brownfield site	Development would provide an opportunity to enhance the townscape.	Still in use as a coaching business. Unknown availability.	Currently not suitable due to the whole site being within a high risk flood area. Any future application would need to demonstrate suitability by meeting the requirements of national and local policy. Unknown availability.	Not taken forward for further consideration	LAA assessment
LAA047	Retford	Gringley Villa Farm, Blackstope Lane	2.24	60	Railway line to the south east, countryside to all other sides	Agriculture	Countryside	Separated from the settlement boundary. Blackstope Lane requires upgrading to highway standards.	Located in Floodzone 2 and 3. A sequential and exceptions test would need to demonstrate that the site is suitable if taken forward.	Contrary to NPPF flood policy.	Poor access to services and facilities	Not suitable. Separated from settlement.	Countryside setting. Inappropriate.	Greenfield site. Contrary to regeneration priorities.	Separated from settlement. Development has the potential to have an adverse impact on the landscape.	Available	Not suitable due to the whole site being within a high risk flood area, separation from settlement boundary, and significant highway constraints.	Not taken forward for further consideration	LAA assessment
LAA067	Retford	Land off Ollerton Road	9.47	227	Countryside to all sides	Agriculture	Countryside	Site is in a 60mph speed zone and there is no footpath along the site frontage which will need addressing. The Highway Authority will require a development of	No major environmental constraints identified.	Separated from settlement boundary - development would be incongruous in the landscape. May be suitable if developed with the adjoining site which adjoins the settlement boundary.	Poor access to services and facilities if developed in isolation (currently no public footpaths on the highway adjoining the site)	Potentially suitable if developed with the adjoining site.	Countryside setting. Potentially appropriate if developed with adjoining site.	Greenfield	There are undated cropmarks within the site boundary and that further information is required to evaluate the archaeological potential of the site in	Available	Suitability should be informed by the outcome of a landscape assessment.	Taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. A development of this scale should include two points of access such that all traffic is not focused on one point and to provide alternative access arrangements during times of essential maintenance or in an emergency. It is assumed that this site will not come forward before the land immediately to the north which would allow access via Lansdown Drive etc. The three sites LAA246, LAA247, and LAA067 should be connected internally to allow for bus access.							order to determine an appropriate mitigation strategy. There is potential for development to have an adverse impact on the landscape.				

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LAA070	Retford	Land south of Welham Road, Retford	2.14	58	Countryside to all sides	Agriculture	Countryside	The site is detached from the main conurbation but not to such a degree that would likely make the development unacceptable in highway terms. The A620 40mph speed limit would likely require extending to a point passed the eastern most junction and a footway would be required along the length of the service road to connect with existing facilities to the east and west.	The site adjoins a Local Wildlife Site (Welham Road Marshy Grassland)	Separated from settlement boundary. Development would be incongruous in the landscape. Poor access to services and facilities.	Poor access to services and facilities.	Not suitable. Separated from settlement.	Inappropriate.	Greenfield site	Development would have an adverse impact on the landscape due to the separation of the site from the settlement.	Available	Not suitable due to separation from the settlement. Contrary to NPPF regarding the promotion of healthy, inclusive and safe communities.	Not taken forward for further consideration	LAA assessment
LAA071	Retford	Land off Tiln lane	9.32	224	Hedgerow and trees on the boundary. Open countryside to three sides. New development to the south.	Agriculture	Countryside	Any future development would be required to meet highway standards with regard to access and footpaths.	No significant constraints identified.	The site is currently outside Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	The site is not located on a bus route. The nearest service is approximately 700 metres from the site.	The site is currently outside Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Whilst Conservation acknowledges that both Bolham Manor and the pumping station are non-designated heritage assets rather than designated, it is still important to consider the setting of these assets when assessing planning proposals, as	Available	Part of the site has planning permission for 178 dwellings. The remainder of the site could be suitable for additional dwellings subject to a scheme which is landscape led. BDC Conservation considers that it is potentially possible to appropriately address any harm through sensitive design.	Taken forward for further consideration	The SA will provide analysis on any public benefit of developing the site. This will further inform the assessment of suitability.

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															required by Paragraph 192 of the Revised NPPF. In this case, the setting of these non-designated heritage assets is very much a rural and open one, the pumping station being deliberately isolated from the town when constructed. Similarly, Bolham Manor was originally associated with the tannery site to the west (now a care home), but has always had the open countryside setting to the east, appearing as a large isolated villa when viewed from the east. In both cases, development on this site would fail to preserve the setting of the non-designated heritage assets, Bolham Manor in				

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															particular. Having a balanced view as required by NPPF paragraph 197. BDC Conservation have reviewed the additional evidence / a design solution submitted by the landowner. It is considered that, with an appropriate design which incorporates open space and landscape buffers, it is likely that the site may be suitable for residential development.				
LAA072	Retford	Land north of canal, Welham Road	9.09	218	Residential to south west corner, countryside to all other sides		Open countryside	This site has no obvious means of access to the highway. It would therefore likely have to be considered as part of a larger development proposal possibly including LAA138, LAA012 and LA022.	Longholme Pasture LWS 2/633 to west; Chesterfield Canal LWS to SE. Floodzone 2 on part of site.	Contrary to NPPF flood policy. Separated from settlement boundary - harm to landscape/incongruous.	Adjacent to an area with good access to services	Not suitable. Separated from settlement.	Inappropriate	Greenfield site	The open countryside which the site forms an integral part of is an important feature and development would have an adverse impact on its landscape quality.	Available	Not suitable. No access to the public highway. Development is likely to have an adverse impact on landscape quality. Contrary to NPPF regarding flooding.	Not taken forward for further consideration	LAA assessment

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LAA073	Retford	Land west of railway line, Welham Road	2.52	68	Countryside to all sides		Open countryside	There is only one likely point of access to the site as it is bound by the canal and the railway line on two sides. The point of access would be on a derestricted 'A' class road. The Highway Authority has a policy against such access arrangements due to the potential for high severity accidents. A development would also be isolated from the main conurbation and therefore would have poor sustainability credentials.	Part of the site is in Floodzone 2. The site adjoins a SSSI (Chesterfield Canal)	Contrary to policy regarding the promotion of inclusive communities due to the sites separation from the settlement. Potentially contrary to policy regarding highway impact.	Poor access to services and facilities	Not suitable. Separated from settlement.	Inappropriate	Greenfield site	Development would have an adverse impact on its landscape quality.	Available	Not suitable. Separated from settlement boundary. Significant highway constraints.	Not taken forward for further consideration	LAA assessment
LAA075	Retford	Land east of Tilt Lane	0.69	19	Countryside to all sides		Open countryside	The Highway Authority would require the existing 30mph speed limited to be extended to a point north of the site, forward visibility would require improvement around the bend, and a footway would be required from the site to connect with the existing footway to the south. The latter is likely to require third	No significant environmental constraints identified.	Contrary to NPPF Part 8 which seeks to ensure developments promote healthy and safe communities, ensuring they are inclusive and accessible. The site is located away from the settlement boundary. Development of the site would result in poor access to services and facilities for pedestrians.	Poor access to services and facilities	Not suitable. Separated from settlement.	Inappropriate	Greenfield site	Development would have an adverse impact on its landscape quality.	Available	Not suitable. Separated from settlement boundary and highway constraints which require third party land for mitigation.	Not taken forward for further consideration	LAA assessment

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								party land as it is not likely to be achievable within the current width of the highway											
LAA097	Retford	Land by Montagu Cottage, Grove Road	0.6	18	Residential to 3 sides, countryside to north	Adjoining a residential area	Predominantly residential in character.	No significant physical constraints.	No significant constraints identified.	The site is currently outside but adjoining Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy..	The site has direct access to public transport (bus route on Grove Road). It has good access to schools, health care, and other services and facilities.	Potentially suitable subject to design/impact on heritage assets.	Popular location/buoyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Within Retford South CA; comments suggest the adjacent building is a late 19th/early 20th century property designed to sit in extensive amenity. Demolition of this building would not be supported. Development to the front would undermine the primacy of the building from London Road. Opportunities for development at the side or rear is more limited due to potential harm to heritage assets.	Available	The site could be suitable for allocation for housing in the Local Plan subject to the scheme being sensitively designed, taking into consideration harm that may be caused to the sites heritage setting and assets.	Taken forward for further consideration	Potentially suitable for small scale, well designed development.

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LAA101	Retford	Grove Lane Farm	3.2	86	Countryside to all sides	Agriculture	Separated from residential area by railway line	Recommend that the Railway Inspectorate and Network Rail are consulted regarding the level crossing. There is likely to be issues with passing traffic, available visibility at junctions, and pedestrian provision. These do not look like they can be addressed at least within the site area.	Floodzone 2 & 3. LWS 5/2276 Blackstope Lane Grassland adjoins the site; 5/2265 Rob's Meadow to the south	Contrary to policy (NPPF and local). High risk flood area (floodzone 2 & 3)	Reasonable access to services.	Not suitable due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Inappropriate	Greenfield site	Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Not suitable due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Not taken forward for further consideration	LAA assessment
LAA127	Retford	Fairy Grove Nursery, Grove Road	2.7	61	Residential development to the north, south, and west, East Coast Mainline to the east.	Approx. 50% is a former horticultural nursery, the remaining 50% is agricultural land.	Predominantly residential in character.	No significant physical constraints. Access can be achieved via Grove Road. Network Rail has indicated that improvements would be required to the level crossing. A transport assessment would also be required.	No environmental constraints identified.	The site is currently outside but adjoining Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	The site adjoins an area which has good access to public transport, schools, health care, and other services and facilities.	The site is well contained within a residential setting and is within a conservation area. BDC Conservation have no objections in principle subject to a suitable design.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Minimal contribution - greenfield site in countryside. Development here could have a minor positive effect on town centre vitality and viability.	Heritage conservation proposed mitigation - Retention of west and south boundary hedges/trees is essential. Suitable design, scale, layout and materials also key, as per the recently completed development immediately to the north. Archaeological mitigation - Further information	The site is available.	The site could be suitable for allocation for housing in the Local Plan subject to the scheme being sensitively designed, taking into consideration harm that may be caused to the sites heritage setting and Other matters to consider relate to the distance of the site from services. However, there is a bus service directly adjoining	Take forward for further consideration.	Potentially suitable subject to a suitable design which enhances the character of the Conservation Area.

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															<p>required in the form of initial desk based heritage assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.</p> <p>Landscape impact: The site sits between older residential development to the south and recent development to the north which is under construction on a brownfield site. It is part of the open countryside to the east of this part of Retford although has a sense of being slightly disconnected in landscape terms because of</p>		<p>the site on Grove Roadassets.</p>		

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															the electrified railway line which forms the north eastern boundary. It is a medium sized site which could make a reasonable contribution to the overall housing requirement.				
LAA133	Retford	Trinity Farm, North Road	10.7	233	Countryside to all sides	Agriculture	Countryside	No significant physical constraints identified	Part of the site is in Floodzones 2 and 3. Suitability would be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Contrary to policy (NPPF and local). High risk flood area (floodzone 2 & 3)	The site is approximately 600 metres from the settlement. The adjoining site has planning consent for 193 dwellings and employment	Part of the site is not suitable for housing due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Part of the site may be suitable for housing (outside floodzones 2 and 3). The adjoining site has planning consent for employment and residential development. There is an opportunity to reconfigure the site to ensure housing is not located in floodzones 2 or 3.	Taken forward for further consideration	LAA assessment

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LAA134	Retford	Trinity Barns Field, North Road	0.38	11	Countryside	Agriculture	Countryside adjacent to residential	Would need to be integrated with the development site to the southeast. A further Transport Assessment would likely be required prepared in accordance with Planning Practice Guidance	No known environmental constraints. Surveys may be required at a later date.	Potential to be policy compliant if developed with the site to the south. Currently separated from the settlement boundary.	Services and facilities are located in the adjacent residential area.	Potentially suitable if developed with the adjoining site.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site.	Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Potentially suitable if developed with the site to the south which adjoins the settlement boundary.	Taken forward for further consideration	LAA assessment
LAA135	Retford	Trinity Hospital, Hospital Road	0.13	4	Residential	Sports club	Residential	No major physical constraints	No known environmental constraints. Surveys may be required at a later date.	Contrary to policy (NPPF and Local policy) regarding heritage impact.	Good access to services and facilities	Not suitable due to impact on the setting of a Grade II Listed Building.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Not suitable. This is in the setting of an important Listed Building and in the Conservation Area. The site forms an important open space and is a key part of the Listed Building's setting.	Available	Not suitable. This is in the setting of an important Listed Building and in the Conservation Area. The site forms an important open space and is a key part of the Listed Building's setting.	Not taken forward for further consideration	LAA assessment
LAA508	Retford	Land at Retford Golf Club	8.7	100	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Open space	Open space adjoining urban area.	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. Vehicular access should be from LAA270 and LAA141 to facilitate future development	No known environmental constraints.	NPPF para 98: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by	The size/scale of development is likely to require contributions towards improvements to education and health, and potentially a local service centre.	Part of the site (the practice / driving range) is considered potentially suitable for housing development. Consultants' advice following discussion with Sport England and England Golf is that the practice	Popular location. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Whisker Hill and the presence of the two PROWS means that this landscape, including extensive views to the west can be enjoyed by the public. The trees on the course and a strong hedge on the boundary are important to	Available	The majority of the site is considered unsuitable for development as it would result in the loss of a significant part of the golf course. As such, development would be contrary to NPPF para 98. The practice site is potentially suitable subject to any impact a scheme may have	Part of the site is being taken forward for further consideration	Part of the site may be suitable.

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								with good connectivity. Pedestrian and cycle access could be achieved via Brecks Lane.		equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. Residential development could be contrary to policy if it does not meet this criteria. It should be acknowledged that this is a private recreation space owned and managed by Retford Golf Club. A public right of way runs through the site. This would need to remain in place if the site is taken forward for development.		range is considered to be informal sport and recreation space and can be accommodated elsewhere on the golf course site.			the landscape and habitats. This area should be retained in the current use, fulfilling landscape, habit and recreational objectives. The practice ground has less intrinsic landscape value and in effect runs into the field to the south which is allocated for development. However, in its open state, it provides view south and west from the PROWS. Development of the practice ground may be possible without compromising this landscape provided that a generous landscaped (with native species) corridor is maintained for an enhanced PROW and to provide a landscape buffer to an extended new housing area.		on the landscape and the appropriate re-provision of recreation space on the golf course site. Suitability to be informed by a landscape assessment.		

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LAA141	Retford	Land south of the Common, Ordsall	10.65	192	Residential to north, countryside to east, west and south	Agriculture	Countryside adjoining residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access will be required that are suitable to form a bus route through the development. Access should be safeguarded into surrounding land LAA270 and LAA276 to facilitate future development with good connectivity.	No known environmental constraints	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside mean that development would result in an adverse landscape impact.	Adjoins an area which has good access to services and facilities	Suitability dependant on landscape impact.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability to be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment
LAA150	Retford	Bolham Lane	1.05	38												No longer available. Currently an employment site	Not available	Not taken forward for further consideration	Not available

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LAA165	Retford	Land south of Grove Coach Road	3.56	96	Countryside to north, east and south, residential to west.	Agriculture	Countryside adjoining residential area	Grove Coach Road is not of adequate width to provide access and lacks footways. This would need to be significantly improved. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought	PROW to north; Drainage assessment undertaken by Arup concludes that the flood risk for the site is low from all forms of flooding including fluvial (river), surface water and groundwater and should not hinder this development. Therefore by making sufficient space for water/drainage, and with an appropriately designed drainage system, Arup are of the opinion that the site could be developed whilst maintaining a suitably low flood risk to properties both on and off site.	Potential for development to be contrary to policy due to having an adverse impact on the landscape. Highway improvements would be required - potential for development to be contrary to policy regarding highway standards.	Adjoins an area with access to services and facilities.	Potentially suitable if highway standards can be achieved.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability to be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment
LAA171	Retford	Land at Blackstop Lane	1.21	33	Countryside to all sides	Agriculture	Countryside	With regard to highway constraints, there are likely to be issues with the adjoining level crossing, passing traffic, available visibility at junctions, and pedestrian provision. These do not look like they can be	The site is located in floodzone 2.	Contrary to NPPF - site located in high risk flood area. Contrary to NPPF regarding the promotion of healthy and safe places. The site adjoins a level crossing and has poor access to services due to its distance from Retford.	Poor access to services and facilities. Located away from the settlement.	Not suitable. Located within floodzone 2 and detached from the settlement.	Not suitable. The site is a considerable distance from the settlement boundary and located in floodzone 2.	Greenfield site	Development would be incongruous in the landscape due to the separation of the site from the settlement.	Available	Not suitable. The site is a considerable distance from the settlement boundary and the site is located in floodzone 2.	Not taken forward for further consideration	LAA assessment

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								addressed at least within the site area.											
LAA218	Retford	Land off Manvers Road (Sandhills)	7.04	Capacity: 126	Residential to all sides	Semi natural open space	Residential	In accordance with the County's highway design guide, a cul-de-sac can serve up to 150 dwellings provided it is a minimum of 5.5m wide (50 dwellings at 4.8m). This would allow a development of 120 dwellings to be served from Manvers Road given the number of existing properties. The capacity may be reduced should access be needed to existing allotments or public open space, while capacity may be increased if another access point can be achieved from the existing estate.	No known environmental constraints (no designations)	Potential to be policy compliant if the open space is improved	Within settlement boundary, within an area with good access to services and facilities	Potential to be policy compliant if the open space is improved	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	No significant constraints identified. No conservation designations.	Available	The site is very well contained and has good access to services and facilities in Retford. This is a large open space which provides an important amenity/recreational facility for local residents. Part of the site could potentially be suitable if the open space is replaced or improved.	Taken forward for further consideration	LAA assessment

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LAA246	Retford	Land South East of Ollerton Road	5.3	120	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/ urban area.	Site cannot be accessed unless it is through LAA247. There are no objections in principle subject to satisfactory details of layout access, parking and servicing on this site. The site should be development comprehensively with sites LA067 and LAA247.	Adjoins a high risk flood area	Potentially to be policy compliant subject to highways, landscape impact, design.	Adjoins an area with access to services and facilities.	May be suitable dependent on design/impact on landscape, highway, and amenity	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	May be suitable subject to a satisfactory highway solution and design. Suitability should be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment
LAA247	Retford	Land South East of Ollerton Road	9.9	178	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/ urban area.	Highways: NCC has no objection in principle subject to satisfactory details of layout access, parking and servicing. Site should be developed comprehensively in conjunction with LAA246	Adjoins a high risk flood area	Potentially to be policy compliant subject to highways, landscape impact, design.	Adjoins an area with access to services and facilities.	May be suitable dependent on design/impact on landscape, highway, and amenity	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by the outcome of a landscape assessment.	Taken forward for further consideration	LAA assessment
LAA259	Retford	Allotments off Cricket field Lane	1.2	43	Site adjoins residential to three sides and open space to one side		Site adjoins residential to three sides and open space to one side	Access would be off a private single width carriageway which is not ideal. Roundabout layout would need assessing as the current layout is not suitable for access to the site. Unfeasible unless accessed through the neighbouring consented development to the east or a	No nature conservation or flooding issues identified (no site designations).	Loss of allotments. Potentially suitable if allotments were replaced within close proximity to the site	Good access to services and facilities	Unsuitable unless a satisfactory highway solution was identified and the allotments were relocated.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	No significant constraints	The site is available but the adjoining land which is required for access is not available.	Not suitable. Unfeasible unless accessed through the neighbouring consented development to the east. This site is not currently available. The loss of allotment land would also be contrary to policy.	Not taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								new access being created onto Hallcroft Road.											
LAA270	Retford	Land West of Ollerton Road	29.57	621	Field boundaries.	Agriculture	Countryside	The Highway Authority would require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit would require relocating to the south side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access would be required that are suitable to form a bus route through the development. Access would need to be safeguarded into surrounding land LAA141 and LAA276 to facilitate future development with good connectivity.	No nature conservation or flooding issues identified (no site designations).	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement. It would also have an adverse impact on the landscape (NPPF paragraph 170 seeks to ensure the protection and enhancement of valued landscapes).	Poor access to services and facilities - separated from the settlement boundary.	Unsuitable in isolation. The site would only be considered potentially suitable if the adjoining site to the north, which adjoins the settlement boundary, was considered suitable.	Separated from the settlement. Residential area to the north is a popular housing market area.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Unsuitable in isolation. The site would only be considered potentially suitable if the adjoining site to the north, which adjoins the settlement boundary, was considered suitable.	Taken forward for further consideration	Site to the north (LAA276) has been taken forward for further consideration .

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LAA275	Retford	Land north of Grove Coach Road	10.13	250	Residential to the west, countryside to the north, east, and south.	Agriculture	Countryside adjoining urban area.	Both Bracken Lane and Grove Coach Road (Restricted byway) will require improvement including road widening and the provision of footways fronting the site. The County Council's Rights of Way Officer should be consulted with respect the latter (if the site is taken forward). The two roads should then be linked either through the site or by way of improvements to Grove Coach Road across the eastern site boundary. - A Transport Assessment will likely be required prepared in accordance with Planning Practice Guidance.	Floodzone 2 along the western boundary.	Potential to be policy compliant if landscape impact, highway standards, and flood risk can be addressed.	Adjoins an area with access to services and facilities.	Potentially suitable if landscape impact and highway standards can be satisfactorily addressed.	Popular location/bouyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by a landscape assessment.	Taken forward for further consideration	LAA conclusion.
LAA276	Retford	Land to the west of Brecks Road and South of Retford Golf Club	47.6	857	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Agriculture	Countryside adjoining urban area.	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in	Floodzone 2 and 3 along the western boundary.	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside means that development would	The size/scale of development is likely to require contributions towards improvements to education	The majority of the site is considered unsuitable for housing development due to the adverse effect on the landscape.	Popular location. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by a landscape assessment.	Taken forward for further consideration	Part of the site may be suitable.

