

Land Availability Assessment Appendices, January 2022

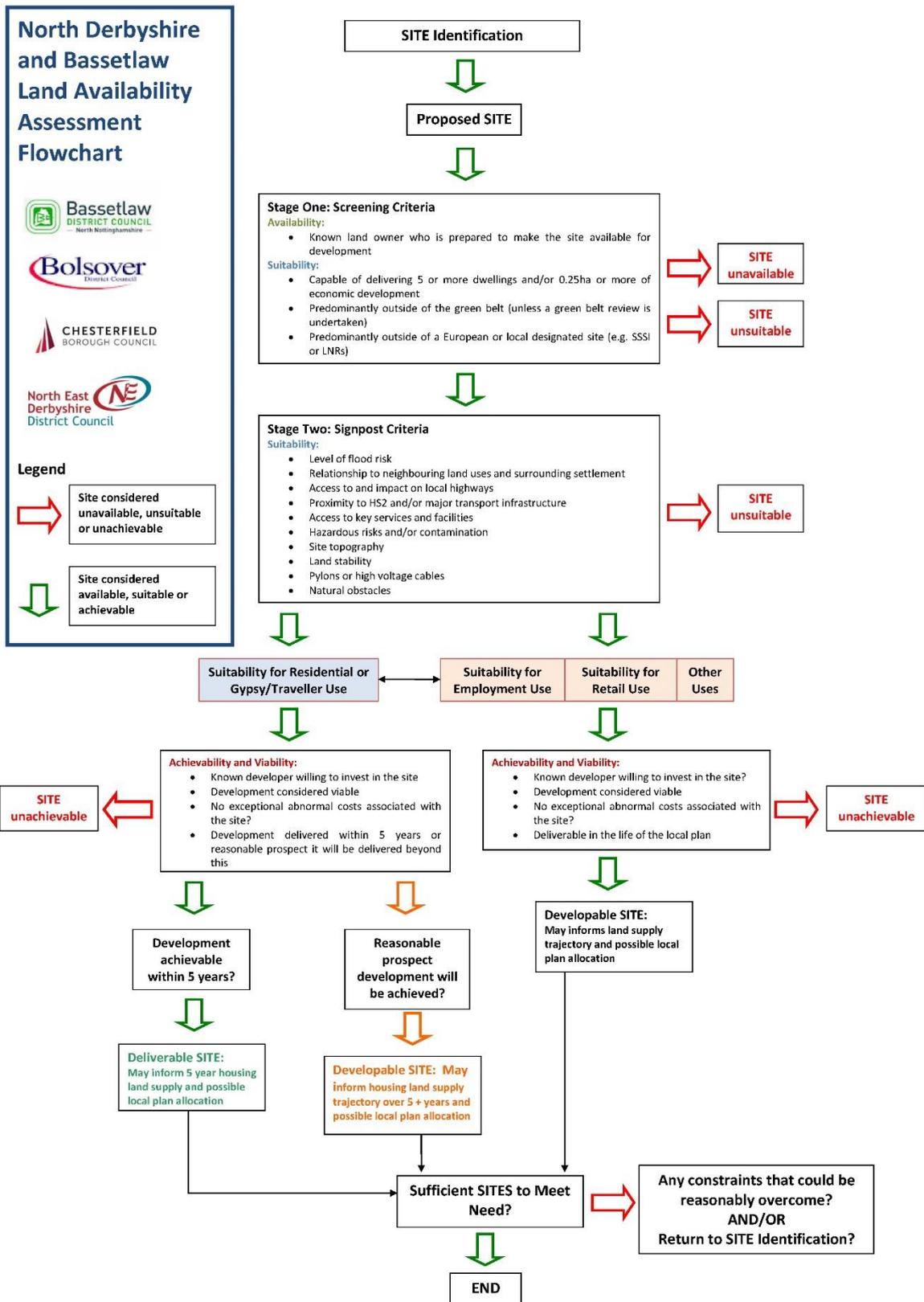


Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —



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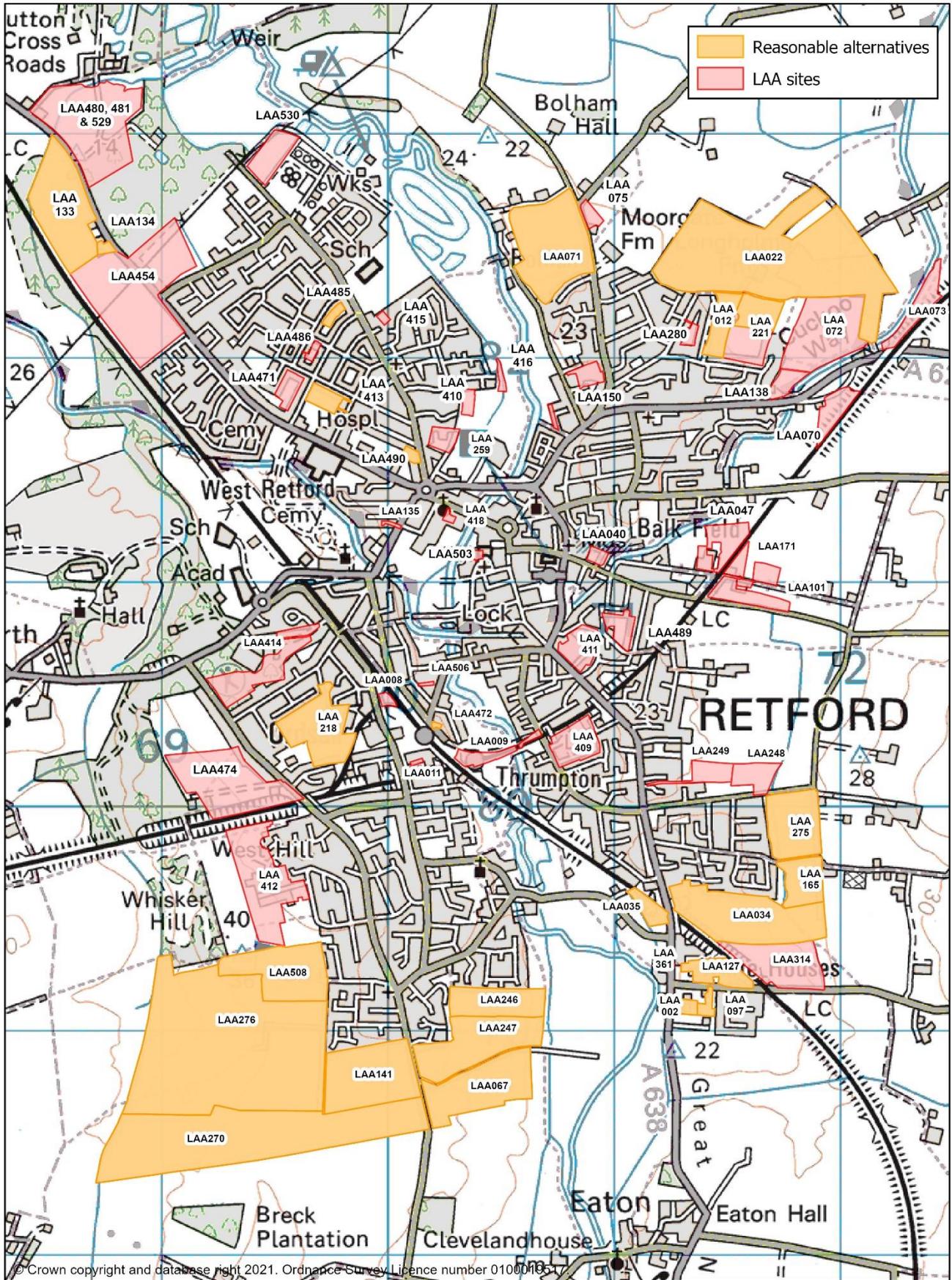
1.0 Appendix A: Methodology Flowchart



Appendix B Site Plans

Housing Sites Considered

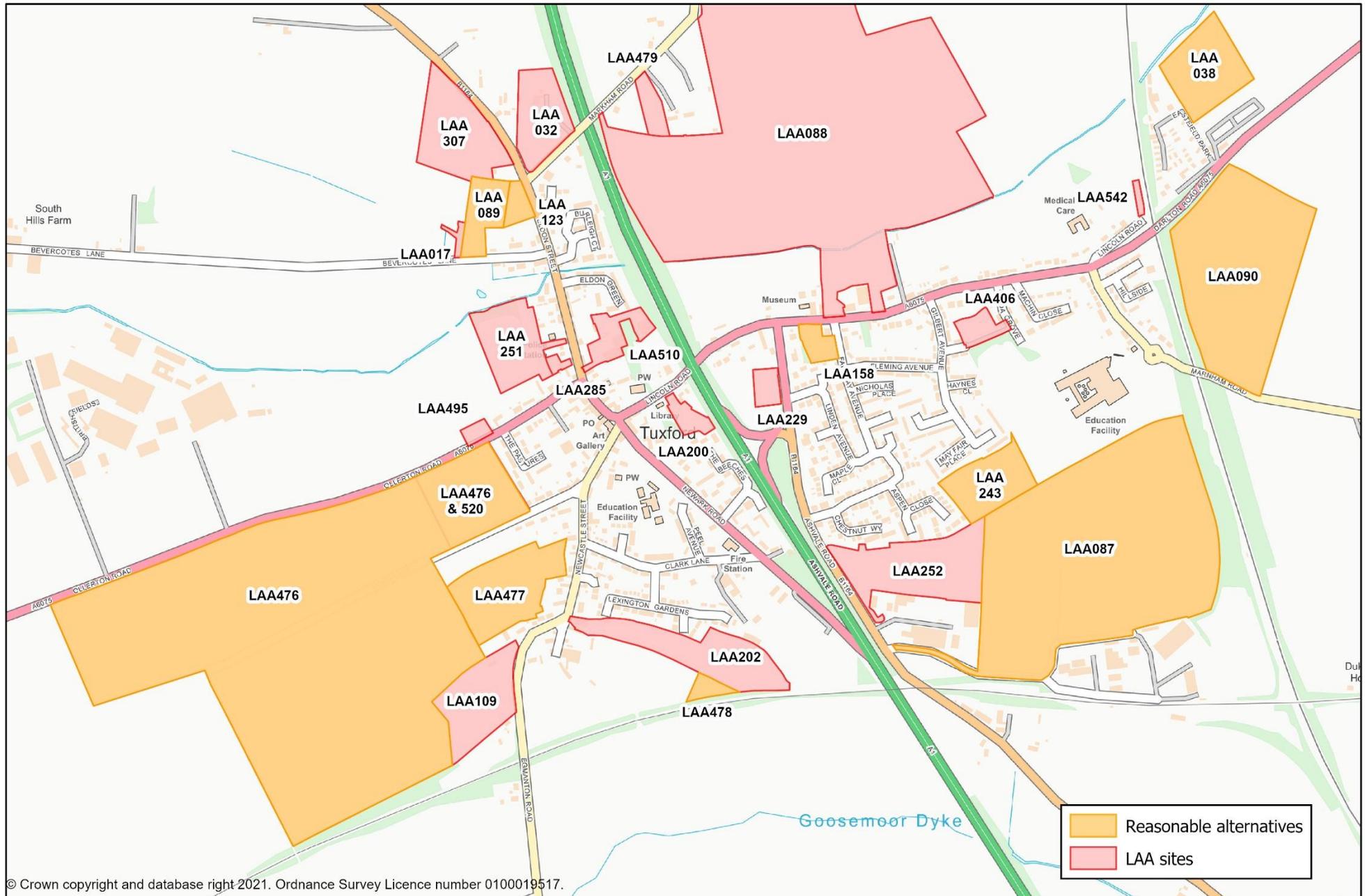
Retford



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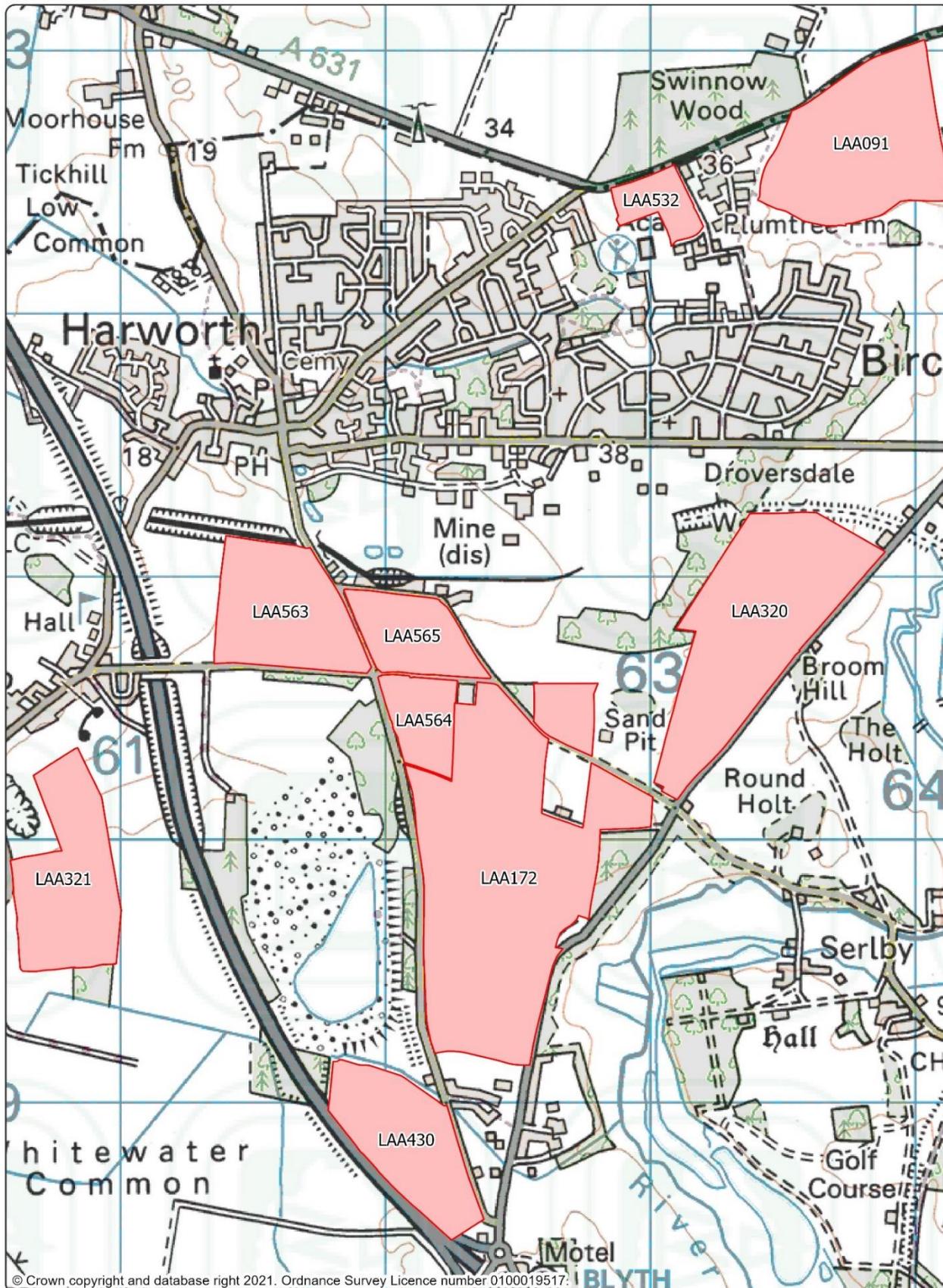
Tuxford



Employment Sites and New Settlement Sites considered

Sites assessed for employment

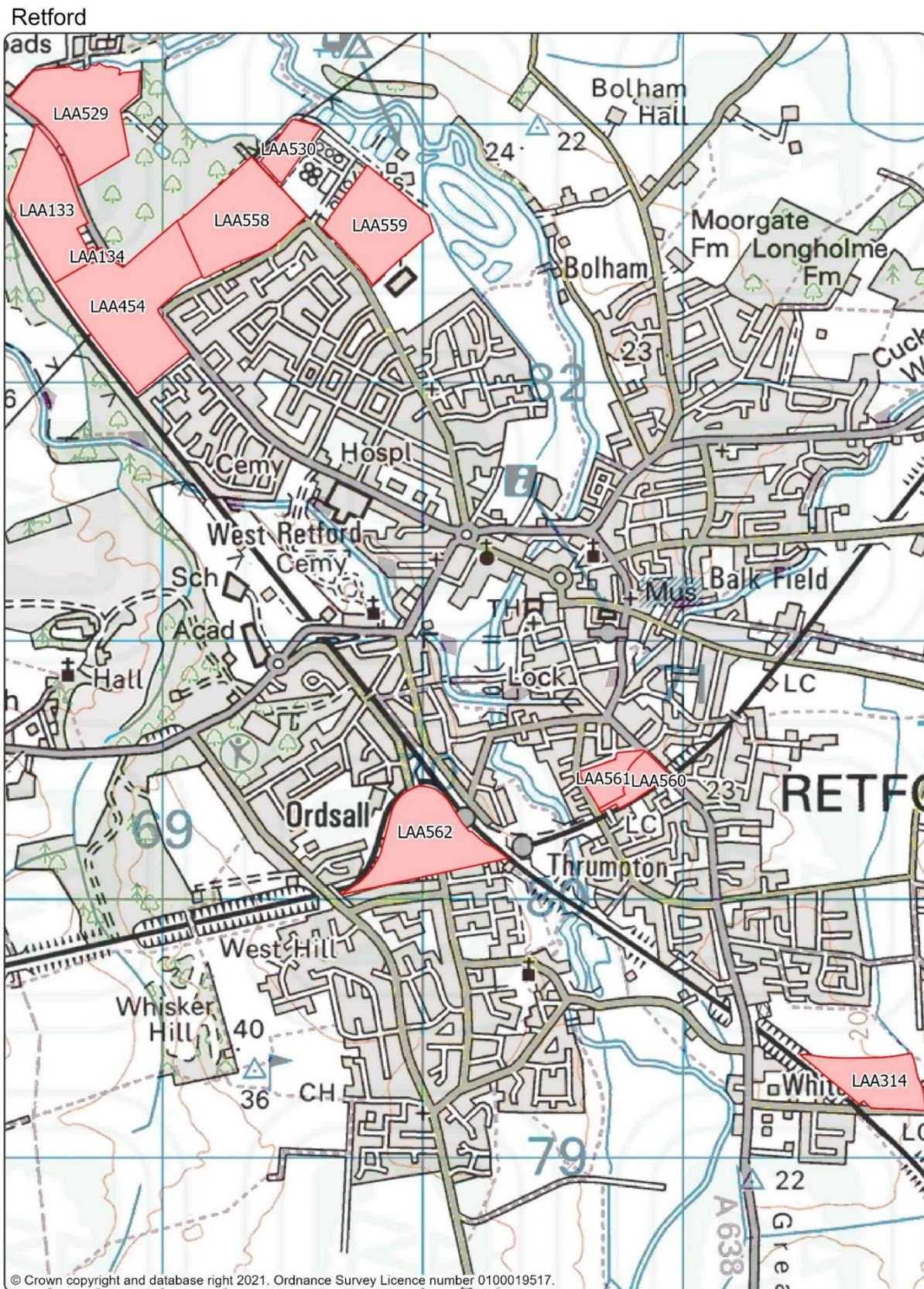
Harworth

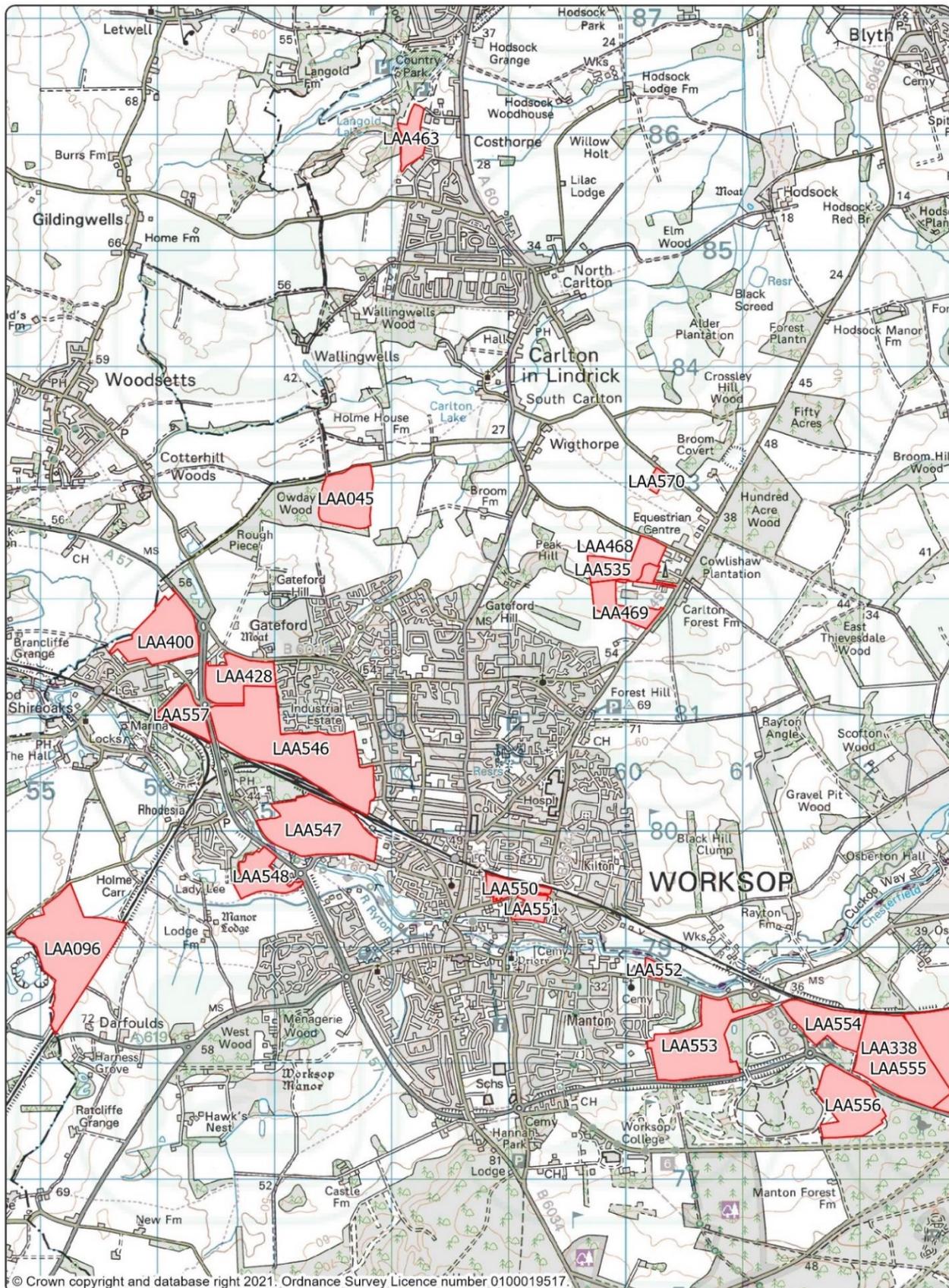


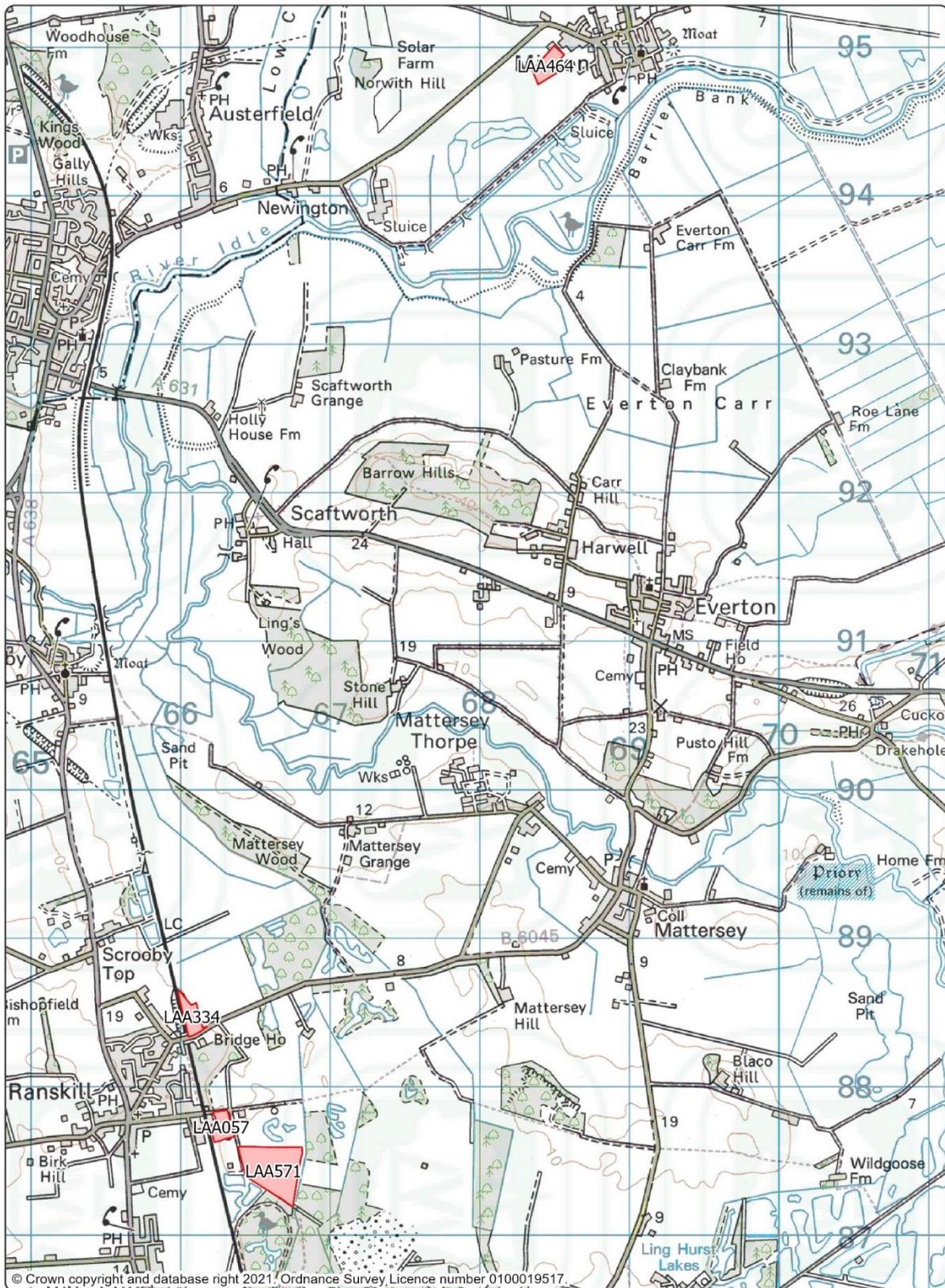
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Sites assessed for employment