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								accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access will be required that are suitable to form a bus route through the development. Access should be safeguarded into surrounding land LAA270 and LAA141 to facilitate future development with good connectivity.		result in an adverse landscape impact.	and health, and potentially a local service centre.								
LAA314	Retford	Land north of Grove Road, East of ECML	6.65	160	Countryside to all sides. East Coast Mainline adjoins the site to the west.	Agriculture	Countryside	NCC Highways comments: I would strongly recommend that the Railway Inspectorate and Network Rail are consulted. It is presumed that Network Rail would wish to close the level crossing. Furthermore, the site is to the east of the crossing which is the opposite side to the main conurbation. Therefore, the	No constraints identified	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement.	Level crossing restricts access to services and facilities.	Unsuitable for residential development due to unresolved access concerns related to the level crossing, and the site's separation from the settlement boundary.	Inappropriate due to proximity of level crossing.	Greenfield	The site is surrounded by open countryside. Development would not form a logical extension to the settlement. No known nature conservation constraints or heritage constraints.	Available	Unsuitable for residential development due to unresolved access concerns related to the level crossing, and the site's separation from the settlement boundary.	Not taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA413	Retford	Former Elizabethan High School, Leafield	1.41	44	Residential to all sides	Vacant/ formerly education	Residential	No significant constraints identified	No constraints identified.	Policy compliant - Principle of residential development considered acceptable	Good access to services and facilities	Suitable for residential use. PP expired for residential use.	Appropriate, popular location	Brownfield site	No significant constraints. The site is located within a residential area.	Available	Site previously had planning permission for 63 apartments and 30 bungalows. Principle of residential development accepted.	Taken forward for further consideration	Potentially suitable
LAA436	Retford	Brecks Farm (Land west of Ollerton Road)	23.99	504	Countryside to all sides	Agriculture	Countryside	Access on to Ollerton Road; concerns about capacity of connecting roads to Eaton and Goosemoor Bridge, along with impacts going north at the Ordsall mini roundabouts	No known constraints	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement.	Poor access to services and facilities. Separation from settlement results in poor connectivity to services and facilities.	Not suitable due to detachment from the settlement.	Inappropriate due to detachment from the settlement.	Greenfield.	Potential to have an adverse impact on the landscape.	Available.	Not suitable due to detachment from the settlement.	Not taken forward for further consideration	The site is separated from the settlement.
LAA461	Retford	Water Lane Allotments	0.7	6	Allotments to west, open space to the north, residential to east and south	Allotments	Residential	Water Lane is a track which serves the allotment site and forms a public byway which is not to adoptable highway standards. As such, it is not currently suitable as an access. The development would be more likely to be feasible if accessed from Water Lane directly rather than the river access, noting the intervening land. Otherwise the byway	A small part of the site is within floodzone 2.	The loss of the allotments would be contrary to policy with regard to the Core Strategy and emerging Bassetlaw Plan. The NPPF indicates that planning policies and decisions should aim to achieve healthy and inclusive places through the provision of allotments (NPPF para. 91). There is no proposal to replace the allotments.	Good access to facilities - located within a residential area.	Not suitable due to loss of allotment land (contrary to policy). Potentially suitable if the allotments were replaced. Water Lane is not currently suitable as an access route into the site for residential use and the site boundary does not adjoin the adopted highway. As such, there is uncertainty	Inappropriate due to loss of allotments.	Greenfield site.	Potential to have an adverse impact on the landscape. The site is very open in character.	Available	Not suitable due to loss of the allotments. The site may be suitable if the allotments were replaced in a location within close proximity to the site. There are also highway constraints which would need to be addressed if the site is taken forward for housing development.	Not taken forward for further consideration	Loss of allotments would be contrary to policy. The landowner has not proposed to replace the allotments.

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								junction with Water Lane would probably have to be widened and realigned to allow two-way traffic to a point passed the proposed access into the site from the byway. That would probably require third party land too and still not offer the best solution. With regard to the Public Right of Way, this would require that the junction and the access to the proposed properties was made up to adoptable standard and comply with the requirements of Nottinghamshire County Council. Also it will need to accommodate safely the existing traffic on this route that is generated by byway users, allotment holders and the properties adjacent to this public right of way.				with regard to highway constraints. The site is also open in character.							

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LAA471	Retford	Leaffield allotments	1.2	30	Residential to all sides	Allotments	Residential	Access would require the demolition of two properties.	No significant constraints	The allotments are fully occupied and in use. The loss of the allotments would be contrary to policy with regard to the Core Strategy and emerging Bassetlaw Plan. The NPPF indicates that planning policies and decisions should aim to achieve healthy and inclusive places through the provision of allotments (NPPF para. 91).	Located within a residential area with good access to services and facilities.	Potentially suitable if the allotments are replaced on another site within close proximity.	Appropriate location and in an area with a buoyant housing market.	Greenfield site	No significant constraints - the site is surrounded by residential properties.	Not available	Not suitable and not available	Not taken forward for further consideration	Unsuitable due to the loss of allotments
LAA472	Retford	Station Road	0.1	5	Residential to three sides, railway station to one side.	Car sales	Residential	No significant physical constraints identified.	No significant environmental constraints identified.	Policy compliance would depend on the design of the scheme and impact on residential amenity. The site is within a conservation area. Development should conserve or enhance the character of the character of the CA.	Good access to services and facilities.	The site may be suitable for redevelopment as a housing site. This would depend on the impact it would have on the character of the Conservation Area.	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years. This suggests Retford is a popular residential area with a buoyant housing market.	Could support regeneration of this area.	The site is located within Retford Station and West Fields Conservation Area. Significant negative effects could occur as a result of development, although development could also facilitate improvements to this part of the Conservation Area.	The site is available	The site may be suitable for redevelopment as a housing site. This would depend on the impact it would have on the character of the Conservation Area.	Taken forward for further consideration	

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LAA487	Retford	Blackstop e Lane	0.62	19	Countryside to three sides, commercial uses to the south	Factory	Countryside	The access road does not achieve highway standards.	The site is wholly within Floodzone 3.	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area. Contrary to NPPF regarding paragraph 91 (promotion of healthy, inclusive and safe communities) due to the sites separation from the settlement. Compliance with highways policy would depend on satisfactory mitigation.	Separated from settlement. Contrary to NPPF para 91 which seeks to ensure development is healthy, inclusive and safe.	Unsuitable for housing development . The site is separated from the settlement boundary and is wholly within floodzone 3b.	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years. This suggests Retford is a popular residential area with a bouyant housing market.	Brownfield site. Potential for development to improve the appearance of the site.	The site does not adjoin the settlement and is not well contained. However, there is potential for development to improve the landscape due to the current appearance of the site. No nature conservation or heritage issues identified.	The site is available	The site is not suitable for housing development due to the fact that it is wholly within floodzone 3 and is separated from the settlement.Further to this, the access road does not meet highways standards. It may be suitable for other uses depending on the outcome of a flood risk assessment and mitigation of highway constraints where necessary.	Not taken forward for further consideration	See LAA conclusion.
LAA490	Retford	Former EPH at St Michaels View, 5-11 Hallcroft Rd, Retford DN22 7NE	0.4	20	Residential housing to the North, Hallcroft Road the East, West and South is West Retford Hotel. SE corner is bordered by residential dwelling	No current land use, it used to be an Elderly People's Home	The site is located in a high density urban area	As site is BF site, area may be contaminated (though considering previous usage, this unlikely). Site is also included in the unregistered parks and gardens area of West Retford House. Entrance into site is fairly limited with only one access point, junction most likely need upgrading.	On the Westerside of the site is woodland and site is within Humberhead Levels character area	Policy compliant as it would be a brownfield regeneration. If site accesibility is improved it would be an infill development.	Site is near Retford town centre and health services and leisure facilities.		As site is in a popular location and close to services. Additional cost will be associated with re-development as site is a BF site. As it is next to conservation area, certain design features/ materials might be expected.	Site regeneration would contribute towards the delivery of additional housing in Retford. Development would also align with the Council's ambition of regeneratin g derelict brownfield sites.	Site is bordered by the East Retford conservation area on the Souther and Western sides. It is also in close proximity to West Retford House which is a grade II listed building.	Available	The site is in a very attractive location close to health and leisure facilities. Any development on the site would need address the close proximity to heritage assets. Due to size of the land, development would be ideal for smaller scale housing schemes. Development of the site might be more constly as site is brownfield.	Take forward for further consideration through the Sustainability Appraisal.	The site is located in a good location which is predominantly residential. It's a brownfield site in need of redevelopment.

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LAA485	Retford	Allotment site at Milnercroft Retford	0.45	15	Site is surrounded by residential housing on all sides.	Disused allotments	Site is located in moderate density urban area	Access to site is very limited. A suitable access solution will be required if the site is taken forward for development.	Given the disused nature of the site there is potential for wildlife on site.	Potential for development of the site to be policy compliant. This would depend on the access arrangement and impact of the loss of vacant allotments.	Site is in close proximity to services. It is also relatively close to Retford town centre.	Potentially suitable if vehicular access is established. Development would only be small scale due to the size of the site.	Site is in a great location and is in close proximity to Retford town centre. Additional cost would be associated with creating an entrance to the site. Site would be suitable for small scale development.	This is a greenfield site which is currently vacant. There is an opportunity to bring the site back into use through development or use as an allotment site.	No impact on heritage or landscape. Potential for impact on nature conservation depending on the outcome of an ecology assessment.	Currently unused/vacant Available.	Site can be viewed as potentially suitable if access issues are resolved. Depending on the access arrangement, the site could be suitable for development of up to 20 dwellings due to it's size and location. The loss of former allotments should be informed by the outcome of the Green Space Assessment.	Take forward for further consideration.	The site is a disused allotment site located within a residential area. It is considered appropriate to consider future uses for the site through the Local Plan process.
LAA486	Retford	Trinity Road Allotments, Retford	0.32	12	Site is surrounded by residential housing on all sides.	Allotments in use	Site is located in moderate density urban area	Access to site is very limited.	No known constraints. Possible existing wildlife on site	For site to be compliant to all policy, replacement of allotment provision would be required.	Site is in close proximity to Great North Road and services. It is also relatively close to Retford town centre.	The site is considered to be unsuitable as it is a well used allotment site.	Site is in a great location and is in close proximity to Retford town centre. Additional cost would be associated with creating an entrance to the site. Site would be suitable for small scale development.	This is a well used allotment site. It would not contribute towards regeneration priorities.	None identified	Not available	The site is considered unsuitable. This is a well used allotment site.	The site is considered unsuitable. This is a well used allotment site.	The site is considered unsuitable. This is a well used allotment site.

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LAA503	Retford	Former NCC Offices, Chancery Lane	0.19	10	Site is bordered by woodland in King's Park on the West, industrial warehouse to the North, Chancery lane on the South and an access road with a car park on the East	0.19	Town centre location	As site is in Retford Town centre, it already has established entrances. Site is next to a car park on the Easter side. Existing office structure on site. The site is also in the East Retford conservation area.	Site is in Floodzone 2 and 3 which would mean that any future developmen would need to implement flood defence/mitiagti on measures.	Not policy compliant as the site is in Flood Zone 3. As site is a BF site however, and so there is an opportunity for regeneration. The re-use of the site would also comply with town centre regeneration priorities.	Site is located in Retford town centre which provides it great accessibility.	Site would only be suitable if flooding concerns were addressed. Site is in great location as well.	Site is in a great location and is within walking distance of Retford town centre. If developed, additional cost would be associated with flood defense/mitigati on measures.	Site regeneration would contribute towards the delivery of additional housing in Retford. It would also redevelop a derelict brownfield site.	Site has archeological interest as it is in Retford town centre and site is also in a conservation area.	It is still occupied by NCC but will be available within 1-2 years	Site is a BF site that is in an excellent location regarding proximity to seVICES. Site however is in both FZ2 and FZ3 which would be going against National and Local policy guidance. The idea of development can be pursued when future development provides adequate flood defence and mitigation measures.	No, the site is located within FZ 3. As such, it's not suitable for housing development .	The site is located within FZ3.

Appendix F: Tuxford LAA sites without planning permission

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

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															on the south-facing slope of a valley, results in these areas of open space being very prominent from the historic core, especially from Eldon Street (as far back as the junction with Ollerton Road) and from Bevercotes Lane. The loss of this important open space would therefore cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. With the above in mind, Conservation would not support the allocation of this site.				
LAA038	Tuxford	Eastfield Farm, Lincoln Road	2.33	42	Countryside to the east and north, mobile home park to the south and west.	Horticulture and camp site	Countryside on edge of town	The site does not extend as far as the public highway. It is therefore not clear how the development would be accessed. It is likely that the existing accesses would have to be combined or split if between Eastfield Park and Greenacres to avoid the increased potential for vehicle conflict	Part of the site is in floodzone 2.	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on the outcome of a sequential test and exceptions test.	The site is within walking distance of a medical centre and secondary school. The town centre is approximately 1.5Km from the site.	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on the outcome of a sequential test and exceptions test.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	No significant constraints identified.	Available	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on the outcome of a sequential test and exceptions test.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites

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

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

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA090	Tuxford	Arable field, Lincoln Road	11	154	East Coast Main Line, Agriculture, caravan site	Agriculture	Countryside on edge of town	The site would require two points of access suitable for a bus route. This would connect between Marnham Road and the A6075 Lincoln Road. Footway improvements would be required over both road over railway bridges. This would have a serious impact on viability even if the land would be available.	No constraints identified. No designations.	The site is very open in character. The site is potentially suitable and could be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme.	Poor access to services in Tuxford due to the lack of a public footpath and distance to the town centre.	The site is very open in character. Development could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	The site is very open in character. Development would have an adverse impact on the openness of the landscape.	Available	The site is very open in character. The site could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on the viability of any future scheme.	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.
LAA109	Tuxford	Land off Egmonton Road	2.37	43	Residential, agriculture, employment	Agriculture	Countryside on edge of town	Providing that visibility can be achieved and footway link provided, there is no objection in principle subject to satisfactory details of layout, access, parking and servicing	Land to the south of the site has been identified as area of contamination	Contrary to policy regarding adverse impact on the setting of a heritage asset.	Good access to town centre facilities	Not suitable due to adverse impact on character of conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area and is regarded as an open space that contributes positively to the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. The site affords views over the wider landscape and is prominent along Newcastle Street and in the context of several Listed Buildings. There is a building in the front part of the site, which is single storey and dates to the mid-20th century. However, that is small in scale, is rural in nature and does not affect the views through the site. With the above in mind, Conservation would not	Available	Not suitable due to adverse impact on character of conservation area.	Not taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															support the allocation of this site.				
LAA123	Tuxford	Land adjacent to Brickyard Cottage, Eldon Street	0.39	8	Countryside	Agriculture	Countryside on edge of town	No highway objection in principle subject to the following: As the access road is 40mph, would require 4.5m x120m visibility splays. Consideration should be given to junction spacing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement.	No constraints identified. No designations.	Potential to be policy compliant. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area.		Potential to be suitable. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. Any development here is likely to be very prominent, especially from Eldon Street to the south and Markham Road to the east. However, Conservation acknowledges there was previously a cottage gable-end onto the road. With this in mind, Conservation would have no concerns with a small number of dwellings in the centre/east of the site, perhaps of an agricultural style (e.g. farmhouse with barns adjacent). Anything of a larger density would be contrary to the established character and would not be supported. This is consistent with Conservation's advice on the recent application on this site.	Available	Potential to be suitable. This would be dependent on the design and density of a scheme and the impact on the character of the conservation area.	Taken forward for further consideration	See LAA conclusion.

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

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								subject to the widening of the driveway.							an integral part of the Conservation Area's urban grain. With regard to the potential allocation of this site, Conservation is firstly concerned that the loss of the house would cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. In addition, even if the house was to remain, then development to the rear is likely to go against the established urban grain of this part of the Conservation Area and would likely impact on the open setting of the rear of the former Grammar School. The lack of a suitably wide access to the rear of the site may also be a detrimental factor. With the above in mind, Conservation would not support the allocation of this site.				
LAA202	Tuxford	Land and buildings at St John's College Farm, Newcastle Street	2.85	51	Residential to the north and west, countryside to the south and east.	Agriculture	Countryside location adjoining a residential area	Matters identified that need resolving, including concern that proposed site layout in cul-de-sacs hinder permeability and has potential detrimental impacts on pedestrian safety, along with proposed parking layouts impacting on visibility.	No significant constraints identified.	Policy compliance would depend on the design of the scheme and impact on residential amenity. Planning permission was refused and dismissed on appeal (17/00285/FUL) partly due to the impact it would have on living conditions.	Reasonable access to services in the town centre	The suitability of the site would depend on the design of the scheme.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site.	<u>Built heritage:</u> This site is within the Conservation Area and forms an area of open space considered to have a positive impact on the Conservation Area. The site was, however, subject to a recent application for residential development, 17/00285/FUL, to which Conservation had no concerns subject to details. Although that application was refused and the appeal dismissed, the inspector agreed with Conservation's views regarding heritage. The site also includes a historic agricultural building range, regarded as buildings that contribute positively to the	Available	Potentially unsuitable due to the impact on historic earthworks.	Taken forward for assessment through the SA.	Likely to be unsuitable. Further investigations required.

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															character and appearance of the Conservation Area. These should be retained as part of any scheme. 91 Newcastle Street, a grade II Listed Building, is also adjacent to the site. Any development nearby should preserve the Listed Building's setting. With the above in mind, Conservation has no concerns in principle, subject to a) the retention of the agricultural buildings; and b) development of a scale, layout, design, materials and landscaping which preserves the character of the Conservation Area and setting of the nearby Listed Building. <u>Archaeology:</u> Entire site contains medieval ridge and furrow earthworks recorded on the NMP and visible on recent LIDAR imagery. The last large area of surviving ridge and furrow in the settlement and significant part of the conservation area. Consequently would consider recommendation for refusal if a planning application was submitted. Detailed earthwork survey to inform quality of surviving earthworks. Likely that even low quality in conjunction with its contribution to the CA, recommendation would be for refusal for development.				

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LAA229	Tuxford	Tuxford Memorial Hall, Ashvale Road	0.4	8	Residential to the east and north, A1 to the west and south.	Open space	Residential	No significant constraints identified.	No significant constraints identified.	Policy compliance would depend on whether the open space could be relocated.	Reasonable access to services in the town centre	Suitability would depend on whether the open space could be relocated.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Brownfield site	No constraints identified.	Availability unknown.	Suitability would depend on whether the open space could be relocated or improved.	Not taken forward for consideration	The availability of the site is unknown.
LAA243	Tuxford	Land off Gilbert Avenue, Tuxford	1.82	33	Residential to two sides, school to the east, countryside to the south.	Open space	Residential	Development should be to highway standards including visibility splays.	No significant constraints identified.	Development would result in the loss of an open space which would be contrary to policy. Potential to be policy compliant if the open space is replaced in close proximity to the site.		Suitability would depend on whether the open space could be relocated.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	No heritage assets would be affected by the allocation of this site. Therefore, Conservation has no concerns.	Available	Suitability would depend on whether the open space could be relocated or improved.	Taken forward for consideration	See LAA conclusion.
LAA251	Tuxford	Land at Eldon Street, Tuxford	2.08	37	Residential to two sides, countryside to the north and west	Agriculture	Edge of town, countryside	No objection in principle subject to satisfactory details of layout, access, parking and servicing	No significant constraints identified.	Development would be contrary to policy with regard to the adverse impact on the character of the Conservation Area.	The site has good access to services and facilities in the town centre.	Not suitable due to adverse impact on character of conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is	Greenfield site	This site is within the Conservation Area and is also in the setting of several Listed Buildings, including 4-8 and 12 Ollerton Road. It includes a large area of open space to the rear of properties on both Eldon Street and Ollerton Road. From both Ollerton Road (to the south west) and Bevercotes Lane (to the north west),	Available	Not suitable due to adverse impact on character of conservation area.	Not taken forward for consideration	See LAA conclusion.

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

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA307	Tuxford	Land at High Croft, Retford Road	2.72	49	Countryside to all sides	Agriculture	Countryside	A significant length of footway would be required linking to the existing footway on the southern side of Bevercotes Lane. It is not clear as to whether sufficient land is available to accommodate a footway of adequate width (2.0m) for the full length. The existing 30mph speed restriction would likely require extending and the Tuxford village gateway would require relocating. A junction into the site would have to incorporate visibility splays commensurate with the speed of traffic. This would be likely to require the removal/settling back of a large proportion of the hedgerow.	No significant constraints identified	Contrary to policy regarding adverse heritage impact.	Poor access to services and facilities due to detachment from settlement.	Not suitable. Development would result in the loss of a positive building in the conservation area. There are also highway constraints which would be difficult to mitigate.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site.	This site is within the Conservation Area and contributes to the character of this part of the Conservation Area and setting of nearby Listed Buildings, typified by low density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. The site is effectively open countryside, with isolated farmhouses/cottages alongside the road. Any development here is likely to be very prominent, especially from Eldon Street to the south, and would fail to preserve the open character of that part of the Conservation Area. With this in mind, Conservation would not support the allocation of this site.	Available	Not suitable due to adverse impact on the character of the Conservation Area.	Not taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA476	Tuxford	Ollerton Road	39.4	473	Countryside to three sides	Agriculture	Countryside adjoining town	The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport and public transport facilities. Multiple points of access are likely to be	No significant environmental constraints identified.	Potentially policy compliant subject to a suitable scheme.	Good access to the town centre and primary school.	The northern part of the site is potentially suitable. Development of the southern part of the site would have an adverse impact on the character of the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	With regard to the north part of the site (alongside Ollerton Road), this would be within the setting of the Conservation Area and the setting of several Listed Buildings. However, development here is likely to be seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind, Conservation has no concerns in principle with the allocation of this part of the site, subject to details. In relation to the southern part of the site (north of the railway line), this would stretch into the open countryside and would be visible from Newcastle Street/Egmanton Road. Views from the road into the open countryside are an important part of the rural character of the Conservation Area and its setting. Therefore, Conservation would not support the allocation of that part of the site.	The site is available	The northern part of the site is potentially suitable. Development of the southern part of the site would have an adverse impact on the character of the conservation area.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								required to distribute traffic and to facilitate a bus route. It is suggested that sites NP05 and/or NP15 enable access into this site via Egmanton Road/Newcastle Street.											
LAA477	Tuxford	Newcastle Street	2.95	53	Countryside to north and west, residential to east and south.	Agriculture	Countryside adjoining town	It must be proven that adequate visibility splays would be available from any potential site access commensurate with the speed of traffic due to the proximity to the bend prior to allocation.	No significant environmental constraints identified.	Potentially policy compliant subject to a suitable scheme which would achieve highway standards.	Good access to the town centre and primary school.	Potentially suitable subject to a suitable scheme which would achieve highway standards.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is in the setting of the Conservation Area, being open countryside to the rear of properties on the west site of Newcastle Street. However, there are no Listed Buildings on that part of Newcastle Street, and a large number are in fact 20 th century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected. With the above in mind, Conservation has no concerns in principle with the allocation of this site, subject to a scale, layout, design, materials and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church).	The site is available	Potentially suitable subject to a suitable scheme which would achieve highway standards.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA478	Tuxford	Lexington Gardens/ Newcastle Street	0.3	6	Countryside to all sides	Agriculture	Countryside adjoining town	The site would have to form part of site NP16 as there would be no other possible connection to the highway.	No significant environmental constraints identified.	Potentially policy compliant if developed with the adjoining site (LAA202)	Good access to the town centre and primary school.	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area, but the issues would appear to be the same as those for NP16, although no application has ever been received regarding this particular small area of land. Given that Conservation did not object to NP16 (and the previous planning application), and as this site is beyond the higher ground to the west which shields it from views eastwards from Egmanton Road, Conservation has no concerns in principle with the allocation of this site, subject to details.	The site is available	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement
LAA479	Tuxford	Markham Road	0.51	10	Countryside to all sides	Paddock	Countryside	No significant physical constraints identified.	No significant environmental constraints identified.	The sites separation from the settlement would result in a development being separated from services and facilities. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para. 91)	Poor access to services and facilities	Not suitable due to the sites separation from the settlement. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para. 91)	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	The site is located within a rural setting adjacent to residential properties sitting in large plots. Development would have an adverse impact on the landscape due to the very low density of existing development.	The site is available	Not suitable due to the sites separation from the settlement. This would be contrary to policy regarding the creation of inclusive/accessible communities (NPPF para.	Not taken forward for further consideration	See LAA conclusion.
LAA495	Tuxford	Ollerton Road	0.2	10	Site is bordered by agricultural land on the North, GF land to the West, Ollerton	Paddock	Mostly agricultural and rural, close to low density residential dwellings	No established access into the site. Power lines also go over the Eastern site of the site.	Site adjoins Tuxford Conservation area. Existing flora and fauna on the site which could be home to	Contrary to policy – adverse impact on setting of Conservation Area.	Site would be an extension of Tuxford. It is within 600m of local services and can be access via	Planning permission refused due to impact on the character of the Conservation Area	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five	Greenfield site	Development would have an adverse impact on the character of the Conservation Area	The site is available			

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					Road to the South and residential dwelling on the East				various local wildlife. There are also numerous trees on the site.		pedestrian footpath.		years. This suggests Tuxford is a popular residential area with a buoyant housing market						
LAA510	Tuxford	Former Platts Harris, Eldon Street, Tuxford	0.86	26	Residential to north, west, and partly south. Church and cemetery to the south, A1 to the east.	Commercial – agricultural machinery sales	The surrounding area is predominantly residential. The site is on the edge of Tuxford Town Centre.	The site has significant level changes. The design of any future scheme would need to ensure the amenity of adjoining residents is protected.	Potential for land contamination due to the commercial use of the site.	The site is outside Tuxford’s development boundary where the adopted development plan (Bassetlaw Core Strategy) seeks to support development.	The site has good access to services and facilities being located adjacent to Tuxford Town Centre.	The site is potentially suitable for residential use if it can be demonstrated that highway standards can be satisfactorily achieved, and the business can be relocated to another suitable site, thereby retaining existing jobs.	The site is located within a popular residential area.	Development of this brownfield site could help to support town centre businesses.	The western end of the site, fronting Eldon Street, is within the Tuxford Conservation Area boundary. The remainder of the site is very much within the Conservation Area’s setting. The site is also in the setting of several Listed Buildings, both on Eldon Street and on Lincoln Road (including St Nicholas’ Church). Historically the front part of the site included two linear plots containing traditional dwellings fronting the road with workshops and other outbuildings behind. The majority of the site however, was covered in fruit orchards.	Whilst the site has been put forward for consideration as a housing allocation, it is currently unclear if development is deliverable. The site is still in operation as an agricultural sales outlet. Deliverability is also uncertain due to highway constraints.	Whilst the site is potentially suitable, there is uncertainty with regard to deliverability of residential development. The site is still in operation as a commercial business and there is currently no developer involvement in the site. Access from the Highway is also severely restricted and it hasn’t been demonstrated that highway standards could be achieved. At the present time, until it can be demonstrated that development is deliverable, the site is considered unsuitable/unavailable.	Not taken forward.	Highway constraints and uncertainty regarding deliverability.

Appendix G: Workso

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

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

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
													past five years.		high metal fence.				
LAA149	Worksop	Talbot Road, Manton	1.89	68	Residential	Vacant land	Residential	No major physical constraints identified	No major environmental constraints identified	This is an open space which provides visual and physical amenity opportunities for local residents. There is potential for a small part of the site to provide housing. There is an opportunity for open space enhancement on the majority of the site.	Within the settlement boundary, close to services and facilities in the town centre and neighbouring areas	The site is located within a residential area. The principle of housing development is considered acceptable.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site provides an opportunity to enhance/improve the open space.	Development has the potential to have a positive impact on the character of the area.	The landowner has submitted the site and has confirmed its availability.	Suitable, available and deliverable.	Taken forward for further consideration	LAA concludes the site is suitable, available and deliverable
LAA201	Worksop	Land off Stubbing Lane	1.76	48	Residential to the south and north, countryside to the west, open space to the east.	Vacant land	Residential	Highway capacity constraints. NCC don't support more development on Stubbing Lane	Located in Floodzone 2	Contrary to policy regarding flooding (NPPF, para 155). Contrary to policy regarding highways (NPPF para 108)	Edge of settlement	The site is not suitable due to flooding and highway constraints.	N/A - not suitable	N/A - not suitable	N/A - not suitable	The landowner has submitted the site and has confirmed its availability.	Not suitable due to flooding and highway capacity constraints.	Not taken forward for further consideration	LAA concludes the site is unsuitable due to flood risk and highway capacity.
LAA205	Worksop	Land off Hemmingfield Rise	3.1	65	Residential to the south, countryside to the north, east and west	Agriculture	Edge of settlement. Adjoins residential.	Mature woodland restricts access from Carlton Road	Mature woodland on site.	Potentially policy compliant subject to satisfactory outcomes regarding tree/nature conservation (where necessary)	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site would support infrastructure improvements	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by	The landowner has submitted the site and has confirmed its availability.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Taken forward for further consideration	LAA concludes the site is potentially suitable.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
															site assessments).				
LAA206	Worksop	Land West of St Annes Drive	13	275	Residential to the ast and south, countrysid e to the north and west	Agricultur e	Edge of settlement. Adjoins residential.	No major physical constraints	Grade I Listed Building	Planning permission refused on heritage grounds (contrary to Policy Bassetlaw CS DM8, NPPF paras 193, 196 & 200, and contrary to section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)	Edge of settlement. Reasonable access to services and facilities.	May be suitable - There could be benefit to exploring the opportunity of a hybrid application with the local planning authority in order to address Conservation concerns.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Greenfield site	Developmen t could potentially impact on the setting of Manor Lodge and associated buildings (Grade I and II).	The landowne r has submitted the site and has confirmed its availabilit y.	The site may be suitable for development subject to design and impact on setting of heritage assets.	Taken forward for further considerat ion	See LAA conclusion.
LAA210	Worksop	Part of Peaks Hill Farm	120	2,520	Residential to the south, countrysid e to the north, east and west.	Agricultur e	Edge of settlement. Adjoins residential.	Mature woodland restricts access from Carlton Road. There is a route possible without the loss of significant trees, by way of slight deviation to the South of the initially suggested route. In conjunction with this, the route could be moved farther South to run alongside Long Plantation. This would move houses further away, and mitigate	Mature Woodland, potential for protected species. Ecology assessment required.	Potentially policy compliant subject to satisfactory outcomes regarding tree/nature conservation.	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation, tree retention/manageme nt, and a n appropriate highway scheme.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site would support infrastructure improvements	Developmen t would impact on the landscape and has potential to impact on nature conservation . Appropriate mitigation would be required where necessary (informed by site assessments).	The landowne r has submitted the site and has confirmed its availabilit y.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tr ee retention, and highway/access.	Taken forward for further considerat ion	LAA concludes the site is potentially suitable.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA219	Worksop	Manton Allotment Site	3.51	120	Residential	Vacant site	Residential	No significant constraints identified	No significant constraints identified	No policy constraints subject to a satisfactory scheme	Within settlement boundary	Suitable in principle	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Redevelopment of a vacant brownfield site.	Potential for an improvement to the landscape.	Available - Public sector ownership	Suitable - resolution to grant planning permission subject to the signing of a s106 agreement.	Site has pp subject to s106 - included in the Local Plan housing trajectory.	Not necessary to assess through the Sustainability Appraisal
LAA233	Worksop	Land East of Worksop	260	5,460	Residential to the west, countryside to the north, east and south	Agriculture, open space	Adjoins a residential area.	Significant highway constraints. A new strategic route would be required. This would need to cut across a railway line and river. The landowner has not demonstrated that development would be achievable in this respect.	Part of the site is located in floodzones 2 and 3. Potential for protected species. Mature trees on site which could be retained.	Contrary to policy regarding flooding (NPPF, para 155).	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable if physical constraints can be mitigated.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Greenfield site. Potential to improve infrastructure	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by site assessments).	Available - submitted by landowner	Unachievable: unresolved issues regarding access to the site, detailed appraisal of the land and existing constraints is needed, along with identification of potential solutions to achieve access through the full site. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Not taken forward for further consideration	LAA concludes the site is unachievable due to infrastructure/ access constraints.

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

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								much as possible, but even then, would likely be an isolated community. The Highway Authority is sceptical as to whether the traffic impact of the development could reasonably be mitigated only having access to the A60, and therefore, a development would be unable to disperse traffic widely.		seeks to deliver healthy, inclusive, safe places.			area with a buoyant housing market.		Local Wildlife Site.		should be maintained		suitability of other sites.
LAA465	Worksop	Gateford Road Car Park	0.58	30	Residential and retail	Car park	Edge of town centre	No significant constraints identified.	No significant constraints identified.	Potentially policy compliant. The loss of the car park/impact on on-street parking should be assessed if taken forward.	Good access to services and facilities	Potentially suitable. The loss of the car park/impact on on-street parking should be assessed if taken forward.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Brownfield site on edge of town centre. Opportunity for town centre regeneration.	The site is well contained. The southern part of the site is within the Worksop conservation area. This contains a former maltings complex dating to the 19th century, regarded as having a positive impact on the Conservation Area's character and	The site is available	The site presents an opportunity to improve the town centre. Housing would increase footfall and support town centre regeneration. The loss of the town centre car park would need to be taken into consideration. However, there are a number of car parks in and around the town centre which are seldom completely full.	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement . suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

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															appearance. Conservation would resist attempts to develop the site without the retention and re-use of this historic complex. PP was previously granted for its conversion, but has since expired. The rest of the site is within the conservation area's setting, so would need to preserve or enhance that setting.				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned Justification
LAA466	Worksop	Former Knitwear Factory, Retford Road, Worksop	1.9	54	Residential, commercial and recreation	Vacant site	Residential and commercial	The site is located on the corner of the traffic signal controlled Retford Road, High Hoe Road junction. There is therefore potential for vehicles to queue back from the junction to a point passed the proposed site access particularly at peak times. This is likely to lead to driver frustration and possibly accidents due to drivers being unable to turn right out of the site in the prominent direction towards the town centre. The provision of a second junction onto High Hoe Road would ease this situation considerably by providing alternatives such that the right out manoeuvre onto Retford Road could be avoided. Whilst it is noted that	The site is partly within Floodzone 2. A sequential and exceptions test would be required if the site is taken forward.	Policy compliance would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway constraints which would need to be addressed in order for a development to be policy compliant.	Good access to services and facilities.	The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway constraints which would need to be addressed in order for a development to be policy compliant.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Derelict brownfield site within a residential area. Opportunity to deliver regeneration.	The site is currently overgrown and vacant. Development has the potential to enhance the site subject to a suitable design.	The site is available	The site presents an opportunity to improve the townscape. With regard to flood risk, suitability would be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	See LAA conclusion.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA467	Worksop	Warehouse, Priorswell Road,	1.7	77	Residential, commercial and recreation	Vacant site	Residential and commercial	The Highway Authority will be seeking vehicular access from both Canal Road and Priorswell Road connected by a through route through the site. The site has the potential to increase vehicle movements along Canal Road. Canal Road has seriously substandard junction arrangements with Church Walk/Bridge Place and Priorswell Road/Kilton Road. These junctions will require considering in detail. The footway will require widening to a minimum width of 2.0m around the perimeter of the site with a wider section adjacent the Priorswell Road bus stop to cater for the additional	Land contamination is likely due to the current use of the site. This would need to be assessed and mitigated where necessary.	Policy compliance would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway and heritage constraints which would need to be addressed in order for a development to be policy compliant.	Good access to services and facilities.	The sites suitability would be dependent on the outcome of a sequential test and exceptions test relating to flood risk. There are also highway and heritage constraints which would need to be addressed in order for a development to be policy compliant.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Large brownfield site on the edge of the town centre. Potential for a significant improvement to the conservation area character and town centre regeneration.	Development provides an opportunity to enhance the area.	The site is available	The site presents an opportunity to improve the townscape. With regard to flood risk, suitability would be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration	See LAA conclusion.

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

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA491A	Worksop	Site A Gateford Hall Farm	13.6	245	The site adjoins countryside/ open landscape to all sides.	Agriculture	Countryside / unregistered park and garden adjoining residential area	With regard to highway improvements, there are significant constraints to the delivery of a road network that will support a new bus route. NCC highways has indicated that it is unlikely that there is sufficient land available to enable the standards required for a bus service to	This site has triggered the impact risk zone for Lindrick Golf Course SSSI3 and may also impact Anston Stones Woods SSSI4 depending on the level of air pollution generated. The SSSI occupies what was formerly common land, allowing the survival of a natural flora away from the	NPPF – natural environment: ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:	The site is located a significant distance from a public transport route/bus stop.	The site is separated from the settlement boundary and adjoins an unregistered Historic Park and Garden. BDC Conservation has indicated that the site is unsuitable from a heritage perspective. The site is also unsuitable in isolation as it is poorly connected to the settlement. NCC Highways has also raised concern about the ability of the site to deliver the necessary highway improvements.	Development is considered inappropriate due to the harm it would cause to heritage assets.	The site is greenfield.	that significance archaeological remains were uncovered on this site during an earlier phase of the Ashes Park development. Further investigations and an appropriate mitigation strategy would be required where necessary. The site forms part of the setting of a Grade II Listed Building. From a built heritage point of view, this site is totally unsuitable for development. As an area of open space, it contributes greatly to the character and appearance of the Conservation Area and its setting, and to the	The site is available.	The site is unsuitable for residential development due to the harm it would cause to the landscape and heritage assets identified in this assessment.	Not taken forward for further consideration.	See LAA conclusion

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								serve the site. A Transport Assessment would be required if the site was taken forward for development.	greens and fairways. The SSSI supports the largest, and one of the most diverse, areas of Magnesian limestone grassland in South Yorkshire. Additional habitat includes gorse, scrub, woodland and the marshy fringes of the River Ryton. There is also a small pond with associated fen vegetation. The scale of the proposed development could result in recreational pressure, any potential impacts would have to be assessed and the mitigation hierarchy followed. Air quality impacts must be assessed as Anston Stones Wood SSSI has a number of features that are sensitive to air pollution and the site is above it's						setting of its historic buildings including its Listed Buildings. The Conservation Area boundary was drawn specifically around Site LAA491C to protect this aspect of character, and site A is very much part of its rural and open countryside setting (see below for further explanation relating to setting). BDC Conservation can see no way in which harm from developmen t here could be mitigated. Developmen t of the scale proposed, particularly at site C, would likely constitute 'substantial harm' for NPPF purposes.				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA491B	Worksop	Site B Gateford Hall Farm	21.7	390	The site adjoins residential development to the east, a conservation area to the south, and ancient woodland to the north.	Unregistered Historic Park and Garden	Countryside adjoining residential development site under construction.	With regard to highway improvements, there are significant constraints to the delivery of a road network that will support a bus service. NCC highways has indicated that it is unlikely that there is sufficient land available to enable the standards required for a bus service to serve the site. A Transport Assessment would be required if the	critical load. The scale of the development may generate over 2000 AADT during the operational phase and over 200 AADT for HGV's during the construction phase. Impact on Ancient woodland should also be assessed if the site is taken forward. The site adjoins ancient woodland.	NPPF – historic Environment paragraphs 193 and 194: ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial	The site has poor access to public transport.	The site is considered unsuitable due to the harm development would cause to heritage assets and the landscape (as identified within this assessment).	Development is considered inappropriate due to the harm it would cause to heritage assets.	The site is greenfield	With regard to site B, BDC Conservation is concerned as to the impact on the setting of Gateford Hill (grade II listed), and on the setting of that part of the Conservation Area. That setting is typified by open views to the west of the footpath. Whilst the existing housing development	Available	The site is unsuitable for residential development due to the harm it would cause to the landscape and heritage assets identified in this assessment.	Not taken forward for further consideration.	LAA conclusion.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA491C	Worksop	Site C Gateford Hall Farm					Countrysid e adjoining residential area	site was taken forward for development		harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'					ts east of the footpath are far from ideal, the open countryside setting is still preserved to the west, and especially when approaching Gateford Hill in that direction. Without evidence to suggest that there are no alternative sites which are more suitable, Conservation cannot support developmen t of this site for the reasons set out above.	Available	The site is unsuitable for residential development due to the harm it would cause to the landscape and heritage assets identified in this assessment.	Not taken forward for further considerat ion.	See LAA conclusion
								With regard to highway improvements, there are significant constraints to the delivery of a road network that will support a new bus route. NCC highways has indicated that it is unlikely that there is		NPPF – historic Environment para 193 and 194: ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more					From a built heritage point of view, sites A and C are totally unsuitable for developmen t. As areas of open space, they contribute greatly to the character				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								sufficient land available to enable the standards required for a bus service to serve the site. A Transport Assessment would be required if the site was taken forward for development		important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'					and appearance of the Conservation Area and its setting, and to the setting of its historic buildings including its Listed Buildings. The Conservation Area boundary was drawn specifically around Site C to protect this aspect of character, and site A is very much part of its rural and open countryside setting (see below for further explanation relating to setting). I can see no way in which harm from development here could be mitigated. Development of the scale proposed, particularly at site C, would likely constitute 'substantial				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA509	Worksop	Worksop College	115.8	Up to 250 dwgs	Golf courses to the north and south, dense woodland to the east and west. Clumber Park adjoins the site to the south and east, Worksop Manor Estate adjoins the site to the west.	Private School (primary and secondary education)	Historic setting of a Grade II Listed school with extensive grounds mainly used for recreation. The site is surrounded by densely wooded areas and two golf courses.	The Highway Authority has previously considered a planning application (reference 16/00635/FUL) to provide a new nursery and junior school at this location. As part of that application, improvement measures were required at the Netherton Road, Cuthbert's Avenue junction. That included junction bellmouth widening works, along with verge regrading to the north to achieve the necessary visibility splays. The	Worksop College's boundary to the south is approximately 1Km from the edge of Clumber Park SSSI. A Recreational Impact Assessment is currently being undertaken by the Council and Newark and Sherwood DC to assess the impact of proposed development in Bassetlaw Plan on Clumber Park SSSI. The close proximity of this site is likely to support an increase in visitor numbers to Clumber Park, which without mitigation,	NPPF – historic Environment para 193 and 194: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or	The site is separated from Worksop's development boundary and development here would mostly rely on the use of private vehicles to access services in the town. There is a bus stop opposite the site entrance on Sparken Hill.	The site is considered unsuitable due to the harm development would cause to heritage assets and the landscape (as identified within this assessment).	Development on the scale proposed by the landowner is considered inappropriate.	None identified.	harm' for NPPF purposes. There are also far more suitable sites around Worksop which do not have the same heritage constraints. Worksop College is a grade II Listed Building, the main listed structure including a range of different elements dating from 1895 to the 1930s. It is primarily designed in the Tudor revival style, of red brick with rosemary tiled roofs. Due to its scale and design, it is a prominent landmark in the local area.	Available	The site is considered unsuitable for allocation for large scale residential development due to the harm it would cause to heritage assets and the landscape. Significant highway improvements would also be required and it has not been demonstrated that this could be achieved.	Not taken forward for further consideration.	See LAA conclusion.