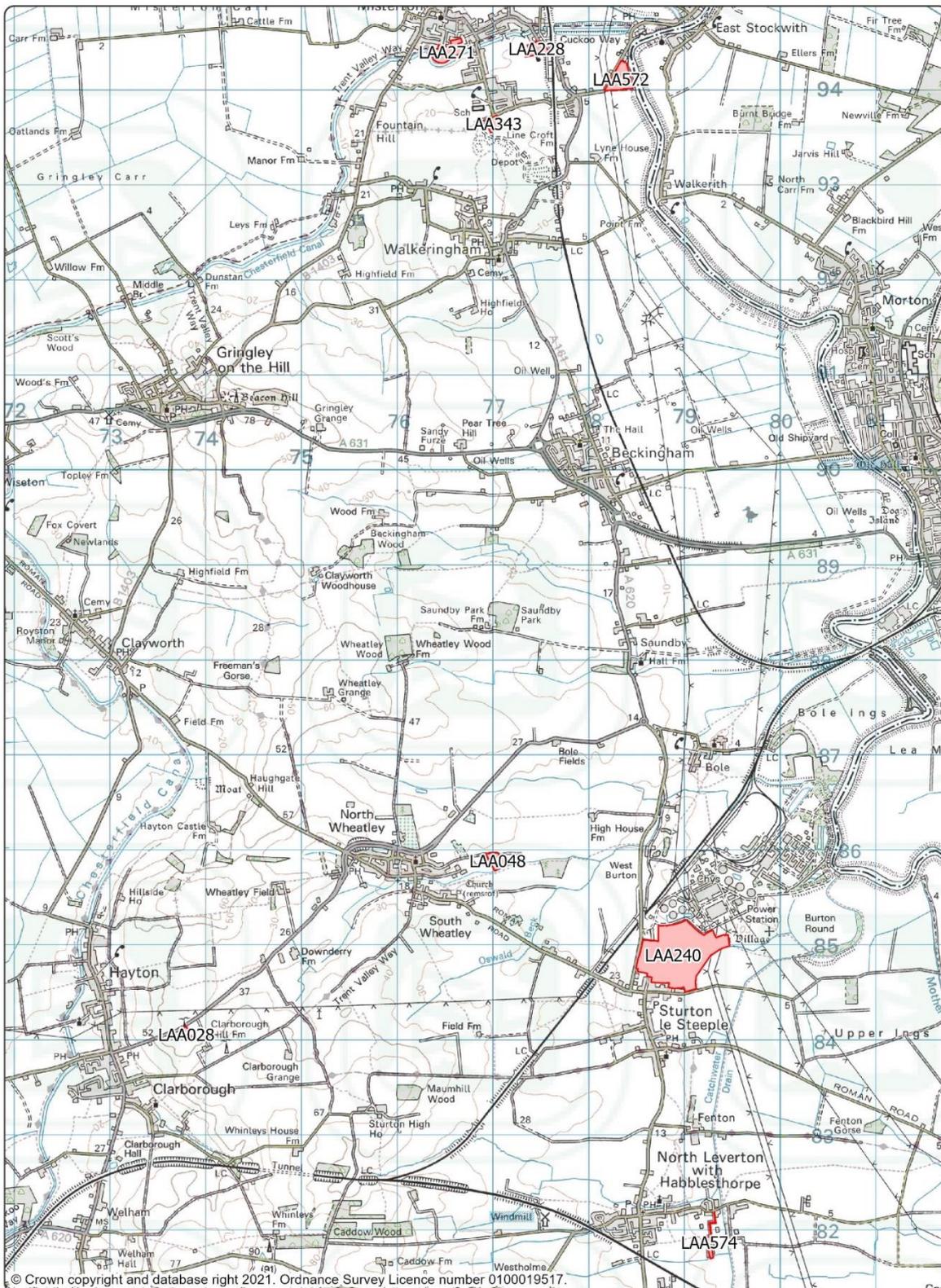


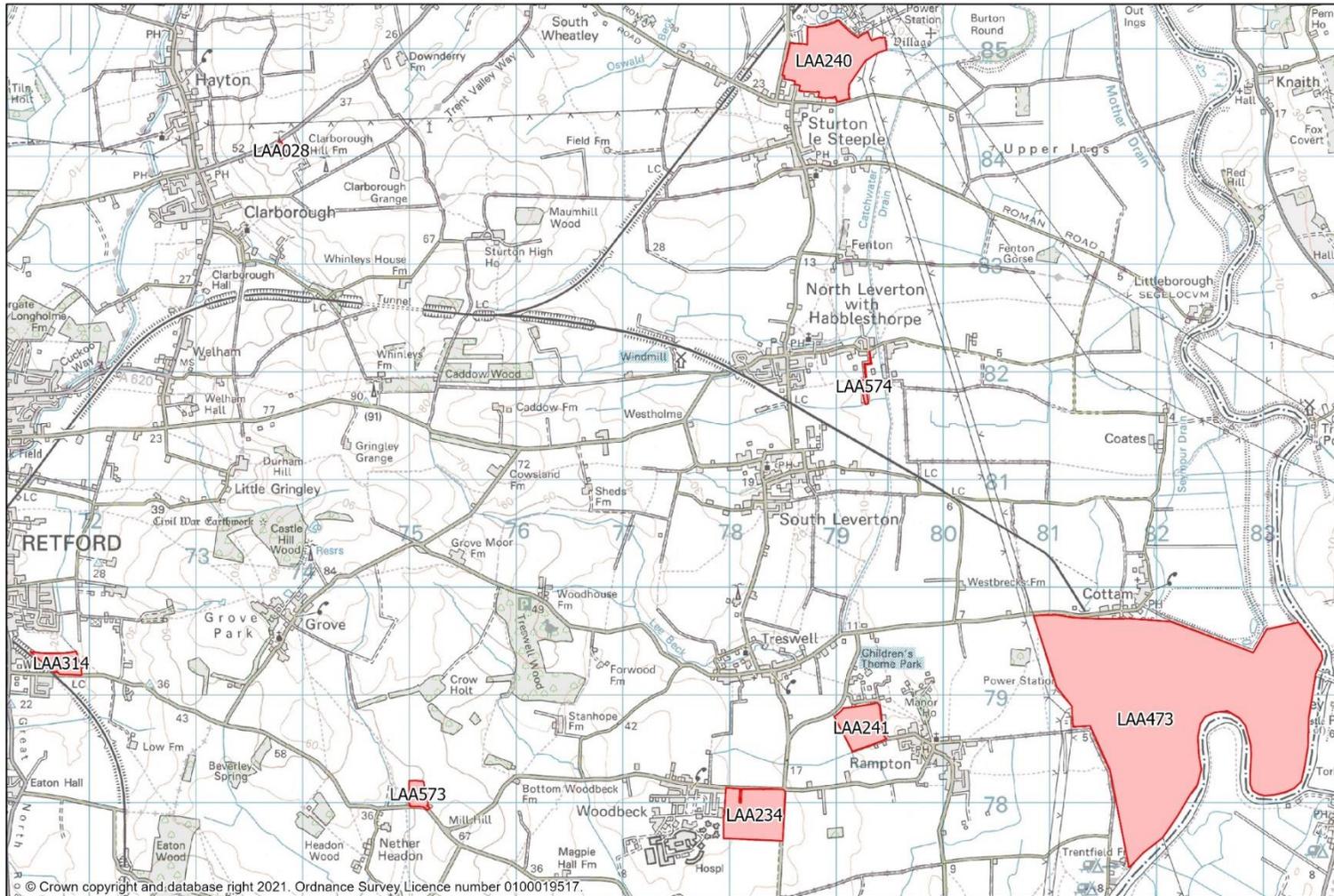




Sites assessed for employment

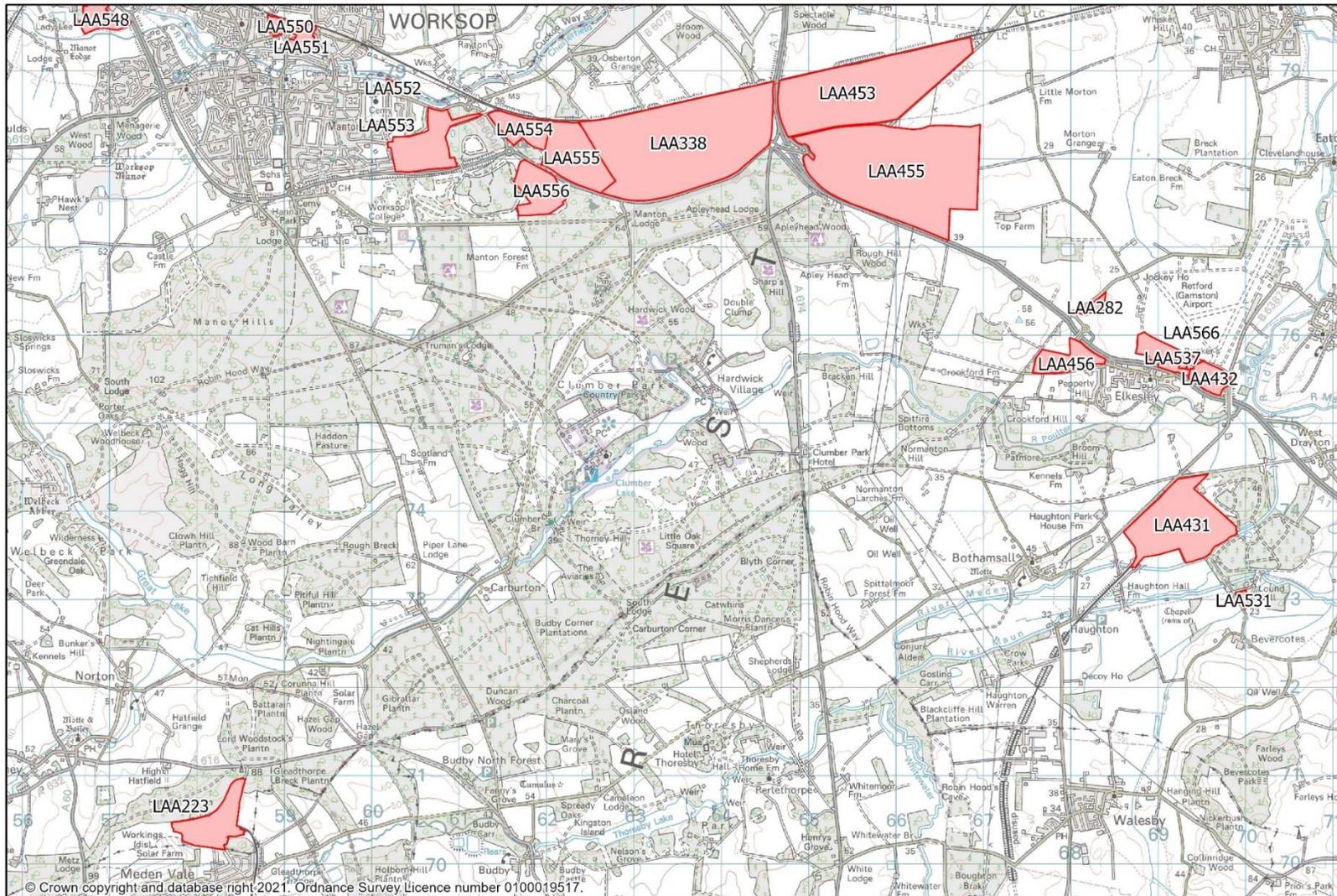
Bassetlaw North East





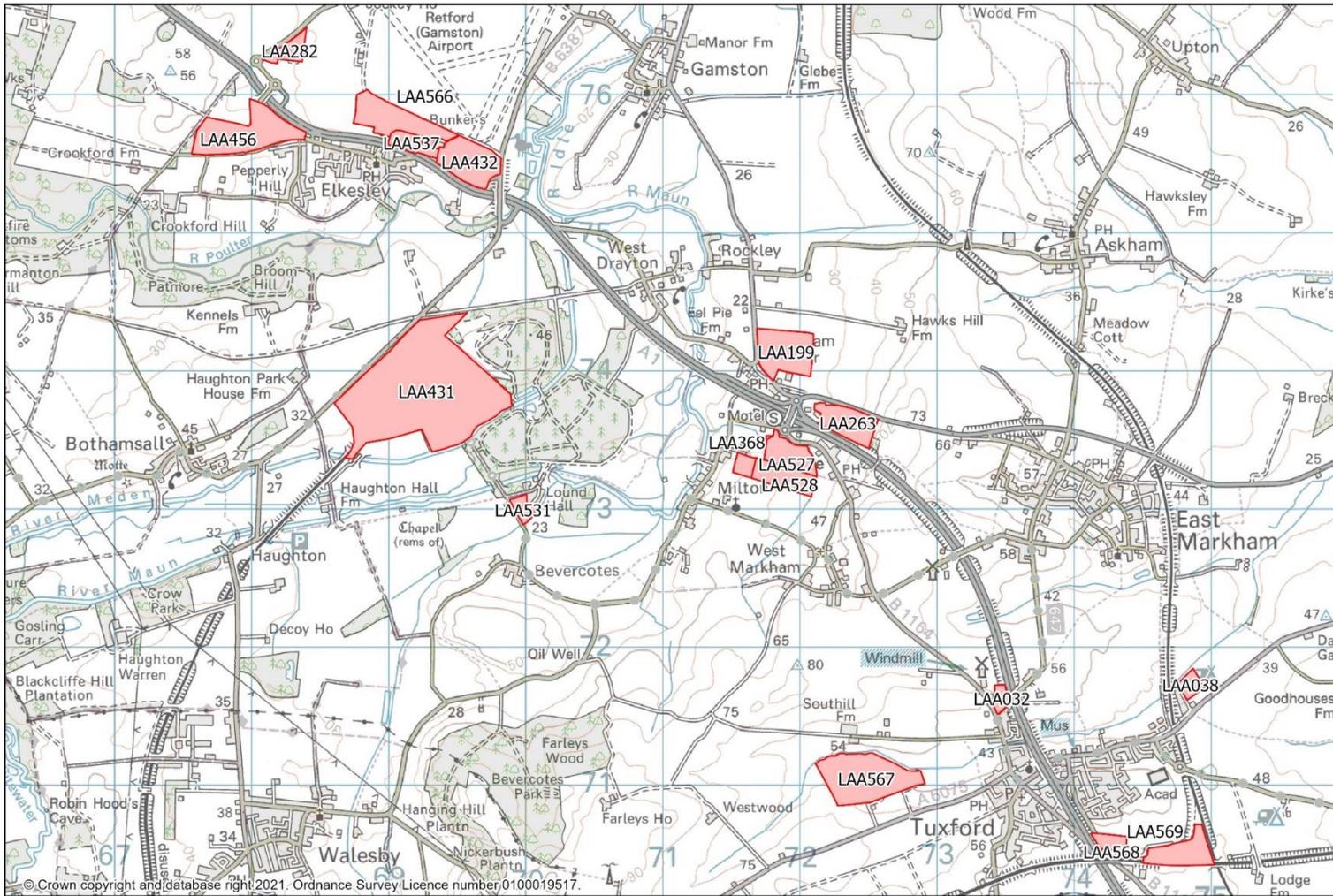
Sites assessed for employment

Bassetlaw – South West

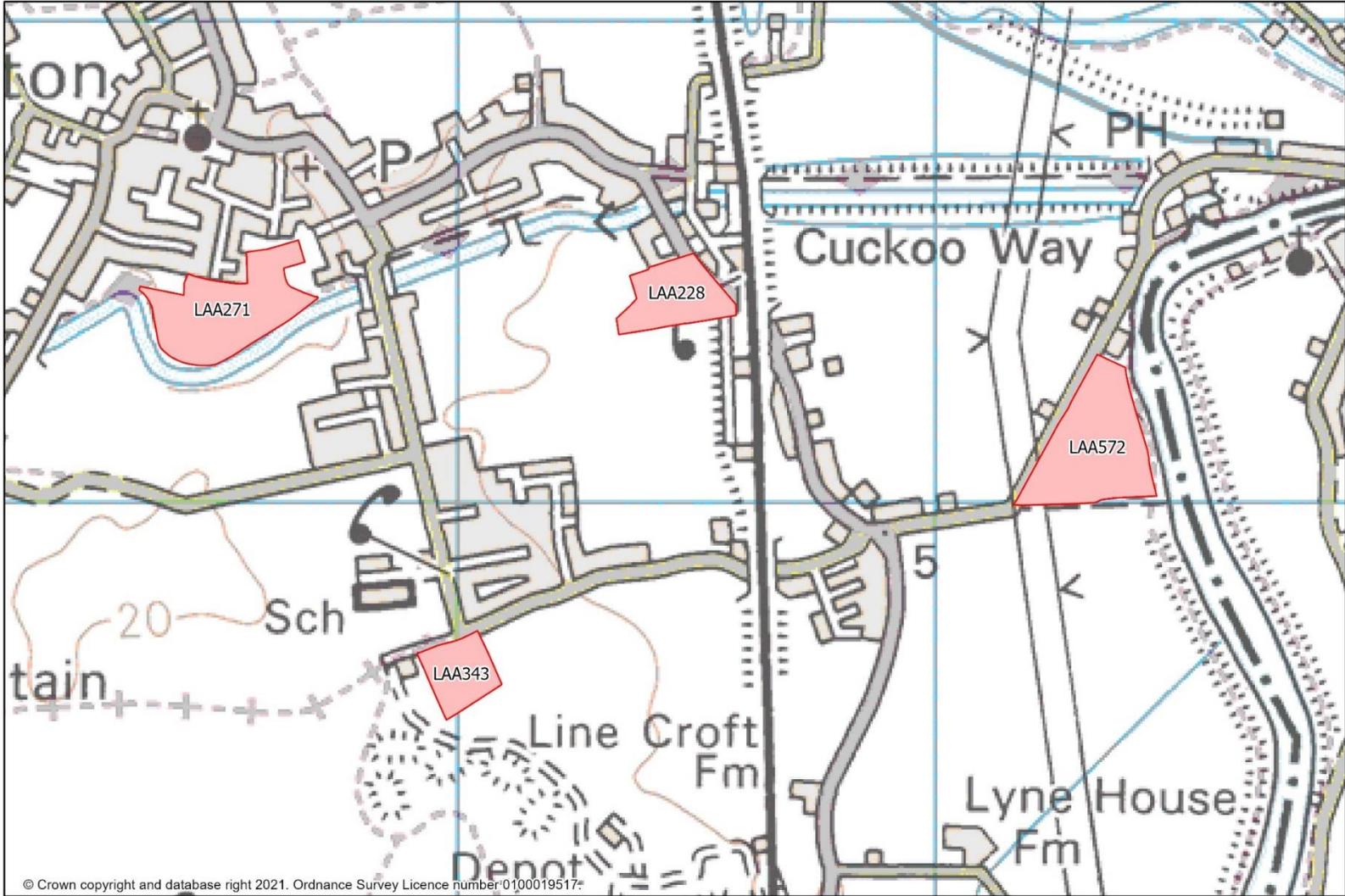


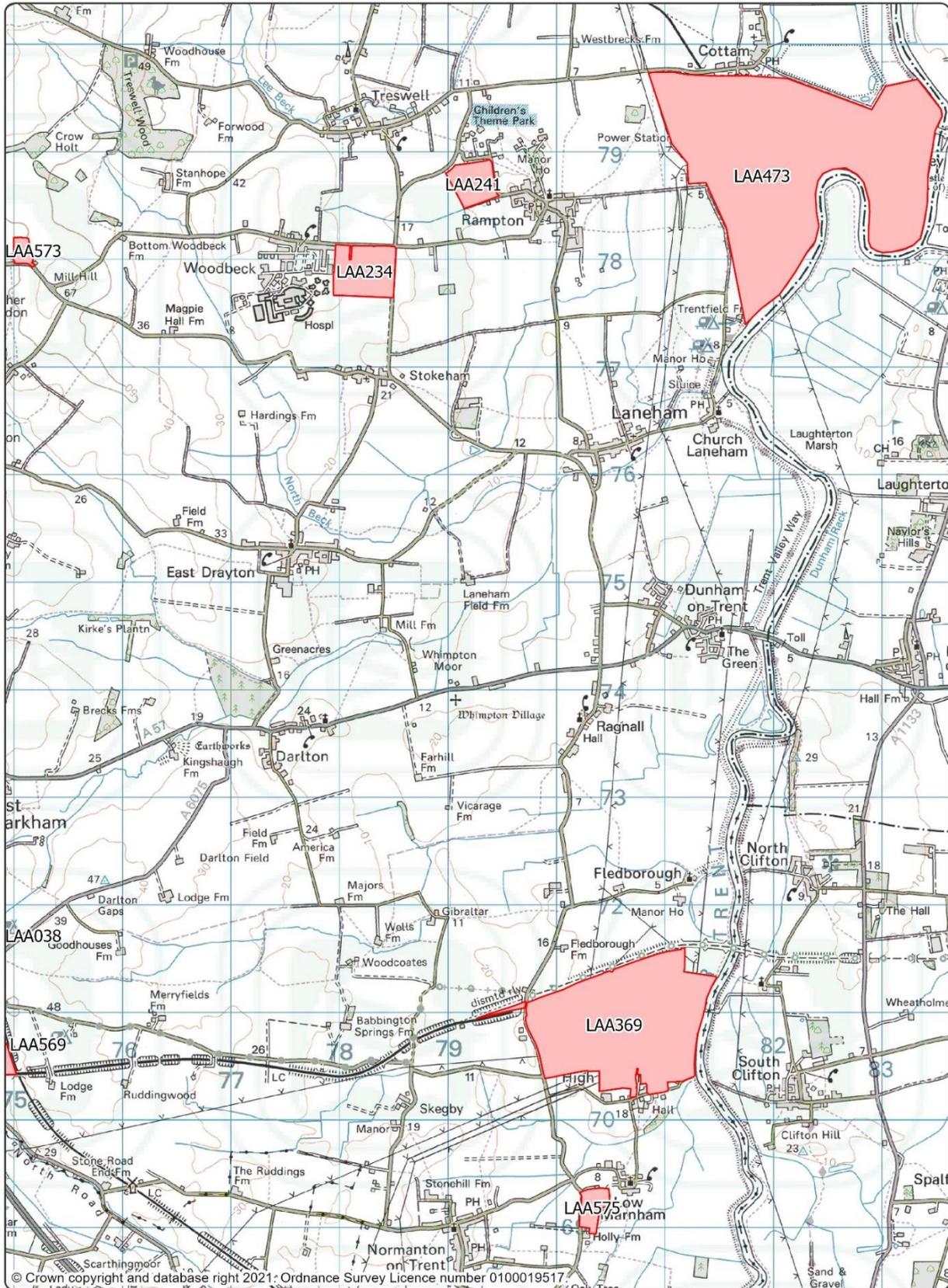
Sites assessed for employment

Bassetlaw – Elkesley, Gamston, Markham Moor, Tuxford and surrounding areas



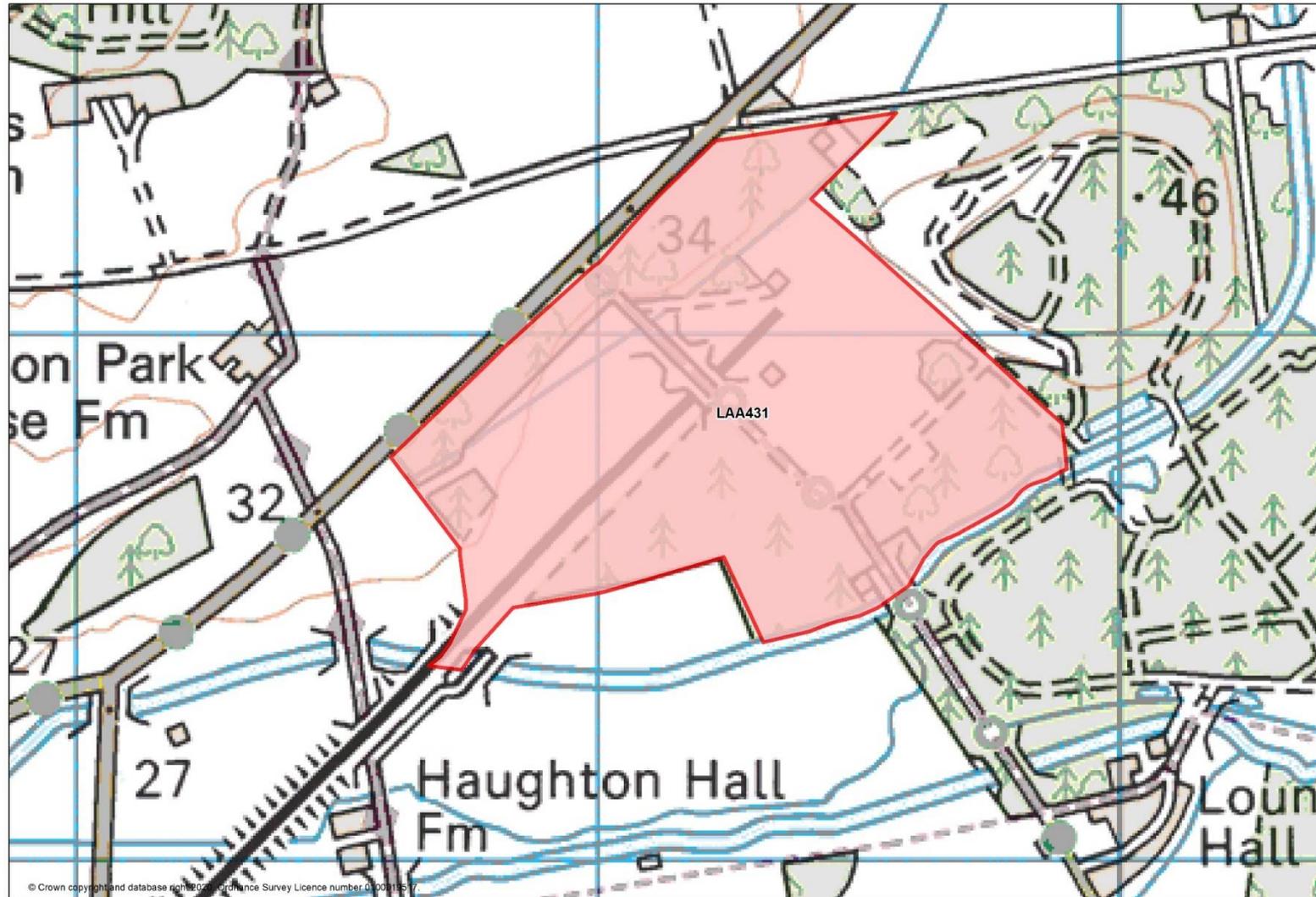
Misterton Sites assessed for employment





Site assessed for employment and a new settlement

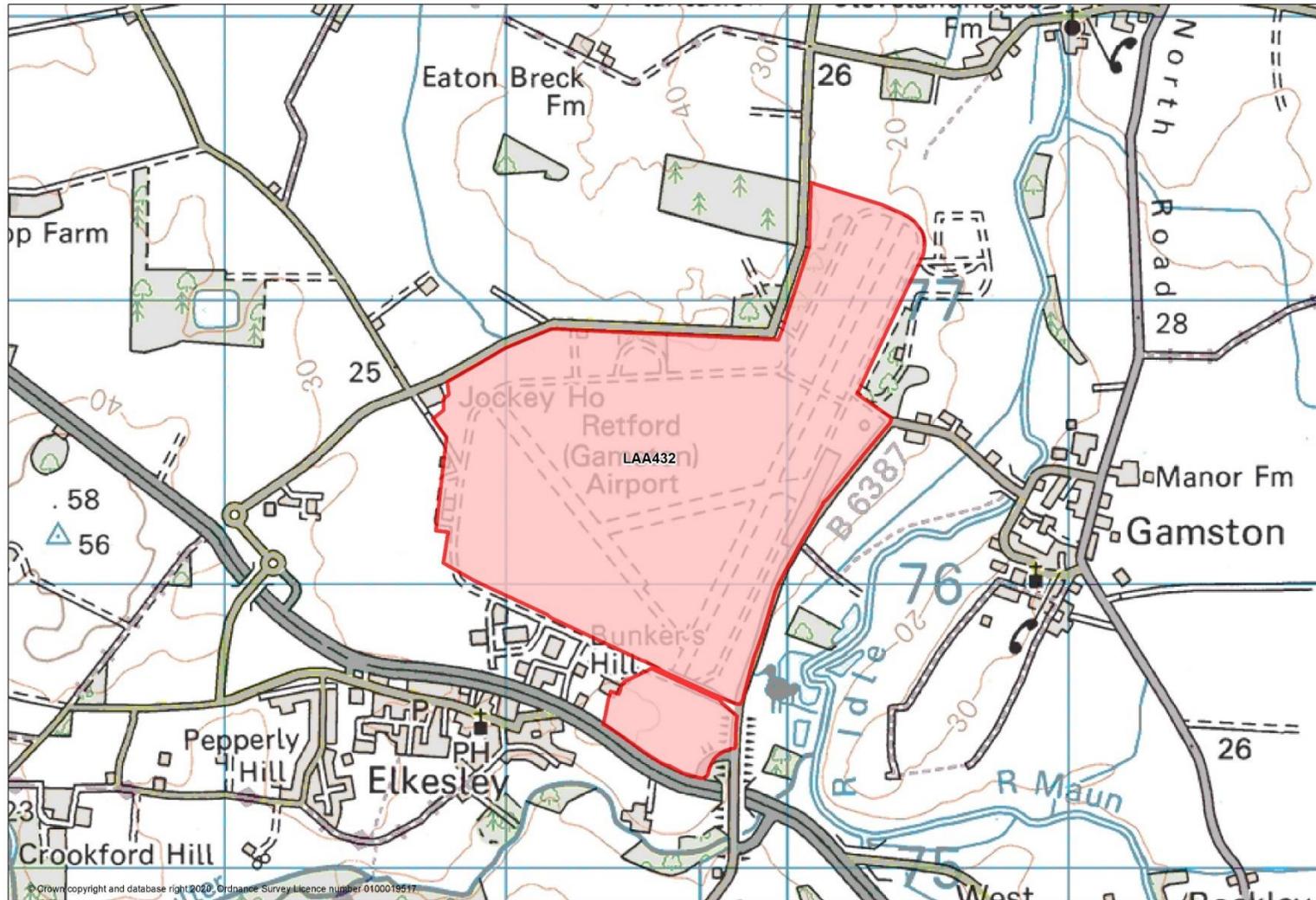
Bevercotes



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Site assessed for employment and a new settlement