Appendix H: Potential New Settlement LAA Sites

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

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

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								to want to access the A638 to go north avoiding Gamston Village. Traffic may also want to utilise Jockey Lane / Brick Yard Road to the north. This would need to be upgraded if the site is taken forward as a new settlement.				emergency service needs, and the Government's General Aviation Strategy"					uses on the site if there are no opportunities for relocation.		
LAA369	High Marnham	Former High Marnham Power Station	158	3,318	Countryside to all sides.	Vacant	Countryside	Formerly a coal fired power station. Land contamination would require remediation. The site has good access to the highway. Overhead lines, Pylons and energy infrastructure may be required to be relocated.	No international or national nature conservation designations. The site is within 100 metres of a local wildlife site.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	The site is a mix of brownfield and greenfield land. This presents an opportunity to redevelop a large brownfield site.	In terms of landscape, it may be possible to undertake a development that is not visually intrusive and with a well-planned landscape and open space framework, could improve habitat and recreational connectivity and address, at least in part, the carbon impact through tree planting. In order to achieve this potential, it is assumed that all or the majority of the existing overhead lines, pylons and energy infrastructure on the site can be removed prior to redevelopment.	The site is available	Whilst the site is potentially suitable for development as a new settlement, there are physical constraints to overcome. The site is located quite a distance from local services and facilities, including public transport.	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA473	Cottam	Cottam Power Station	334	2000	Countryside to all sides	Power Station	Countryside	Formerly a coal fired power station. Land contamination would require remediation. The site has good access to the highway. Overhead lines, Pylons and energy infrastructure may be required to be relocated.	This site contains a small portion of a Local Wildlife Site (Cottam Wetlands). Due to the small size of the area of overlap between the site and Local Wildlife Site, a significant negative effect is likely, but uncertain.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	The site is a mix of brownfield and greenfield land. This presents an opportunity to redevelop a large brownfield site.	The site is elevated above the landscape. The suitability of the site should be informed by a landscape assessment. The surrounding landscape is relatively flat with long views to all sides. There are important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. There is therefore an opportunity to preserve and enhance the heritage assets and the setting in which they are located.	The site is available Whilst the landowner has indicated that the site is available, it is clear from consultation responses received that there are legal constraints and highway capacity constraints. As such, there is no certainty that development could occur within the 15 year Plan period. This would need to be demonstrated by the landowner.	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement. It would also be dependent on the outcome of a sequential test and, if necessary an exceptions test. The site is located quite a distance from local services and facilities, including public transport.	Taken forward for further consideration as a broad location (development beyond 2037).	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA453	Babworth	Morton North	131	2360	Countryside to all sides	Agriculture	Countryside	For a development of this scale, a strategic transport model will be required to simulate traffic conditions on the main road network throughout Worksop and beyond along long distance routes such as the model currently being developed by Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in accordance with Planning Practice Guidance. Pedestrian and cycle provision would need consideration across the A1.	A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood). This assessment site is located entirely within a 5km buffer around the Sherwood Forest ppSPA. As such, a minor negative effect is likely.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	Greenfield site	Built heritage: Morton Hill Farm is a non-designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s.Archaeology: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy. The suitability of development is dependent on the impact it would have on the landscape. This	The site is available	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement

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

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

Appendix I: New Rural LAA Sites

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA449	Land off Retford Road	North Leverton with Habblesthorpe	0.33	7	Site is bordered by Retford Road on the North and West; It is bordered by agricultural land to the South and by a Farm to the East.	N/A	Rural area with site being surrounded by agricultural land.	Site is disjointed from settlement boundary of North Leverton. Site's access is limited. Site is also in relative proximity to an unnamed stream on the Southern border	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees on the piece of land that could be of interest.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Site was considered but discounted as an allocation in the Sturton Ward Neighbourhood Plan (Review)	Site is outside settlement boundary which makes it quite isolated from all services in North Leverton	The site is separated from the settlement and, as such, is unsuitable for residential development.	Popular residential area. No constraints identified.	N/A	The site is very open and prominent. Development would be incongruous in the landscape.	Unknown	Site is not suitable as it is separated from the already existing settlement of North Leverton. There is a manmade boundary in the form of the train tracks that completely isolates the site.	Not taken forward. Unsuitable.	Separated from the settlement.
LAA450	Land off Rampton Lane	South Leverton	0.35	7	Mill Lane on the North, Rampton Lane on the West, Residential on the South and Residential with farmland on the East.	Paddock and menage	Rural within view of South Leverton	Site needs upgrade to entrance. Mill lane is a country track which would need upgrade as well. Existing obstacle course also needs re-terraining.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous bushes on the piece of land that could be of interest.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Site is around 250 m from the local services. This can be accessed by foot however there are no designated cycle lanes.	The site is potentially suitable. It adjoins the settlement boundary and could form an extension to the settlement subject to development according with national and local policy.	Popular residential area. No constraints identified.	N/A	Prominent in the landscape. Development would impact on the openness of the area. Potential archaeological interest. Further archaeological assessments may be required if the site is taken forward.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	Not taken forward. Unsuitable.	The site can be considered through the Neighbourhood Plan process.
LAA451	Land off Station Road	South Leverton	0.4	8	Site is bordered by Station Road and residential on the Northern border, by residential buildings on the West, by farmland	N/A	Rural area, site would create extension to South Leverton	Site does not have an established access. Potential access could be created from Station road, though access size is limited due to the land	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous bushes on the piece of	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Site is around 500 m from the local services. This can be accessed by foot	Site would need an established vehicular access. Development would only be small scale due to size and geography of the site.	Popular residential area. No constraints identified.	N/A	Site is included under archaeological interest. Ridge and Furrow area is next to the site as well.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	Not taken forward. Unsuitable.	Consider through the Neighbourhood Plan process.

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					on the South and East			ownership (around 7.6 m)	land that could be of interest.		however there are no designated cycle lanes.								
LAA452	Land at Sturton Road Farm	North Leverton with Habbleshorpe	1.65	30	North is Ketlock Hill Lane, West is farmland, South is residential and farmland and East is Sturton Road	Transport service on site, as well as a residential dwelling	Rural area, site would create extension to North Leverton	Existing structures in the Southern part of the site will need to be demolished	Existing flora and fauna on the site which could be home to various local wildlife. As part of the site is brownfield, potential land contamination should be assessed as well. Site is also quite close to FZ2 and FZ3 which would mean that any future development should incorporate flood mitigation measures where necessary. There is a significant ridge and furrow area to the West of the site as well.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Site is proposed as an allocation in the Sturton Ward Neighbourhood Plan (Review)	Site is around 250 m from the local services. This can be accessed by foot however there are no designated cycle lanes. There is a surgery directly opposite the site as well.	Site would need an upgrade to existing vehicular access. Development could include up to 30 dwellings and potentially provide new open space opportunities for the community. Site would also need to be assessed for contamination from existing structures as well as existing habitat assessments to establish existing wildlife on site.	Popular residential area. No constraints identified.	Site is partially BF which would adhere to regeneration priorities.	Ridge and Furrow area is next to the site. There is a non designated heritage asset across the road on the East border.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	Not taken forward. Unsuitable.	Consider through the Neighbourhood Plan process.

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA457	Main Street	Styrrup	0.5	15	North is Main Street, West and East is residential and South is farmland	Paddock	Adjoins Styrrup village	No established access into the site. Power lines also go over the entire Northern part of the site.	Existing flora and fauna on the site which could be home to various local wildlife.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Site is in close proximity to local services .This can be accessed by foot however there are no designated cycle lanes.	Site would need an established vehicular access. Any development would need to take into consideration the powerlines ahead. It would also need to assess fauna and flora as well as existing wildlife on site. Site is within boundary of settlement which does make it in proximity to local services.	Popular residential area. No constraints identified.	N/A Greenfield	Site is included under archeological interest	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	Not taken forward. Unsuitable.	Consider through the Neighbourhood Plan process.
LAA464	Misson Mill	Misson	0.86	55	North and West is agricultural land. East and South is a brownfield land.	Land is being use for Misson Mill and storage.	Rural area, but site is within an existing BF site	Existing structures on the site from existing employment on site. Access to site is not established properly as it is an existing employment site. Site is adjacent to existing employment site which could cause high noise levels and pollution levels. Potentially contaminated ground due to current use of the piece of land.	All of the site is in Floodzone 2. Site is a BF site so ground can be contaminated.	Site is policy compliant as it is a BF site that is within the settlement boundary of Misson. Site allocated in Misson NP.	Site is around 450m from local services .This can be accessed by foot however there are no designated cycle lanes.	Neighbourhood Plan allocation for residential development.	Popular residential area. No constraints identified.	Site is a BF which would adhere to regeneration priorities. However, site is also an existing employment site which would result in loss of employment.	N/A	Site has existing employment on site.	Suitable. Currently allocated for residential use in Misson Neighbourhood Plan.	Not taken forward.	Not taken forward for allocation in the Local Plan as it is already a NP allocation.

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA482	Equestr ian Centre, Blyth Road	Carlton	1.8	32	North and West of site is agricultural land. East is Blyth Road B6045. South is existing employmen t site and Red Lane which is a country lane.	Equestrian Club/groun d	Rural that is close to industrial sites but separated from the edge of Worksop	None identified	Site is directly opposite woodland that can potentially be the habitat of various wildlife species. It could also contain various types of fauna and flora.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Site is quite isolated from any service centre. There is also no safe pedestr ian or cycle route access to the site.	Not suitable. Site is quite isolated from existing service centres and cannot be accessed safely via an established pedestrian path or a cycle route. Any development would need to be sensitive to the existing landscape of the area as well as the existing woodland area opposite the site.	Unknown. Isolated from the settlement.	Site is partially Brownfield	Potential impact on woodland opposite the site.	Site has existing employment on site.	Not suitable. Site is quite isolated from existing housing developments and service centres. Pedestrian and cycle route accessibility is also very limited. Site has existing development and employment on site, which could result in additional costs for demolition and ground contamination tests. Development of site could also result in loss of employment.	Not taken forward.	Not suitable
LAA483	Eastgat e	Normanto n on Trent	0.5	15	Agricultural land to the North. Residential and agricultural land to the West. A farm to the East. Eastgate to the South.	Paddock	Rural area, site would create extension to Normanto n on Trent	No established access into the site. No established pedestrian or cycle routes.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and bushes on the piece of land that could be of interest.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Site is around 350m from the local services . There are no designa ted cycle lanes or footpat hs.	Site would need an established vehicular access. Development would only be small scale due to size and geography of the site.	Popular residential area. No constraints identified.	N/A	A very small portion of the site (SW) is included under archeological interest.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	Not taken forward.	Consider through the Neighbour hood Plan process.
LAA484	Holme Lane	Rockley	0.2	4	North is Holme Lane, agricultural ruin to the East, agricultural land to the	Paddock	Rural area, site would create extension to settlemen t of Rockley	No established access into the site. No established pedestrian or cycle routes.	Existing flora and fauna on the site which could be home to various local wildlife. There are also	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	There are limited services and facilitie s in Rockley , due to	Site would need an established vehicular access. Development would only be small scale due to size and geography of the site. It would also need design	Unknown. Assumed that the site would be attractive to the market.	N/A	Prominent in the landscape. Development would impact on the openness of the area.	Available	Not suitable. Separated from the settlement.	Not taken forward.	Not suitable.

LAA Ref	Site Addresses	Settlement	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					South and to the West				numerous trees and bushes on the piece of land that could be of interest.		the settlement size. Closest services are around 1KM from site.	considerate to the existing landscape.							
LAA488	Yew Tree Road	Elkesley	1.8	39	North is Eskil Way, West is residential, South is Elkesley Primary And Nursery School, East is a farm and residential	Vacant land	Small Rural settlement	Electric outbuilding is on site.	Tree preservation order at the North boundary of the site. Existing flora and fauna on the site which could be home to various local wildlife.	Policy compliant. Allocated in Elkesley Neighbourhood Plan.	Site is in close proximity to local services. This can be accessed by foot however there are no designated cycle lanes.	Site would need an upgrade to existing vehicular access. Development could include up to 70 dwellings and potentially provide new open space opportunities for the community. Site would also need to be assessed for existing habitat assessments to establish existing wildlife on site.	Popular residential area. No constraints identified.	N/A	Tree preservation order for tree on Northern side of site. There is some archeological interest at the NE side of the site. Site is also in close proximity to non-designated heritage assets at the farm NE of the site.	Available	Site is in relative proximity to Elkesley settlement centre. Additional cost would be associated with upgrading entrance to the site. Site would be suitable for development of around 70 dwellings. Habitat assessment would also be needed for existing local wildlife. Any design would need to be sensitive to existing residential properties and should provide buffers to protect privacy.	Not taken forward.	Allocated in Elkesley NP
LAA492	Royden e, Blyth Road	Near Harworth and Bawtry	0.43	5	forms part of a small cluster of properties within a rural setting on the edge of Harworth	Residential	Rural fringe	Access from the public highway is a narrow drive which serves approximately 6 dwellings.	No identified constraints. Ecological assessments may be required at a later stage if taken forward.	Separated from the settlement. Development would be contrary to Policy ST1 of the Core Strategy.	Poor access to services and facilities. Access is by private vehicle.	Not suitable due to the sites separation from the settlement.	Unknown.	N/A	No identified issues. Potential for wildlife on site.	Available	Unsuitable for allocation. This is a small site which is located away from the settlement.	Not taken forward.	Not suitable.

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA493	7 Gringley Road	Misterton	0.65	13	West is Gringley Road, North, East and South is residential	Existing residential	Small Rural settlement	No obvious means of accessing the site. Only potential entrance into the site on Western side is blocked by a Grade II listed building and existing structure or off Deans Close.	5 different tree preservation orders are in place on the Southern borders of the site. Existing flora and fauna on the site which could be home to various local wildlife.	Policy compliance would depend on the impact on the setting of the Listed Building and access arrangements.	Site is in relative proximity to local services. These can be accessed by foot however there are no designated cycle lanes.	Suitability would depend on the impact a development would have on the Listed Building and access arrangements.	Popular residential area. No constraints identified.	N/A	5 separate tree preservation order to the South of the site. Site also includes a Grade II listed building. It also is included under archaeological interest.	Available	Suitability would be dependent on the impact on the setting of the Listed Building and access arrangements from the public highway.	Not taken forward.	The site could be considered through the review of Misterton Neighbourhood Plan.
LAA494	Harworth Road	Blyth	1.96	80	North and East is residential and an open drain, South is a residential bungalow and greenfield land. West is Blyth Road.	Paddock	Rural area with industrial building and a few residential building near by	No established access into the site. A few existing buildings on site.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and hedges on the piece of land that could be of interest. Also there is an existing land drain on the Eastern side of the site.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Access to services on the A1 but poor access to convenience, education, and health services.	Unsuitable due to separation from main settlement.	Unknown. Assumed that the site would be attractive to the market.	N/A	Open landscape character. No heritage assets. No nature conservation issues identified. Further assessments would be required if taken forward.	Available	Unsuitable due to separation from main settlement of Blyth / poor access to services.	Not taken forward.	The Blyth NP has recently been finalised and is awaiting referendum (but does not allocate this site). This assessment can be revisited when the NP is reviewed.

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA495	Ollerton Road	Tuxford	0.2	4	Site is bordered by agricultural land on the North, GF land to the West, Ollerton Road to the South and residential dwelling on the East	Paddock	Mostly agricultural and rural, close to low density residential dwellings	No established access into the site. Power lines also go over the Eastern site of the site.	Site is in the Tuxford Conservation area. Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees on the site.	Site would not be policy compliant as it would have an adverse impact on the character of Tuxford Conservation Area.	Site would be an extension of Tuxford. It is within 600m of local services and can be accessed via pedestrian footpath.	Not suitable	Not appropriate due to impact on the character of Tuxford Conservation Area.	Greenfield	This site is in the Tuxford Conservation Area and as an area of open space, contributes positively to the Conservation Area's character and appearance. Development on this site would fail to preserve that character and appearance, so would not be supported. Further, a recently planning application for development on this site was refused and the appeal dismissed, our reference 17/01109/OUT.	Available	Not appropriate due to impact on the character of Tuxford Conservation Area.	No.	Unsuitable due to impact on the character of the CA.
LAA496	Retford Road	Rampton	0.13	5	North is Residential, West is Retford Road, South is agricultural land and East is residential buildings.	Paddock	Mostly agricultural and rural, close to low density residential dwellings. At the edge of the settlement of Rampton	Any development would need to respect established access as this connects the residential dwelling and business adjacent to the site.	Site is identified as being within accessible countryside. Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and hedges	Outside settlement boundary. Development would be contrary to Policy CS1 and CS8 of the Core Strategy.	Site is in relative proximity to local services and employment opportunities. This can be accessed by foot however there are no designated cycle lanes. Site would	Potentially suitable. Development would only be small scale and low density due to size and geography of the site. Habitat assessment would also be needed for existing local wildlife. Any design would need to be sensitive to existing residential properties and should provide buffers to protect privacy. Site design would need to provide access to residential dwellings and business adjacent to the site.	Popular residential area. No constraints identified.	Greenfield	Site is within archeology interest. It is also included in open countryside so development would have to be low density and sensitive to the impact to the landscape.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	No.	The Rampton and Woodbeck NP has recently been finalised and is awaiting referendum (but does not allocate this site). This assessment can be revisited when the NP is reviewed.

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
											be an extension of Rampton.								
LAA497	North of Pilgrim Fathers PH, Great North Road	Scrooby	1.9	34	North is the junction of Vicarage Lane and Great North Road, West is agricultural land and residential dwelling/farm, South is Saracens Lane and East is Great North Road.	Agricultural land	Mostly agricultural and rural, close to low density residential dwellings. At the edge of the settlement of Scrooby.	Existing bus shelter at the SE side of site . There are also power lines going alongside Eastern side of the site. No established access into the site. Great North Road could be considered as a manmade boundary, this cuts the site off from the existing settlement.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and hedges on the piece of land that could be of interest.	Outside settlement boundary. Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Considered as a potential site allocation for inclusion in the emerging Scrooby Neighbourhood Plan but ultimately discounted (the Plan does not propose to allocate sites).	Poor access to services and facilities. Access is by public transport or private vehicle.	Potentially suitable if policy compliant. Site would need an established vehicular access. Development could support up to 34 dwellings due to size and geography of the site. Habitat assessment would also be needed for existing local wildlife. Any design would need to be sensitive to landscape as site would be an extension to Scrooby.	Popular residential area. No constraints identified.	N/A	The site is very open and prominent. Development would impact on the openness of the landscape.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	No.	The emerging Scrooby NP does not propose to allocate specific sites (but this site was initially considered / assessed). This assessment can be revisited when the NP is reviewed.
LAA498	Great North Road	Scrooby	0.8	16	North is residential, West is agricultural land, East is Great North Road and South is residential/farm.	Agricultural land	Mostly agricultural and rural, close to low density residential dwellings. Site would be considered an infill development as it is within the	No established access into site.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and bushes on the piece of land that could be of interest.	Outside settlement boundary. Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Considered as a potential site allocation for inclusion in the emerging	Poor access to services and facilities. Access is by public transport or private vehicle.	Site would need an established vehicular access. Development could support approximately 16 dwellings due to size and geography of the site. Habitat assessment would also be needed for existing local wildlife. Any design would need to be sensitive to landscape as site	Popular residential area. No constraints identified.	N/A	Site is identified under archeology interest. Site is also surrounded by non-designated heritage assets which should be reflected in design.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	No.	The emerging Scrooby NP does not propose to allocate specific sites (but this site was initially considered / assessed). This

LAA Ref	Site Addres s	Settlemen t	Site Area (ha)	Capacity (dwellings)	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
							boundary of Scrooby			Scrooby Neighbourhood Plan but ultimately discounted (the Plan does not propose to allocate sites)		would be an extension to Scrooby.							assessment can be revisited when the NP is reviewed.