Gamston Airport

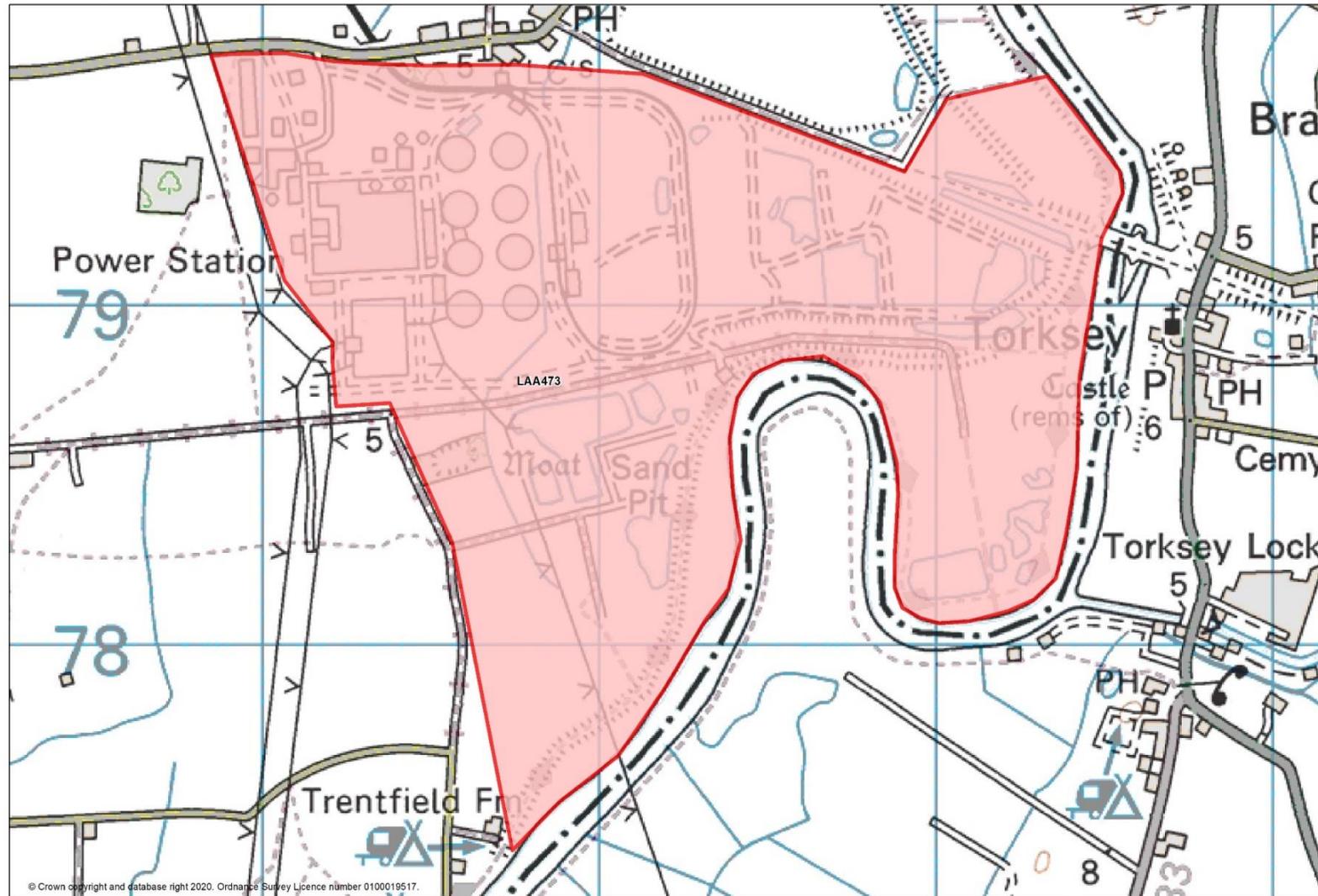


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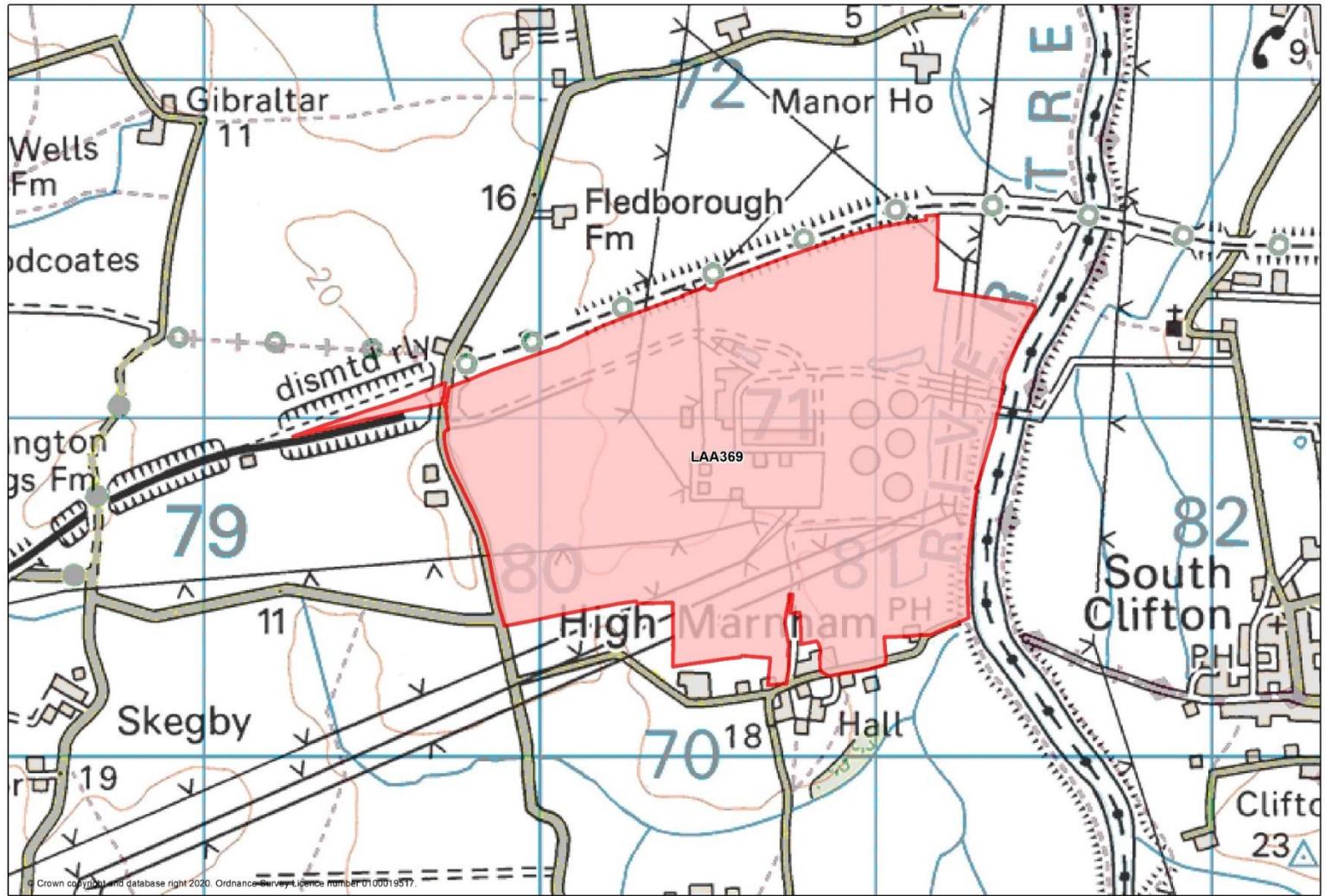
Site assessed for employment and a new settlement

Cottam Power Station



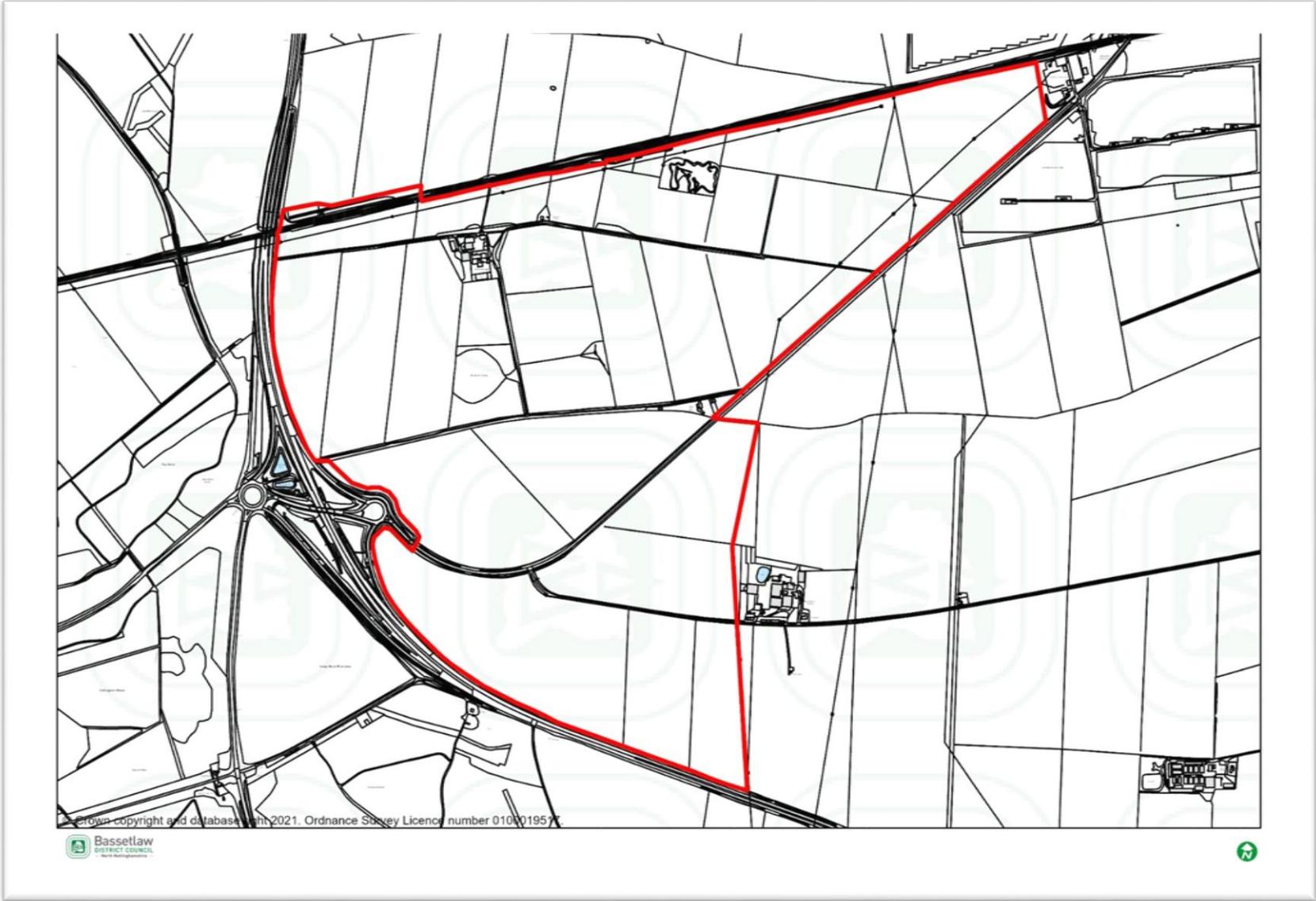
Site assessed for employment and a new settlement

High Marnham



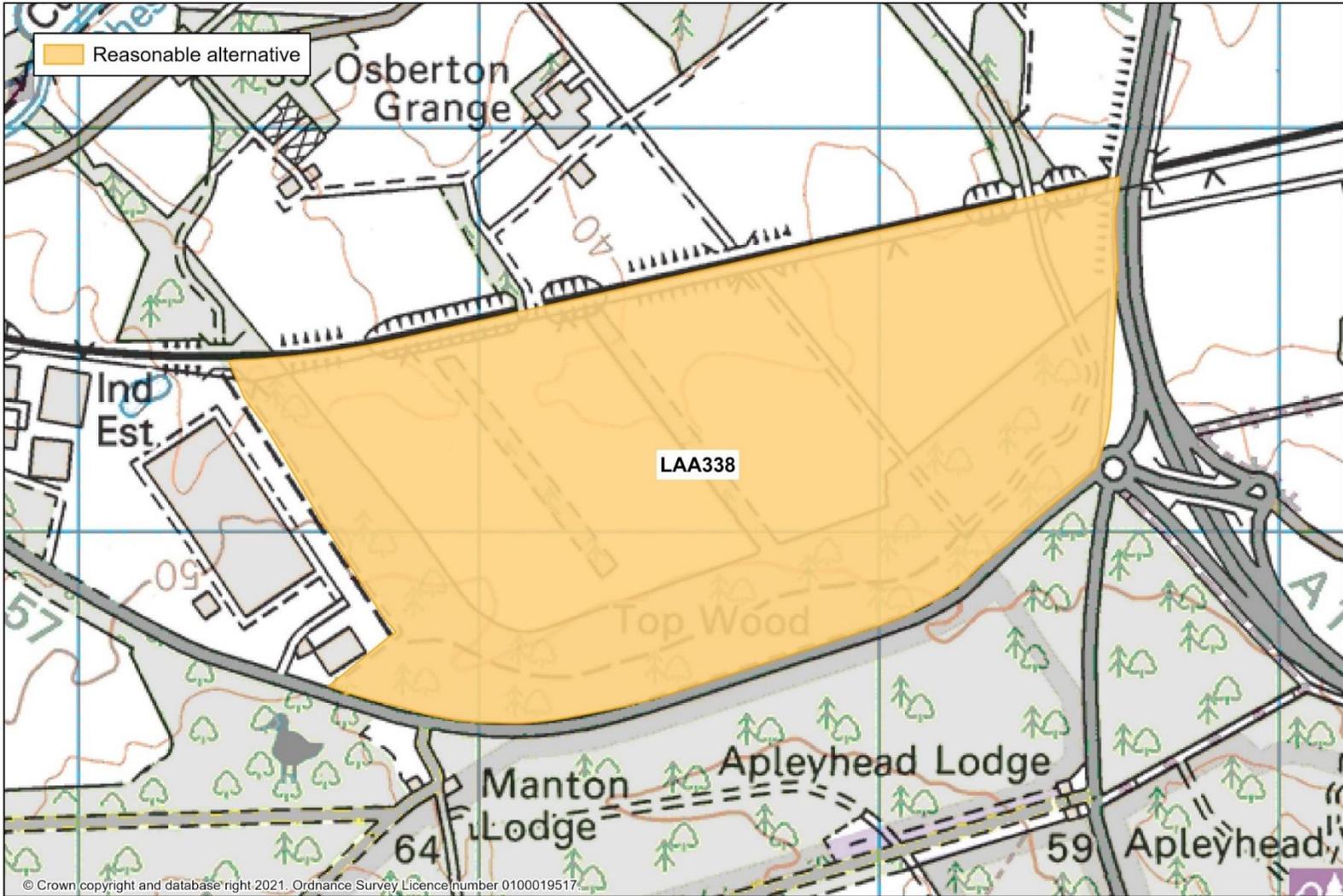
Site assessed for employment and as a new settlement

Morton

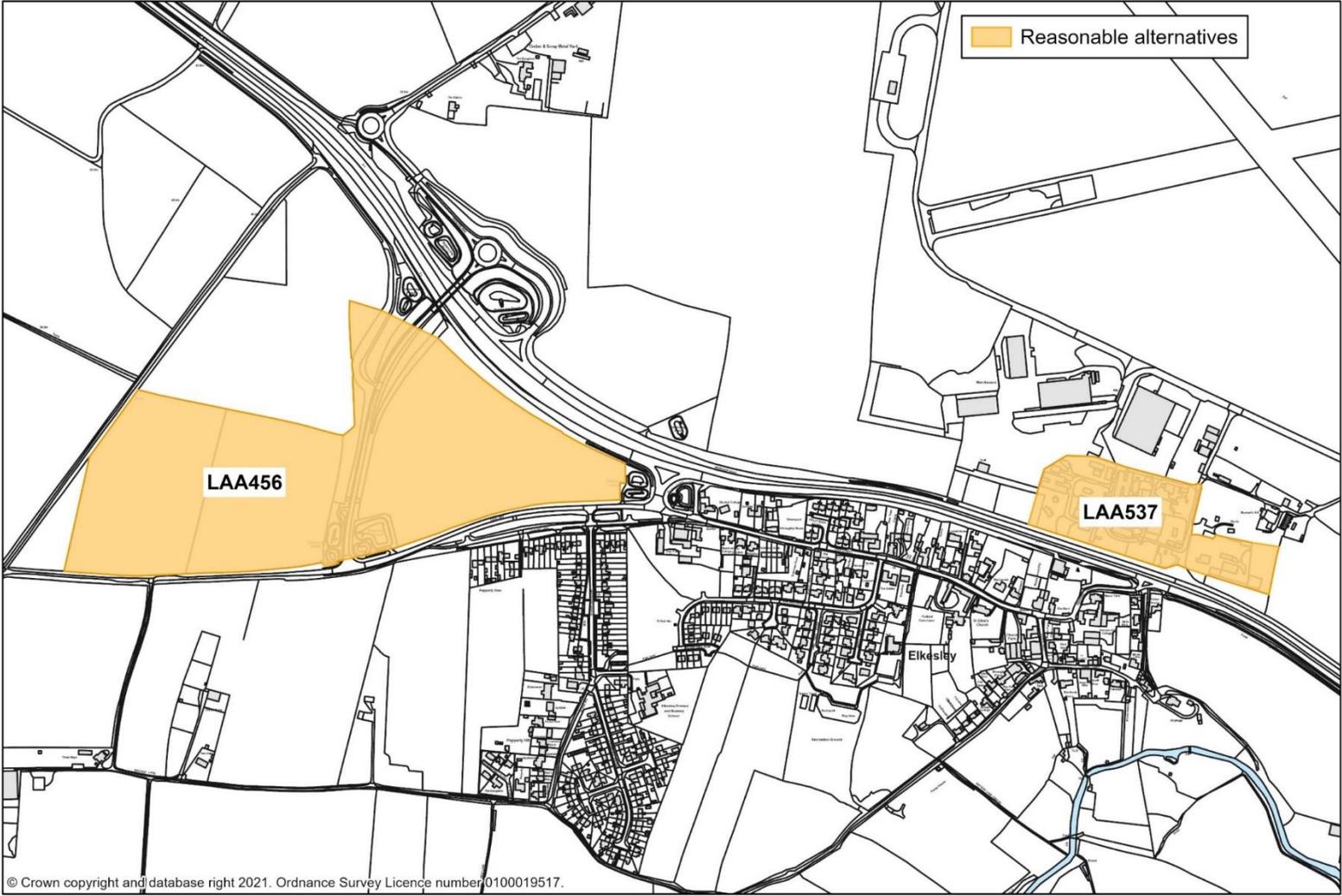


Reasonable alternative employment sites

Apleyhead



Elkersley and Gamston

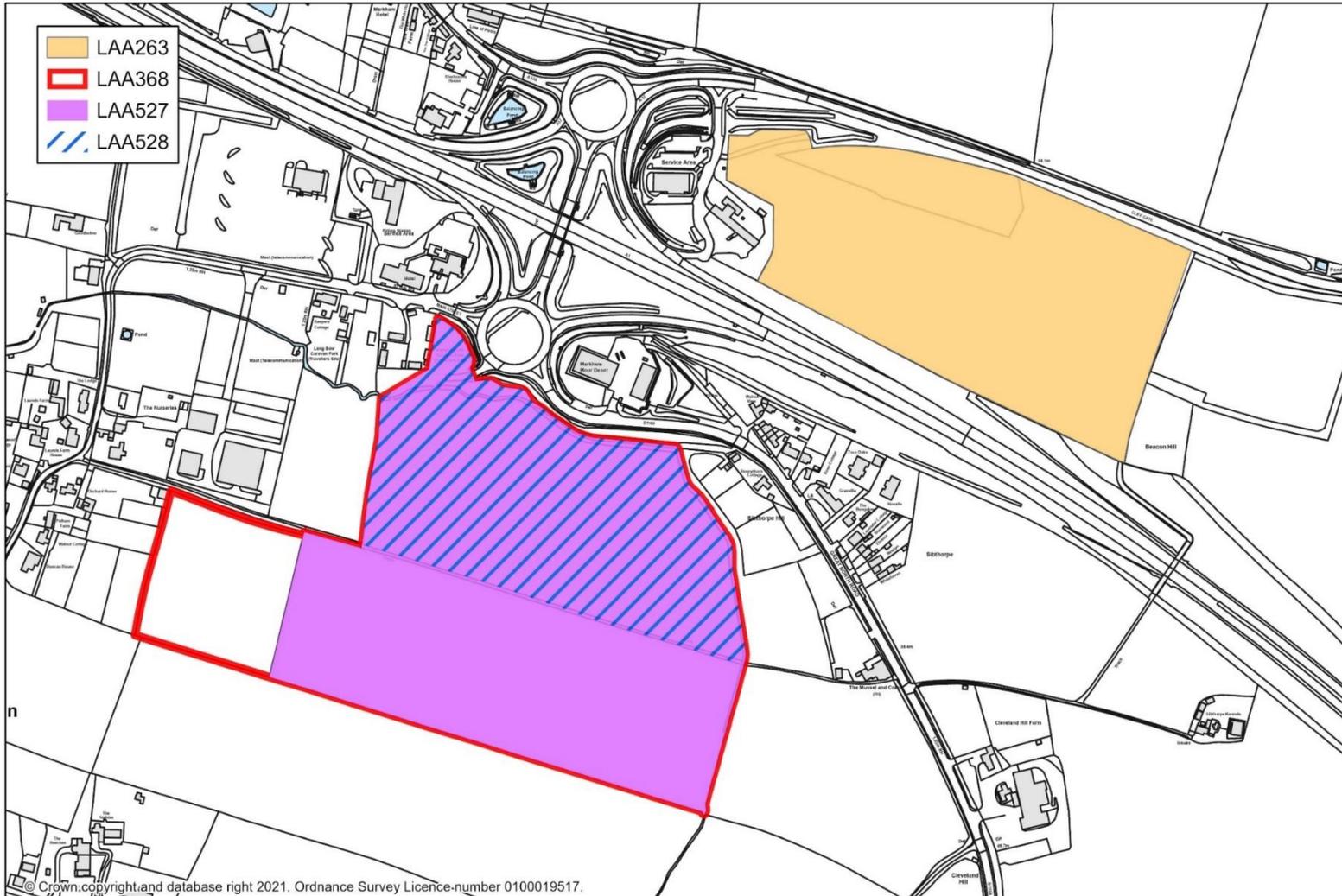


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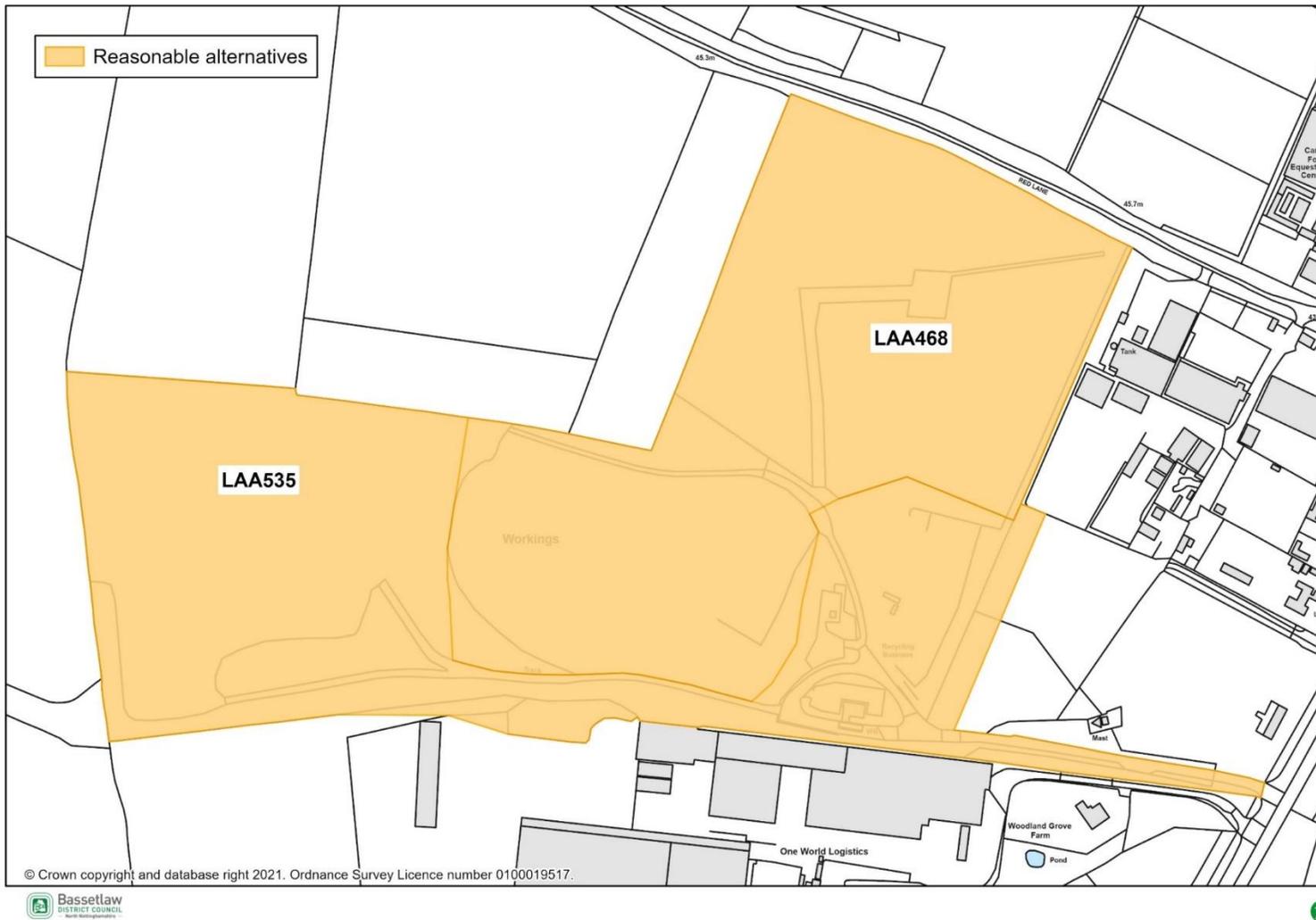
Markham Moor

Reasonable Alternatives

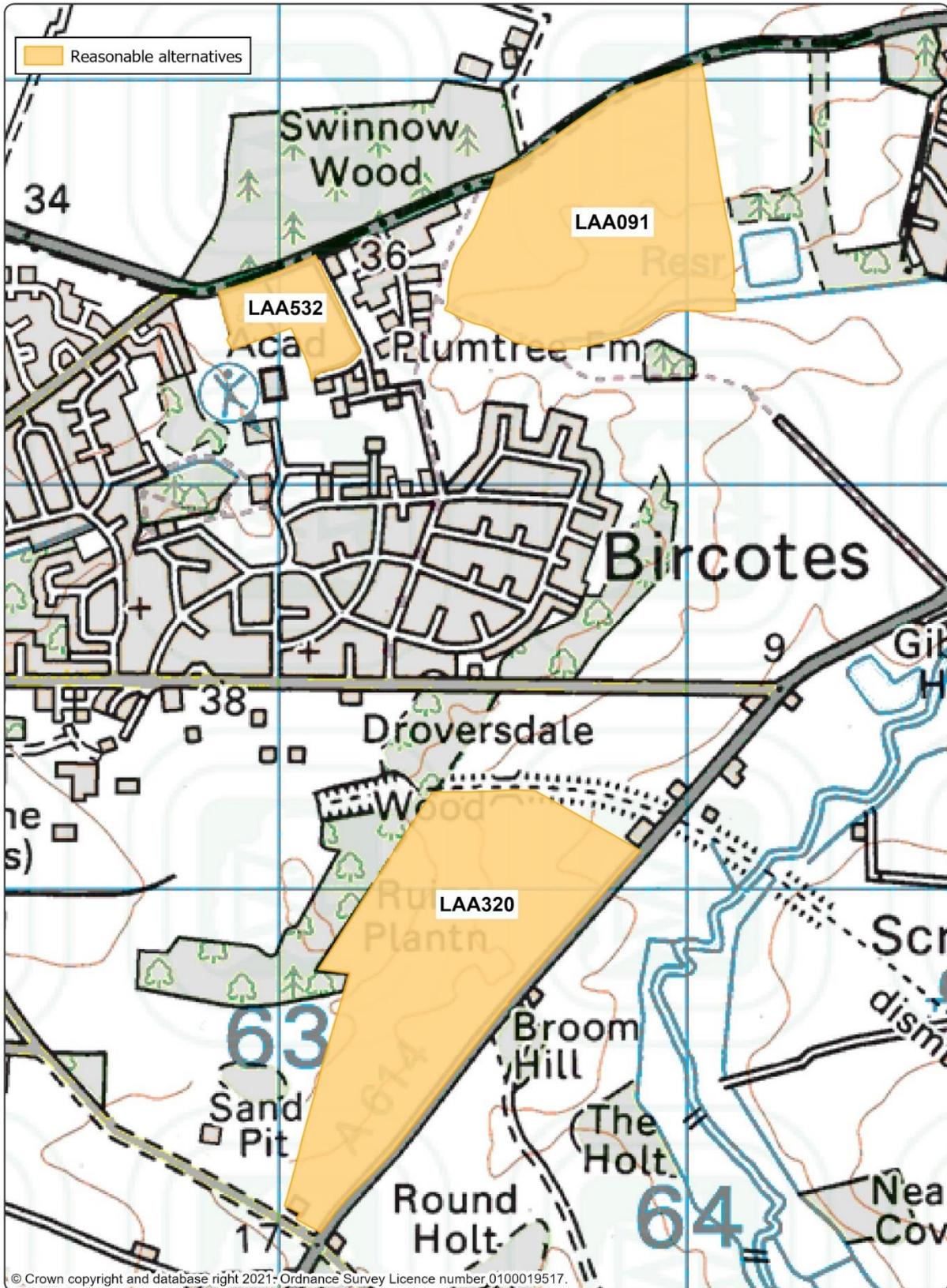


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Worksop - North



Harworth and Bircotes



Appendix C: Bassetlaw Housing Trajectory at 1st December 2021 (Sites with planning consent, NP allocations, and windfall)

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021 (as at 1 April 2021)	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Total Dwellings
Sites with Full planning permission - under construction																						
Beckingham	18/00361/RES	Res	Land off Station Road	24																		24
Beckingham	18/00362/RES	Res	Land north of Station Road	20	21																	41
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	37	35	35	22															129
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	11	30																	41
Harworth/Bircotes	61/10/00013	Full	Beverley Road	0	30	30	25															85
Harworth/Bircotes	13/00793/FUL	Full	Plumtree Farm (Persimmon), Bawtry Road	30																		30
Harworth/Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	17	25																	42
Harworth/Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	50	16																92
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	0	40	40	40	40	3													163
Retford	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	3	10	7																20
Retford	01/11/00242	Full	Idle Valley, Amcott Way	18	5																	23
Retford	01/11/00284	Full	Fairy Grove Nursery, London Road	13																		13
Retford	12/01312/FUL	Full	King Edward VI School, London Road	2																		2
Retford	16/01777/FUL	Full	Kenilworth Nurseries, London Road	34	30	23																87
Retford	18/01445/RES	Res	Land west of Tiln Lane	29	30	3																62
Retford	19/01477/RES	Res	Land west of Tiln Lane	0	30	40	30	7														107
Retford	18/00748/FUL	Full	18-20 West Street	0	12																	12
Retford	01/06/00280	Full	Land at London Road	1																		1
Retford	19/01537/FUL	Full	21 Bridgegate	13																		13
Rhodesia	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	31	5																	36
Rhodesia	18/00337/FUL	Full	Land south of Tylden Road	22	30	30	29															111

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021 (as at 1 April 2021)	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Total Dwellings
Hodstock/Langold	20/00916/RES	Full	Land east of Doncaster Road					30	30	30	30	30	15									165
Mattersley	18/01411/RES	Res	Manor Farm, Breck Lane				17															17
Nether Langwith	16/01216/FUL	Full	South of Portland Road				15															15
Nether Langwith	20/00634/RES	RES	South of Portland Road			20	4															24
North Leverton/Habblesthorpe	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane			10	5															15
Ranskill	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road			10	10															20
Retford	18/01037/FUL	Full	Chapelgate		21																	21
Retford	19/00455/FUL	Full	Church of St Albans			10																10
Retford	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)			20	30	30	29													109
Retford	20/01477/Res	Full	North Road (Trinity Farm) Phase 1				20	30	60	60	17											187
Retford	21/00357/RES	Res	Longholme Road					30	30													60
Rhodesia	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent			30	30	30	30	7												127
Shireoaks	19/01642/FUL	Full	South of Woodend Farm			17	11															28
Sutton cum Lound	20/00497/RES	Res	Gate Cottage and land Lound Low Road				11	11	11													33
Walkeringham	19/00945/RES	Res	Land south of Station Road			10	22															32
Worksop	21/00995/COU	Full	Former Police Station, Potter Street			6	16															22
TOTAL				0	34	198	312	261	263	127	77	60	45	30	30	30	30	30	30	10	0	1567
Outline Planning Permission																						
Beckingham	17/00052/OUT	Out	South of Station Road						30	28												58
Beckingham	18/01491/RSB	Out	South of Station Road						10													10
Beckingham	18/01585/RSB	Out	Land between Walkeringham Road and Vicarage Lane						20	14												34
Harworth/Bircotes	18/01210/OUT	Out	Harworth Colliery, Scrooby Road					30	60	60	60	60	60	60	60	60	60	60	60	60	60	810

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021 (as at 1 April 2021)	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Total Dwellings
Rampton and Woodbeck	NP Policy 1	NP alloc	Land east of Cavell Close									10										10
Rampton and Woodbeck	NP Policy 2	NP alloc	Land northeast of Treswell Road									11										11
Sturton Ward (Review)	Policy 17b / NP02	NP alloc	Land between Roses Farm and Four Paws, Station Road							3												3
Sturton Ward (Review)	Policy 17d / NP05	NP alloc	Land north of The Barn, Cross Street							1												1
Sturton Ward (Review)	Policy 17e / NP06	NP alloc	Outbuildings at Station View Farm							2												2
Sturton Ward (Review)	Policy 17g / NP08	NP alloc	Land east of Woodcotes, Freemans Lane							1												1
Sturton Ward (Review)	Policy 18b / NP18	NP alloc	Land north of Mill Close, Manor Grove, and Main Street							10												10
Sturton Ward (Review)	Policy 18g / NP31	NP alloc	The Old Shop, south of Main Street							1												1
Sutton cum Lound	NP Policy 4	NP alloc	Land south of Lound Low Road							11												11
Walkeringham	NP Policy 9	NP alloc	Land south of Kilmeaden, West Moor Road									3										3
Walkeringham	NP Policy 10	NP alloc	Land north of Fountain Hill Road									3										3
Walkeringham	NP Policy 11	NP alloc	Land north and south of Fountain Hill Road									6										6
Walkeringham	NP Policy 12	NP alloc	Land east of Stockwith Road										12									12
Walkeringham	NP Policy 14	NP alloc	West of High Street										12									12
Walkeringham	NP Policy 15	NP alloc	Land adjacent to South Moor Lodge										15									15
NP Allocation Annual Totals				0	0	0	0	0	128	166	85	69	39	0	487							
Expected windfall housing delivery (based on current windfall completions)																						
All areas	Windfall	Windfall							100	1300												
Total housing delivery on Major sites with Full Planning Permission, Outline Planning Permission, Neighbourhood Plan Allocations, and Windfalls																						

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021 (as at 1 April 2021)	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	Total Dwellings
Annual Totals (Major Full PP, Major Outline PP, NP allocations and windfall)				619	662	674	641	487	795	662	511	427	374	316	290	290	262	260	260	210	160	7928
Planning permissions on sites of 9 or less (Small sites)				156	165	165	165	165	165													981
Grand Total				775	827	839	819	684	860	662	511	427	374	316	290	290	262	260	260	210	160	8909

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 or mixed use 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	Country side 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.

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 or mixed use allocation?	Reasoned justification
LAA014	Harworth & Bircotes	Land, Tickhill Road, Bawtry	11.3	237	Residential to the east, countryside to the north, south, and west.	Agriculture	Country side 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	No significant environmental constraints identified (no designations). A hedgerow bounds 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 or mixed use allocation?	Reasoned justification
								Harworth. - A 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	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.

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 or mixed use allocation?	Reasoned justification
								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.											
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	Available	Not suitable due to the site's detachment from the settlement and the lack of containment which would	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 or mixed use 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.	Good access to services and facilities	Not suitable - refused planning permission due to impact on character of area and amenity of neighbouring property.	Inappropriate	Greenfield	A medium-high chance of archaeological remains. Crop marks, Roman finds. High potential for archaeology across the site	Site is available but access is unavailable	Planning permission refused. Unsuitable due to impact on the character of the area and constrained access.	Not taken forward for further consideration	LAA conclusion/ planning history

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation or mixed use allocation?	Reasoned justification
										Therefore the proposal would be contrary to policies CS9, DM4 and DM9 of the Core Strategy and policies 1 and 8 of Harworth NP.									
LAA143	Harworth & Bircotes	Orchard Cottage, Main Street	0.22	7	Residential to all sides	Residential garden	With a residential area	No suitable access into the site.	No significant constraints identified.	Contrary to policy regarding heritage impact.	Within settlement boundary with good access to services and facilities.	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Inappropriate	Greenfield	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Available	Unsuitable due to adverse impact on a heritage asset (Harworth War Memorial). Access route would be required adjacent to the War Memorial.	Not taken forward for further consideration	LAA conclusion
LAA148	Harworth & Bircotes	Land off Bawtry Road	1.92	52	Employment and countryside	Agriculture	Countryside adjoining an industrial estate	Private drive width of 4.8m with poor visibility onto the junction with Bawtry Road. Not supported by Highways, at present, but potential to	No significant constraints identified.	Contrary to NPPF regarding the creation of healthy, inclusive and safe Detached from the settlement boundary and bad neighbouring	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

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 or mixed use allocation?	Reasoned justification
								use the adjacent land.		use - industrial estate.									
LAA194	Harworth & Bircotes	Land at: White House Road	0.5	15	Residential to three sides, countryside to one side	Paddock	Countryside adjoining residential area	NCC Highways: No objection in principle, provided that the relevant layout, access and parking arrangements are used	No significant constraints identified	Potentially policy compliant subject to design/affect on amenity.	Good access to services and facilities.	Potentially suitable subject to design/affect on amenity.	Popular residential area.	Greenfield	No significant constraints	Available	Potentially suitable subject to design/affect on amenity.	Taken forward for further consideration	LAA conclusion
LAA22	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	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	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	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed. Potential for a smaller area of the site to be suitable

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation or mixed use allocation?	Reasoned justification
										2020 (19/00034/S36) – contrary to Bassetlaw Core Strategy Policies CS1 and CS4.		Contrary to policy with regard to heritage setting (properties adjoining the site on Main Road are listed).					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.		
LAA25	Harworth & Bircotes	Land to the East of Styrrup Road	2.8	76	Residential to north, countryside to all other sides	Agriculture	Edge of urban area	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	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	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	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	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 or mixed use allocation?	Reasoned justification
								prepared in accordance with Planning Practice Guidance. Overhead powerlines may restrict the amount of development that could be delivered unless they could be rerouted/moved underground.				boundary in countryside.			need to be taken into account in any residential layout, but is not a fundamental constraint to development.		boundary in countryside. Potential for the site to become suitable subject to a review of Harworth & Bircotes NP.		
LAA226	Harworth & Bircotes	Land to the South of Common Lane	2.9	78	Residential to the north and east, countryside to the south and west	Agriculture	Edge of urban area	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	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	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,	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	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 or mixed use allocation?	Reasoned justification
								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.				settlement boundary in countryside.			or a substantial part of it may be prejudiced.		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.		
LAA27	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	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	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	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high- likely that alluvium covering archaeology;	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery	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 or mixed use allocation?	Reasoned justification
								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		site is outside the settlement boundary in countryside.		settlement boundary. This site is outside the settlement boundary in countryside.			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		and sites within the settlement boundary. This site is outside the settlement boundary in countryside.		
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	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.Dev	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	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	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is	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 or mixed use allocation?	Reasoned justification
								with Planning Practice Guidance. A through route should be safeguarded towards Tickhill Road in anticipation of further development		of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site.		boundary in countryside.			(within an urban setting).		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).		
LAA288	Harworth & Bircotes	Land off Thornhill Road	8.7	209	Countryside to three sides, residential to the south.	Agriculture	Countryside - edge of settlement	The junction of Common Lane with Thornhill Road would need to be amended such that Common Road would meet Thornhill Road closer to 90 degrees. A Transport Assessment/Statement would be required prepared in accordance with Planning	The north eastern boundary of the site is in Floodzone 3	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonable access to services and facilities	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Crop marks on site.	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the	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 or mixed use allocation?	Reasoned justification	
								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).				countryside. Junction requirements would impact on the viability of development .						settlement boundary in countryside. Development of part of the site would be contrary to policy regarding the protection of biodiversity (NPPF Para 170).		

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LAA289	Harworth & Bircotes	Land west of Tickhill Road	3.79	102	Countryside to three sides, residential to the south.	Agriculture	Country side - edge of settlement	It is unclear as to whether the gap between the Vicarage and the land to the north is sufficiently wide to accommodate a road from Tickhill Road to the main part of the site. The site could then only be developed fully through adjacent land (LAA288, LAA290. This may give rise to highway capacity and safety concerns at the Common Lane junction with Main Street. A second and third through route is therefore likely to be required. A Transport Assessment would be	The western boundary of the site is in Floodzone 3	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonable access to services and facilities	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Highway improvements would impact on the viability of development.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high- likely that alluvium covering archaeology; Grade II Listed Church to the south of the site (ref: 1/62); Strong conservation concerns about potential impacts on the setting of heritage assets	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. Strong conservation concerns about potential impacts on the setting of heritage assets. This site is outside the settlement boundary in countryside. Development of part of the site would be	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 or mixed use allocation?	Reasoned justification
								required prepared in accordance with Planning Practice Guidance.									contrary to policy regarding the protection of biodiversity (NPPF Para 170).		

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 or mixed use allocation?	Reasoned justification
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 Harworth & Bircotes over the past five years. This suggests Harworth & Bircotes is a popular residential area with a buoyant 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	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 or mixed use allocation?	Reasoned justification
																	be viable due to the necessary highway improvements. Additionally, the site is partly within Floodzone 3. A sequential test and, if necessary and exceptions test would be required to demonstrate the suitability of the site for development.		

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 or mixed use allocation?	Reasoned justification
LAA320	Harworth & Bircotes	Land off Bawtry Road	36.47	766	Countryside to all sides.	Agriculture	Country side, 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 or mixed use 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	Country side, 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	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.	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	Suitability and achievability unknown. Potential for development to adversely impact on a Local Wildlife	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 or mixed use allocation?	Reasoned justification
									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.				This suggests Harworth & Bircotes is a popular residential area with a buoyant housing market.			uncertainty with regard to the achievability of development.	Site, trees, and the public highway.		
LAA 538	Harworth & Bircotes	Scrooby Road	2.04	10	Adjoins town centre, Residential, retail,	Green space, Community building, Electricity station	Edge of Town Centre	The site is considered to provide a major opportunity to link Harworth town centre with the Colliery redevelopment. This would vastly improve connectivity with the town, reduce severance, and	The majority of the site has tree coverage. A tree survey would be required to demonstrate that this area is suitable for development. An	Development of part of the site is likely to be policy compliant (the area not covered by trees). A tree survey would be required to determine the suitability of the area covered by trees.	Good access to services and facilities (town centre location)	Edge of town centre. Suitable for town centre expansion.	Appropriate location for town centre expansion	The expansion of the town centre will enable Harworth & Bircotes to develop a strong local economy	Opportunity to improve town centre environment	Available	The site is potentially suitable. Part of the site is covered by trees and a tree survey would be required to demonstrate that this area is suitable.	Yes, the site is potentially suitable for expansion.	Suitability will be informed by further assessments, including the results of the Sustainability Appraisal

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								<p>open up the prospect of improving bus services within the town and associated infrastructure appropriate for a town centre setting. It is recommended that Local Plan policies require the provision of a spine road through the site suitable to be used as a bus route that links with the proposed Colliery redevelopment spine road and Scrooby Road, includes segregated cycling facilities, cycle parking, and</p>	<p>ecology assessment would also be required.</p> <p>The site is situated in flood zone 1. The site is situated on an area designated as Source Protection Zone 3 and a Principal Aquifer, and care should be taken to avoid the potential for pollution of the groundw</p>										

Appendix E: Retford LAA Sites without planning permission

LAA Ref	Location	Site Addresses	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
LAA 002	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/buyoyant 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

LAA Ref	Location	Site Addresses	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
LAA 008	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/buoyant 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
LAA 009	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/buoyant 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 Addresses	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
LAA 011	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
LAA 012	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	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/buoyant 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	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

LAA Ref	Location	Site Addresses	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
								with the A620 will need to be assessed and possibly beyond. - Due to the narrow footway width and the awkward junction arrangement that would be created at the end of the existing Longholme Road, it will be necessary to provide additional points of access of a better standard such that traffic is not focused on this point. The most obvious second point of access to serve the next phase would be from an improved "The Drive" from Park Lane or Bigsby Road. The layout of the development will need to facilitate these							an appropriate mitigation strategy.				

LAA Ref	Location	Site Addresses	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
								connections if built out in phases. - The development should be laid out in a manner that allows connectivity and integration with adjacent sites reference LAA539, LAA022, LAA072, LAA138.											
LAA 022	Retford	Land at Bigsby Road	34.11	250 (reduced due to part of the site being within a high flood risk area (Floodzone 2))	Residential to the south, countryside to the north, east and west	Agriculture	Adjoins a residential area	APP/A3010/W/20/3265803 Planning application Ref 19/01360/OUT (170 dwellings) Appeal decision date: June 2021. The Planning Inspector dismissed the appeal partly based on highway constraints. He found: "Having had due regard to the above and all other related matters, I conclude that	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 and highways impact.	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/buoyant 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,	Available	Potentially suitable if landscape impact and highway standards can be satisfactorily addressed. Suitability is dependent on the outcome of a landscape assessment and impact on heritage assets. Suitability would also be dependent	Taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Addresses	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	
								<p>the appeal scheme would have a severe cumulative effect on the free flow of traffic on the local highway network and the Tiln Lane/Moorgate junction in particular. It would also have an unacceptable impact on highway safety on Tiln Lane and the local highway network. Therefore, it would be contrary to Policy DM4 of the CSDMP and Paragraphs 108 and 109 of the Framework.</p> <p>NCC Highway comments: The Highway Authority will require a development of this scale to be supported by a Transport</p>								<p>further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.</p>		<p>on the outcome of a sequential test and, if necessary an exceptions test.</p>		

LAA Ref	Location	Site Addresses	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
								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 Tilm Lane junctions with the A620 will need to be assessed and possibly beyond. - The development should be integrated with site reference LAA012, LAA539, LAA072, LAA038 and include multiple points of access to evenly distribute traffic including											

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								an improved "The Drive", Bigsby Road, and Palmer Road.											
LAA 012, LAA 022, LAA 539	Retford	Land at Bigsby Road and Longholme Road	39.2	347	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	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/buoyant 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	Available	Potentially suitable if landscape impact and highway standards can be satisfactorily addressed. 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

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								LAA012, LAA539, LAA072, LAA038 and include multiple points of access to evenly distribute traffic including an improved "The Drive", Bigsby Road, and Palmer Road.							an appropriate mitigation strategy.				
LAA 034	Retford	Former Kenilworth Nursery, London Road	1.8 remaining	48 (remaining area without pp)	Residential to the west. Countryside to the north, east, and south.	Agriculture	Edge of settlement	NCC would require a Transport Statement that demonstrates that there wouldn't be capacity issues at the London Road junction. Potential for access from the adjoining site (off Grove Coach Road), if taken forward as an allocation/development site	No significant constraints	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	Popular location/buying 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.	Available	The majority of the site has planning permission. The remaining site may be suitable.	Taken forward for further consideration	LAA assessment

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												would depend on the outcome of a landscape assessment.							
LAA 035	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 well established off London Road, there is potential access off Goosemoor Lane (this had previously been stopped up and therefore access would need to be reviewed). 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	Available	Potentially suitable subject to landscape impact mitigation and a suitable highway solution.	Taken forward for further consideration	LAA assessment

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															small site forms part of the open countryside in the River Idle Valley. Without appropriate mitigation, development would have an adverse impact on the openness of this landscape.				
LAA 040	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	Popular location/buyout 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	Not taken forward for further consideration	LAA assessment

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												suitability.					ts of national and local policy. Unknown availability.		
LAA 047	Retford	Gringley Villa Farm, Blackstope Lane	2.24	60	Railway line to the south east, countryside to all other sides	Agriculture	Country side	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
LAA 067	Retford	Land off Ollerton Road	9.47	227	Countryside to all sides	Agriculture	Country side	Site is in a 60mph speed zone and there is no footpath along the site frontage which will need addressing. The Highway Authority will require a development of this scale to be	No major environmental constraints identified.	Separated from settlement boundary - development would be incongruous in the landscape. May be suitable if developed with the	Poor access to services and facilities if developed in isolation (currently no	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	Available	Suitability should be informed by the outcome of a landscape assessment.	Taken forward for further consideration	LAA assessment

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								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		adjoining site which adjoins the settlement boundary.	public footpaths on the highway adjoining the site)				archaeological potential of the site in order to determine an appropriate mitigation strategy. There is potential for development to have an adverse impact on the landscape.				

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								LAA067 should be connected internally to allow for bus access.											
LAA 070	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

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LAA 071	Retford	Land off Tiln lane	5.6	124	Hedgerow and trees on the boundary. Open country side to three sides. New development to the south.	Agriculture	Country side	Based on the Planning Inspector's findings of the following, it would need to be demonstrated that highway constraints can be satisfactorily addressed prior to the site being considered suitable for allocation: APP/A3010/W/20/3265803 Planning application Ref 19/01360/OUT (170 dwellings) Appeal decision date: June 2021. The application was dismissed based on highway constraints. Any future development would be required to demonstrate that highway	No significant constraints identified.	Potentially contrary to NPPF and BDC Core Strategy regarding highways impact. Adjoins a site with planning consent for residential development which is under construction. Poor access to services and facilities.	The site is not located on a bus route. The nearest service is approximately 700 metres from the site.	BDC Conservation have raised concerns regarding the likely harm caused to the setting of nearby non-designated heritage assets. In response to this, the landowner has submitted a heritage assessment and a concept plan which demonstrates	Popular location/buoyant 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 required by Paragraph 192 of the Revised NPPF. In this case, the setting of these non-designated	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. However, the site currently has poor access to public transport and this should be	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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								standards can be achieved.				how any potential impact could be addressed. BDC Conservation have indicated that they are supportive of the proposal in principle.			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,		taken into consideration in the site allocation selection process.		