Appendix J: Review of existing Rural LAA Sites

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA001		Sunnycroft, Habbleshthorpe Rd	North Leverton with Habbleshthorpe	0.70	0.63	19	Yes	No significant constraints identified at this stage, but extends out in to the countryside	To be reviewed through the NP Process
LAA003		Ballina, The Green	Dunham-on-Trent	0.63	0.63	13	No	Flood risk	To be reviewed through the NP Process
LAA004		34 West View, Doncaster Rd, Costhorpe	Carlton-in-Lindrick	1.71	1.54	46	Yes	No significant constraints identified at this stage	The site was considered but rejected through Carlton in Lindrick Neighbourhood Plan site allocation process. Carlton in Lindrick NP was made in February 2019. It remains available for consideration in the future as part of the NP Review process.
LAA005		Land adj Orchard Cottage, Priestgate	East Markham	0.97	0.87	26	No	Owner only seeking a single dwelling	No review necessary
LAA006	-	Paddock, Top Pasture Lane	North Wheatley	0.78	0.70	21	No	Separate from built form	Land sold. No longer available
LAA007		Thorn House, Blyth Road	Ranskill	1.97	1.77	53	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA010	16/01137/RSB	Land opp. Holly House, High Street	East Markham	0.41		12	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA016		Alison Dene, Treswell Road	Rampton	0.20			No	Separate from built form; owner only seeking a single dwelling	To be reviewed through the NP Process
LAA017		Land north of Bevercotes Lane	Tuxford	0.21	0.21	6	No	Separate from built form but suitable if delivered in conjunction with the neighbouring site	To be reviewed through the NP Process
LAA018		CM & GW Goacher Ltd, Old Plum Orchard, Top Pasture Lane	North Wheatley	2.94	2.65	79	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA019		Land adjacent to Cemetery, Great North Road	Torworth	1.61		30	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA020		Land at Lincoln Road, Broadgate	East Markham	0.25	0.25	8	Yes	Only the part to the west of the railway line is suitable with the remainder being separate from the built form	To be reviewed through the NP Process
LAA021		Nookin Field , Off Back Lane	East Markham	0.53	0.53	16	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA023		Land at 2 Back Lane	Misson	2.50	2.25	68	No	Flood risk	To be reviewed through the NP Process
LAA025		4 Cottam Road	Treswell	0.30	0.30	9	No	Separate from built form	To be reviewed through the NP Process
LAA026		Ranby Village Hall. Blyth Road	Ranby	0.17	0.17	5	No	Separate from built form; may be suitable if delivered in conjunction with neighbouring site (LAA056); loss of community facility	To be reviewed through the NP Process

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA027		NAWOC, Bawtry Road	Blyth North	0.41	0.41	12	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA028		RBM Agricultural Ltd,Clarborough Hill	Clarborough	0.90			N/A	Employment site	To be reviewed through the NP Process
LAA029		Land at, Croft Way	Everton	0.15	0.15	5	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA030		Hall Farm Yard, Gainsborough Road	Everton	0.52	0.52	16	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA031		29 Gringley Road	Misterton	0.20		2	Yes	Site has extant permission but is seeking less than five dwellings	Sites with pp will be reviewed through NP process if expired
LAA032		Mill Hill House, Markham Road	Tuxford	1.79	1.61	48	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA033		Mill Hill House, Markham Road	Tuxford	1.79	1.61	48	N/A	Duplicate submission	
LAA037		West side off, Gt North Road	Torworth	0.29	0.29	9	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA038		Eastfield Farm, Lincoln Road	Tuxford	2.33	2.10	63	No	Separate from built form	To be reviewed through the NP Process
LAA039		The Laurels, Station Road	Walkeringham	0.34	0.34	10	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA041		Unidentified	Laneham	0.52	0.52	16	N/A	No plan provided - location unclear	
LAA042		Land off Broomfield Lane	Mattersey Thorpe	0.42	0.42	13	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA045		Holme House Farm, Owday Lane	Carlton-in-Lindrick	20.31	14.22	427	No	Separate from built form	To be reviewed through the NP Process
LAA046		Chestnut House, Town Street	Cottam	2.50	2.25	68	No	Flood risk	To be reviewed through the NP Process
LAA048		Top Pastures Lane	North Wheatley	2.63	2.37	71	No	Separate from built form	To be reviewed through the NP Process
LAA049		Land off Beckingham Road	Walkeringham	1.20	1.08	32	No	Separate from built form	To be reviewed through the NP Process
LAA050		Lea Cottage, Top Street	Askham	0.69	0.62	19	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA051		Unidentified	Unknown	3.62	3.26	98	N/A	No plan provided - location unclear	
LAA052		Land west of Spital Road	Blyth	3.87	3.48	104	Yes	No significant constraints identified at this stage, although overhead power lines may restrict developable area	Reviewed through the Blyth NP Process
LAA053		Spital Farm, Spital Road	Blyth	7.90	6.32	190	Yes	No significant constraints identified, although may need a buffer from the A1 carriageway and overhead power lines may restrict developable area	Reviewed through the Blyth NP Process
LAA054		Land off Retford Road	Blyth	4.65	4.19	126	No	Separate from built form; the A1 forms a clear boundary to the east of Blyth and development would need a distinct buffer from the carriageway	Reviewed through the Blyth NP Process
LAA055		The Old Vicarage, Park Lane	Elkesley		0.00	0	N/A	Owner no longer wishes to pursue residential development	Not available
LAA056		Blyth Road	Ranby	0.15	0.15	5	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA057		Land SW of junction of Station Road and Access Road	Ranskill	2.20	1.98	59	No	Separate from built form due to East Coast Main Line	To be reviewed through the NP Process
LAA058		Land west of Great North Road	Torworth	0.50		6	No	Separate from built form; may be suitable in the long term if neighbouring sites (LAA291) is developed	To be reviewed through the NP Process
LAA059		Land off Great North Road	Torworth	0.26	0.26	8	No	Separate from built form; may be difficult to accommodate five dwellings on the site	To be reviewed through the NP Process
LAA060		Land off A634	Torworth	7.10	5.68	170	No	Separate from built form	To be reviewed through the NP Process
LAA061		Stamford Works, Church Lane	Clarborough	1.20	1.08	32	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA062		Priory House, Ranskill Road	Mattersey	1.57	1.41	42	No	Separate from built form	To be reviewed through the NP Process
LAA063		Land off Laneham Road	Laneham	1.14	1.03	31	No	Flood risk	To be reviewed through the NP Process
LAA064		Unidentified	Unknown		0.00	0	N/A	No plan provided - location unclear	
LAA065		Land at 42 Main Street	Hayton	1.01	0.91	27	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA066		Land to south of, Treswell Road	Rampton	0.67	0.60	18	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA068		Highfield Bungalow, Greenway	Carlton-in-Lindrick	0.94	0.85	25	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA074		Land south of Smeath Lane	Clarborough	1.32	1.19	36	No	Separate from built form	To be reviewed through the NP Process
LAA076		Land east of Doncaster Road	Carlton-in-Lindrick		0.00	0		Duplicate submission	
LAA080		Land at Bridge Farm, 128 Main Street	Hayton	0.42	0.42	13	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA081		Whitehouse Farm, Haxey Road	Misterton	1.60	1.44	43	No	Separate from built form (RESASSESS!!!)	To be reviewed through the NP Process
LAA082		The Bungalow, Hodsock Lane	Carlton-in-Lindrick	1.87	1.68	50	No	Separate from built form	To be reviewed through the NP Process
LAA083		Main Street	Dunham-on-Trent	2.00	1.80	36	No	Flood risk	To be reviewed through the NP Process
LAA084		Mill Farm, Gringley Road	Beckingham	0.85	0.77	23	No	Separate from built form	To be reviewed through the NP Process
LAA085		Land to West of Cocking Lane	Treswell	0.66	0.59	18	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA086		The Beeches Workshop, Main Street	Laneham	0.54	0.54	16	N/A	Duplicate submission	
LAA087		Arable Field, Lodge Lane	Tuxford	18.63	13.04	391	No	Separate from built form but suitable if delivered in conjunction with the neighbouring site	To be reviewed through the NP Process
LAA088		Coupland Farm, 61 Lincoln Road	Tuxford	1.69	1.52	46	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA089		Arable Field, Bevercotes Lane	Tuxford	1.10	0.99	30	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA090		Arable field, Lincoln Road	Tuxford	11.00	7.70	231	No	Separate from built form	To be reviewed through the NP Process
LAA093		Land north of Blyth Road	Ranskill	4.54	4.09	123	No	Separate from built form	To be reviewed through the NP Process
LAA094		Land off Low Street	Gringley-on-the-Hill	0.61	0.61	18	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA095		Land south of Lound Low Road	Sutton-cum-Lound	2.57	2.31	69	Yes	No significant constraints identified at this stage; northern portion identified as a potential Neighbourhood Plan allocation	To be reviewed through the NP Process
LAA096		Explore Industrial Park, Steetley	Darfoulds	16.00	11.20	336	N/A	Employment site	
LAA098		Land off Lincoln Road	East Markham	1.39	1.25	38	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA099		Land West Of No 1 Blenheim Avenue	Tuxford	0.58			No	Site is suitable but owner wants a single dwelling	To be reviewed through the NP Process
LAA100		Land off Mill Meadow View	Blyth	0.76	0.68	21	No	Flood risk	To be reviewed through the NP Process
LAA102		Land at Hill Top Farm	East Markham	0.98	0.88	26	No	Separate from built form	To be reviewed through the NP Process
LAA103		Land east of Great Lane	East Markham	0.85	0.77	23	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA104		Land southwest of Great Lane	East Markham	3.36	3.02	91	No	Separate from built form	To be reviewed through the NP Process
LAA105		Land off Old Hall Lane	East Markham	0.68	0.61	18	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA106		Land west of Askham Road	East Markham	0.18	0.18	5	No	Site layout suggests it is too small to adequately accommodate five dwellings but may be suitable if delivered in conjunction with neighbouring site (LAA139)	To be reviewed through the NP Process
LAA107		Land west of Great Lane	East Markham	3.00	2.70	81	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA108		Land south of Mark Lane	East Markham	1.38	1.24	37	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA109		Land off Egmanton Road	Tuxford	2.37	2.13	64	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA110		Land north of Treswell Road	Rampton	1.24	1.12	33	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA111		The Grove, Dunham Road	Darlton	0.41	0.41	8	No	Separate from built form	To be reviewed through the NP Process
LAA112		Marsh Dene, Stockwith Road	Misterton	0.25	0.25	8	No	Flood risk	To be reviewed through the NP Process
LAA113		Marsh Dene, Stockwith Road	Misterton	1.50	1.35	41	No	Flood risk	To be reviewed through the NP Process
LAA114		Ings Lane	West Stockwith	0.28	0.28	8	No	Flood risk	To be reviewed through the NP Process
LAA115	16/00189/FUL; 16/01411/FUL	Narnia, Eastfield	North Wheatley	1.09		5	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA116		Poplar Farm, Town Street	South Leverton	0.59	0.59	18	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA117		Land Fox Covert Lane	Misterton	3.31	2.98	89	Yes	No significant constraints identified at this stage; developable area reduced by flood risk	To be reviewed through the NP Process
LAA118		Gravel Holes Lane	Misterton	2.43	2.19	66	No	Separate from built form	To be reviewed through the NP Process
LAA119		Land off Station Road	Barnby Moor	17.13	11.99	360	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA120		Land north of Mill Baulk Road	Walkeringham	3.06	2.75	83	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA121		Land off Quakerfield Road	East Markham	0.91	0.82	25	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA122		Land between 1-8 Stockwith Road	Walkeringham	1.14	1.03	31	No	Separate from built form	To be reviewed through the NP Process
LAA123		Land adjacent to Brickyard Cottage, Eldon Street	Tuxford	0.39	0.39	12	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA124		Land to east of Main Street	Gamston	0.35	0.35	7	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA125		Land to east of Main Street	Gamston	0.75	0.68	14	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA126		Land at rear of 31 Great North Road	Gamston	0.23	0.23	5	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA128		The Beeches Workshop, Main Street	Laneham	0.54	0.54	16	No	Flood risk	To be reviewed through the NP Process
LAA130		North Beck, Low Street	East Drayton	1.70	1.53	31	Yes	Developable area restricted by flood risk	To be reviewed through the NP Process
LAA131		Gringley Road	Misterton	0.26	0.26	8	No	Separate from built form	To be reviewed through the NP Process
LAA132		Manor Farm, Finkell Street	Gringley-on-the-Hill	0.33	0.33	10	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA136		Land to the rear of Top Barn Farm, High Street	East Markham	5.32	4.79	144	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA137		Land north of High Street	East Markham	0.58	0.58	17	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA139		Land off Askham Road	East Markham	0.46	0.46	14	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA140		Land north of Lincoln Road	East Markham	1.06	0.95	29	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA144		Land west of, Beecher Lane	Beckingham	0.60	0.60	18	Yes	No known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met	To be reviewed through the NP Process
LAA145		Moat House, Gringley Road	Beckingham	0.55	0.55	17	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA146		Clover bank, Brough Lane	Elkesley	0.20	0.20	4	No	Too small	To be reviewed through the NP Process
LAA152		Croft House, Town Street	South Leverton	0.69	0.62	19	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA153		Pear Tree Farm, Broadgate	Darlton	1.00	0.90	18	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA154		Glendhoon, Laneham Street	Rampton	0.47	0.47	14	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA156		Meadow Farm, Bonemill Lane	Welham	4.09	3.68	110	No	Separate from built form	To be reviewed through the NP Process
LAA157		Eagle House Garage, Main Street	Laneham	0.14	0.14	4	No	Flood risk; too small, although may be acceptable if developed in conjunction with neighbouring site (LAA128)	To be reviewed through the NP Process
LAA158		56 Lincoln Road	Tuxford	0.45	0.45	14	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA159		The Old Farmhouse, 15 Main Street	Hayton	0.23	0.23	7	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA160		The Old Plough, Top Street	North Wheatley	0.30	0.30	9	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA161		Land east of Doncaster Road	Carlton-in-Lindrick	15.94	11.16	335	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA162		Land to rear of 6-30 Doncaster Road	Carlton-in-Lindrick	0.88	0.79	24	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA163		Harold House Farm, High Street	East Markham	0.20		3	No	Although the site is suitable the owner is only seeking 2 or 3 dwellings	To be reviewed through the NP Process
LAA164		Bank Farm, Main Street	Stokeham	0.75	0.68	20	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA166		Land West of Top Cart Gaps	East Markham	0.91	0.82	25	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA167		Land south of Clarborough Hill	Clarborough	19.16	13.41	402	No	Separate from built form	To be reviewed through the NP Process
LAA168		Unknown	Unknown		0.00	0	N/A	Proposed renewable and low carbon energy development sites	
LAA169		Hill Top Farm, Clarborough Hill	Clarborough	2.69	2.42	73	No	Separate from built form	To be reviewed through the NP Process
LAA170		Land west of Main Street	Hayton	5.13	4.62	139	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA173		Mill House, Dunham Road	Laneham	1.43	1.29	39	No	Separate from built form, flood risk	To be reviewed through the NP Process
LAA174		Folly Nook Lane	Ranskill	4.69	4.22	127	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA175		Thorpe Road	Mattersey Thorpe	1.26	1.13	34	Yes	No significant constraints identified at this stage, although developable area may be restricted by flood risk	To be reviewed through the NP Process
LAA176		Larkfield House, Blyth Road	Ranskill	0.12	0.12	4	No	Too small	To be reviewed through the NP Process
LAA177		Smeath Lane	Hayton	17.69	12.38	371	No	Separate from built form, flood risk	To be reviewed through the NP Process
LAA178		The Willows, Gainsborough Road	Everton	2.04	1.84	55	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA179		National Ministry Centre, Retford Road	Mattersey	0.46	0.46	14	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA180		Land off Big Lane	Clarborough	1.99	1.79	54	Yes	No significant constraints identified at this stage, but extends out in to the countryside	To be reviewed through the NP Process
LAA181	15/01571/OUT	Land adjacent to: Whitgates, Top Pasture Lane	North Wheatley	0.19		2	No	Site has outline permission for two dwellings therefore not suitable for inclusion in the LAA on its own, but is also being promoted in conjunction with the neighbouring land as site LAA277	Sites with pp will be reviewed through NP process if expired
LAA182		Land off Church Lane	West Drayton	0.68	0.61	12	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA183		Land off Old Great North Road	Markham Moor	0.85	0.77	23	No	Separate from built form	To be reviewed through the NP Process
LAA184		Laurels Farm, Main Street	Mattersey	0.60	0.60	18	Yes	Part of the site has permission	To be reviewed through the NP Process
LAA185		Land off Walkeringham Road and Vicarage Lane	Beckingham	1.27	1.14	34	Yes	Suitable for development provided that the highway requirements can be met	To be reviewed through the NP Process
LAA186	15/00732/OUT	Land to the rear of High Gables, Folly Nook Lane	Ranskill	0.89		10	Yes	Site has outline permission	Sites with pp will be reviewed through NP process if expired
LAA187		Land at Corner Farm, Main Street	Hayton	0.76		19	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA188		Land adjacent to Damon, Low Street	East Drayton	0.11	0.11	2	No	Too small	To be reviewed through the NP Process
LAA189		Land off Lound Low Road	Sutton-cum-Lound	1.09	0.98	29	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA190		Land off Askham Road	Askham	0.60	0.60	18	No	Separate from built form	To be reviewed through the NP Process
LAA191		Folly Nook House, Folly Nook Lane	Ranskill	1.32	1.19	36	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA192		Land at Beck Garage, Toft Dyke Lane	Clayworth	0.18	0.18	4	No	Flood risk	To be reviewed through the NP Process
LAA193		White House Farm, Haxey Road	Misterton	1.09			N/A	Duplicate submission	
LAA195		Land off Shiroaks Road	Shireoaks	0.41	0.41	12	Yes	No significant constraints identified at this stage; developable area reduced by flood risk	To be reviewed through the NP Process
LAA196		Land at Manor Farm, Brecks Lane	Mattersey Thorpe	4.96	4.46	134	Yes	No significant constraints identified at this stage, but extends out in to the countryside	To be reviewed through the NP Process
LAA197		Mill Lane	Rockley	0.08	0.08	2	No	Too small for allocation	To be reviewed through the NP Process
LAA198		Holme Lane	Rockley	0.44	0.44	9	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA199		Land adjacent to Markham Moor	Markham Moor	11.46			N/A	Employment site	
LAA200		Denstone House, 6 Lincoln Road	Tuxford	0.41	0.41	12	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA202		Land and buildings at St John’s College Farm, Newcastle Street	Tuxford	2.85	2.57	77	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA203		Land off South Moor Road	Walkeringham	2.10	1.89	57	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA204		Land to the south-east of Low Street	North Wheatley	2.31		24	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA207		Land north of Chestnut Rd, Langold	Langold	17.24	12.07	362	N/A	Duplicate submission; part of LAA209	
LAA208		Land north and west of Chestnut Rd	Langold	4.90	4.41	132	N/A	Duplicate submission; part of LAA209	
LAA209		Land west of Doncaster Rd/North of Langold	Langold	44.21	30.95	928	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA211		Land off Greenway	Carlton-in-Lindrick	1.48	1.33	40	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA212		Land at North Farm, The Green	Carlton-in-Lindrick	5.12	4.61	138	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA213		Land at corner of South Moor Road and West Moor Road	Walkeringham	2.50	2.25	68	No	Separate from built form, although may become suitable if site to the north (LAA244) is developed	To be reviewed through the NP Process
LAA214		New Farm, Retford Road	South Leverton	0.36	0.36	11	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA215		Land off Town Street	Lound	2.00		30	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA220	15/00514/OUT	Land at Southgore Lane (next to Southfields Rise)	North Leverton with Habbleshorpe	0.52	0.52	16	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA223	15/01037/FUL	Welbeck Colliery, Budby Road	Cuckney	29.70		65	Yes	Mixed use site with planning permission	Sites with pp will be reviewed through NP process if expired
LAA224		Land at Grovewood Road	Misterton	8.33		120	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA228		Land off Station Road	Misterton	2.56	2.30	69	No	Flood risk	To be reviewed through the NP Process
LAA229		Tuxford Memorial Hall, Ashvale Road	Tuxford	0.40	0.40	12	No	Separate from built form; public open space	To be reviewed through the NP Process
LAA230		Land off Snape Road	Styrrup	0.95			N/A	Employment site	
LAA231		Land to the North of Main Street	North Leverton with Habbleshorpe	1.31	1.18	35	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA232		Land to the East of Station Road/Southgore Lane	North Leverton with Habbleshorpe	2.79	2.51	75	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA234		Land south of Retford Road Stokeham	Woodbeck	26.15		0	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA235		Station Road	Sturton-le-Steeple	0.30	0.30	9	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA236		Land at corner of Station Road	Sturton-le-Steeple	0.68	0.61	18	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA237		Land north of Telephone Exchange, Cross Street	Sturton-le-Steeple	0.88	0.79	24	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA238		Cross Street	Sturton-le-Steeple	0.15	0.15	5	No	Too small	To be reviewed through the NP Process
LAA239		Freemans Lane	Sturton-le-Steeple	1.20	1.08	32	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA240		North of Sturton Village	Sturton-le-Steeple	42.10	29.47	884	Yes	No significant constraints identified at this stage, although only the southern part of the site adjoining the village is likely to be appropriate for development	To be reviewed through the NP Process
LAA241		Land south of Laneham Road	Rampton	14.33	10.03	301	No	Separate from built form	To be reviewed through the NP Process
LAA243		Land off Gilbert Avenue, Tuxford	Tuxford	1.82	1.64	49	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA244		Land east of West Moor Road	Walkeringham	2.47	2.22	67	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA245		Land south of North Moor Road	Walkeringham	3.36	3.02	91	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA250		Land at Hayton	Hayton	1.35	1.22	36	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA251		Land at Eldon Street, Tuxford	Tuxford	2.07	1.86	56	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA252		Land at Ashvale Road	Tuxford	3.51		86	Yes	Site has permission	Development commenced
LAA253		Land west of Quakefield Road	East Markham	1.13	1.02	31	No	Separate from built form	To be reviewed through the NP Process
LAA254		Land south of Quakefield Road	East Markham	10.10	7.07	212	No	Separate from built form	To be reviewed through the NP Process
LAA255		Land north of Church Lane and west of Death Lane Clayworth	Clayworth	1.40	1.26	25	Yes	Impact on heritage assets requires careful consideration	To be reviewed through the NP Process
LAA256		Land west of Sluice Lane	Everton	2.30	2.07	62	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA257		Land at Church St, Headon	Headon	0.60	0.60	12	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA258		Land north of Fingle St and east of Leverton Road	North Leverton with Habbleshorpe	13.20	9.24	277	No	Separate from built form	To be reviewed through the NP Process
LAA260		Land South of Church St	Sturton-le-Steeple	1.93		27	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA261		Land south of Milton Road, Milton	Milton	2.50	2.25	45	No	Separate from built form	To be reviewed through the NP Process
LAA263		Land East of roundabout	Markham Moor	8.60			N/A	Employment site	