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															development on this site would fail to preserve the setting of the non-designated heritage assets, Bolham Manor in 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				

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															<p>incorporates open space and landscape buffers, it is likely that the site may be suitable for residential development.</p> <p>Landscape impact: By virtue of the residential development currently under construction on the land to the south of the site the site adjoins the built-up area. However, it remains in open countryside.</p>				

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															ide, albeit contained by Tilt Lane and Bolham Way, beyond which is an extensive rural landscape. In landscape terms, it is arguable that these lanes provide a more identifiable and robust edge of settlement boundary. Therefore, some new development could be accomm				

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															dated provide that a landscape led approach is taken.				
LAA 072	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
LAA 073	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	Part of the site is in Floodzone 2. The site adjoins a SSSI (Chesterf	Contrary to policy regarding the promotion of inclusive communities due to the sites separation from the	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

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								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.	ield Canal)	settlement. Potentially contrary to policy regarding highway impact.									
LAA 075	Retford	Land east of Tiln 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	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	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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								from the site to connect with the existing footway to the south. The latter is likely to require third party land as it is not likely to be achievable within the current width of the highway		boundary. Development of the site would result in poor access to services and facilities for pedestrians.									
LAA 097	Retford	Land adjoining Montagu Cottage, Grove Road	0.6	15	Residential to 3 sides, countryside to north	Adjoining a residential area	Predominantly residential in character.	The limited frontage length and Grove Road alignment may make achieving satisfactory visibility splays for vehicles emerging from the site difficult. It will be necessary for the speed of traffic to be established on Grove Road by way of speed-readings in order to quantify the size of the required visibility splays. These will then require plotting on a plan which may include	The site is situated in flood zone 1. The site is situated on an area designated as Source Protection Zone 3 and a Secondary Aquifer, and care should be taken to avoid the potential for pollution	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	This site is within the Retford South Conservation Area and is also in the setting of Montagu House, The Hardmoors and Montagu Cottage, all regarded as 'positive buildings' in the Conservation Area as identified in the Retford South Conservation Area	Available	The site could be suitable for allocation for housing in the Local Plan subject to the scheme meeting highway standards and being sensitively designed, taking into consideration harm that may be caused to the sites heritage setting and assets. Other matters to consider	Take forward for further consideration.	Potentially suitable for small scale, well designed development.

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								land from adjacent frontages. For this level of development, a street would generally be required to highway adoption standard with turning facilities capable of accommodating a bin lorry being the largest vehicle likely to visit. This would restrict the number of dwellings likely to be achievable.	of the groundwater resource.						Appraisal & Management Plan. Whilst being a substantial area of open space, parts of the site are not visible from public vantage points, and the rest appears to have been unused for a considerable period, enclosed by the larger houses to the west and by the allotment to the east. There are a range of trees around the boundary which do contribute		relate to the distance of the site from services. However, there is a bus service directly adjoining the site on Grove Road.		

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															to the Conservation Area's character. In terms of the principle of new development, a small number of dwellings could be accommodated without impacting on the character of the Conservation Area and the setting of those historic properties adjacent. However, such development would need to be of a traditional form and regular layout (i.e. a mews-type				

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															scheme, with buildings laid out perpendicular and parallel to the road such as at Oaklands/ New Court Gardens nearby, and not on a curved road set out on various irregular angles), and of appropriate facing materials (i.e. red brick with slate/pantiles) and designs (e.g. accurate pastiche or well-designed contemporary). The boundary trees/hedg				

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														<p>es would also need to be retained where possible.</p> <p>There's no record of archaeology of note within the site boundary or close to it, however cropmarks associated with late Iron Age/Romano-British settlement and agricultural activity are recorded to the south and west where no previous development has taken place. There is a moderate to low potential</p>					

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															<p>that this could extend onto the proposed site.</p> <p>Aerial photography and historic mapping suggest the site has remained free from development and modern ploughing, so preservation of any surviving archaeological remains on the site is likely to be good if present.</p> <p>It is therefore recommended that any future application</p>				

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															be accompanied by the results of a geophysical survey. Further work would depend on the results of the survey and would likely include either pre-determination trenching (significant results from the GP) or post determination trenching and mitigation if necessary.				

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LAA 101	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 Blackstone 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

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LAA 127	Retford	Fairy Grove Nursery, Grove Road	2.7	73	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/buoyant 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 required in the form of initial desk based heritage assessment with possible further	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 assets. Other matters to consider relate to the distance of the site from services. However, there is a bus service directly adjoining the site on Grove Road	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>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</p>					

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															although has a sense of being slightly disconnected in landscape terms because of 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.				
LAA 133	Retford	Trinity Farm, North Road	10.7	306 (capacity informed by the developer)	Countryside to all sides	Agriculture	Countryside	No significant physical constraints identified	Part of the site is in Floodzones 2 and 3. Suitability would be	Contrary to policy (NPPF and local). High risk flood area (floodzone 2 & 3)	The site is approximately 600 metres from the settlement	Part of the site is not suitable for housing due to detachment from	Popular location/buoyant housing market. Zoopla statistics indicate a steady	Greenfield site	Potential to have an adverse impact on the landscape. Suitability should be informed	Available	Part of the site may be suitable for housing (outside floodzones 2 and 3). The adjoining	Taken forward for further consideration	LAA assessment

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									depende nt on the outcome of a sequenti al test and, if necessar y an exceptio ns test.		ent. The adjoinin g site has plannin g consent for 193 dwellin gs and employ ment	settleme nt and flood risk. Contrary to the NPPF regardin g flood risk and the promoti on of health, inclusive and safe communi ties. The whole site is in a high risk flood area (floodzo ne 2 & 3)	increase in house prices in Retford over the past five years.		by a landscape assessmen t.		site has planning consent for employmen t and residential developme nt. There is an opportunity to reconfigure the site to ensure housing is not located in floodzones 2 or 3.		
LAA 134	Retford	Trinity Barns Field, North Road	0.38	11	Countr yside	Agricul ture	Country side adjacen t to resident ial	Would need to be integrated with the development site to the southeast. A further Transport Assessment would likely be	No known environ mental constrain ts. Surveys may be required	Potential to be policy compliant if developed with the site to the south. Currently separated from the	Services and facilities are located in the adjacen t resident ial area.	Potentia lly suitable if develop ed with the adjoinin g site.	Popular location/b uoyant housing market. Zoopla statistics indicate a steady increase in	Greenfi eld site.	Potential to have an adverse impact on the landscape. Suitability should be informed by a	Availabl e	Potentially suitable if developed with the site to the south which adjoins the settlement boundary.	Taken forward for further conside ration	LAA assessm ent

LAA Ref	Location	Site Addresses	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 prepared in accordance with Planning Practice Guidance	at a later date.	settlement boundary.			house prices in Retford over the past five years.		landscape assessment.				
LAA 135	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/buoyant 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
LAA 138	Retford	Canal Turn, Welham Road	1.24	4	Residential to west and south, countryside to east and north	Industrial/employment	Countryside adjoining residential area	A Transport Assessment will be required if the site is taken forward.	Parts of the site are within Floodzone 2	Contrary to policy. The site is partly within floodzone 2. The NPPF and its technical guidance set out the requirement to apply a	Being located within the development boundary, the site has good access	Located within floodzone 2. Suitability to be informed by sequential and	Popular location/buoyant housing market. Zoopla statistics indicate a steady increase in house	Greenfield site	No significant constraints identified relating to heritage or landscape impact.	Availability unknown. Planning permission expired. Planning permission	A large part of the site is in floodzone 2. Whilst the site has had planning consent which expired in	Not taken forward for further consideration	This is a small site located within a high risk flood area. As such, development

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										sequential approach which assesses alternative potential sites for new development, to ensure that where possible, development can be brought forward in areas at little or no risk of flooding in preference to areas at higher risk. The overall aim is to steer new development to areas of lowest risk. Where there are no reasonably available alternative sites in Flood Zone 1, consideration should be given to the vulnerability	to services and facilities	exceptions tests.	prices in Retford over the past five years.			refused 20/00730/FUL due, amongst other reasons, to the site being located in a high risk flood zone.	May 2019, development would be contrary to policy regarding flood risk. The site is located within the development boundary and could potentially come forward as a windfall site if it can be demonstrated that the proposal accords with the development plan and any other material considerations.		would be contrary to policy. Furthermore, the site has previously been granted planning permission for residential development, but this has since expired. This creates uncertainty with regard to the sites deliverability.

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LAA 141	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	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 dependent on landscape impact.	Popular location/buoyant 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

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								and LAA276 to facilitate future development with good connectivity.											
LAA 150	Retford	Bolham Lane	1.05	38												No longer available. Currently an employment site	Not available	Not taken forward for further consideration	Not available
LAA 165	Retford	Land south of Grove Coach Road	3.56	96	Countryside to north, east and south, residential to west.	Agriculture	Country side 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 groundw	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/buoyant 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

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									ater 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.										

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LAA 171	Retford	Land at Blackstone Lane	1.21	33	Country side to all sides	Agriculture	Country side	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 addressed at least within the site area.	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
LAA 218	Retford	Land off Manvers Road (Sandhills)	7.04	Capacity: 75	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	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/buoyant 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	Taken forward for further consideration	LAA assessment

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								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.									site could potentially suitable if the open space is replaced or improved.		
LAA 246	Retford	Land South East of Ollerton Road	5.3	120	Adjoins residential and countryside	Agriculture	Country side 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/buyout 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 also be informed by a landscape assessment.	Taken forward for further consideration	LAA assessment

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LAA 247	Retford	Land South East of Ollerton Road	9.9	178	Adjoins residential and countryside	Agriculture	Country side 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/buoyant 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
LAA 246 & LAA 247	Retford	Land South East of Ollerton Road	15.2	270	Adjoins residential and countryside	Agriculture	Country side 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/buoyant 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	Adjoins residential and countryside

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LAA 246 & LAA 247 & LAA 067	Retford	Land South East of Ollerton Road	24.7	440	Adjoins residential and countryside	Agriculture	Country side 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/buoyant 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	Adjoins residential and countryside
LAA 259	Retford	Allotments off Cricket field Lane	1.2	43	Site adjoins residential to three sides and open space to one side		Site adjoins residential to three sides and open space to one side	Access would be off a private single width carriageway which is not ideal. Roundabout layout would need assessing as the current layout is not suitable for access to the site. Unfeasible unless accessed through the neighbouring consented development to the east or a new access being created	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/buoyant 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

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								onto Hallcroft Road.											
LAA 270	Retford	Land West of Ollerton Road	29.57	621	Field boundaries.	Agriculture	Country side	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	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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								surrounding land LAA141 and LAA276 to facilitate future development with good connectivity.											
LAA 275	Retford	Land north of Grove Coach Road	6.6	158	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	Floodzone 2 along the western boundary. A sequential and exceptions test would be required to demonstrate that this part of the site is suitable for development. It could potentially be used for SuDs/open space.	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/buoyant 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.

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								boundary. - A Transport Assessment will likely be required prepared in accordance with Planning Practice Guidance.											
LAA 034, LAA 165, LAA 275	Land north and south of Grove Coach Road,	Retford	12	250	Residential to the west, country side to the north, east, and south.	Agriculture	Edge of settlement	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	Floodzone 2 along the western boundary. A sequential and exceptions test would be required to demonstrate that this part of the site is suitable for development. It could potentially be used for SuDs/open space.	Potential to be policy compliant if landscape impact, highway standards, and flood risk can be addressed. Potentially contrary to para 159 of the NPPF if Flood Risk.	Adjoins an area with access to services and facilities.	Potentially suitable if landscape impact and highway standards can be satisfactorily addressed.	Popular location/buoyant 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	Potentially suitable if landscape impact and highway standards can be satisfactorily addressed. Suitability should be informed by a landscape assessment, highways assessment, and flood risk assessment.	Taken forward for further consideration	Potential to be suitable if highways, landscape, and flood risk issues can be addressed.

LAA Ref	Location	Site Addresses	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 across the eastern site boundary. - A Transport Assessment will likely be required prepared in accordance with Planning Practice Guidance.											
LAA 276	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 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	Floodzone 2 and 3 along the western boundary.	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside means that development would result in an adverse landscape impact.	The size/scale of development is likely to require contributions towards improvements to education and health, and potentially a local service centre.	The majority of the site is considered unsuitable for housing development due to the adverse effect on the landscape. Requirement for a landscape led Masterplan if the	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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								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.				site is taken forward.								
LAA 141, LAA 270, LAA 276	Retford	Land to the west of Ollerton Road and west of Brecks Lane	87.8	1579	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Agriculture	Country side adjoining urban area.	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south side of the site and connecting footways will	Floodzone 2 and 3 along the western boundary.	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside means that development would result in an adverse landscape impact.	The size/scale of development is likely to require contributions towards improvements to education and health, and potentially a local service centre.	The majority of the site is considered unsuitable for housing development due to the adverse effect on the landscape. Requirement for a landscap	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.	

LAA Ref	Location	Site Addresses	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	
								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.				led Masterplan if the site is taken forward.								

LAA Ref	Location	Site Addresses	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
LAA 314	Retford	Land north of Grove Road, East of ECML	6.65	160	Countryside to all sides. East Coast Mainline adjoins the site to the west.	Agriculture	Countryside	NCC Highways comments: I would strongly recommend that the Railway Inspectorate and Network Rail are consulted. It is presumed that Network Rail would wish to close the level crossing. Furthermore, the site is to the east of the crossing which is the opposite side to the main conurbation. Therefore, the vast majority of pedestrians would likely need to cross the track on foot at grade. There is very little in walking distance in an easterly direction. - The site access would need to be located away from the level crossing to	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

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								ensure ample visibility is available for emerging vehicles and such that turning vehicles' do not interrupt the free flow of traffic in close proximity to the barriers. A 2.0m wide footway will be required between the site access and the existing footway on the west side of the crossing. This does not appear achievable without amendments to the level crossing. The site should also be accessed for all traffic via LAA034. A Transport Assessment would be required.											

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LAA 413	Retford	Former Elizabethan High School, Leafield	1.41	46	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
LAA 436	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.

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LAA 461	Retford	Water Lane Allotments	0.7	6	Allotments to west, open space to the north, residential to east and south	Allotments	Residential	Water Lane is a track which serves the allotment site and forms a public byway which is not to adoptable highway standards. As such, it is not currently suitable as an access. The development would be more likely to be feasible if accessed from Water Lane directly rather than the river access, noting the intervening land. Otherwise the byway junction with Water Lane would probably have to be widened and realigned to allow two-way traffic to a point passed the proposed access into the site from the	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	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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LAA 471	Retford	Leafield 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

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LAA 472	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	
LAA 487	Retford	Blackstone 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 paragraph 91 (promotion of healthy,	Separated from settlement. Contrary to NPPF para 91 which seeks to ensure development is healthy,	Unsuitable for housing development. The site is separated from the settlement boundary and is	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years. This suggests Retford is a popular residential	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 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	Not taken forward for further consideration	See LAA conclusion.

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										inclusive and safe communities) due to the sites separation from the settlement. Compliance with highways policy would depend on satisfactory mitigation.	inclusive and safe.	wholly within floodzone 3b.	area with a buoyant housing market.		the landscape due to the current appearance of the site. No nature conservation or heritage issues identified.		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.		
LAA 490	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	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	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 accessibility 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 redevelopment as site is a BF site. As it is next to	Site regeneration would contribute towards the delivery of additional housing in Retford.	Site is bordered by the East Retford conservation area on the Southern and Western sides. It is also in close proximity to West Retford	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	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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					corner is bordered by residential dwelling			site is fairly limited with only one access point, junction most likely need upgrading.					conservation area, certain design features/ materials might be expected.	Development would also align with the Council's ambition of regenerating derelict brownfield sites.	House which is a grade II listed building.		heritage assets. Due to size of the land, development would be ideal for smaller scale housing schemes. Development of the site might be more costly as site is brownfield.		
LAA 485	Retford	Allotment site at Milnercroft Retford	0.45	5	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	Site is in a great location and is in close proximity to Retford town centre. Additional cost would be associated with creating an entrance	This is a greenfield site which is currently vacant. There is an opportunity to bring the site back into	No impact on heritage or landscape. Potential for impact on nature conservation depending on the outcome of an ecology assessment.	Currently unused/ 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	Take forward for further consideration.	The site is a disused allotment site located within a residential area. It is considered appropriate to consider future

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												the size of the site.	to the site. Site would be suitable for small scale development.	use through development or use as an allotment site.			20 dwellings due to its size and location. The loss of former allotments should be informed by the outcome of the Green Space Assessment.		uses for the site through the Local Plan process.
LAA 486	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	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	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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											town centre.		to the site. Site would be suitable for small scale development.						
LAA 503	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	Offices	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. A sequential and exceptions test would be required to determine if the site is suitable to be taken forward for development.	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 defence/mitigation 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 services. 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	No, the site is located within FZ 3. As such, it's not suitable for housing development.	The site is located within FZ3.

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																	flood defence and mitigation measures.		
LAA 508	Retford	Land at Retford Golf Club	8.7	100	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Golf course / 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 with good connectivity. Pedestrian and cycle access could be achieved via Brecks Lane.	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 equivalent or	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. Suitability will be informed through liaison with the BDC Leisure and Recreation Manager, Sport England, and the England	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 the	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 on the landscape. Suitability	Part of the site is being taken forward for further consideration	Part of the site may be suitable.

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										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		Golf Association.			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		to be informed by a landscape assessment, the outcome of an open space/sports facilities assessment, and discussions with Sport England and other statutory stakeholders.		

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										site. This would need to remain in place if the site is taken forward for development.					provides view south and west from the PROWS. Development of the southern section 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				

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															a landscape buffer to an extended new housing area.				
LAA 539	Retford	Longholme Road	2.5	27 (approx. 50% of the site is in Floodzone 2 and is unsuitable for residential development)	New residential development to the south, residential development to the east, countryside to the north, Residential to the west.	Agriculture	Edge of settlement – residential/ rural	The site abuts East Retford Footpath 49. This would not be suitable to serve a residential development and would require making up to all-purpose highway adoption standard to be capable of serving the development from Bigsby Road. That would require land beyond the site boundary and would lead to an isolated site which would be	The site is situated in flood zone 2. Development should be kept out of the areas shown to be in areas of flood zone 2 and flood zone 3. If this isn't the case, the sequential test will need to be undertaken	Policy compliance would be dependent on the outcome of a sequential test, exceptions test, and flood risk assessment in relation to flood risk. The part of the site (in floodzone 1) may be suitable in policy terms.	Good access to services and facilities.	Part of the site could potentially be suitable (the area in Floodzone 1). The site is well contained, adjoining residential development to three sides. It has good access to the	The site is located within a popular residential area.	Greenfield site	The site adjoins a Local Wildlife Site Longholme Pasture, East Retford - Damp ridge and furrow pastures with a high species diversity. Earthworks recorded in adjacent fields. Probably medieval Recommended that any application	Available	Part of the site could potentially be suitable (the area within floodzone 1). The suitability of the remaining area (within floodzone 2) would be dependent on the results of a sequential test, exceptions test and flood risk assessment.	Yes, part of the site may be suitable.	The area within floodzone 1 may be suitable.

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								unlikely to encourage sustainable travel. It is more likely that the development would form an extension to land off Longholm Road allowed under appeal reference App/A3010/W/19/3223549 for 60 dwellings. The addition of 27 dwellings would be below the threshold where the Highway Authority would require a planning application to be supported by a Transport Assessment. However, the Highway Authority is	en by the LPA to determine if development is acceptable at this location. If development is to be proposed on this site a sequential approach to development should be undertaken to ensure the most vulnerable development is situated			highway			is accompanied by a Heritage Impact Assessment to include the results of a desk-based assessment. Further field evaluation likely, but probably post-consent if granted.					

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								Assessment prepared in support of the Retford allocations contained in the draft Local Plan. The TA identifies junction capacity issues at the Moorgate, Arlington Way junction complex without identifying a deliverable scheme in mitigation.	be taken to avoid the potential for pollution of the groundwater resource.										

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
LAA 017	Tuxford	Land north of Bevecot 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	Available	Not suitable due to adverse impact on the character of the conservation area.	Not taken forward for consideration	Not suitable due to adverse impact on the character of the conservation area.

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
															n Area and would not be supported. Therefore, Conservation would not support the allocation of the northern part of the site.				
LAA 032 / NP1 2	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 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	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	Available	Not suitable. Development of the site would adversely affect the character of the Conservation Area.	Not taken forward for consideration	Unsuitable due to adverse impact on the character of the CA.

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								proposed from Markham Road. On site gradients may be challenging to achieve a layout that is not too steep.							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				

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															junction of Eldon Street and Markham Road. The topography of the site, rising to the north and being on the south-facing slope of a valley, results in these areas of open space being very prominent from the historic core, especially from Eldon Street (as far back as the junction with Ollerton Road) and from Bevercotes Lane. The loss of this important				

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LAA 038	Tuxford	Eastfield Farm, Lincoln Road	2.33	30	Countryside to the east and north, mobile home park	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	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	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	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	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	Taken forward for further consideration	Potentially suitable - suitability to be informed by the Sustainability
															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.				

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					to the south and west.			would have to be combined or split if between Eastfield Park and Greenacres to avoid the increased potential for vehicle conflict		exceptions test.		exceptions test.	buoyant housing market.				exceptions test.		Appraisal and the suitability of other sites
LAA 087	Tuxford	Arable Field, Lodge Lane	18.63	60	Countryside to the east, residential to the north and west, employment to the south	Agriculture	Countryside of town	Reduced capacity due to highway constraints (only one access point from a new development of 86 dwellings). A larger development would require multiple points of access are likely to be required to facilitate a bus route and to	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	Part of the site is 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

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
								distribute traffic.											other sites
LAA 088	Tuxford	Couplan Farm, 61 Lincoln Road	1.69	30	Countryside to three sides, residential to the south.	Agriculture	Countryside 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	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,	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.

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								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.							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.				

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LAA 089	Tuxford	Arable Field, Bevercotes Lane	1.1	21	Countryside to three sides, residential to the south. An electricity substation adjoins the site.	Agriculture	Countryside 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	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.

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															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				

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															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.				
LAA 090	Tuxford	Arable field, Lincoln Road	11	154	East Coast Main Line, Agriculture, caravan site	Agriculture	Counterside 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	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 arrangements and highway improvements. However, this would impact on	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 arrangements and highway improvements. However, this would impact on the viability	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 arrangements and highway improvements. However, this would	Taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

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								railway bridges. This would have a serious impact on viability even if the land would be available.		the viability of any future scheme.		of any future scheme.					impact on the viability of any future scheme.		
LAA 109	Tuxford	Land off Egmanton 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	Available	Not suitable due to adverse impact on character of conservation area.	Not taken forward for further consideration	See LAA conclusion.

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															<p>landscape and is prominent along Newcastle Street and in the context of several Listed Buildings. There is a building in the front part of the site, which is single storey and dates to the mid-20th century. However, that is small in scale, is rural in nature and does not affect the views through the site. With the above in mind, Conservation would not support the allocation of this site.</p>				

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LAA 123	Tuxford	Land adjacent to Brickyard Cottage, Eldon Street	0.39	7	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	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,	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.

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								transport statement.							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				

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															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.				
LAA 158	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	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,	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	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	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	Taken forward for further consideration	See LAA conclusion.

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									taken forward for development.	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.		following an ecology assessment.			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		conservation following an ecology assessment.		

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LAA 200	Tuxford	Denstone House, 6 Lincoln	0.41	8	Residential to the sides	Garden land	Within a residential setting	The existing dwelling would require demolishing in order to	There are a number of trees on the site. An ecology assessment	Contrary to policy with regard to adverse impact on	Site adjoins the Town Centre	Contrary to policy with regard to adverse impact on	Zoopla statistics indicate a steady rise in house prices in	Garden land/greenfield site.	Denstone House is within the Conservation Area and is regarded as	Available	Contrary to policy with regard to adverse impact on	Not taken forward for further	See LAA conclusion.

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		Road			, A1 to the east.			provide a road suitable to serve a residential development. However, a private drive serving up to 5 dwellings including the existing dwelling would appear to be achievable subject to the widening of the driveway.	and tree assessment would be required if the site is taken forward.	heritage assets.		heritage assets.	Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.		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		heritage assets.	consideration	

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															House is its large rear garden, such spaces being an integral part of the Conservation Area's urban grain. With regard to the potential allocation of this site, Conservation is firstly concerned that the loss of the house would cause harm to the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. In addition, even if the house was to remain,				

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															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.				

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LAA 202	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	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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															<p>was refused and the appeal dismissed, the inspector agreed with Conservation's views regarding heritage. The site also includes a historic agricultural building range, regarded as buildings that contribute positively to the character and appearance of the Conservation Area. These should be retained as part of any scheme. 91 Newcastle Street, a grade II</p>				

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															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				

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															<p>character of the Conservation Area and setting of the nearby Listed Building. <u>Archaeology</u> :</p> <p>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</p>				

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															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.				

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
LAA 229	Tuxford	Tuxford Memorial Hall, Ashvale Road	0.4	8	Residential to the east and north, A1 to the west and south.	Open space	Residential	No significant constraints identified.	No significant constraints identified.	Policy compliance would depend on whether the open space could be relocated.	Reasonable access to services in the town centre	Suitability would depend on whether the open space could be relocated.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Brownfield site	No constraints identified.	Availability unknown.	Suitability would depend on whether the open space could be relocated or improved.	Not taken forward for further consideration	The availability of the site is unknown.
LAA 243	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.	Access to services and facilities in Tuxford	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 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
LAA 251	Tuxford	Land at Eldon Street, Tuxford	2.08	37	Residential to two sides, countryside to the north and west	Agriculture	Edge of town, countryside	No objection in principle subject to satisfactory details of layout, access, parking and servicing	No significant constraints identified.	Development would be contrary to policy with regard to the adverse impact on the character of the Conservation Area.	The site has good access to services and facilities in the town centre.	Not suitable due to adverse impact on character of conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	This site is within the Conservation Area and is also in the setting of several Listed Buildings, including 4-8 and 12 Ollerton Road. It includes a large area of open space to the rear of properties on both Eldon Street and Ollerton Road. From both Ollerton Road (to the south west) and Bevercotes Lane (to the north west), this open space forms an important part of key	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
															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				

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															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.				