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA264		Land at Beck Lane, Clayworth	Clayworth	0.20	0.20	4	No	Flood risk; too small	To be reviewed through the NP Process
LAA265		Hall Farm, Town Street, Clayworth	Clayworth	1.02	0.92	18	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA266		Land to the south west of Town Street, Clayworth	Clayworth	0.56	0.56	11	Yes	No significant constraints identified	To be reviewed through the NP Process
LAA267		Land off Grange Drive	Misterton	2.65	2.39	72	Yes	No significant constraints identified at this stage, although developable area may be restricted by flood risk	To be reviewed through the NP Process
LAA268		Land off Broad Gores	Clarborough	3.45		38	Yes	Eastern part of the site is allocated in a Neighbourhood Plan; No significant constraints identified on the remainder of the site	To be reviewed through the NP Process
LAA269		Land off Bloomfield Road, Mattersey Thorpe	Mattersey Thorpe	4.96	4.46	134	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA271		Land south of Meadow Drive / Ashdown Way / north of Chesterfield Canal	Misterton	4.92	4.43	133	Yes	No significant constraints identified at this stage, although likely to come forward with land to the north (LAA272) as a more comprehensive scheme	To be reviewed through the NP Process
LAA272		Land south of Meadow Drive	Misterton	0.55	0.55	17	Yes	No significant constraints identified at this stage, although likely to come forward with land to the north (LAA271) as a more comprehensive scheme	To be reviewed through the NP Process
LAA273		Paddock Farm, Wood Lane	Beckingham	3.35	3.02	90	No	Separate from built form	To be reviewed through the NP Process
LAA274		Land off Shireoaks Common	Shireoaks	0.22	0.22	7	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA277	15/01571/OUT	Land adjacent and to the rear of Whitegates, Top Pasture Lane	North Wheatley	0.83		6	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA278		Land at Manor Farm, Oldcotes	Oldcotes	7.12	5.70	171	No	Separate from built form	To be reviewed through the NP Process
LAA281		Land at 30 Town Street	Sutton-cum-Lound	0.72	0.65	19	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA282		Alpine Industrial Park, Jockey Lane	Elkesley	3.54	3.19	96	N/A	Employment site	To be reviewed through the NP Process
LAA283		Land east of Bawtry Road	Blyth	7.51	6.01	180	No	Flood risk	To be reviewed through the NP Process
LAA284		Land at Pinfolds Farm	Welham	4.18		8	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA285		Land at the rear of 17 Eldon Street	Tuxford	0.12	0.12	4	No	Too small	To be reviewed through the NP Process
LAA286		Land at Church Street, Beckingham	Beckingham	0.55	0.55	17	N/A	Duplicate submission	To be reviewed through the NP Process
LAA287		Land at Moat House, Church Street	Beckingham	1.53	1.38	41	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA291		Land west of the Great North Road and South of Baulk Lane	Torworth	1.06		30	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA292		Former NCC Depot Site and grazing land, Budby Road	Cuckney	0.92		15	Yes	No significant constraints identified at this stage; Neighbourhood Plan allocation	To be reviewed through the NP Process
LAA293	15/01675/FUL	Holbeck Hall Barns, Holbeck	Holbeck	0.40		6	Yes	Neighbourhood Plan allocation; Site has planning permission	Sites with pp will be reviewed through NP process if expired
LAA294		Land east of Cavendish Street, Langwith	Nether Langwith	4.84	4.36	131	No	Separate from built form	To be reviewed through the NP Process
LAA295		Land east of Portland Road	Nether Langwith	3.37	3.03	91	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA296		Land north of Budby Road	Cuckney	0.90	0.81	24	No	Unresolvable conservation concerns raised by Historic England	To be reviewed through the NP Process
LAA297		Land north of Moorfield Lane	Whaley Thorns	2.83	2.55	76	No	Separate from built form - Whaley Thorns is not in Bassetlaw	To be reviewed through the NP Process
LAA298		Land south of Creswell Road, Cuckney	Cuckney	0.49		10	Yes	No significant constraints identified at this stage; Neighbourhood Plan allocation	To be reviewed through the NP Process
LAA299		Land to the south of Portland Road	Nether Langwith	1.90	1.71	51	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA300		Langwith Mill and Mill House, Langwith	Nether Langwith	2.00	1.80	54	No	Separate from built form	To be reviewed through the NP Process
LAA301		Woodhouse Hall Farm, Holbeck	Holbeck	0.98		32	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA302		Stackyard, Mattersey Road	Sutton-cum-Lound	0.43	0.43	13	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA303		Land off Lound Low Road	Sutton-cum-Lound	2.57			N/A	Duplicate submission	To be reviewed through the NP Process
LAA304		Land north of Thorpe Road, Mattersey	Mattersey	0.33	0.33	10	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA305		Land at Nornay Farm	Blyth	32.61	22.83	685	No	Separate from built form	To be reviewed through the NP Process
LAA306		Land north of Blyth Road	Oldcotes	1.43		25	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA307		Land at High Croft, Retford Road	Tuxford	2.71	2.44	73	No	Separate from built form	To be reviewed through the NP Process
LAA308		Land at The Old Plough, Main Street	North Leverton with Habblesthorpe	0.34	0.34	10	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA309		Land off Thorpe Road	Mattersey	1.23		3	No	Site has extant permission but is seeking less than five dwellings	Sites with pp will be reviewed through NP process if expired

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA310		Land south of The Cottage, Main Street	North Leverton with Habblesthorpe	0.58	0.58	17	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA311		Land off Retford Road	Blyth	0.55	0.55	17	No	Separate from built form; the A1 forms a clear boundary to the east of Blyth and development would need a distinct buffer from the carriageway	To be reviewed through the NP Process
LAA312		Land at Harrier Farm	Langold	2.34	2.11	63	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA313		Land at South Moor Road and Brickenhole Lane	Walkeringham	1.22	1.10	33	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA315		Land to the rear of 27a High Street	Misterton	1.01	0.91	27	Yes	No significant constraints identified at this stage, but extends out in to the countryside	To be reviewed through the NP Process
LAA316		Land off Laneham Road	Dunham-on-Trent	0.55	0.55	11	No	Flood risk	To be reviewed through the NP Process
LAA317		Land off Horne Lane	Dunham-on-Trent	0.75	0.68	14	No	Flood risk	To be reviewed through the NP Process
LAA318		Low Street	Dunham-on-Trent	0.76	0.68	14	No	Flood risk	To be reviewed through the NP Process
LAA319		Corner of Low Street and Upper Row	Dunham-on-Trent	1.79	1.61	32	No	Flood risk	To be reviewed through the NP Process
LAA321		Land off Main Street	Styrrup	24.04	16.83	505	No	Separate from built form	To be reviewed through the NP Process
LAA322		Mill House, The Green	Misson	0.40	0.40	12	No	Flood risk	To be reviewed through the NP Process
LAA323		Yew Tree Farm, Town Street	Lound	0.97	0.87	26	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA324		Land off Mattersey Road	Sutton-cum-Lound	1.25	1.13	34	Yes	No significant constraints identified at this stage; northern portion identified as a potential Neighbourhood Plan allocation	To be reviewed through the NP Process
LAA325		land off Station Road	Barnby Moor		0.00	0	N/A	Dupilcate submission	To be reviewed through the NP Process
LAA326		Land at Ridgeley Wood Farm, Main Street	Hayton	0.41	0.41	12	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA327		Land off Church Street, Misterton	Misterton	1.87	1.68	50	No	Flood risk	To be reviewed through the NP Process
LAA328		Land to the rear of Millfield House	Misson	1.39	1.25	38	No	Flood risk	To be reviewed through the NP Process
LAA329		Land north of Chestnut Road, Langold	Langold	17.24	12.07	362	N/A	Duplicate submission; part of LAA209	To be reviewed through the NP Process
LAA330		Land north and west of Chestnut Rd	Langold	4.86	4.37	131	N/A	Duplicate submission; part of LAA209	To be reviewed through the NP Process
LAA331		Land west of Doncaster Road	Langold	21.71	15.20	456	N/A	Duplicate submission; part of LAA209	To be reviewed through the NP Process
LAA332		Land south of South Leverton	South Leverton	0.75	0.68	20	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA333		Land to the southeast of Low Street	North Wheatley	2.31	2.08	62		Duplicate submission	
LAA334		Bridge Bungalow, Mattersey Road	Ranskill	2.48	2.23	67	No	Separate from built form due to East Coast Main Line	To be reviewed through the NP Process
LAA335		Haggonfields Farm	Rhodesia	10.59	7.41	222	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA336		Chestnut Farm, Main Street	West Stockwith	1.10	0.99	30	No	Flood risk	To be reviewed through the NP Process
LAA337		Land off Brickenhole Lane	Walkeringham	7.62	6.10	183	No	Separate from built form	To be reviewed through the NP Process
LAA339		Hawks Nest Cottage, Great North Road	Scrooby	0.77	0.69	21	No	Separate from existing settlement	To be reviewed through the NP Process
LAA340		Land at Grove House Stables, Grovewood Road	Misterton	5.57	5.01	150	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA341		Land fronting Mattersey Road	Everton	11.60	8.12	244	No	Separate from built form; within a LWS	To be reviewed through the NP Process
LAA342		Lynwood, Bawtry Road	Blyth	0.50	0.50	15	No	Separate from built form	To be reviewed through the NP Process
LAA343		Land off Fox Covert Lane	Misterton	1.85	1.67	50	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA344		Land comprising Woodend Farm and Land at Woodend Farm	Shireoaks	3.70		73	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA345		Land behind Sundial Cottage, Main Street	Mattersey	0.23	0.23	7	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA348		Land East of Main Street	Clarborough	6.50	5.20	156	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA349		Hall Farm, Spring Lane	Shireoaks	1.58		20	Yes	Conservation constraints will strongly influence what can be achieved with the site	To be reviewed through the NP Process
LAA350		Stonegate Farm, Bawtry Road	Everton	4.37	3.93	118	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA351		Misson Bank, Everton Carr	Everton	7.04	5.63	169	No	Employment site	
LAA352		Tethering Lane, Everton Carr	Everton	15.06	10.54	316	No	Separate from built form, flood risk	To be reviewed through the NP Process
LAA353		Land off High Street	Everton	0.04	0.04	1	No	Too small	To be reviewed through the NP Process
LAA354		Land north of the Village Hall, High Street	Everton	0.12	0.12	4	No	Too small	To be reviewed through the NP Process
LAA355		Land off High Street	Everton				N/A	Duplicate site	
LAA356		Land east of West Moor Road	Walkeringham	0.51		5	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA357		61 Retford Road	Blyth	0.45	0.45	14	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA358		The Lodge and land to the north, York Street	East Markham	0.74	0.67	20	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA359		Land at the junction of Askham Road and High Street	East Markham	0.77	0.69	21	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA360		Land to the south of High Street	East Markham	5.22	4.70	141	No	Separate from built form	To be reviewed through the NP Process
LAA362		Land east of Brickenhole Lane	Walkeringham	0.38	0.38	11	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA363		Land west of North Moor Road	Walkeringham	1.66	1.49	45	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA364		Land east of Shireoaks Common and west of A57	Shireoaks	1.42	1.28	38	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA366		Ranby House School	Ranby	23.03	16.12	484	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA367		Ranby House School	Ranby				N/A	Duplicate site	
LAA368		Land south of Markham Moor	Markham Moor	15.95			N/A	Employment site	
LAA369		Former High Marnham Power Station	High Marnham	143.00			N/A	Employment site	
LAA371	14/00961/RES	Adjacent South Fields, Station Road	Beckingham	0.96		15	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA372	14/00630/OUT	Land off Station Road	Beckingham	1.00		27	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA373	14/01369/OUT	Land north of Station Road	Beckingham	2.38		25	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA374	15/00927/OUT	Land south of Police House Spital Road	Blyth	1.07		10	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA375	16/00544/OUT	36 Retford Road	Blyth	0.35		5	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA376	16/09/00037/R	Beckland House, Beckland Hill	East Markham	0.25		5	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA377	16/00117/RES	Land north of High Street	East Markham	1.57		8	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA378	16/00557/RSB	Land opposite Holly House, High Street	East Markham	0.47		9	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA379	16/01472/OUT	Land fronting Mark Lane & Beckland Hill	East Markham	0.47		9	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA380	19/07/00032	Corner Farm (Plot 1-6 & 9), High Street	Everton	0.50		7	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA381	14/00592/OUT	Corner Farm, Bawtry Road	Everton	0.38		5	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA382	15/01165/OUT	North east of Everton Sluice Lane	Everton	0.59		10	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA383	16/01508/OUT	West of Stonegate Farm, Bawtry Road	Everton	0.77		9	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA396	15/01630/FUL	Rosemeadow, 119 Station Road	Misterton	0.04		6	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA397	15/01265/OUT	Olinda, Southgore Lane	North Leverton with Habbleshthorpe	0.64		13	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA398	15/01443/FUL	East End Farm, Torksey Street	Rampton	0.34		7	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA399	16/00725/FUL	Former Dormer Tools site, Shireoaks Road	Rhodesia	3.35		80	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA400	14/00223/OUT	Land north east of St Lukes School, Shireoaks Common	Shireoaks	26.60		175	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA401	14/00632/FUL	Newton House, Shireoaks Road	Shireoaks	0.31		22	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA402	15/00670/OUT	Land adj Blacksmiths Cottage	Sturton-le-Steeple	0.54		7	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA403	16/01540/RES	Land south of Rose Cottage	Sturton-le-Steeple	0.36		5	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2020 Update
LAA404	15/01250/FUL	Rose Farm Residential Home, Main Street	Styrrup	0.72		22	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA405	14/00928/RSB	Adjacent Corner House Farm, Lound Low Road	Sutton-cum-Lound	0.43		9	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA406	14/00101/COU	Land off Welbeck Place	Tuxford	0.40		11	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA407	15/01266/FUL	Brickmaker's Arms, Fountain Hill Road	Walkeringham	0.25		6	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA408	15/01611/RSB	Land south of Station Road	Walkeringham	1.29		32	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA428	09/05/00002	Bevercotes Colliery	Bothamsall	80.00	43.00		Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA428	57/12/00014/OUT	Land to the west of Blyth Road	Blyth	20.05			Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA429	15/00474/OUT	Land off Tylden Road	Rhodesia	5.10		111	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA430	17/00615/OUT	Symmetry Park, Blyth Road	Blyth					Site has permission	Sites with pp will be reviewed through NP process if expired
LAA433		Farmland between Wood Lane, Middle Bridge Road and to the rear of Laycock Ave	Gringley-on-the-Hill	15.97	11.18	224	Yes	It is considered unlikely that the full extent of the site would be suitable	To be reviewed through the NP Process
LAA434		Land off Worksop Road, Park Farm	Blyth	0.27	0.27	5	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA435		Land at Park Farm	Blyth	3	2.70	54	Yes	No significant constraints identified at this stage	To be reviewed through the NP Process
LAA437		Land Off Ollerton Road Leading On To Brick Yard Road	Eaton	3.40			N/A	Employment site	
LAA438	17/00435/OUT	Land off Bawtry Road	Blyth North	0.83		10	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA441	17/00129/OUT	Land east of Gibdyke	Misson	0.20		6	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA443	17/00506/FUL	Land south of 63 Mary Street	Rhodesia	0.26		9	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired
LAA446	17/00129/OUT	Land At Treswell Road	Rampton	0.67		10	Yes	Site has permission	Sites with pp will be reviewed through NP process if expired

Appendix K: Employment LAA Sites (Part A)

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

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

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

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

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

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

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

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																			boundary). The site has the potential to be accessible by a range of employees.			
ELAA16	Shireoaks Common	Shireoaks	26	15.4		Site assessed in EDNA	14/00223/OUT Outline Application for Residential Development of up to 175 Dwellings, 15.4 Hectares of Employment Land for the Erection of Buildings to be Used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), Provision of Land for the Expansion of St. Luke's Primary School (0.3 hectares)	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is detached from the settlement boundary of Shireoaks	Employment use	A57	Pasture, residential	Agricultural land, residential	The western side of the site is proposed to form the residential area with direct access from Shireoaks Common. The rest of the site is proposed as employment with access taken via a 5th arm proposed at the A57 Woodsetts roundabout. The TA predicts that the A57 Woodsetts Lane roundabout, the A57 Shireoaks Common roundabout, and the A57 Sandy Lane roundabout will operate within capacity in the modelled year 2019. The A57/A60 Mansfield Road roundabout is predicted to be over capacity both with and without development. Notwithstanding the findings of the TA, the Bassetlaw District-Wide Transport Study has examined the cumulative transport implications of the site allocations in the Site Allocations Preferred Options DPD and the already committed development in the District. The study identified a number of junctions in and around Worksop that will require improvement to accommodate planned future development up to year 2028. This includes the A57 Shireoaks Common, A57 Woodsetts Lane (B6041 arm only), and A57/A60 Mansfield Road roundabouts and the Gateford Road / Ashes Park Avenue, and Gateford Road / Raymoth Lane priority junctions. The improvement works to	Services, facilities and homes are potentially accessible by cycle and by foot. A new foot/cycle link through the wider site is part of the application which would improve access for employees for the locality. A bus service runs along Shireoaks Common - the application proposes a financial contribution to enhance service provision to benefit new residents and employees. Shireoaks Station is 520m from the site. The site is adjacent to the A57. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 3 land

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

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

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

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

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																		network (the A1 is 5 miles to the east).	The site is 850m from the A620. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.			
ELAA2 5	North of Grove Road	Retford	6.6			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Retford	Agricultural land	Agricultural land	Grove Road, agricultural land	Railway line	Access to the site would be via Grove Road, a local road but this would need to be established. Grove Road provides direct access to the A638 a major north-south route 460m to the west so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of Grove Road. A bus service operates to Allison Avenue 200m to the west on Grove Road. Retford Station is 3km from the site. The site is 460m from the A638. The site is within Retford built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	Retford South Conservation Area lies to the west of the railway line.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 3 land
ELAA2 6	Land off the A638	Retford	6.29			Planning permission	01/01/00194	The site is greenfield	The site is identified as Grade 2 agricultural land	The northern part of the site lies within FZ3 and FZ2		The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Retford	Quarry	Pasture, SSSI/LWS	Agricultural land	A638, pasture	Access to the site would be via a local road shared with the quarry to the north but this would need to be established. This provides direct access to the A638 a major north-south route adjoining the site so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle and by foot although the site is 700m from Retford settlement boundary. A bus service operates along the A638 although the nearest bus stops are about 500m from the site.	An area of archaeological interest covers the southern part of the site.	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the eastern boundary of the site.	The site has some amenity value being open, grade 2 land

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measureme nt in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationshi p with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/ topography
																			Retford Station is 3.5km from the site. The site adjoins the A638. The site is detached Retford built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.			
ELAA2 7	Blyth Road West	Harworth	22.5	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site lies within the settlement boundary of Harworth & Bircotes	Railway line	Blyth Road, employmen t use	Serlby Road, woodland, agricultural land	Agricultural land	Brunel Close acts as spine road & as access for businesses. Feeder roads provide connections to these. Brunel Close provides access to Blyth Road and the A1 M, a major strategic route 2.5km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road, with stops adjoining the site. The site adjoins Blyth Road, a good quality local road, conecting to the A1 M 2.5km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	An area of archaeological interest covers the southern part of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA2 8	Blyth Road South	Harworth	8.86			Site assessed in EDNA	18/00195/PDN	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site lies within the settlement boundary of Harworth & Bircotes	Serlby Road/Employme nt land	Agricultural land	Agricultural land	Blyth Road	Dedicated access road from Blyth Road provides access for businesses. Second access provides access from Serlby Road and appears to provide access to Haworth House (with permission for COU to residential). Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Blyth Road and Serlby Road provide access to the A1 M, a major strategic	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road, with stops 300m from the site. The site adjoins Blyth Road, a good quality local road, conecting to the A1 M 2km	An area of archaeological interest covers the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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

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

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measureme nt in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationshi p with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/ topography
ELAA33	Snape Road	Harworth	0.9			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site lies within the Sherwood Sandstone Limited minerals safeguardin g zone.	The site adjoins the settlement boundary of Harworth & Bircotes	Former colliery site, development site	Agricultural land	Snape Lane, agricultural land	Serlby Road, agricultural land, employment uses	Access to the site could be via Snape Lane, a local road but this would need to be established. Snape Lane provides access to the A614 a stratgeic north-south route so has good accessibility to Harworth and the wider strategic network (the A1 M is 1.5 miles to the south).	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of the A614, or by public transport - no bus services operate along Snape Lane or Bawtry Road. The site adjoins Harworth & Bircotes built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Coronation Clump Sandpit LWS and the Serlby Quarry LGS are within 225m of the eastern boundary of the site	The site has some amenity value being woodland
ELAA34	Main Street	Styrrup	24			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 2 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Agricultural land, woodland, LWS	Quarry, LWS	Access to the site could be via Main Street, a local road but this would need to be established. Main Street provides access to the A634 a strategic east-west route so has good accessibility to local settlements Oldcotes and Blyth but the wider strategic network - the A1 M - is 4.3 miles to the south and requires vehicles passing through settlements. Harworth is about 2 miles to the north using local roads.	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of Main Street. Public transport services are limited to those servicing Styrrup approx 700m from the site. The site is detached from a settlement (settlement boundary). The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Styrrup Sand Quarry LWS and Styrrup Quarry LGS adjoin the north western boundary of the site. Ash Holt LWS adjoins the southern boundary.	The site has some amenity value being open, farmed grade 2 land

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ELAA3 5	Plumtree Estate	Harworth	9.08	-		Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is within the settlement boundary of Harworth & Bircotes	A631	Agricultural land	Equestrian school	Agricultural land	Plumtree Road is a dedicated access and acts as spine road & as access for businesses. Feeder roads provide connections to these. Plumtree Road provides access to the A631 Tickhill Road and the A1 M, a major strategic route 4.7miles to the south so has good accessibility to the wider strategic network.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 100m from the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 8km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELAA3 6	Land at Bawtry Road	Harworth	33.5			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultur al land	The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	A631	Agricultural land	Agricultural land	Plumtree Industrial Estate	Access to the site could be via the A631, a strategic east-west route but this would need to be established. Has good accessibility to Harworth and Bawtry but the wider strategic network - the A1 M - is 4 miles to the south and requires vehicles passing through settlements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 300m from the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 8km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open, farmed grade 3 land

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ELAA3 7	Land at Tickhill Road	Harworth	5.24			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	A631	Plumtree Industrial Estate	Serlby Park Academy	Pasture	Access to the site could be via the A631, a strategic east-west route but this would need to be established. Has good accessibility to Harworth and Bawtry but the wider strategic network - the A1 M - is 4.7 miles to the south and requires vehicles passing through settlements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops adjoining the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 7.5km from the site. The site is adjacent Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	School playing fields adjoin the western boundary	The site has some amenity value being open, grade 3 land
ELAA3 7	Alpine Business Park	Gamston Airport	12.5			Site assessed in EDNA		The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is detached from a settlement boundary	Gamston Airfield	Pasture, agricultural land	A1	Pasture, agricultural land	The site has two direct access points onto an unnamed local road which provides access onto the B6387. One access connects to the frontage of the site, the second to the rear. The B6387 provides access to the A1 0.5 miles from the site, although the A1 slip road is short which may lead to difficulties for large vehicles accelerating. The northbound carriageway involves crossing Twyford Bridge - single lane controlled by traffic lights - the bridge may have difficulties accommodating an increase in traffic to the northbound carriageway.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site adjoins the A1, a strategic north-south route. The site is detached from a built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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

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

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ELAA4 2	Great North Road	West Markham	12.3		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done											A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. It is strongly recommended that Highways England is consulted in this respect.The junction(s) with the A638 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required. A contribution is likely to be required towards public transport, highway, and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.		Site is in the setting of several Listed Buildings, including Markham Moor Hotel, Markham Moor House and the Milestone, all grade II. Conervation provided detailed comments on a preapp for this site, reference 17/00975/PREAP P (copy attached). Conservation objected to that proposal, based on the harm caused to the listed buildings' setting.		