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
LAA 285	Tuxford	Land at the rear of 17 Eldon Street	0.12	4	Residential to the east, 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 consideration	See LAA conclusion.
LAA 307	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	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	Available	Not suitable due to adverse impact on the character of the 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
								width (2.0m) for the full length. The existing 30mph speed restriction would likely require extending and the Tuxford village gateway would require relocating. A junction into the site would have to incorporate visibility splays commensurate with the speed of traffic. This would be likely to require the removal/setting back of a large proportion							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				

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								of the hedgerow.							Conservation Area. With this in mind, Conservation would not support the allocation of this site.				
LAA 476 And LAA 520	Tuxford	Ollerton Road	39.4	Potentially suitable for approx. 75	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	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	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

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
								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.							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				settle ment

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
								Multiple points of access are likely to be 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 Egmonton Road/Newcastle Street.							stretch into the open countryside and would be visible from Newcastle Street/Egmonton 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.				

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
LAA 477	Tuxford	Newcastle Street	2.95	59	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.	The site is available	Potentially suitable subject to a suitable scheme which would achieve highway standards.	Taken forward for 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
															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				

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
															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).				
LAA 478	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	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	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

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
													housing market.		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 Egmonton Road, Conservation has no concerns in principle with the allocation of this site, subject to details.				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
LAA 479	Tuxford	Marham 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.
LAA 495	Tuxford	Ollerton Road	0.2	10	Site is bordered by agricultural land on	Paddock	Mostly agricultural and rural, close to low density	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 various local	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 years. This suggests	Greenfield site	Development would have an adverse impact on the character of the Conservation Area	The site is available	Not suitable due to the impact it would have 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
					the North, GF land to the West, Ollerton Road to the South and residential dwelling on the East		residential dwellings		wildlife. There are also numerous trees on the site.		pedestrian footpath.		Tuxford is a popular residential area with a buoyant housing market						

Appendix G: Worksop 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
LAA 077	Worksop	Worksop Golf Club, Windmill Lane	1.19	20	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Worksop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Adjoins a Local Wildlife Site	Contrary to NPPF as the site is separated from the settlement and it would not deliver an accessible/inclusive development with good access to services.	The site has poor pedestrian access to Worksop due to its location to the south of the A57. Major highway improvements would be required.	Not suitable or available because the golf club and golf course are still in use. The site would not form a logical extension to Worksop and the majority of the site is a local wildlife site. Development would be contrary to Core Strategy DM9 and the NPPF.	Given the sites separation from the main residential areas of Worksop, and the local wildlife status of the site, it is not considered appropriate for housing development.	The Council's priority for Worksop is Town Centre regeneration. This includes the development of a number of brownfield sites in Worksop. Development of the site would not accord with this strategy.	LWS adjoining site to the east 2/401 Worksop Golf Course mosaic habitat	Available	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
LAA 078	Workshop	Workshop Golf Club, Windmill Lane	3.7	100	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Workshop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Within LWS 2/401 Workshop 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 Workshop 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 Workshop 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 Workshop, and the local wildlife status of the site, it is not considered appropriate for housing development.	The Council's priority for Workshop is Town Centre regeneration. This includes the development of a number of brownfield sites in Workshop. Development of the site would not accord with this strategy.	LWS adjoining site to the east 2/401 Workshop Golf Course mosaic habitat	Available	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 079	Workshop	Workshop Golf Club, Windmill Lane	9.1	218	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Workshop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Within LWS 2/401 Workshop 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 Workshop due to its location to the south of the A57. Major highway improvements	Not suitable or available because the golf club and golf course are still in use. The site would not form a logical extension to Workshop and the majority of the site is a local wildlife site. Development would be	Given the sites separation from the main residential areas of Workshop, and the local wildlife status of the site, it is not	The Council's priority for Workshop is Town Centre regeneration. This includes the development of a number of brownfield sites in Workshop.	LWS adjoining site to the east 2/401 Workshop Golf Course mosaic habitat	Available	Given the sites separation from the main residential areas of Workshop, and the local wildlife status of the site, it is not considered	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
											would be required.	contrary to Core Strategy DM9 and the NPPF.	considered appropriate for housing development.	Development of the site would not accord with this strategy.			appropriate for housing development.		
LAA 142	Workshop	Former Bassetlaw Pupil Referral Centre, 112 Newgate Street	0.85	23	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

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
LAA 147	Workshop	Manton Primary School	3.69	100	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 Workshop over the past five years.	Redevelopment of this brownfield site would meet the objectives of the Council.	Potential for development to have a positive impact on the townscape. The site is currently a vacant open space which has no public access, being bound by a high metal fence. The majority of open space is playing field – so would need replacing/ financial contribution if taken forward for housing. The amenity open	The landowner has submitted the site and has confirmed its availability.	Suitable, available and deliverable.	Taken forward for consideration	LAA concludes the site is suitable, available and deliverable

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															space is being re-provided on site.				
LAA 149	Workshop	Talbot Road, Manton	1.89	51 (potentially only suitable for 15)	Residential	Vacant land	Residential	No major physical constraints identified	No major environmental constraints identified	This is an open space which provides visual and physical amenities for local residents. There is potential for a small part of the site to provide housing (approx. 15 dwellings). 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.	Part of the site is 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
LAA 201	Workshop	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.
LAA 205	Workshop	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 Workshop over the past five years.	Development of the site would support infrastructure improvements	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by site)	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
															assessments).				
LAA 206	Workshop	Land West of St Annes Drive	13	110	Residential to the east and south, countryside to the north and west	Agriculture	Edge of settlement. Adjoins residential.	No major physical constraints. NCC Highways : The access arrangements proposed in accordance with planning application reference 17/01356 /OUT are acceptable. A Transport Assess/Statement and	Grade I Listed Building	Planning permission refused (17/01356/OUT Outline Application with Some Matters Reserved (Approval Being Sought for Access) for up to 275 New Residential Units and a Replacement Residential Unit) on heritage grounds (contrary to Policy Bassetlaw CS DM8, NPPF paras 193,	Edge of settlement. Reasonable access to services and facilities.	May be suitable - There could be benefit to exploring the opportunity of a hybrid application with the local planning authority in order to address Conservation concerns.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Greenfield site	Development could potentially impact on the setting of Manor Lodge and associated buildings (Grade I and II).	The landowner has submitted the site and has confirmed its availability.	The site may be suitable for development subject to design and impact on setting of heritage assets.	Taken forward for further consideration	See LAA conclusion.

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								Travel Plan would be required for a development >50 dwellings. A contribution is likely to be required towards public transport, and public transport infrastructure.		196 & 200, and contrary to section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)									
LAA 210	Workshop	Part of Peaks Hill Farm (larger site)	120	1136	Residential to the south, countryside to the north, east and west.	Agriculture	Edge of settlement. Adjoins residential.	Mature woodland restricts access from Carlton Road. There is a route possible without the loss of significant trees, by	Mature Woodland, potential for protected species. Ecology assessment required.	Potentially policy compliant subject to satisfactory outcomes regarding tree/nature conservation.	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation, tree retention/management, and an appropriate highway scheme.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house	Development of the site would support infrastructure improvements	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation	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.	Part of the site taken forward for further consideration (Peaks Hill Farm)	LAA concludes the site is potentially suitable.

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								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 pruning or felling requests by residents living within					prices in Worksop over the past five years.		n would be required where necessary (informed by site assessments).				

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								unavoidable, and mitigation should be sought to retain as much as possible. Space for housing is possible in areas not occupied by trees – providing mitigation is given in addressing the space that mature trees require.											

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LAA 219	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
LAA 233	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	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	Greenfield site. Potential to improve infrastructure	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be	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	Not taken forward for further consideration	LAA concludes the site is unachievable due to infrastructure/ access constraints.

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								demonstrated that development would be achievable in this respect.					over the past five years.		required where necessary (informed by site assessments).		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.		
LAA 365	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. Vehicular access should be limited to Gateford Toll Bar only. Footway improvements may be	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.

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								necessary .											
LAA 458	Workshop	Blyth Road (Part of Peaks Hill Farm)	6	144	Counterside to all sides	Agriculture	Counterside / 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.

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LAA 462	Worksop	Blyth Road (Part of Peaks Hill Farm)	47.2	850	Residential to south, countryside to north, east and west, employment to north west.	Agriculture	Countryside / urban fringe	The site would require at least two points of access onto the A60 connecting a bus route through the site. The site should also be connected through to the development to the south as much as possible, but even then, would likely be an isolated community. The Highway Authority is	Site adjoins a Local Wildlife Site Carlton Forest Sandpit (5/3361).	Potential to be policy compliant subject to the adjoining site being taken forward. In isolation, the site would not deliver an accessible development. This would be contrary to paragraph 91 of the NPPF which seeks to deliver healthy, inclusive, safe places.	Currently has poor access to services and facilities. There is an opportunity to mitigate if the adjoining sites are taken forward.	The site may be suitable once the adjoining site has been developed, or as part of a larger site which adjoins the settlement boundary.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.	Greenfield site	The suitability of the site for development should be informed by a landscape assessment. There are no heritage constraints identified. The site adjoins a Local Wildlife Site.	The site is available	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward in isolation, a suitable access route to the land to the rear of the site should be maintained	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

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LAA 467	Workshop	Warehouse, Priorswell Road,			Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site	Please see Worksop DPD LAA regarding the LAA for this site
LAA 469	Workshop	Blyth Road (Part of Peaks Hill)	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward	144 Mixed use: Part employment part housing	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward	The site is potentially suitable as part of a larger development with the adjoining sites. If taken forward	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	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	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	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	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	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	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	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	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	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	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	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

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			d in isolation, a suitable access route to the land to the rear of the site should be maintained		forward in isolation, a suitable access route to the land to the rear of the site should be maintained	forward in isolation, a suitable access route to the land to the rear of the site should be maintained	forward in isolation, a suitable access route to the land to the rear of the site should be maintained	rear of the site should be maintained	should be maintained		rear of the site should be maintained		route to the land to the rear of the site should be maintained	be maintained	to the rear of the site should be maintained	n, a suitable access route to the land to the rear of the site should be maintained	be maintained	n, a suitable access route to the land to the rear of the site should be maintained	rear of the site should be maintained
LAA 470	Worksop	Eddison Park Avenue	4.8	131		Open space	Residential and countryside	No significant constraints identified.	The site adjoins ancient woodland. National guidance indicates that there should be a minimum 15 metre buffer around ancient woodland/trees to avoid root damage.	Part of the site may be suitable/policy compliant. The majority of the site forms the setting of a Grade II Listed Building and would not be suitable. The area adjoining Ancient Woodland is not suitable for	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	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		The site presents an opportunity to improve the highway network by connecting Gateford Park to Carlton Road. However, these benefits need to be balanced against the harm developme	Taken forward for further consideration	See LAA conclusion. Suitability will be informed by the SA assessment.

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										development			buoyant housing market.		support development where this important countryside setting is undermined. With regard to the east side of the A60, Peaks Hill Farm is a non-designated heritage asset dating to the late-18th century period, so its setting is also a consideration. It is understood that		nt would cause to heritage assets and ancient woodland, and the loss of an open space.		

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															<p>significant 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</p>				

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															Listed Building.				
LAA 491 A	Workshop	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	This site has triggered the impact risk zone for Lindrick Golf Course SSSI3 and may also impact Anston Stones Woods SSSI4 depending on the	<i>NPPF – natural environment: ‘Planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the</i>	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	Development is considered inappropriate due to the harm it would cause to heritage assets. Popular area. Buoyant housing market	The site is greenfield.	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	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. The site is also	Not taken forward for further consideration.	See LAA conclusion

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								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 site was taken forward for development.	level of air pollution generated. The SSSI occupies what was formerly common land, allowing the survival of a natural flora away from the 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	<i>countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.’ And Plans should: distinguish between the hierarchy of international , national and locally designated sites; allocate land with the least environmental or amenity value.</i>		poorly connected to the settlement. NCC Highways has also raised concern about the ability of the site to deliver the necessary highway improvements.			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 LAA491C to protect this aspect of character , and site A is very much part of its rural and open		separated from the settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.		

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									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	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					countryside setting (see below for further explanation relating to setting). BDC Conservation 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				

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									<p>as Anston Stones Wood SSSI has a number of features that are sensitive to air pollution and the site is above it's 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</p> <p>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.'</p> <p>BDC Conservation has indicated that there is no clear and convincing justification for the harm development of the site is likely to</p>						<p>e 'substantial harm' for NPPF purposes.</p> <p><u>Archaeology</u> Iron Age settlement activity and medieval moated sites are located within the site boundary . Cropmarks noted to the east of the east on NMP. Likely to be significant impact to both archaeology and built heritage (listed</p>					

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									the site is taken forward.	cause to the setting of the Conservation Area.					buildings, Gateford Hall, California Farm and Gateford Hill House). The Council's Archaeologist would not support plans for development in this area until a full site specific geophysical survey followed by targeted evaluation trenching and a heritage impact assessment				

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															<p>nt for all identified archaeology and buildings has been undertaken. This is needed to provide an informed planning recommendation, however refusal would still be a high possibility given the likely impact to designated buildings and heritage assets.</p> <p>Landscape impact: The site adjoins the edge</p>				

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															of the built-up area in this part of Worksop, but it is clearly an area of countryside and occupies a very significant position in the local landscape supported by the gently rising topography. It comprises a mix of agricultural land, woodland and parkland, part of the site is within				

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															the Old Gateford Conservation Area and there are two listed buildings adjacent to the site boundaries whose setting is dependent upon the existing landscape character. As positive buildings in the Conservation Area, the landscape settings of California Farm and the Gateford Hall farm buildings				

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															must also be taken into account. The importance of the landscape has been recognised by its inclusion in a Green Gap in the Draft Local Plan and provision of new housing has been enabled by planning decisions focused on more sustainable sites to the east, adjoining existing housing,				

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															which are less sensitive in landscape terms. Overall, the site provides the western, landscape led, gateway to Worksop along the busy A57 and complements the rural character of the areas to the north and north west. There is a clear landscape distinction between the open				

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															character of the site, viewed from Gateford Road, and the existing housing to the east (Swinder by Close and Winthorpe Road). Therefore, while this is a large site which could make a reasonable contribution to the overall dwelling requirement, the harm to the open countryside				

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LAA 491 B	Workshop	Site B Gateford Hall Farm	21.7	390	The site adjoins residential development to the east, a conservation area to the south,	Unregistered Historic Park and Garden	Counterside 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	The site adjoins ancient woodland. An appropriate buffer would be required if taken forward.	<i>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</i>	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. Popular area. Buoyant	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	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.	LAA491B

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					and ancient woodland to the north.			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 site was taken forward for development		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 destruction, or from			housing market		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 developments east of the footpath are far from ideal, the open countryside setting is still preserved to the west, and especially		The site is also separated from the settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.		

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
										<p>development within its setting), should require clear and convincing justification.'</p> <p>BDC Conservation has indicated that there is no clear and convincing justification for the harm development of the site is likely to cause to the setting of the Conservation Area and unregistered Park and Garden.</p>					<p>when approaching Gateford Hill in that direction. Without evidence to suggest that there are no alternative sites which are more suitable, Conservation cannot support development of this site for the reasons set out above.</p> <p>With regard to the site being part of the</p>				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															unregistered park & garden, this relates to the landscape having been very meticulously laid out to take advantage of views and topography, firstly in the context of Gateford Hall (possibly late-Medieval in origin), and later in relation to Gateford				

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															Hill (built 1824 as a replacement to the hall). Identification as an unregistered park & garden doesn't merely relate to manicured lawns and deer parks – many of the wooded plantations that surround the fields date to the early and mid-18 th century and 19 th century periods, and the relationship of the trees and fields to				

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															<p>those Listed Buildings cannot be considered incidental. In this case, the boundary of the unregistered park & garden is partly an acknowledgement of this.</p> <p>There is also a concern relating to the encroachment of the settlement towards the historic village of</p>				

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															Carlton in Lindrick. At present, when viewed from the south of that village, practically no part of the Gateford estate can be seen when looking southwards, other than an isolated view of the top of a roof from certain points along Owday Lane. However, development on site B would				

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															merely bring the estate closer to the village and to Owday Lane, very much eroding the open countryside setting to the Carlton in Lindrick Conservation Area and its key Listed Buildings, including the grade I listed Church of St John. Without evidence to show that this impact				

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
															<p>would be far less severe than appears, or could be mitigated against, I would also not support allocation of site B for this additional reason.</p> <p>Landscape impact: The site adjoins the edge of the built-up area in this part of Worksop, but it is clearly an area of countryside and occupies a very significant</p>				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															<p>t position in the local landscape supported by the gently rising topography. It comprises a mix of agricultural land, woodland and parkland, part of the site is within the Old Gateford Conservation Area and there are two listed buildings adjacent to the site boundaries whose setting is</p>				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															<p>dependent upon the existing landscape character. As positive buildings in the Conservation Area, the landscape settings of California Farm and the Gateford Hall farm buildings must also be taken into account. The importance of the landscape has been recognised by its inclusion in a</p>				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															Green Gap in the Draft Local Plan and provision of new housing has been enabled by planning decisions focused on more sustainable sites to the east, adjoining existing housing, which are less sensitive in landscape terms. Overall, the site provides the western, landscape led, gateway				

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															to Workshop along the busy A57 and comple ments the rural character of the areas to the north and north west. There is a clear landscap e distinctio n between the open character of the site, viewed from Gateford Road, and the existing housing to the east (Swinder by Close				

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
															and Winthorpe Road). Therefore, while this is a large site which could make a reasonable contribution to the overall dwelling requirement, the harm to the open countryside and landscape interests that would result from the development of any part of it outweighs the				

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															benefits of new housing or other development.				
LAA 491 C	Workshop	Site C Gateford Hall Farm	23.4	421	Counterside to three sides, residential to the south	Agriculture	Counterside 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	Site located within Old Gateford Conservation Area. Heritage impact	<i>NPPF – historic Environment para 193 and 194:</i> ‘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	Adjoins an area which has good access to services and facilities	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. Popular area. Buoyant housing market	Greenfield site	From a built heritage point of view, sites A and C are totally unsuitable for development. As areas of open space, they contribute greatly to the character	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. The site is also separated from the	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
								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 site was taken forward for development		(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 destruction, or from development within its setting),					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		settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.		

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
										<p>should require clear and convincing justification.'</p> <p>BDC Conservation has indicated that there is no clear and convincing justification for the harm development of the site is likely to cause to the setting of the Conservation Area.</p>					<p>countrysi de setting (see below for further explanati on relating to setting). I can see no way in which harm from develop ment here could be mitigated . Develop ment of the scale proposed , particular ly at site C, would likely constitut e 'substanti al harm' for NPPF purposes.</p>				

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification		
															There are also far more suitable sites around Worksop which do not have the same heritage constraints.						
LAA 458, LAA 462, LAA 469	Peaks Hill Farm	Worksop	63.6	1036	Residential to south, countryside to north, east and west, employment to north west.	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		Potential to be policy compliant subject to further consideration of landscape and highways issues.	Site adjoins a Local Wildlife Site Carlton Forest Sandpit (5/3361).		Site adjoins Worksop which is a sustainable settlement.	The site is potentially suitable.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area	Greenfield site	The suitability of the site for development should be informed by a landscape assessment. There are no heritage constraints identified	The site is available	The site is potentially suitable.	Taken forward for further consideration	Potentially suitable subject to a satisfactory access arrangement. suitability to be informed by the Sustainability Appraisal and the suitability

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 the development to the south as much as possible, but even then, would likely be an isolated community. The Highway Authority is sceptical as to whether the traffic impact of the development could reasonably be mitigated only having access to the A60, and therefore, a development would					with a buoyant housing market.		. The site adjoins a Local Wildlife Site.				of other sites.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								be unable to disperse traffic widely.											
Part of LAA 210, LAA 458, LAA 462, LAA 469, LAA 470	Peaks Hill Farm	Worksop	89.1	1136	Countryside to north, east, and north west, residential to south and west	Agriculture	Edge of large town	The two sites either side of the A60 provide an opportunity to link up Blyth Road, Carlton Road (A60), and Gateford.	Parts of the site have dense tree coverage. Tree surveys have indicated that there is potential to create a strategic route through Peaks Hill woods	Potential to be policy compliant subject to further consideration of landscape, highways issues, and heritage impact.	Site adjoins Worksop which is a sustainable settlement.	The site is potentially suitable.	Zoopla statistics indicate a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area	Greenfield site	Potential to have an adverse impact on the landscape. Further assessment required if taken forward as a potential allocation.	Available. Deliverability would be dependent on the feasibility/viability of a strategic distributor road.	The site could potentially be suitable for development. Suitability would be dependent on the impact it would have on the setting of heritage assets. This should be	Yes, potential reasonable alternative.	Potential to be suitable subject to further assessment work.

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													with a buoyant housing market.		<p>Heritage Significance:</p> <ul style="list-style-type: none"> Grade II listed Broom Farm 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 Undated cropmarks contained within part of this site 	<p>The area to the west of the A60 would only be suitable to accommodate a limited amount of development. This would impact on viability.</p>	<p>informed by further assessment work to determine suitability as part of the site selection process.</p>		

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															<ul style="list-style-type: none"> Impact: •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. •Archaeological impacts - 				

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
															no site specific information provided, however there is a potential for total or partial loss of known archaeological remains, the full extent of which is still to be determined				

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	1,500	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	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	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	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	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 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
								<p>the moment the extant planning permission being entirely for a commercial use would see a majority of traffic head for the A1 and be catered for by the new junction improvements that have been secured through the existing planning consent. However, housing would introduce traffic movements to the west, with</p>	<p>y 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 potential significance. If the birds are present (of which there is very high probability), mitigating the loss of such a site would be difficult.</p>	<p>l and exceptions test would need to demonstrate that the site is suitable if taken forward.</p>					<p>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.</p>		<p>taken forward for development.</p>		

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

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
								order of £5 million.											
LAA432	Gamston	Gamston Airfield	122	2,500	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	Gamston has the potential to provide foraging opportunities for woodlark during winter. The site adjoins a Local Wildlife Site to the south east.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	Development would be contrary to paragraph 104 (f) of the NPPF which states that planning policies should "recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account	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	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	
								ents to the A1. Traffic movements are also likely to want to access the A638 to go north avoiding Gamston Village. Traffic may also want to utilise Jockey Lane / Brick Yard Road to the north. This would need to be upgraded if the site is taken forward as a new settlement.				their economic value in serving business, leisure, training and emergency service needs, and the Government's General Aviation Strategy"						impact on associated employment uses on the site if there are no opportunities for relocation.		

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA369	High Marnham	Former High Marnham Power Station	158	2,400	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	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
															removed prior to redevelopment.				
LAA473	Cottam	Cottam Power Station	334	1,600	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	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	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the	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	Whilst the landowner has indicated that the site is available, it is clear from consultation responses received that there are legal constraints and highway	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 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
								energy infrastructure may be required to be relocated.	Wildlife Site, a significant negative effect is likely, but uncertain.	needs of residents.				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.	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.	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.			

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	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	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
								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.							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 should be informed by a landscape 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
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	A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood). This assessment site is located entirely within a 5km buffer around the Sherwood Forest ppSPA. As such, a minor negative effect is likely.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	Greenfield site	Built heritage: Upper Morton Grange is a non-designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. Archaeology: Large quantities of probable	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
								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.							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 should be informed by a landscape assessment.				

Appendix I: New Rural LAA Sites

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
LAA 449	Land off Retford Road	North Leverton with Hablesthorpe	0.33	7 dwgs	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.
LAA 450	Land off Rampton Lane	South Leverton	0.35	7 dwgs	Mill Lane on the North, Rampton Lane on the West, Residential on the South and	Paddock and menage	Rural within view of South Leverton	Site needs upgrade to entrance. Mill lane is a country track	Existing flora and fauna on the site which could be home to various local	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	The site is potentially suitable. It adjoins the settlement	Popular residential area. No constraints identified.	N/A	Prominent in the landscape. Development would impact on the	Available	Potentially suitable subject to policy compliance. Considered appropriate.	Not taken forward. Unsuitable.	The site can be considered through the Neighbourhood Plan

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
					Residential with farmland on the East.			which would need upgrade as well. Existing obstacle course also needs re-terraining.	wildlife. There are also numerous bushes on the piece of land that could be of interest.		however there are no designated cycle lanes.	boundary and could form an extension to the settlement subject to development according with national and local policy.			openness of the area. Potential archeological interest. Further archaeological assessments may be required if the site is taken forward.		to consider the site through the Neighbourhood Plan process.		process.
LAA 451	Land off Station Road	South Leverton	0.4	8 dwgs	Site is bordered by Station Road and residential on the Northern border, by residential buildings on the West, by farmland on the South and East	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 ownership	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 500 m from the local services. This can be accessed by foot however there are no designated cycle lanes.	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 archeological 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 Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
								p (around 7.6 m)											
LAA 452	Land at Sturton Road Farm	North Leverton with Hablesthorpe	1.65	30 dwgs	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	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	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 Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
									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.			for contamination from existing structures as well as existing habitat assessments to establish existing wildlife on site.							
LAA 457	Main Street	Styrrup	0.5	15 dwgs	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	Site would need an established vehicular access. Any development would need to take into	Popular residential area. No constraints identified.	N/A	Site is included under archaeological interest	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site	Not taken forward. Unsuitable.	Consider through the Neighbourhood Plan process.

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
											ed cycle lanes.	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.					through the Neighbourhood Plan process.		
LAA 464	Misson Mill	Misson	0.86	55 dwgs	North and West is agricultural land. East and South is a brownfield land.	Land is being used 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	All of the site is in Floodzone 2. Site is a BF site so ground can be	Site is policy compliant as it is a BF site that is within the settlement	Site is around 450m from local services. This can be accessed by foot	Neighbourhood Plan allocation for residential development.	Popular residential area. No constraints identified.	Site is a BF which would adhere to regeneration priorities.	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

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								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.	contaminated.	not boundary of Misson. Site allocated in Misson NP.	however there are no designated cycle lanes.			However, site is also an existing employment site which would result in loss of employment.			urhood Plan.		it is already a NP allocation.

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
LAA 482	Equestrian Centre, Blyth Road	Carlton	1.8	32 dwgs	North and West of site is agricultural land. East is Blyth Road B6045. South is existing employment site and Red Lane which is a country lane.	Equestrian Club/ground	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 pedestrian 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	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	Not taken forward.	Not suitable

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												existing woodland area opposite the site.					demolition and ground contamination tests. Development of site could also result in loss of employment.		
LAA 483	Eastgate	Normanton on Trent	0.5	15 dwgs	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 Normanton 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 designated cycle lanes or footpaths.	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 Neighbourhood Plan process.

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
LAA 484	Holme Lane	Rockley	0.2	4 dwgs	North is Holme Lane, agricultural ruin to the East, agricultural land to the South and to the West	Paddock	Rural area, site would create extension to settlement 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 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.	There are limited services and facilities in Rockley, due to the settlement size. Closest services are around 1KM from site.	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 considerate to the existing landscape.	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 Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
LAA 488	Yew Tree Road	Elkesley	1.8	39 dwgs	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	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	Not taken forward.	Allocated in Elkesley NP

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												existing wildlife on site.					would need to be sensitive to existing residential properties and should provide buffers to protect privacy.		
LAA 492	Roydene, Blyth Road	Near Harworth and Bawtry	0.43	5 dwgs	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 or pitches)	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 or Traveller site?	Reasoned justification
LAA 493	7 Gringley Road	Misterton	0.65	13 dwgs	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.
LAA 494	Harworth Road	Blyth	1.96	80 dwgs	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	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.	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

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									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.						Further assessments would be required if taken forward.				allocate this site). This assessment can be revisited when the NP is reviewed.
LAA 495	Ollerton Road	Tuxford	0.2	4 dwgs	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 side 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	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	Available	Not appropriate due to impact on the character of Tuxford Conservation Area.	Not taken forward	Unsuitable due to impact on the character of the CA.

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									are also numerous trees on the site.						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.				

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
LAA 496	Retford Road	Rampton	0.13	5 dwgs	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 be an extension of Rampton.	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	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.	Not taken forward	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 Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
												properties and should provide buffers to protect privacy. Site design would need to provide access to residential dwellings and business adjacent to the site.							
LAA 497	North of Pilgrim Fathers PH, Great North Road	Scrooby	1.9	34 dwgs	North is the junction of Vicarage Lane and Great North Road, West is agricultural land and residential dwelling/farm, South is	Agricultural land	Mostly agricultural and rural, close to low density residential dwellings. At the edge of the settlement	Existing bus shelter at the SE side of site. There are also power lines going alongside Eastern side of the site.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and	Outside settlement boundary. Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Consider	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	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	Not taken forward	The emerging Scrooby NP does not propose to allocate specific sites (but this site was

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
					Saracens Lane and East is Great North Road.		nt of Scrooby.	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.	hedges on the piece of land that could be of interest.	ed as a potential site allocation for inclusion in the emerging Scrooby Neighbourhood Plan but ultimately discounted (the Plan does not propose to allocate sites).		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.					Neighbourhood Plan process.		initially considered / assessed). This assessment can be revisited when the NP is reviewed.

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
LAA 498	Great North Road	Scrooby	0.8	16 dwgs	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 boundary of Scrooby	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 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.	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.	Not taken forward	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.

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (dwellings or pitches)	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 or Traveller site?	Reasoned justification
												would be an extension to Scrooby.							

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	2021 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
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
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	

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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
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	Daroulds	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

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA120		Land north of Mill Balk 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
LAA153		Pear Tree Farm, Broadgate	Darlington	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 Claborough Hill	Claborough	19.16	13.41	402	No	Separate from built form	To be reviewed through the NP Process

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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 Hablesthorpe	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 Hablesthorpe	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 Hablesthorpe	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

LAA Ref.	PA ref.	BASIC SITE DETAILS							
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?	2018 LAA Assessment	2021 Update
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 Habbleshthorpe	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	
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

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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 Hablesthorpe	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						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA310		Land south of The Cottage, Main Street	North Leverton with Habbleshthorpe	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	Duplicate 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

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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	Clarbrough	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
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

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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 Hablesthorpe	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
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

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2021 Update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
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	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELA A1 LAA 546	Claylands Avenue	Workshop	63.4	2.38	E(g), B2, B8	Existing employment site. Site assessed in EDNA: Claylands Avenue is a well-functioning, employment site, which is home to some of the District's prestigious food manufacturing businesses. There are limited opportunities for intensification within the existing area. Employment uses at the site should be protected and develop	N/A	Brownfield	N/A	The site lies within FZ1.	The site does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Workshop	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 Workshop 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 Workshop 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.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						ment of new employment uses encouraged															
ELA A2, LAA 428	Gateford Common	Workso p	17.6	4.5	E(g), B2, B8	The site has planning consent for housing and employment	14/00213/OU 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 E(g)	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site adjoins the settlement boundary of Workso p.	Gateford Road	Residential	Employment land and Claylands Ave	A57	NCC Highways Authority state 'the south-western side of the site is proposed to form the employment area with direct access from Claylands Avenue. Although it is sometimes desirable to prevent employment traffic from travelling through residential areas on amenity grounds, the Highways Authority is of the view this is unlikely to be a significant issue. The majority of commuting and commercial traffic to the employment area is likely to arrive from the A57 via Claylands Avenue arm of the A57/Shireoaks Common roundabout of from Gateford Avenue/Claylands Avenue junction. The	Services, facilities and homes are potentially accessible by cycle and by foot and by public transport. The planning permission proposes improvements to available bus services by routing buses through the site from Gateford Road to Claylands Avenue - a financial contribution will be required to support this provision. The site is	Gateford Conservation Area lies to the north of the site across the Gateford Road. 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*).	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	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																	number of goods vehicles is likely to be low given the employment area is E(g). Subject to detailed design arrangements NCC made no objections to the scheme. As consented	adjacent to the A57. The site is adjacent to Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.			
ELA A3 LAA 547	Sandy Lane Industrial Estate Vesuvius	Worksop	34.2	0 no vacant land available		Existing employment site EDNA: This is a mixed-use employment site with planning permission for up to 24,070 sq m of employment uses which is being built out. The site is in a good location with good access into	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 brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Ancient Woodland/LWS, railway line	Residential, Worksop Town FC, commercial uses	Residential, commercial, school and Sandy Lane	Shireoaks Road, Chesterfield Canal	Sandy Lane acts as spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. The site lies within 100m of the A57, and has good roundabout access onto the A57, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Sandy Lane. Worksop Railway Station is 1000m from the site. The site is within 100m of the A57. The site is within Worksop built-up area (settlement	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.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						Workso p town centre as well as to the strategi c road network .												nt boundary)). The site has the potential to be accessible by a range of employee s.			
ELA A4 LAA 548	Highgro unds Industri al Estate	Workso p	12. 5	0 no vacant land available	N/A	Adjoins an existing employ ment site Currentl y under constru ction. Retail and leisure uses	20/00745/R ES RM for four retail units, 82 bedroom hotel, and pub/restaur ant	Greenfield	N/A	A small part of the south ern area of the site lies within FZ2.	The south western part of the site lies within the Lime Combin e for Inset mineral s safegua rding zone.	The site lies within the settle ment bounda ry of Workso p	LWS/woodla nd	Sainsbur y's, petrol station, McDona lds, A57	Agricultu ral 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 Workso and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentiall y 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 Workso built-up area (settleme nt boundary)). The site has the potential to be accessible by a range of employee s.	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	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELA A5 LAA 550	Eastgate North	Workshop	6.01	0 no vacant land available	N/A	Existing employment site EDNA: The site is a small traditional employment area within close to proximity to central Workshop. The site supports a range of predominantly local businesses and provides an opportunity for further redevelopment. It is recommended that the Council encourage development for employment and related uses to ensure continued	N/A	Brownfield	N/A	The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Workshop	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), Workshop and the District.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Eastgate/Kilton Road adjoining the site and the site is within 450m of Workshop Railway Station. The site is within Workshop 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.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						commercial activity at the site.															
ELA A6 LAA 551	Eastgate South	Workshop	2.65	0 no vacant land available	N/A	Existing employment site EDNA: The site provides a mix of affordable, quality accommodation in a location close to central Workshop. The market indicates there is demand for such units from small local businesses. However the		Brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Workshop	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), Workshop and the District.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Eastgate/Kilton Road adjoining the site and the site is within 550m of Workshop Railway Station. The site is within Workshop built-up area (settlement	The southwestern corner of the site lies within Workshop 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	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						quality of accommodation and the site's environmental quality would benefit from improvement. Recommend the Council seek to protect the site for small scale employment and related uses while seeking to improve the quality of the site.												boundary). The site has the potential to be accessible by a range of employees.			
ELA A8 LAA 552	Retford Road East	Workshop	2.04	No vacant land available	Opp. To Extend existing units	Existing employment site EDNA: The site comprises a range of uses including a mix of uses. It is recommended	N/A	The site is brownfield	Grade 3	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Workshop	Chesterfield Canal/Local Wildlife Site	Commercial uses	Retford Road and residential	Manton sports club/playground 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 Workshop and the	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider	There are no national or local heritage designations nearby.	Chesterfield Canal LWS abuts the northern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment/commercial development.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						that no specific policy response is taken to this site.											wider strategic network.	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.			
ELA A9	Retford Road West/High Hoe Road	Worksop	2.54	No longer available. Now residential/commercial		Former empty site N/A	N/A	The site is brownfield	N/A	The site lies mostly within FZ1 and partly within FZ2	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Chesterfield Canal/Local Wildlife Site	Manton sports club/playing fields	Local shops, residential	Disused land	Access to the site is from a dedicated access from Retford Road which serves each business. Retford Road provides direct access to the A57 a major east-west route 1km to the south so has good accessibility to Worksop and the wider strategic network.	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider on/off road network) and by	Worksop Conservation Area abuts the northern boundary of the site. The northern part of the site falls within an archaeological zone.	Chesterfield Canal LWS abuts the northern boundary of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment/commercial development.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																		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.			
ELA A10 LAA 553	Manton Colliery	Worksop	34.7	1.31	N/A	Existing Empt site EDNA: This is a well-functioning single occupier site, with good connectivity. The site is fully built out and any further expansion depends on the	N/A	The site is brownfield	Grade 3	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	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	There are no national or local heritage designations nearby.	Manton Colliery LWS abuts the eastern boundary. Amenity open space abuts the western boundary.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment/commercial development.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						current occupiers. No specific policy response required.												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.			
ELA A11 LAA 554	Manton Wood	Worksop	57.2	0 no vacant land available	N/A	Existing Empt site EDNA: This is a high quality business park with excellent access to Worksop as well as the A57 and the A1. The site provides high quality business park accommodation and has high levels of	N/A	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Worksop	Railway line, pasture	Woodland	Woodland, A57, Local Wildlife Site	B6040	Access to Manton Wood West is via a dedicated spine road from the B6040 & acts as access for businesses. Feeder roads provide connections from smaller businesses. The B6040 provides access to the A57 200m from the site. Manton Wood East has direct access onto the A57 a major east-west route so the wider site has good accessibility to Worksop and the wider strategic network (the A1 is 1 mile from the site).	Services, facilities and homes are accessible by cycle and by foot. A bus service operates within Manton Wood West connecting to the wider network. The site is within 100m of Worksop built-up area (settlement boundary). The site has the	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.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						occupation. The site provides one of the District's main employment sites and should be protected for employment uses.												potential to be accessible by a range of employees.			
ELA A12a LAA 338 (Apleyhead)	Land off A57 Apleyhead	Workso p	188.5	118 (Apleyhead)	E(g), B2, B8	Part existing empty site, part agricultural land EDNA: This is a strategic employment site, which presents an opportunity to expand neighbouring industrial uses within an accessible location. As such, it is recomm	N/A	The site is greenfield and brownfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	The site is detached from the settlement boundary of Workso p but attached to another large employment site (Wilkos)	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 Workso p 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 Workso p and beyond along long distance routes such as	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	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

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						ended that some of the site could be identified for employment uses.											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.	potential to be accessible by a range of employees.			
ELA A13 LAA 096	Explore Steetley	Workso p	46.5	16.0	Uses associated with the current occupier	Existing empty site with 16Ha of land available for employment	02/07/00278 STEETLEY REGENERATION PHASE 1	The site is part brownfield/part greenfield	The site is identified as Grade 2 agricultural land	Land either side of Darfolds Dike lies within FZ3 and FZ2	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land, railway line	A619, former landfill/quarry	Former quarry/landfill	Explore Way acts as spine road & as access to the wider site directly from the A619. The site has direct roundabout access onto the A619, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 6 miles to the	Services, facilities and homes are potentially accessible by cycle but not by foot and bus. The site has limited potential to be	An area of archaeological interest lies to the north east of the site.	There are no national or local natural environment designations nearby.	The majority of the site is previously developed and has little intrinsic amenity value and is mostly occupied by employment development. Some parts of the site have been reclaimed from a former use and provide some amenity value.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																	west). Secondary access is via Steetley Lane which also connects to the A619.	accessible by a range of employees.			
ELA A14 LAA 556	Manton Wood Extension	Workso p	24.6	DHL in operation on part of the site. The remaining area will form phase 2 of the development. It now has pp (20/0048 2/RES). This area is currently vacant	0	Existing empty site	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	The site is now brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from the settlement boundary of Workso p	A57	Woodland	Woodland	Manton Colliery LWS	The new junction has been completed.	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.	Now partly developed.

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							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. 20/00482/RES permission granted for 12.53ha Phase 2 8.65ha August 2020															
ELA A15 LAA 557	Shireoaks Triangle	Shireoaks	10.3	0		Existing empty site EDNA: This site lies on the edge of Worksop's main employment area, which is focused along Claylands Avenue, and provides good	Site is fully operation. No vacant land available	Brownfield	Grade 3	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop	Shireoaks Common road	A57	Railway line	Coach Road	Coach Road acts as dedicated spine road & as access for businesses. Coach Crescent acts as a feeder road to part of the site. Coach Road provides direct access to Shireoaks Common and the A57 roundabout access 215m from the site. The site is adjacent to the A57, a major east-west route so has good accessibility to Worksop and the wider strategic	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	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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						access to the A57. It should therefore be considered an important employment location, which should be protected for continued employment uses.											network (the M1 is 10 miles to the west).	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.			
ELA A16, LAA 400	Shireoaks Common	Shireoaks	26	15.4		New employment site EDNA: This site lies on the edge of Worksop's main employment area, which is focused along Claylands Avenue, and provides good access to the A57. It should therefore be considered	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	The site is mostly greenfield. An Access road has been established off the A57.	Grade 3 agricultural land	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site adjoins new development at Shireoaks	Employment use	A57	Pasture, residential	Agricultural land, residential	The western side of the site is a 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	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	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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						red an important employment location, which should be protected for consented employment uses.	Expansion of St. Luke's Primary School (0.3 hectares)										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 the roundabout are underway.	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.			

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ELA A17 LAA 558	Randall Way	Retford	12	No vacant land without planning consent available		Existing empty site EDNA: Randall Way is a medium sized industrial estate that has received significant investment in recent years. There are two extant planning permissions that, if implemented, will intensify employment uses on-site. It is expected that this will be completed by 2019. This is an important employment location in Retford	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	Brownfield		The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Retford	Agricultural land	Pasture, sewage treatment works, employment land	Randall Way, residential	Agricultural land	Randall Park Way acts as spine road & as access for businesses. A separate access from Randall Way provides access to the Retford Enterprise Centre and other businesses. The site adjoins a residential area: Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Randall Way provides direct access to the A638, a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Randall Way. Retford Station is 2km from the site. The site is 250m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Sutton and Lound SSSI and Sutton and Lound LWS is within 500m of the northern boundary.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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						and it is recommended that the site is protected for employment use.															
ELA A18 LAA 559	Hallcroft Industrial Estate	Retford	10.2	0 No vacant land available	N/A	Existing empty site EDNA: This is a well-functioning local employment site which provides for the needs of Retford. It is recommended that this site is protected for employment uses.	N/A	Brownfield	N/A	The north eastern part of the site lies within FZ3 and FZ2.	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Sewage treatment works	Hallcroft Fishery & Caravan Park	School	Hallcroft Road/residential	Aurillac Way acts as spine road & as access for businesses. Mix of local non-commercial traffic from Hallcroft Road & HGVs does not constrain vehicle movements. Hallcroft Road provides access to the A638, a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Hallcroft Road. Retford Station is 2km from the site. The site is 850m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by 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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ELA A19 LAA 530	North of Sewage Works	Retford	2.66	2.66	Empty potential due to poor access	Vacant land adjoining an employment site EDNA: The site is not considered to be commercially attractive, on the basis that it is located behind the sewage works, and has no clear access. It should therefore not contribute to the employment land supply.	N/A	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 mineral safeguarding zone.	The site lies within the settlement boundary of Retford	SSSI/LWS	Hallcroft Fishery & Caravan Park	Sewage treatment works	Randall Way Industrial Estate	Access to the site is via Hallcroft Road, which narrows to single lane traffic after the Randall Way junction which may require upgrading to accommodate larger vehicles. Randall Way provides direct access to the A638 a major north-south route 850m to the south-west so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	Services, facilities and homes are potentially accessible by cycle, but not by foot - no footway exists along the northern stretch of Hallcroft Road. A bus service runs along Hallcroft Road. Retford Station is 2.5km from the site. The site is 850m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the northern boundary of the site.	The site has some amenity value being open grade 2 land

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ELA A20 LAA 133 LAA 134 LAA 454	Trinity Farm Land and Trinity Barn Fields	Retford	16.1	11.1	E(g), B2, B8	New employment site	15/00493/OUT 196 dwellings 11.11ha employment EDNA: This now forms part of the general employment supply	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 mineral 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	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

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																		accessible by a range of employees.			
ELA A21 LAA 409	Thrumpton Road South	Retford	3.1	Housing site fully developed. No land available		Existing empty site EDNA: As this site comprises newly developed housing and offices, it is recommended that this site is not included within the Council's employment land supply.	01/08/00182 - 76 dwellings, 3 B1 offices - housing completed	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a mineral 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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ELA A22 LAA 560	Thrumpton Goods Yard	Retford	1.87	Fully developed. No land available		Existing empty site	N/A	The site is brownfield		The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Employment use	Residential, commercial	Railway line	Disused land, residential	An east-west access crosses the site connecting Thrumpton Lane and the A638 London Road, a major north-south route so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the west/south). Mix of local non-commercial traffic & HGVs does not constrain vehicle movements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along London Road. Retford Station is 1km from the site. The site has direct access onto the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	A Grade II listed building abuts the eastern boundary. East Retford Conservation Area adjoins the eastern boundary. A non-designated heritage asset is situated with the south western corner of the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELA A23 LAA 561	Thrumpton Lane	Retford	1.44	Fully developed. No land available		Existing empty site EDNA: This is a well-established local employment site in the centre of Retford. Recommend the site is protected, and further losses of employment uses are resisted	16/00015/FUL	The site is brownfield		The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford	Commercial	Retail, commercial	Employment	Residential	Access to the site is directly from Thrumpton Lane which serves each business/unit separately. Thrumpton Lane provides access to the A638 London Road a major north-south route, within 300m to the north so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the west/south). Mix of local non-commercial traffic & HGVs does not constrain vehicle movements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along London Road. Retford Station is 1km from the site. The site is 300m from the A638. The site is within Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	A non designated heritage asset is centrally situated in the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELA A24 LAA 562	West Carr Industrial Estate - check whether to de-allocate - need vacancy rate/COU	Retford	9.4	Fully developed. No land available		Existing empty site	18/00694/FUL	The site is brownfield		The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Retford	Residential, vacant land	Railway line	Railway line	Railway line	West Carr Road acts as spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. West Carr Road provides access to the A620, a major east-west route 850m to the north so has good accessibility to Retford and the wider strategic 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 West Carr Road stopping within the site. Retford Station is 200m from the site via an underpass. 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.	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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ELA A25 LAA 314	North of Grove Road	Retford	6.6	6.6	N/A	Proposed empty site. Currently agricultural land. EDNA: Site considered as not commercially attractive for employment	N/A	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 mineral 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

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ELA A26 LAA 529	Land off the A638 Bellmoor/Trinity	Retford	13.5	6.29		Proposed employment site. Currently agricultural land. EDNA: This site forms part of the EDNA assessment for Trinity Farm. All sites are located in an accessible location close to established employment sites which are performing well and have seen recent expansion. This sites could potentially provide longer term develop	01/01/00194 01/04/00250/V extension of time These applications appear to have never been implemented. This suggests that there is no demand for the site.	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 mineral 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. 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	An area of archaeological interest covers the southern part of the site.	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the eastern boundary of the site.	The site has some amenity value being open, grade 2 land

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						ment prospects.												to be accessible by a range of employees.			
ELA A27	Blyth Road West	Harworth	22.5	Fully developed. No land available	N/A	Existing empty site. EDNA: This is a well-functioning, employment site, part of a wider industrial area in Harworth with good links to the A1(M). As such, it should be protected for continued employment uses.	N/A	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Harworth & Bircotes	Railway line	Blyth Road, employment use	Serlby Road, woodland, agricultural land	Agricultural land	Brunel Close acts as spine road & as access for businesses. Feeder roads provide connections to these. Brunel Close provides access to Blyth Road and the A1 M, a major strategic route 2.5km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road, with stops adjoining the site. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 2.5km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a	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.

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																		range of employees.			
ELA A28	Blyth Road South	Harworth	8.86	Fully developed. No land available. Now partly residential (Harworth House 94 units).		Existing empty site.	18/00195/P DN	The site is brownfield		The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Harworth & Bircotes	Serlby Road/Employment land	Agricultural land	Agricultural land	Blyth Road	Dedicated access road from Blyth Road provides access for businesses. Second access provides access from Serlby Road and appears to provide access to Haworth House (with permission for COU to residential). Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Blyth Road and Serlby Road provide access to the A1 M, a major strategic 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 300m from 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	An area of archaeological interest covers the site.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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						on for the change of use to residential development. Therefore no policy response is recommended.												range of employees.			
ELA A29	Blyth Road East	Harworth	11.8	3.0	E(g), B2, B8	Existing empty site. EDNA: A well-functioning industrial site in an established employment area, with an opportunity for expansion. As such, it is recommended that this site is protected for future employment uses.	16/01636/FUL 20/00841/FUL Extension of warehouse	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 through 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	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.

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																		area (settlement boundary). The site has potential to be accessible by a range of employees.			
ELA A30 LAA 430	Symmetry Park	Harworth	20.7	1 plot fully built out, Vacant land with RES Matters for 2 B8 units (16/01081/RES)		Existing empty site and new employment. EDNA: The site benefits from extant planning permissions to create a 76,095 sq m of employment uses. It is likely that this development will come forward during the plan period and therefore this should contribute to	Full site: 16/01081/RES Reserved Matters (Layout, Scale, Appearance and Landscaping) for the Erection of Three Industrial Units (Use Class B8) PP granted (17/00617/FUL) Construction of A Vehicle Showroom / Dealership (Sui-Generis Use)	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	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being partly open, farmed grade 3 land

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						meeting the District's employment land supply over this period.												to be accessible by a range of employees.			
ELA A31 LAA 172	South of Snape Lane	Harworth	81.1	69.9	E(g), B2, B8	New employment site currently under construction	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 Developments 1.13ha for non B use Outline PP granted until March 2027 RM Granted August 2021: 21/00734/RES Reserved Matters Application for the Approval of Appearance, Landscaping, Layout and Scale, including consideration of conditions 5 (highway phasing), 8 (pedestrian and cycle links), 10	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1	The northern part of the site lies within the Sherwood Sandstone Limited mineral safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	Employment, agricultural land	Woodland, Bawtry Road, agricultural land	Agricultural land	Blyth Road, quarry	Access to the site, as agreed through the planning permission for the site, will be via a new roundabout onto the A614 Bawtry Road midway between its junctions with Blyth Road and Snape Lane and a ghost island right turn lane on Blyth Road midway between its existing junctions with the A614 Bawtry Road and Snape Lane. The two junctions are to be linked by a spine road through the site. The site is 750m from the junction of the A1M a major strategic route so has good accessibility to the wider strategic network. Vehicles have no need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. As part of the planning permission the applicant will incorporate footpaths and off road cycling paths alongside the cross site link road to encourage access by sustainable transport. Footpaths will also be required to be completed along Blyth	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		The site has some amenity value being open, farmed grade 3 land

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							(management and maintenance of roads), 11 (master and phasing plan highways), 13 (drainage), 15 (drainage), 16 (ecological management plan), 18 (landscape strategy and management plan), 19 (landscaping), 20 (boundary treatment), 21 (archaeology), 22 (historic building monitoring), 23 (construction management plan), 24 (lighting scheme), 26 (sound attenuation), 27 (dust control), 30 (levels), 31 (air quality), 33 (bird and bat boxes), 34 (ECV points) for Phase 1A of Outline Permission 19/00866/VO for the											Road, Bawtry Road and Snape Lane at various points to allow for better connectivity to residential areas and existing employment areas. A bus service operates along Blyth Road and Bawtry Road. The developer will be expected to provide a financial contribution to enhance public transport services along these routes and potentially at an appropriate time along the cross site link road. The site adjoins Blyth Road and	al interest on this site, so the Archaeologist should be consulted.		

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						Demand for this site is considered to be very low due to the availability of LAA172 which has been granted outline pp up to March 2027.					safeguarding zone.						network (the A1 M is 1.1 miles to the south).	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.			
ELA A33 LAA 230	Snape Road	Harworth	0.9	0 Heavily wooded site.	N/A	Proposed empty site. EDNA The sites small size and constrained nature, along with considerable	N/A	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 mineral safeguarding zone.	The site adjoins the settlement boundary of Harworth & Bircotes	Former colliery site, development site	Agricultural land	Snape Lane, agricultural land	Serlby Road, agricultural land, employment uses	Access to the site could be via Snape Lane, a local road but this would need to be established. Snape Lane provides access to the A614 a strategic north-south route so has good accessibility to Harworth and the wider strategic network (the A1	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of	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 amenity value being woodland

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						development opportunities nearby, means it is less attractive to develop the site.											M is 1.5 miles to the south).	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.			
ELA A34 LAA 321	Main Street	Styrrup	24	24		Proposed empty site. Currently agricultural land. EDNA: The site is considered not to be commercially attractive given the distance	N/A	The site is greenfield	The site is identified as Grade 2 agricultural land	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Agricultural land, woodland, LWS	Quarry, LWS	Access to the site could be via Main Street, a local road but this would need to be established. Main Street provides access to the A634 a strategic east-west route so has good accessibility to local settlements Oldcotes and Blyth but the wider strategic network - the A1 M - is 4.3 miles to the south and requires vehicles passing through settlements.	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	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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						from major transport routes e.g. the A1											Harworth is about 2 miles to the north using local roads.	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.			
ELA A35 Part of LAA 091	Plumtree Estate	Harworth	33.5	5.5		Proposed empty site. Currently agricultural EDNA: There are other sites available in Harworth that are more attractive to the market (e.g. closer to the	N/A	The site is greenfield	Grade 3	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Harworth & Bircotes	A631	Agricultural land	Equestrian school	Agricultural land	Plumtree Road is a dedicated access and acts as spine road & as access for businesses. Feeder roads provide connections to these. Plumtree Road provides access to the A631 Tickhill Road and the A1 M, a major strategic route 4.7miles to the south so has good accessibility to the wider strategic network.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 100m from the site. The site adjoins A631 Tickhill	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, to the south of Harworth).												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.			
ELA A36 Part of LAA 091	Land at Bawtry Road	Harworth	33.5	33.5	E(g), B2, B8	Proposed empty site. Currently agricultural EDNA: There are other sites available in Harworth that are more attractive to the market (e.g. closer to the A1, to the	N/A	The site is greenfield	Grade 3	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	A631	Agricultural land	Agricultural land	Plumtree Industrial Estate	Access to the site could be via the A631, a strategic east-west route but this would need to be established. Has good accessibility to Harworth and Bawtry but the wider strategic network - the A1 M - is 4 miles to the south and requires vehicles passing through settlements.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 300m from the site. The site adjoins A631 Tickhill Road, a strategic	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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						south of Harworth).												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.			
ELA A37 LAA 532	Land north of Serlby Park Academy	Harworth	5.6	5.6		Proposed empty site. Currently agricultural EDNA: These greenfield sites provide an opportunity to expand Plumtre Farm Industrial Estate. However, there is considerable develop	N/A	The site is greenfield	The site is identified as Grade 3 agricultural land	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes	A631	Plumtre 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	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

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						ment underway at the more established employment area to the south east of Harworth. Therefore it is not considered that either of these sites should be allocated for employment uses at the present time.												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.			
ELA A37a	Alpine Business Park	Gamston Airport	12.5	3.0	E(g), B2, B8	Existing empty site Site assessed in EDNA: This is an established employment site with good levels of accessibility to	N/A	The site is Greenfield	Grade 2	The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	The site is detached from a settlement boundary	Gamston Airfield	Pasture, agricultural land	A1	Pasture, agricultural land	The site has two direct access points onto an unnamed local road which provides access onto the B6387. One access connects to the frontage of the site, the second to the rear. The B6387 provides access to the A1 0.5 miles from the site, although the A1 slip road is short which may lead to difficulties for large vehicles accelerating. The	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	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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						the A1. It is considered primarily to cater for local businesses and it is recommended that the site is protected for such uses.											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.	detached from a built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.			
ELA A38 LAA 537	South of Gamston Airport	Gamston Airport	3.7	3.7		Proposed empty site Submitted to the Council after EDNA 2019 was completed.	N/A	The site is greenfield	The majority of the site is identified as Grade 2 agricultural land, only the western part is Grade 3.	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Gamston Airfield	Road (Dover Bottom)	A1	Employment area, pasture	The site would be accessed via an unnamed local road which provides access onto the B6387, but access onto the site would need to be established. The B6387 provides access to the A1 0.5 miles from the site, although the A1 slip road is short which may lead to difficulties for large vehicles accelerating. The northbound carriageway involves crossing Twyford Bridge - single lane controlled by traffic lights - the bridge may have difficulties accommodating an increase in traffic to the northbound carriageway.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site adjoins the A1, a strategic north-south route. The site is detached from a built-up area (settlement boundary). The site has limited potential to be	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

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																		accessible by a range of employees.			
ELA A39	The Bungalow, Jockey Lane	Elkesley	2.1	Fully developed. No land available	N/A	Existing empty site EDNA: This is a single occupier site in a rural location. It is recommended that no specific policy response is taken and any future applications are treated on their merits.	N/A	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Jockey Lane	Agricultural land	Agricultural land	Residential	Direct access onto Jockey Lane, a local road which provides good access to the A1, about 0.5 miles to the west. Vehicles do not need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops within 100m of the site. The site adjoins Jockey Lane, a local road, providing access to the A1, a strategic north-south route, 1km from the site. The site has more limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.