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measureme nt in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationshi p with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/ topography
ELAA4 3	East of Markham Moor	West Markham	8.5		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done											A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. It is strongly recommended that Highways England is consulted in this respect. The junction(s) with the A57 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required. A contribution is likely to be required towards public transport, highway, and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.		Site is in the setting of several Listed Buildings, including Markham Moor Hotel, Markham Moor House and the Milestone, all grade II. Conervation provided detailed comments on a preapp for this site, reference 17/00975/PREAP P (copy attached). Conservation objected to that proposal, based on the harm caused to the listed buildings' setting.		
ELAA4 4	Ollerton Road	Tuxford	22.8	-		Site assessed in EDNA	Residential in centre of site?	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguardin g zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Pasture	Agricultural land	Dedicated access along British Fields and acts as spine road & as access for businesses. Feeder roads provide connections to these. British Fields provides access to the A6075 Ollerton Road, a stratgeic east-west route and the A1, a major strategic route 1.0 mile to the east so has good accessibility to the wider strategic network, although vehicles pass through Tuxford village centre which has the potential to cause conflicts with other road users.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site adjoins the A6075, a strategic east-west route, providing access to the A1, 1 mile from the site. The site has more limited potential to be accessible	Tuxford Conservation Area is 350m to the east of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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

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

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ELAA50	Holme House Farm	Carlton in Lindrick	20.3			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Owday Lane, pasture	Agricultural land	Woodland, agricultural land	Woodland	Access to the site would be via Owday Lane, a minor local road, but would need to be established. The A1 is 0.8 miles to the south but vehicles would need to pass residential areas and the town centre. The A1 M is 7 miles to the east, accessed via minor local roads and would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 7 miles to the east along minor local roads. The site has the limited potential to be accessible by a range of employees.	Carlton in Lindrick Conservation Area is 220m to the north east. Gateford Conservation Area is 480m to the south west.	Owday Plantation LWS and a group TPO cover the southern part of the site and extend south and east.	The site has some amenity value being open farmed Grade 3 agricultural land.
ELAA51	Firbeck Colliery	Costhorpe	23	7.76	B1, B2, B8	Site assessed in EDNA	The site is allocated within the ? Neighbourhood Plan for housing use.	The site is brownfield		The site lies within FZ1		The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Carlton in Lindrick	Woodland	Residential, sports pitches	Residential, agricultural land	Pasture, establishing woodland	Access to the site is via Lawn Road which acts as a direct route into the site with feeder routes giving direct access to businesses. Lawn Road is a through route connecting Rotherham Baulk to A60 Doncaster Road. Access to Doncaster Road is shared with housing. The A1 M is 5 miles to the east via the A634 but would involve passing residential areas and town centres. A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance.The junction(s) with the A60 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure will be required. There would be concern if the industrial estate was to be accessed through a residential development if not carefully considered before a residential layout is approved. A contribution is likely to be required towards public transport, highway, and public transport infrastructure.	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 100m of the site on Lawn Road. The A1 M is 5 miles to the east via the A634. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.Variou s non-designated heritage assets on the site, also adjacent to Langold Park unregistered park & garden. Conservation made comments on the hybrid scheme 15/01457/FUL	Costhorpe Industrial Estae LWS covers the underused/vacant land on site.	It is not agricultural land, and the site is previously developed. The site has some intrinsic amenity value being partly LWS.

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

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

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ELAA57	Bridge Bungalow	Ranskill	2.4			Site assessed in EDNA		The site is mostly greenfield, with a small part brownfield	The majority of the site is identified as Grade 3 agricultural land - the north eastern part of the site is Grade 2 agricultural land	The site is within FZ1		The eastern part of the site lies within the Sand and Gravel MSA	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Mattersey Road	Railway line	Access to the site would be via Mattersey Road, a local road but would need to be upgraded to accommodate commercial vehicles. A rail bridge is to the west of the site which could limit accessibility. The A1 M is 3 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 3 miles to the west via rural roads. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Ranskill Birch Woodland LWS and Ranskill Wetlands LWS are within 120 m of the southern boundary	The site has some amenity value being mostly open farmed Grade 2 and Grade 3 agricultural land.
ELAA58	South of Ashdown Way	Misterton	4.9			Site assessed in EDNA		The site is greenfield	The site is identified as Grade 3 agricultural land	The site is within FZ1		The site does not lie within a minerals safeguarding zone.	The site is adjacent to Misterton settlement boundary	Residential	Pasture, agricultural land	Chesterfield Canal	Chesterfield Canal, agricultural land	Access to the site would be via Ashdown Way, a local residential road which could limit accessibility. This would need to be established. The A1 M is 12 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are 500m from the site. The A1 M is 12 miles to the west via rural roads. The site has potential to be accessible by a range of employees.	Grade II listed building/bridge are within 200m of the eastern boundary.	Chesterfield Canal LWS adjoins the southern boundary.	The site has some amenity value being open Grade 3 agricultural land.
ELAA59	Fox Covert Lane	Misterton	1.1			Site assessed in EDNA		The sites are greenfield	The site is identified as Grade 3 agricultural land	The northern part of the western site is within FZ2 and the eastern site is within FZ2		The site does not lie within a minerals safeguarding zone.	The eastern site is withis Misterton settlement boundary, the western site adjoins the boundary.	Eastern - agricultural land, western - employment use	Eastern - residential, western - employment use	Eastern - agricultural land, western - Fox Covert Lane	Eastern - railway line, western - residential	Access to the eastern site would be via Bramley Way, a local residential road which could limit accessibility. This would need to be established. Access to the western site would be via Fox Covert Lane, a local road and this would need to be established. The A1 M is 13 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 500m from the site. The A1 M is 13 miles to the west via rural roads. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The eastern site has some amenity value being open Grade 3 agricultural land, and the western site has some value as open farmed Grade 3 agricultural land.
ELAA60	Old Misterton Works	Misterton	5.19	0.73		Site assessed in EDNA		The site is brownfield		The site is within FZ3		The eastern part of the site lies within the Sand and Gravel MSA	The site is detached from a settlement boundary	Residential	River Trent	Agricultural land	Stockwith Road, agricultural land	Dedicated access is tight for larger vehicles onto Stockwith Road, a local road which connects to the A161 providing access to the A631 a strategic east-west route to the south. The A1M is 14 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 600m of the site. The A1 M is 14 miles to the west. The	There are no national or local heritage designations nearby.	The River Trent LWS adjoins the eastern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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

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

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

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protection Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																			not available near the site. The A1 is 2 miles North to the site with the B6387 providing access to the country road which leads to the site. The site has limited potential to be accessible by a range of employees.			
ELAA70	Morton Hill Farm		132.1	122.1		Submitted at LP consultation 2019		Greenfield		Site is in FZ1		The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	NW side is a country lane, and the rest of the Northern boundary is a railway	Electric power grid	B6420 Mansfield Road	A1	Current access to the site is via a country side road off the A1, however this would need significant improvements so that heavy vehicles could easily access the site. There is also 2 entrances from Mansfield Road. Strategically the site is very well connected as it is right next to the A1.	Services, facilities and homes are not accessible by cycle or by existing footpaths as they are too far out from the nearest facilities in Ranby and Worksop. Public transport is not available near the site. The A1 is right next to the site however so it is well connected to the existing road networks. The site has limited potential to be accessible by a range of employees. Though it is passed by a railway, there is no rail station at which employees could use either.	Morton Hill Farm is a non-designated heritage asset. The majority of the site has also been highlighted as an area of archaeological interest.	The site is surrounded by agricultural lands. It is in close proximity to Morton Hall, an un-registered park that is also designated as a LWS.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measureme nt in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	Source Protectio n Zone	MSA	Relationshi p with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/ topography
ELAA7 2	Upper Morton Grange (Upper Morton Site)		188	178		Submitted at LP consultatio n 2019		Greenfield	The site is identified as Grade 3 agricultur al land	Site is in FZ1		The site does not lie within a minerals safeguardin g zone.	The site is detached from a settlement boundary.	Agricultural land	A1 and some of Mansfield Road	A1	Agricultural land	There is an existing access into the site via Mansfield Road which then leads to the country road that goes through the majority of the site on East side. The NW side of the site is on the side of Mansfield Road and does not have direc access built to it.	Services, facilities and homes are not accessible by cycle or by exisiting footpaths as they are too far out from the neares facilities in Ranby and Worksop. Public transport is not available near the site. The A1 is right next to the site however so it is well connected to the existing road networks. The site has limited potential to be accessible by a range of employees. Though its is passed by a railway, there is no rail station at which emlpoyees could use either.	There are no national or local heritage designations nearby.	The NE part of the site is of archeological interest. The site is directly opposite Apleyhead Wood which is a LWS. This site also has some ancient woodland on it.	Site is in the Sherwood Character area. And is grade 3 agricultural land.
ELAA7 3	Land north of Coalfield Lane	Elkesley	16.5		B1, B2, B8	Submitted at LP consultatio n 2019												The site is now bisected by the A1 Jockey Lane junction improvement where is links Elkesley to the A1 southbound carriageway. The suitability of pedestrian and cycle links into Elkesley and surrounding area will need to be considered. The junctions into the site must be designed in accordance with the Design Manual for Roads and Bridges. A contribution is likely to be required towards public transport and public transport infrastructure. For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be		No conservation concerns		

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

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

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

Appendix K: Employment LAA Sites (Part B)

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

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

[illegible]

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

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

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

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

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							Warehousing Plant and Infrastructure - PENDING for 12.53ha Phase 2 8.65ha, Phase 3 2.08ha														
ELAA 15	Shireoaks Triangle	Shireoaks	10.3	-		Site assessed in EDNA					An established employment site with a 350m frontage to the A57. Area is generally in reasonable condition.	A relatively flat triangular shaped site. Landscaping throughout the site and tree belts along the boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile. Some vacant units in the south of the site, mostly smaller units. Good critical mass of local medium and small sized B-Class businesses, as well as Shireoaks Business Centre which is a subdivided older building. Recent planning permissions for change of use and investment indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					

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ELAA 16	Shireoaks Common	Shireoaks	26	15.4		Site assessed in EDNA	14/00223/OUT Outline Application for Residential Development of up to 175 Dwellings, 15.4 Hectares of Employment Land for the Erection of Buildings to be Used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), Provision of Land for the Expansion of St. Luke's Primary School (0.3 hectares)	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes	A high profile site with a 600m frontage to the A57, is capable of adding to the critical mass of B Class development that exists in the established Shireoaks Common and Claylands Avenue employment sites in the locality. Planning permission indicates a demand for employment land in this location.	No known constraints that could render redevelopment of site unviable, works to the A57 are underway but the spine road and other infrastructure would need providing.	Yes					
ELAA 17	Randall Way	Retford	12	1.05		Site assessed in EDNA	18/00408/FUL Construction of 5 mid size industrial buildings to be subdivided into 36 smaller units 15/00548/FUL Erection of an industrial building				A newly established local employment site comprising high quality modern medium and small scale units for national and local businesses. Also provides space for Retford Enterprise Centre - start up space for new businesses. Area is generally in good condition. Residential properties in close proximity to the site which could be affected by noise, odour and light levels.	A flat regular shaped site with landscaping and trees mostly along the frontage and boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	A newly established site with a good profile. Low vacancy rate. Good critical mass of local medium and small sized B-Class businesses benefitting from being in close proximity to Hallcroft Industrial Estate. Recent planning permissions for change of use and investment indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					

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ELAA 18	Hallcroft Industrial Estate	Retford	10.2	-		Site assessed in EDNA					An established employment site comprising a range of local small and medium sized businesses. Area is generally in good condition. Residential properties and a school abut the site which could be affected by noise, odour and light levels.	A flat regular shaped site with limited landscaping. Space for manoeuvring/servicing is sufficient but there is a high level of on street parking which has the potential to cause conflict with other users particularly HGVs.	Yes	An established site with a good profile. Low vacancy rate. Good critical mass of local medium and small sized B-Class businesses. Recent planning permissions for change of use and investment indicate demand for employment uses in this location. Site actively managed and units marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					
ELAA 19	North of Sewage Works	Retford	2.66			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - approx 50% of the site lies in FZ3, access is limited for larger vehicles, contamination may need to be addressed and the site is adjacent to a SSSI - this may restrict the amount and type of development on site.	A low profile site fronting a narrow lane to the rear of a sewage treatment works which may affect its commercial attractiveness.	Access improvements, flood mitigation, remediation and habitat mitigation are likely to mean that employment development would not be viable.	No					

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ELAA 20	Trinity Farm Land and Trinity Barn Fields	Retford	18.1	11.11	B1, B2, B8	Site assessed in EDNA	15/00493/OUT 196 dwellings 11.11ha employment Rep - 8.5-11.11 but 5.53 left on Randall Way	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes - the southern part of the site (18.2ha) has planning consent subject to s106 for mixed use development.	A high profile site with a 200m frontage to the A638 (as per the application masterplan), is capable of adding to the critical mass of B Class development that exists in the established Randall Way and Hallcroft Road employment sites in the locality. Planning permission subject to S106 indicates a demand for employment land in this location.	No known constraints that could render development of unviable: access & utilities provided to the boundary. Access, utilities, water & foul water, surface water drainage & flood mitigation will need upgrades to accommodate development of this scale but this should have been factored in to delivering the application scheme. Further works may be required to enable an extension of the site.	Yes	This proposed employment allocation lies within the MSA/MCA for sand and gravel. As per National Planning Policy (para. 204), the draft Minerals Local Plan (Draft Plan Consultation, July 2018) contains a policy (SP8) concerning the safeguarding and consultation areas for minerals and associated infrastructure. Although the plan is not yet adopted, its provisions should be given weight as a material consideration. In the Draft Plan, policy SP8 requires developments within the minerals safeguarding area to demonstrate it will not needlessly sterilise minerals and where this cannot be demonstrated, and there is a clear need for non-mineral development, prior extraction will be sought. In some cases, large scale prior extraction might not be practical, however consideration should also be given to the potential use of minerals extracted as a result of on-site ground works rather than simply treating them as a waste material. In terms of this allocation, any potential development should address policy SP8, and National Policy, and consider prior extraction of limestone as this will prevent sterilisation of the mineral. Any proposed development at this site therefore should be able demonstrate that the feasibility of extracting limestone prior to development has been considered and demonstrate, if found to be not practical nor viable, why this is the case. Also, as Bassetlaw District Council may be aware, the Draft Minerals local Plan contained a sitespecific allocation, MP2r Botany Bay, which is approximately 300m North of the Trinity Farm proposed allocation. However, this site has now been removed from the Publication Version of the Minerals Local Plan and no longer allocated for sand and gravel provision. This though is due to the changes in the wider site allocation across the County and not due to the site being withdrawn by the operator.		The northern part of the site lies within an archaeological zone - geophysical survey sought as part of planning application process. Crop marks of field and possible settlement remains likely to be significant archaeology across the site. Cropmarks on site very high chance of potentially significant archaeology. Further information required in the form of initial desk based heritage assesment with further requirements for evaluation in order to determine an appropriate mitigation strategy.		

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ELAA 21	Thrumpton Road South	Retford	12.4			Site assessed in EDNA	01/08/00182 - 76 dwellings, 3 B1 offices - housing completed	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - the site has planning permission for residential use and 3 B1 office buildings which has been implemented. This indicates that there may not be the demand for employment uses in this location.	A low profile site of which the majority has been built out for residential use. 3 office units are part of the permission and have yet to be developed. The scale of employment use on the site is not sufficient to allocate.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	No - the site has mostly been developed for residential use. The permission includes 3 office buildings which have yet to be built this indicates that there may not be the demand for employment uses in this location.					
ELAA 22	Thrumpton Goods Yard	Retford	1.87	-		Site assessed in EDNA					An established employment site comprising a range of local medium sized businesses. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	A flat irregular shaped site with some tree planting within the site and along the southern boundary. Mature trees provide the setting for the listed building. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile locally. Low vacancy rate. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to Thrumpton Lane to the north. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					
ELAA 23	Thrumpton Lane	Retford	1.44	-		Site assessed in EDNA	16/00015/FUL				An established employment site comprising local medium sized businesses, primarily the Icon Polymer Group. Area is generally in good condition - new units have recently been constructed for Icon which are high quality. Residential properties about the site which could be affected by noise, odour and light levels.	A flat irregular shaped site with some tree planting within the site and along the southern boundary. Mature trees provide the setting for the listed building. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established site with a good profile locally. Low vacancy rate. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to Thrumpton Goods Yard to the south. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					

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ELAA 24	West Carr Industrial Estate - check whether to de-allocate - need vacancy rate/COU	Retford	9.4	-		Site assessed in EDNA					An established employment site comprising local small and medium sized businesses. Area is generally in mixed condition - some of the units would benefit from investment. The site has large areas of open hardstanding used for parking and storage, with some vacant.	A flat irregular shaped site with some tree planting within the site and along the boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot, although on street parking is evident which has the potential to cause conflict with other users.	Yes	An established site with a good profile locally. Reasonable vacancy rate. Good critical mass of local medium and small sized B-Class businesses. Site actively managed and marketed. Site provides a useful location for open storage uses and those businesses requiring low cost accommodation. Opportunities exist for intensification and redevelopment which could have a positive impact on the immediate environment.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	Yes					
ELAA 25	North of Grove Road	Retford	6.6			Site assessed in EDNA		The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			No - the site is within an untested employment location.	A low profile site fronting a local road in a countryside location which may affect its commercial attractiveness for general employment uses.	Access improvements are likely to mean that employment development would not be viable for the general market.	No					
ELAA 26	Land off the A638	Retford	6.29			Planning permission	01/01/00194	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			Yes - the site has a planning permission for employment use which has been implemented by virtue of the access road.	A high profile site with a 180m frontage to the A638 but the site is in a countryside location and although the access has implemented the planning consent, a lack of development since the initial consent indicates a lack of attractiveness to the market for general employment uses.	Flood mitigation, drainage, utilities and habitat mitigation are likely to adversely impact upon the viability of employment development.	No					

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

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

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

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ELAA 33	Snape Road	Harworth	0.9			Site assessed in EDNA		The site does not involve the loss of infrastructure, but would involve the loss of established woodland.		The site is identified as having the potential for contamination and landfill, which would need to be investigated.			No - development would involve the loss of woodland habitat, which adds to the character of the area. It is not as accessible as other sites nearby, and given its size is unlikely to support access provision.	A low profile site fronting a local road in a countryside location which may affect its commercial attractiveness for general employment uses.	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities, remediation, site clearance and habitat mitigation are likely to adversely impact upon the viability of employment development.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs & planning permission for a site of this size in this location, it is considered that this site should be excluded from the employment land supply.					
ELAA 34	Main Street	Styrrup	24			Site assessed in EDNA		The site does not involve the loss of infrastructure.		No known amenity issues have been identified.			No - the site is a relatively large site in a rural location which is not as accessible to employees or the strategic road network as other employment sites in the locality.	A large low profile site fronting a local road in a countryside location, over 4 miles from the A1 which may affect its commercial attractiveness for employment use.	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities and habitat mitigation are likely to adversely impact upon the viability of employment development.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use, and the level of start-up costs & planning permission for development in this location, it is considered that this site should be excluded from the employment land supply at this time.					
ELAA 35	Plumtree Estate	Harworth	9.08	-		Site assessed in EDNA					An established local employment site comprising a mix of local medium and small sized businesses. Area is generally in good condition.	A flat triangular shaped site with some tree planting and grass along its frontage to Tickhill Road. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established employment site with a good profile locally. Low vacancy rate. Good critical mass of local medium and small sized B-Class businesses benefitting from being in close proximity to Harworth and Bawtry (in Doncaster). Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes					

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

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 39	The Bungalow, Jockey Lane	Elkesley	2.1			Site assessed in EDNA					An established employment site comprising a small scrapyard and is used for the open storage of materials. Area is generally in reasonable condition.	A flat triangular shaped site with some tree planting and grass along its boundaries. Space for manoeuvring/servicing & parking is provided on site.	Yes	A small operational scrapyard/storage yard for one occupier. The site is not in a high profile location and does not relate well to the employment activity taking place along the A1 or within/adjoining nearby settlements. It is considered that this location may not be as commercially attractive as other locations for strategic/local employment uses.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	No - the site is small scale, detached from a settlement and contains one local business. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the District it is considered that this site should be excluded from the employment land supply.					
ELAA 40	Markham Moor Roundabout	West Markham	1.07			Site assessed in EDNA - site different to that in EDNA					An established employment site comprising an employment use and open storage. Area is in mixed condition - with the marketing information stating that the area is in need of modernisation.	A flat regular shaped site with some tree planting along its boundaries. Limited space for manoeuvring/servicing & parking is provided on site.	Yes	A small operational local employment site. The site does not have a high profile, and is situated in an area promoting commercial rather than employment uses. The site does not benefit from being in close proximity with other similar uses and does not relate well to the employment activity taking place along the A1 or within/adjoining nearby settlements. No potential for expansion. It is considered that this location may not be as commercially attractive as other locations for strategic/local	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	No - the site is small scale, detached from a settlement and contains one local business. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the District it is considered that this site should be excluded from the employment land supply.					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
														employment uses. The site is currently being marketed for 9,828 sq ft warehouse / workshop plus ancillary.							
ELAA 41	South of Markham Moor	West Markham	16		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done												No site specific information. Further information required in the form of initial desk based heritage assesment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 42	Great North Road	West Markham	12.3		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done												Site includes undated cropmarks on site and surrounding areas. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 43	East of Markham Moor	West Markham	8.5		B1, B2, B8	Site assessed in EDNA	have infrastructure assessment done												No site specific information. Further information required in the form of initial desk based heritage assesment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		The site lies just outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.
ELAA 44	Ollerton Road	Tuxford	22.8	-		Site assessed in EDNA	Residential in centre of site?				An established local employment site comprising a mix of local large, medium and small sized businesses. Area is in mixed condition - the western part of the site has a higher quality environment, whereas the eastern side has a lower quality with a mix of units.	A flat irregular shaped site with tree planting along the boundaries and plot boundaries. Space for manoeuvring/servicing & parking is provided for each business on plot.	Yes	An established employment site with a good profile locally. 22,187 sq ft unit marketed for warehousing. Good critical mass of local large, medium and small sized B-Class businesses with cranes benefitting from being in close proximity to the A1. Site actively managed and marketed.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Yes					

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

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																camp site which would mean the site would not be available for employment use.					
ELAA 48	Markham Road	Tuxford	1.7			Site assessed in EDNA		The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.			No - the site is in a predominantly residential/countryside location, some distance from other B Class development. The site is within the Tuxford Conservation Area and adjoins residential properties which could affect the scale and type of development.	A low profile site in a countryside/residential location which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to provide for upgrade to Markham Road suitable for commercial vehicles and to provide access for employees, drainage and utilities upgrades, site clearance, remediation which may adversely impact upon the viability of employment development in this location.	No - the site has a low profile in a predominantly residential/countryside location. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs envisaged it is considered this site would not be as deliverable as other sites in the locality.					
ELAA 49	Welbeck Colliery	Cuckney	29.6	19		Site assessed in EDNA	15/01037/FUL	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.			Yes - the site has planning permission for employment use and conditions have been discharged showing an intent to deliver.	A new employment site with consent as part of a mixed use scheme on a former colliery site. The masterplan proposes a flexible approach to delivery recognising that until the market establishes a demand for B Use open storage may be better accommodated on land identified for B8 use. Several smaller units are proposed throughout the site to provide space for small local businesses	Significant start up costs anticipated including site clearance and remediation, new access, drainage and utilities. However, the site has planning permission and conditions have been discharged so it is envisaged these costs have been factored into the development of the site.	Yes - the site has planning permission, conditions have been discharged demonstrating an intent to deliver B Uses on site.					

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

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

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

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

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
																provide access, drainage and utilities which could adversely impact on the viability of the scheme.					
ELAA 63	North of Sturton	Sturton Le Steeple	42.1			Site assessed in EDNA		The site does not involve the loss of infrastructure.		A former power station adjoins the northern boundary is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.			No - the site is a large site in a countryside location some distance from B Class development next to a former power station site so would not benefit from association with that use.	A low profile site in a countryside location, away from B Class development next to a redundant power station which may affect its commercial attractiveness for employment use.	Access along South Road into the site can only be achieved with consent of the power station owners otherwise new access would need to be provided which would increase the start up costs. Drainage and utilities would also need to be provided and mitigation for heritage and natural environment impacts may adversely affect the viability of employment development in this location.	No					
ELAA 64	RMB Clarborough Hill	Clarborough	1.00			Site assessed in EDNA		The site does not involve the loss of infrastructure.	Site is in 40% least deprived neighbourhoods in the country .	Residential uses adjoin the site which could be affected by noise, odour and light levels.	An established farm to the West of the site, comprising of one large dwelling and one large agricultural out-building on the North of the Site. Rest of the site is agricultural land that is also a land allocation (LAA169).	A flat rectangular shaped site. Space for manoeuvring/servicing within the site is of limited quality and the condition of accesses is in good condition. Parking provided for each unit. It has an existing building on it on the NW of the side. The South side is mostly agricultural land with some overgrown sections.	No - the site is in a countryside location, some distance from B Class development and is less accessible than other sites. Clarborough is identified as an area with sewerage and drainage issues, requiring all new development to incorporate SUDS	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. .					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 65	Headon Camp	Headon	3.86			Site assessed in EDNA		The site does not involve the loss of infrastructure.	Site is amongst the 30% most deprived neighbourhoods in the country.	There is a parcel of residential accommodation to the east. The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	The site is surrounded by agricultural land and is in the middle of the countryside. There is a parcel of residential accommodation to the East.	There are a series of small industrial units, of a poor quality.	Yes- the site is an important local employment site catering for businesses in the rural area. Though quality of existing structures are quiet low.	An established local employment site with a good profile locally. Good mass of small and medium sized units capable of providing space for local businesses. Site actively managed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site. Future works are directly related to the occupiers business plans to meet the needs of the each business.	Yes					
ELAA 66	Treswell Road	Rampton	14.3			Site assessed in EDNA		The site does not involve the loss of infrastructure.	This is amongst the 30% most deprived neighbourhoods in the country.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	The site is surrounded by agricultural land on the West side and is in the countryside. There is a parcel of residential accommodation to the East. Two dwellings bordering the North side of the site and dirt track borders the South side of the site. On the other side of the dirt track are 3 established farms/dwellings.	A flat regular shaped site. It appears to be agricultural land and is still in use.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from association with that use.	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use.	The surrounding area is characterised by a mix of agricultural and residential uses. There are no industrial uses within close proximity to the site. There is no established access either and high cost is anticipated with the development on the site as there are no infrastructure provisions.	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. .					
ELAA 67	Retford Road	Woodbeck	26.1			Site assessed in EDNA		The site does not involve the loss of infrastructure.	This is amongst the 30% most deprived neighbourhoods in the country.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	Site is surrounded by agricultural land on the Northern, Eastern and Southern sides. It's Western	A flat regular shaped site. It appears to be agricultural land and is still in use with a WLS near the NE side of the site.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from	A low profile site in a countryside location, with limited accessibility, away from B Class development which may affect	The surrounding area is characterised by a mix of agricultural and residential uses. There are no industrial uses within close proximity to the	No - given the amount of land available as part of an established employment site and/or with planning permission for employment use					

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
																		High Marnham substation in Bassetlaw to Thurgroft substation in Rotherham 4ZV Route – 275kv two circuit route from High Marnham substation in Bassetlaw to Chesterfield substation in North East Derbyshire ZDF Route – 400kv two circuit route from High Marnham substation in Bassetlaw to Stoke Bardolph substation in Gedling (Appendix Ref ET347)			nce and future works. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 72	Upper Morton Grange (Upper Morton Site)		188	178		Submitted at LP consultation 2019		Besides from Upper Morton Grange Farm and associated infrastructure, the site does not involve the loss of crucial infrastructure. There is an existing windmill on site as well.	This is amongst the 40% most deprived neighbourhoods in the country and is next to one of the 30% most deprived neighbourhoods in the country.	No known amenity issues have been identified.	The site is surrounded by agricultural land of all shapes and sizes and has an existing man-made boundary in the forms of the A1 on the Southern side.	There are several sized agricultural land alongside Upper Morton Grange Farm. This is comprised from a dwelling as well as a system of agricultural out-buildings.	No - the site is a large site in a countryside location some distance from B Class development so would not benefit from association with that use. It would require amenities to be located closer to the development site. Site could have employment on if plans are made to create a new community or a scheme where the construction of housing is also involved. This would connect the site up with the existing public transport links and would make it easily accessible or a potential destination.	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its commercial attractiveness for employment use. Schemes that propose both housing and commercial development will be more advantageous as site is not easily associated with any nearby development.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.						
ELAA 73	Land north of Coalfield Lane	Elkesley	16.5		B1, B2, B8	Submitted at LP consultation 2019											The proposed site for employment lies approximately 371m to the South of the active waste management facility of A1 Metal Recycling Centre. At this distance and with the A1 between the proposed allocation, environmental impacts may be detectable on occasion. As the proposed allocation is for employment, considering the distance between the proposed site and the waste management facility, development here should not pose a sterilisation risk to A1 metals, however any future development may wish to consider the waste facility and create a buffer through landscaping and the site layout and so address policy WCS10.		Large Roman settlement cropmark complex with other undated cropmarks adjacent to site. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological		

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

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
							Industry) And/Or B8 (Storage And Distribution) Units														
ELAA 75	Station Street	Misterton	0.85					The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	Site is surrounded by agricultural land on the West, and South sides. It's Northern border neighbours the settlement of Misterton. Whilst on the East it is accessible via Station Street.	The site is made up of agricultural land with some shrubberies around the Eastern and Northern sides of the site.	Yes - If Flood zone 2 risks are addressed properly in the design the site would be well suited for employment development.	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its commercial attractiveness for employment use. Schemes that propose both housing and commercial development will be more advantageous as site is not easily associated with any nearby development.	Initial start-up costs would be anticipated to upgrade the highways access for commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	Yes					

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable?	Market signals	Development opportunities	Developable	NCC Minerals comments (Additional observations made at the beginning of email response)	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black= Doncaster East Internal Drainage)
ELAA 76	Infield Lane	North Leverton	1.49				17/01195/COU Change the Use of Land and Buildings from Contractors Plant Yard to B1 (Business), B2 (Industry) and B8 (Warehousing) Quantum Farm Infield Lane North Leverton Nottinghamshire	The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	Site is surrounded by agricultural land on all sides except for the Northern site.	It already has the existing business Quantum Park within the site with multiple small sized warehouses as well as one very large warehouse that stretched on the Eastern side of the site.	Yes as there are existing facilities there already that can be used by new development. It is in an accessible location	A high profile site in a countryside location, with great accessibility. It also has existing employment on the site which makes development in terms of infrastructure a lot easier.	Initial start-up costs would be anticipated to upgrade the highways access for larger commercial vehicles and possible site clearance could also be anticipated to some extent. But it will not have an adverse impact upon the viability of employment development.	Yes					
ELAA 77	JG Pears	Low Marnham	8.06					The site does not involve the loss of infrastructure.		No known amenity issues have been identified.	Site is surrounded by agricultural land on all sides and is in the countryside	It already has the existing business called JG Pears Newark Ltd within the site with one large warehouse and areas where manoeuvring with vehicles is possible.	Yes as there are existing facilities there already that can be used by new development. It is in an accessible location	A high profile site in a countryside location, with great accessibility. It also has existing employment on the site which makes development in terms of infrastructure a lot easier.	Initial start-up costs would be anticipated to upgrade the highways access for larger commercial vehicles and possible site clearance could also be anticipated to some extent. But it will not have an adverse impact upon the viability of employment development.	Yes					

Appendix L: Review of lapsed planning permissions from 2015 to 2021

Harworth & Bircotes sites

Planning History		Address					Area (ha)	Is the site still suitable?	Is the site available?	Current use?	Landowner/ agent - date contacted	Undertake a full LAA assessment?
Application Number	Full or Outline	Name/number	Street/Road Name	Previous use	Brownfield	Greenfield	Total Site					
14/00862/FUL	Full	19	Scrooby Road	Cinema	3	0	0.14	Too small	N/A	N/A	N/A	No, 3 dwellings is too small for allocation.
14/00876/RSB	Full	Adjacent to The Bryndale	Scrooby Road	Pub Car Park	1	0	0.18	The site is now fully developed.	N/A	N/A	N/A	The whole site has now been fully develop 16/00473/FUL (24 dwellings) Site has been aseses and new outline application currently under consideration
14/00389/OUT	Outline	Land off	Bramble Way	Vavant		10	0.45	Yes	N/A	Vacant land		

Retford sites

Planning History		Address					Area (ha)	Is the site still suitable?	Is the site available?	Current use?	Undertake a full LAA assessment?
Application Number	Full or Outline	Name/number	Street/Road Name	Previous use	Brownfield	Greenfield	Total Site				
01/11/00243	Full	North of cricket field	Amcott Way	Vacant Land	0	16	0.90	Unsuitable. In FZ2 and 3	Unknown	Vacant land	No, unsuitable.
01/12/00110	Full	27	Grove Street	Offices & Retail	7	0	0.05	Unsuitable. In FZ2	Unknown	Offices	Not available. Still in use as offices
12/01761/RENU	Out	Land adjacent 4	Carr Road	Vacant Land	5	0	0.05	Replacement pp 17/01012/FUL (3 dwellings)	N/A	N/A	No, replacement pp.
13/00343/FUL	Full	22-24	Bridgegate	Dentist	3	0	0.06	Potentially suitable	Availability unknown. No access.	Offices	No, availability unknown
13/01229/RSB	Full	Land at Mill Street and	Thrumpton Lane	Garage	1	0	0.03	Too small for allocation	Unknown	Garage	No, too small
14/00135/RES	Res	Rear of Meed House, 55	North Road	Garden Land	0	3	0.35	Replacement pp 17/01604/HSE	N/A	Garden	No, replacement pp.
01/11/00343	Full	Land including 46-50	Bridgegate	Vacant Land	33	0	1.00	Unsuitable. Located within FZ2 & FZ3	Not suitable	Not suitable	This application was allowed on appeal. Development would be contrary to policy as it is located within the highest floodrisk zone (FZ3).
14/00740/FUL	Full	59A	London Road	Workshop	1	0	0.04	Too small for allocation.	Availability unknown	Workshop	No, too small.
14/00913/FUL	Full	Land rear of 44	Devonshire Road	Garages	1	0	0.10	Too small for allocation	Unknown	Garages	Only suitable for 1 or 2 dwellings.
14/01101/RSB	Full	Rear of 117	Hallcroft Avenue	Garden Land	0	1	0.02	Too small for allocation	Unknown	Garden	No, too small.
15/00886/OUT	Out	Adjacent Woodstock, 20	Ordsall Road	Garden Land	0	1	0.10	Replacement pp for 1	N/A	N/A	Replacement pp.

Planning History		Address					Area (ha)	Is the site still suitable?	Is the site available?	Current use?	Undertake a full LAA assessment?
Application Number	Full or Outline	Name/number	Street/Road Name	Previous use	Brownfield	Greenfield	Total Site				
								dwelling: 18/00908/OUT			
13/00254/RENU	Out	Land adjoining 29	Darrel Road	Garden Land	0	1	0.02	Too small for allocation	N/A	Garden	No, too small.
13/01355/FUL	Full	Former Elizabethan High School	Leaffield	School	93	0	1.41	Taken forward as an allocation	Yes	Vacant land	Taken forward as an allocation.
15/01248/OUT	Out	61	Cobwell Road	Dwelling & garden	1	4	0.10	Developed as a pay and display car park serving the Station	Not available	Car park	Not available.
15/01601/FUL	Full	28	Milnercroft	Garden Land	0	2	0.03	Too small for allocation	Unknown	Garden	No, too small.
16/00313/OUT	Out	Canal Turn	Welham Road	Garden Land	0	4	1.26	Refused pp.	Yes	Dwelling	Yes, assessed through the LAA
16/00864/OUT	Out	Retford Golf Club	Brecks Road	Dwelling	2	0	0.08	Multiple renewals. Currently has outline pp for 2 dwellings. 16/00864/OUT	N/A	Dwelling	Renewed pp.
17/01059/OUT	Out	South of Swans Quay	Thrumpton Lane	Vacant land	0	7	0.23	Yes	N/A	Vacant land	Replacement pp.

Tuxford sites

Planning History		Address					Area (ha)	Is the site still suitable?	Is the site available?	Current use?	Landowner/ agent - date contacted	Undertake a full LAA assessment?
Application Number	Full or Outline	Name/number	Street/Road Name	Previous use	Brownfield	Greenfield	Total Site					
50/11/00054	Full	Mount View & land	Markham Road	Dwelling & land	8	0	0.57	Outline permission granted for 5 dwellings (19/00794/OUT)	N/A	N/A	N/A	No, the site now has a new outline consent for 5 dwellings.
13/00291/COU	Full	The Corner House, 2	Ollerton Road	Bed & Breakfast	1	0	0.10	Too small for allocation	N/A	N/A	N/A	No, too small

Worksop sites

Planning History		Address					Area (ha)	Is the site still suitable?	Is the site available?	Current use?	Undertake a full LAA assessment?
Application Number	Full or Outline	Name/number	Street/Road Name	Previous use	Brownfield	Greenfield	Total Site				
02/12/00057	Full	Land at	Beaver Place	Garage	2	0	0.01	Too small	Unknown	N/A	No, too small
02/12/00061	Full	Abbey Grove Boiler House	Abbey Street	Boiler House	1	0	0.01	Too small	Unknown	N/A	No, too small
12/01211/FUL	Full	Rear of Colliery Inn	Grafton Street	Vacant land	2	0	0.02	Too small	Unknown	N/A	No, too small

Planning History		Address					Area (ha)	Is the site still suitable?	Is the site available?	Current use?	Undertake a full LAA assessment?
Application Number	Full or Outline	Name/number	Street/Road Name	Previous use	Brownfield	Greenfield	Total Site				
13/00051/OUT	Out	1A	Shepherds Avenue	Garden Land	0	1	0.05	Too small	Unknown	N/A	No, too small
13/00158/RES	Res	32	Highland Grove	Garden land	0	1	0.06	Too small	Unknown	N/A	No, too small
13/00574/FUL	Full	140A	Newcastle Avenue(Stubbing Lane)	Vacant land	1	0	0.13	Too small	Unknown	N/A	No, too small
13/00622/FUL	Full	62A	Park Street	Dwelling	1	0	0.06	Too small	Unknown	N/A	No, too small
13/00928/RES	Res	Adjacent 56	Lincoln Street	Garden land	0	1	0.01	Too small	Unknown	N/A	No, too small
13/01304/FUL	Full	22	Garbsen Court	Garden Land	0	1	0.03	Too small	Unknown	N/A	No, too small
13/01449/COU	Full	34 & 36	Highland Grove	Residential institution	2	0	0.20	Recently developed - 7 dwellings	No	N/A	Now developed
14/00598/OUT	Out	239	Sandy Lane	Dwelling	5	0	2.39	Under construction (17/00053/FUL)		N/A	Under construction - residential
14/01400/OUT	Out	70	Portland Street	Storage	3	0	0.01	Too small	Unknown	N/A	No, too small
13/00115/RES	Res	Land west of 124	Bridge Street	Vacant land	2	0	0.01	Too small	Unknown	N/A	No, too small
15/00763/OUT	Out	Land at 14	Dock Road	Vacant Land	1	0	0.02	Too small	Unknown	N/A	No, too small
15/00812/OUT	Full	Land adjacent to 10	Westfield Drive	Garden Land	0	1	0.03	Too small	Unknown	N/A	No, too small
14/01506/RSB	Res	Former garage site	Marlowe Gardens	Garage site	1	0	0.10	Too small (fewer than 5 dwellings)	Unknown	N/A	No, too small
15/00189/FUL	Full	111/113	Potter Street	Vacant Building	2	0	0.01	Too small	Unknown	N/A	No, too small
15/00189/FUL	Full	111/113	Potter Street	Vacant Building	2	0	0.01	Too small	Unknown	N/A	No, too small