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ELA A40 LAA 263 LAA 368 LAA 199	Markham Moor Roundabout	West Markham	17.4	17.4	E(g), B2, B8	Proposed empty sites. Currently agricultural land	N/A	A mix of brownfield and greenfield sites	Grade 2	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 A1, 0.5 miles from the site. The site has potential to be accessible by a range of employees.	See Heritage Site Assessment (July 2021): Bassetlaw Conservation Officer has objected to the allocation of sites due to the impact development would have on nearby heritage assets: Significance:	There are several Local Wildlife Sites in the area. One site contains a LWS (land south of Lincoln Road (A57)).	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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																			Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks. Medium potential for archaeology associated with both on this site.		
ELA A41 LAA 368	South of Markham Moor	West Markham	15.9	15.9	E(g) B2, B8	Proposed Empt site. Currently agricultural Site assessed in EDNA: This is a parcel of agricultural land, with good access to the A1 and the strategic road network. It is considered that the site is in a	N/A	Greenfield	Grade 3	FZ1	N/A	EDNA findings : The surrounding area is predominantly rural in nature, with residential units to the east and west, and a range of small commercial uses to the north. The site comprises a large parcel of flat agricultural	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	The site has good access from the A1	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/P REAPP, where strong objections were raised.	No constraints identified	The landscape is open in character. Whilst small scale, red brick buildings are located adjoining the roundabout and A1 (Travelodge Hotel, Services, residential buildings etc), there are no large industrial buildings. A large timber barn and small scale metal units adjoin the roundabout the the south.

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						commercially attractive location and could support future development for employment uses. However, it is further from the existing labour supply than other sites along the A1						land, and it is considered that it is a potentially attractive location for development for B2 or B8 uses. However, the site is located further away from the District's larger settlements and as such is less accessible to the existing labour supply					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.				
ELA A42 LAA 199	Great North Road	West Markham	12.3	12.3	E(g), B2, B8	Proposed Empt site. Currently agricultural EDNA: This is a parcel of agricultural land,	N/A	Greenfield	Grade 2	FZ1	N/A	EDNA: Great North Road is a large parcel of agricultural land, located near Markham Moor.	Agricultural land	Agricultural land	Industrial land	Agricultural land	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	Poor access to services and facilities	Site is in the setting of several Listed Buildings, including Markham Moor Hotel, Markham Moor House and the Milestone, all grade II. Conservation provided detailed		Prominent, open landscape. Development would have an adverse impact on the openness of the landscape.

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						with good access to the A1 and the strategic road network. It is considered that the site is in a commercially attractive location and could support future development for employment uses. However, it is further from the existing labour supply than other sites along the A1.						The site is bound to the north by agricultural land; to the east by agricultural land; to the south by a small industrial estate; and to the west by the A638 and agricultural land. The surrounding area is characterised by agricultural uses.					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.		comments on a preapp for this site, reference 17/00975/P REAPP (copy attached). Conservation objected to that proposal, based on the harm caused to the listed buildings' setting.		

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ELA A43 LAA 263	East of Markham Moor	West Markham	8.5	7.5 (reduced by LWS area)	E(g), B2, B8	Proposed Empt site. Currently agricultural	N/A	Greenfield	Grade 3	FZ1	N/A	EDNA: East of Markham Moor is a parcel of agricultural land, located in Markham Moor. The site is bound to the north by the A57; to the east by agricultural land; to the south by the A1; and to the east by a roundabout (where the A1 and A57 meet). The site benefits from frontage onto the A1 making it more prominent than	A57/Agricultural land	Agricultural land	A1/Agricultural land	Restaurant	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	Accessed from A57	Site is in the setting of several Listed Buildings, including Markham Moor Hotel, Markham Moor House and the Milestone, all grade II. Conservation provided detailed comments on a preapp for this site, reference 17/00975/P REAPP (copy attached). Conservation objected to that proposal, based on the harm caused to the listed buildings' setting.	The site contains a Local Wildlife Site (Ref. 2/433 'A herb-rich paddock with a calcareous bias')	The site is open in character with an elevated landscape.

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						supply than other sites along the A1.						other sites nearby					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.				
ELA A44	Ollerton Road	Tuxford	22.8	No vacant land. The site is fully occupied.		Existing empty site EDNA: This is a well-functioning established employment site, and the largest in the south of the District. It provides good quality local employment provision and should be protected for continued as such	N/A	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	EDNA: Ollerton Road comprises Walkers Industrial Estate; a large established employment site outside of Tuxford. The site is located to the west of Tuxford, in a predominantly rural area, and is bounded on all sides by agricultural land.	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 strategic east-west route and the A1, a major strategic route 1.0 mile to the east so has good accessibility to the wider strategic network, although vehicles pass through Tuxford village centre which has the potential to cause conflicts with other road users.	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 by a range of employees.	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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ELA A45	Ashvale Road	Tuxford	2.64	No vacant land. The site is fully occupied.	N/A	Existing empty site EDNA: The site is a well-functioning local employment site, and should be protected for such uses. The site is fully built out, and there are no opportunities for further development.	N/A	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a mineral 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.
ELA A46	Lodge Lane	Tuxford	8.49	No vacant land. The site is fully occupied.	N/A	Existing empty site EDNA: The site is a well-functioning local employment site, and should be protected for such	N/A	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a mineral 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	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	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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						uses. The site is fully built out, and there are no opportunities for further development.											pass residential areas.	site. The site has more limited potential to be accessible by a range of employees.			
ELA A47 LAA 038	Eastfield Nurseries	Tuxford	2.3	2.3	N/A	Proposed new employment site EDNA: The site is not considered commercially attractive due to its narrow access, and proximity to residential and holiday rental uses. On this basis, it is recommended that Eastfield Nurseries is not included within the employment	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 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 grassland and Grade 3 agricultural land.

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						land supply.															
ELA A48 LAA 032	Markham Road	Tuxford	1.7	1.7	N/A	Proposed new employment site EDNA: This site is not considered to be in a commercially attractive location. The site comprises a residential dwelling house, and there are no industrial uses within a close proximity to the site. Therefore, it is recommended that the site should not be included within the Council's employ	N/A	The site is part brownfield/part greenfield	The site is identified as Grade 2 agricultural land	The site lies within FZ1	The site does not lie within a mineral safeguarding zone.	Markham Road is a small parcel of land located on the northern edge of Tuxford. The site is bound to the north by agricultural land; to the east by the A1; to the south by Markham Road; and to the west by Eldon Street (B1164). The surrounding area comprises a mix of agricultural and residential uses. There are no industri	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. This is a predominantly residential 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. This is a predominantly residential area.

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						ment land supply.						al uses within a close proximity to the site									
ELA A49 LAA 223	Welbeck Colliery	Cuckney	29.6	19	E(g), B2, B8	Former employment site with planning permission for new employment	15/01037/FUL Hybrid Planning Application Seeking (a) Full Planning Permission for Alterations to Existing Site Access Points: Extensions and Alterations to Existing Internal Spine Roads; Car Parking Area for Use in Connection With the Previously Approved Country Park; Creation of Development Platforms. (b) Change of Use of Part of Site for Open Storage (Use Class B8); and Associated Infrastructure and Outline Planning Permission for Offices (Use Class B1a), Employment	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	Welbeck Colliery is a vacant colliery located to the north of the village of Meden Vale on the southern edge of the District. There are no industrial uses within a close proximity to the site.	Woodland	Woodland, agricultural land, LWS	Residential, sports pitches	Agricultural land, woodland	NCC Highways Authority foresee no predicted traffic capacity issues with the development. A new spine road will be constructed within the site to link up Elkesley Road in Meden Vale (south) with the existing A616 site access (north). Elkesley Road would serve the residential, the Country Park and 1.1ha of B1/B2/B8 and 0.49ha of B8. The rest of the development would be served via the existing A616. The industrial roads are intended to remain private, the residential roads would be adopted. The M1 is 10 miles to the west but vehicles would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and foot. NCC Highways advise that the development should be served by a new or extended bus service which is likely to require an initial bus subsidy. The site has good access to the M1, 10 miles from the site. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Elkesley Hill Colliery Village LWS adjoins the south eastern corner of the site.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by a former colliery.

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							Uses (Use Classes B1b/c, B2 and B8), Residential Development (Use Class C3) and Ancillary Retail and Food/Drink Uses (Use Classes A1 and A3) and Associated Works.															
ELA A50 LAA 045	Holme House Farm	Carlton in Lindrick	20.3	20.3	N/A	Proposed empty site	N/A	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 mineral 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.	

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						employment uses or included within the Council's employment land supply.															
ELA A51	Firbeck Colliery	Costhorpe	23	0 Not available. 100% residential site	E(g), B2, B8	Former empty site. EDNA: The Lawn Road Industrial Estate provides a reasonable local industrial estate. The land to the north is currently underused and it is recommended that the Council allow flexible uses on the site in order to encourage its redevelopment.	The site is allocated within Carlton in Lindrick Neighbourhood Plan for housing use. 19/01137/RES Reserved Matters Application for the Approval of Appearance, Landscaping, Layout and Scale Following the Granting of Hybrid Application 15/01457/FUL to Erect 400 Dwellings Former Firbeck Colliery Doncaster Road Costhorpe Nottinghamshire	The site is brownfield		The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of 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	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 100m of the site on Lawn Road. The A1 M is 5 miles to the east via the A634. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby. Various non-designated heritage assets on the site, also adjacent to Langold Park unregistered park & garden. Conservation made comments on the hybrid scheme 15/01457/FUL	Costhorpe Industrial Estate LWS covers the underused/vacant land on site.	It is not agricultural land, and the site is previously developed. The site has some intrinsic amenity value being partly LWS.

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																	<p>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. 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</p>				

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																	>3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.				
ELA A52	Harrison Drive	Langold	0.52	No longer available. Fully built	N/A	Existing employment site	18/01181/FUL Erect 4 Light Industrial Buildings (B1) Land At Industrial Estate Harrison Drive Langold Nottinghamshire	The site is brownfield	N/A	The site lies within FZ1	The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Langold	Residential	Residential	Residential	Play area	Dedicated access onto Harrison Drive, shared with residential properties, which connects to the A60 a strategic north-south route. The A60/A634 provide access to the A1 4 miles to the east but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 250m of the site on Doncaster Road. The A1 M is 4 miles to the east via the A60/A634. The site has the potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELA A53	Hundred Acre Lane	Countryside	2.67	No vacant land available	N/A	Existing employment site	N/A	The site is brownfield	N/A	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	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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						that no policy response is required.												north via the B6045. The site has more limited potential to be accessible by a range of employees.			
ELA A54	Misson Mill	Misson	3.22	1 NB. The site has been allocated for housing in Misson Neighbourhood Plan. Its suitability for employment uses would need careful consideration if the site becomes residential	E(g), B2, B8	Existing employment site EDNA: The site offers a mix of industrial units, although the units and general environment would benefit from improvement. Further intensification of the site would require a significant investment; however the location is not	32/10/0001 1 Removal of existing spoil mounds, re-grade on site and re-use on site and redistribute soil on site.	The site is brownfield	N/A	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.

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						considered to be particularly commercially attractive. As such, no policy response is recommended.															
ELA A55 LAA 057	Station Road	Ranskill	2.22	1.92	N/A	Proposed empty site EDNA: The site is not considered in a commercially attractive location and the access is very poor. As such, it is recommended that this site is not included within the Council's employment land supply.	N/A	The site is greenfield	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.

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ELA A56	Access Road	Ranskill	11	No vacant land available	N/A	Existing empty site EDNA: This is a fully built out local industrial site used mostly for open storage. It is recommended that no specific policy response is required.	N/A	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.
ELA A57 LAA 334	Bridge Bungalow	Ranskill	2.4	2.4	N/A	Proposed empty site EDNA: As the site is located in a predominantly residential area, it is recommended that the site is not included within the Council'		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	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.

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						s employment land supply.												to be accessible by a range of employees.			
ELA A58 LAA 271	South of Ashdown Way	Misterton	4.9	4.9	N/A	Proposed new employment site EDNA: The site is located at the rear of the existing residential area. It lacks prominence and access is poor. It is therefore not considered an attractive location for employment uses and it is recommended that the site is not included within the Council's employment	N/A	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.

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						land supply.															
ELA A59 LAA 434	Fox Covert Lane	Misterton	1.1	1.1	N/A	Proposed employment site EDNA: It is considered that these sites are not commercially attractive due to their location, and as such, they should not be included within the employment land supply.		The sites are greenfield	Grade 3 agricultural land	The northern part of the western site is within FZ2 and the eastern site is within FZ2	The site does not lie within a minerals safeguarding zone.	The eastern site is within Misterton settlement boundary, the western site adjoins the boundary.	Eastern - agricultural land, western - employment use	Eastern - residential, western - employment use	Eastern - agricultural land, western - Fox Covert Lane	Eastern - railway line, western - residential	Access to the eastern site would be via Bramley Way, a local residential road which could limit accessibility. This would need to be established. Access to the western site would be via Fox Covert Lane, a local road and this would need to be established. The A1 M is 13 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 500m from the site. The A1 M is 13 miles to the west via rural roads. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The eastern site has some amenity value being open Grade 3 agricultural land, and the western site has some value as open farmed Grade 3 agricultural land.
ELA A60	Old Misterton Works	Misterton	5.19	0	N/A	Existing empty site fully occupied EDNA: A local industrial estate in a rural location which provides provision for		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.	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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						predominantly local businesses. Recommend continued use of the site for such uses.												The site has more limited potential to be accessible by a range of employees.			
ELA A61	Beckingham Ship Yard	Beckingham	8.75	-	N/A	Existing empty site fully occupied EDNA: This is a dual occupier site, in a rural location. Continued use or development depends on the current occupiers. Recommend no specific policy response.		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.

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ELA A62 LAA 048	Top Pasture Lane	North Wheatley	2.5	2.5	N/A	Proposed employment site EDNA: Due to the location and access constraints of this site it is recommended that it is not suitable for employment uses and that the site is not included within the employment land supply	N/A	The site is greenfield	The site is identified as Grade 3 agricultural land	The site is within FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Agricultural land	Pasture	Access to the site would be via Top Pasture Lane a narrow single track lane. This would need to be significantly upgraded and access provided into the site. The A1 is 11 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 is 11 miles to the west. The site has limited potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	There are no national or local natural environment designations nearby.	The site has some amenity value being open Grade 3 agricultural land.
ELA A63 LAA 240	North of Sturton	Sturton Le Steeple	42.1	42.1	N/A	Proposed employment site EDNA: This site is not considered to be commercially attractive location	N/A	The site is greenfield	The site is identified as Grade 3 agricultural land	The eastern part of the site is within FZ2	The site does not lie within a minerals safeguarding zone.	The site adjoins Sturton Le Steeple settlement boundary	Former power station	Agricultural land	Residential	Agricultural	Access to the site would be via South Road within the Power Station site or via Gainsborough Road, but this would need to be established. The A1 is 11 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 260m of the site. The A1 is 11 miles	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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						and as such should not be included within the employment land supply.												to the west. The site has potential to be accessible by a range of employees.			
ELA A64	RMB Clarborough Hill	Clarborough	1.00	0 No vacant land available	N/A	Existing Empt site EDNA: This is a single occupier site not in employment use with no opportunity for redevelopment, and therefore, no specific policy response is recommended.	N/A	Brownfield	N/A	The site is in FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	Clarborough Hill (A620) road	Agricultural land	Agricultural land	Hill Top Farm	Direct access onto A620, a main road in the District providing connection to the town of Retford as well as access to the A1, 8 miles to the west via local roads and passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle or by Existing foot, however it is a large distance to walk on foot. Public transport is available into the settlement of Clarborough. The A620 has a direct access to the site. The A1 is 8 miles to the west. The site has limited potential to be accessible by a range of	There are no national or local heritage designations nearby.	Site is in Nitrate Vulnerable Zones 2017 Designations (England).	DPZ Mid Nots Farmlands

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ELA A65	Headon Camp	Headon	3.86	0 No vacant land available	N/A	Existing empty site EDNA: Recommend the Council take a flexible approach to uses to bring the site into a more active use.	17/00973/CDM Application for the Continued Use of the Existing Industrial Site and Buildings for the Production of a Range of Wood Fuel Products and for the Importation and Processing of Wastes to Produce a Range of Recovered Fuel Products (Decision: Withdrawn 18/2/18)	Brownfield	N/A	The site is in FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural land	Agricultural land	Lady Wells Lane	Agricultural land	Access to the site would be via Lady Wells Lane, a narrow double track lane. This would need to be significantly upgraded and improves access provided into the site. The A57 is five miles to the South but would involve passing residential areas and town centres on small underdeveloped roads. The A638 is also 6 miles to the West of the site, this again can only be reached by country lanes and under developed roads. So significant improvements would be needed.	Services, facilities and homes are accessible by cycle but are not accessible by Existing foot paths. Public transport is available into the settlement of Headon. The site has limited potential to be accessible by a range of employees.	The entire site is a non-designated local heritage site.	There is an unregistered Parks and Gardens site called Headon Hall near by. As well as Trent and Belvoir Vales character area.	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.
ELA A66 LAA 241	Treswell Road	Rampton	14.3	14.3	N/A	Proposed empty site EDNA: The site is not located within a commercially attractive location, and therefore, the site	N/A	Greenfield	The site is identified as Grade 3 agricultural land	The site is in FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	2 residential dwellings alongside Rampton Road. On the North West corner of the site, it is being bordered by Laneham Road	Treswell Road with 2 dwellings on the opposite side of it.	Dirt road that leads to 3 farm dwellings and attached agricultural land.	Agricultural land	Access to the site could be via Treswell Road, a local road but would need to be upgraded to accommodate commercial vehicles. The dirt track on the South side of the road would need to be upgraded majorly. Access could potentially also be via Laneham road as well. The A57 is 7	Services, facilities and homes are potentially accessible by cycle and by foot if infrastructure is provided. Bus stops are within 260m of the site.	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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						should not be included within the employment land supply.											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.	The A57 is 7 miles to the South. The site has potential to be accessible by a range of employees.			
ELA A67 LAA 234	Retford Road	Woodbeck	26.1	26.1	N/A	Proposed empty site EDNA: The site is not located within a commercially attractive location, and therefore, the site should not be included within the employment land supply.		Greenfield	The site is identified as Grade 3 agricultural land	Site is in FZ1	The site does not lie within a mineral safeguarding zone.	Site is on the East side of Woodbeck, directly next to the settlement.	Retford Road/pasture	Laneham Raod	Private access dirt road to hospital	The settlement of Woodbeck with some green areas as well as residential dwellings.	Access to the site could be via Retford Road on the North, or Laneham Road on the East, however these accesses would have to be created. On the NE side of the site there is a very busy junction where some of the oncoming vehicles have low visibility. The site is 4 miles from the A57 and 7 miles from the A1 via local and town roads.	Services, facilities and homes are potentially accessible by cycle and by foot if infrastructure is provided. Bus stops are within 260m of the site. The A57 is 4 miles to the South. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby.	Existing LWS on the NE side of the site with mature deciduous woodland with a valuable ground flora.	The site has some amenity value being open Grade 3 agricultural land. It is also in the Trent and Belvoir Vales character area.

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ELA A68 LAA 369	High Marnham Power Station	Marnham	158.9	60Ha	E(g), B2, B8 energy generating uses	Formerly a Power station which provided large scale jobs to the area	5.5ha National Grid switching station 19/00818/F UL- Erect Storage Building (Class B8) with Associated Weigh Bridge 17/00057/F UL - Proposed Electricity Transformer and Associated Works at the Switchyard to enable Connection of the New Electricity Link to the JG Pears Site, Low Marnham	Brownfield	The site is identified as Grade 3 agricultural land	The East side of the site is in FZ2, the rest of the site is in FZ1.	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary	Agricultural Land	River Trent	Hallowgate Lane	Country lane	The size of the site has the potential to generate a significant amount of movements. Any proposal should firstly consider the movement of goods by rail and water. The site otherwise offers very little in terms of sustainable transport opportunities. Notwithstanding the above, the movement of goods by road is likely to remain the primary choice. The routing of HGVs north may be preferable being the shortest distance to a high standard road (A57). This would likely require a weight-limit as there are likely to be a number of businesses that would limit the effectiveness of individual routing agreements. The site is served from the C2 which is of a similar standard both north and south of the power station with similar deficiencies in either direction.	Services, facilities and homes are not accessible by cycle or by Existing footpaths as they are too far out from the nearest facilities in High Marnham. Public transport is not available near the site. The site is only 3 miles from the A57 to the North of the site. The A1 is 10 miles South to the site with access provided by country roads through the existing small rural settlements which lead to the site. The site	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 archaeological interest on the site. The LWSs of Marnham Railway Yard and Fledborough to Harby Dismantled Railway are also bordering the Northern part of the boundary.	The site is located in the Trent and Belvoir Vales character area.

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						energy generation uses and associated employment generating uses on the site. As energy generation is a priority of the Council and the landowner is seeking to regenerate a large vacant brownfield site, consideration could be given to the potential to deliver employment generating uses relating to energy											Preventing HGVs from travelling through Grassthorne 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	has potential to be accessible 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.			

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						production.											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.				
ELA A69 LAA	Lound Hall	Lound	2.00	0 No vacant land available	N/A	Proposed employment EDNA: On the basis of its location, and current use, the site should not be included within the Council's employment land supply.	N/A	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 not available near the site. The A1 is 2 miles North to the site	Grade II listed building called Lound Hall is near by site boundary.	There is an unregistered park called Haughton Park that is in very close proximity to the site boundaries. LWS site of Bevercotes Colliery Site close to site boundaries.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

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																		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.			
ELA A70 LAA 453	Morton Hill Farm	Morton	132.1	122.1	E(g), B2, B8	Submitted at LP consultation in 2019 HEDNA 2020: higher value sector investment opportunities at the garden village will be supported by traditional units and flexible modern workspaces and offices. Focus away from	N/A	Greenfield	Grade 3	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	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 unregistered park that is also designated as a LWS.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

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						strategic B8												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.			
ELA A72 LAA 455	Upper Morton Grange (Upper Morton Site)	Morton	188	178	E(g), B2, B8	Proposed empty site. Submitted at LP consultation 2019 HEDNA 2020: higher value sector investment opportunities at the garden village will be supported by traditional units and flexible	N/A	Greenfield	The site is identified as Grade 3 agricultural land	Site is in FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	Agricultural land	A1 and some of Mansfield Road	A1	Agricultural land	There is an existing access into the site via Mansfield Road which then leads to the country road that goes through the majority of the site on East side. The NW side of the site is on the side of Mansfield Road and does not have direct access built to it.	Services, facilities and homes are not accessible by cycle or by Existing footpaths as they are too far out from the nearest facilities in Ranby and Worksop. Public transport is not available near the site. The A1 is right next to the site however	There are no national or local heritage designations nearby.	The NE part of the site is of archaeological interest. The site is directly opposite Apleyhead Wood which is a LWS. This site also has some ancient woodland on it.	Site is in the Sherwood Character area. And is grade 3 agricultural land.

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						modern workspaces and offices. Focus away from strategic B8												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.			
ELA A73 LAA 456	Land north of Coalpit Lane	Elkesley	17.7	17.7	E(g), B2, B8	Proposed empty site. Submitted at LP consultation March 2019. The landowner has confirmed that the site is available for new employment related uses.	N/A	Greenfield	Grade 3	FZ1		Detached from settlement	A1 and agricultural land	Agricultural land	Agricultural Land and Elkesley village	Agricultural land	The site is now bisected by the A1 Jockey Lane junction improvement where it links Elkesley to the A1 southbound carriageway. The suitability of pedestrian and cycle links into Elkesley and surrounding area will need to be considered. The junctions into the site must be designed in accordance with the Design Manual for Roads and Bridges. A contribution is likely to be	The site adjoins the A1 and Coalpit Lane	No conservation concerns	There are no statutory international or national nature designations within 500m of the site and no local designations within 100m of the site.	Gently sloping from south to north. Prominent views from the A1

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																	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 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.				
ELA A74 LAA 468 LAA 469 LAA 535	Blyth Road, Workso p, including: Carlton Forest Sandpit	Workso p	33.8	13.4, 10.6 and 7.8	E(g), B2, B8	Existing empty site and proposed extension. 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	Greenfield	The site is identified as Grade 3 agricultural land	The site is in FZ1	The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary.	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	LAA469 and LAA468 Carlton Forest: 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,	Services, facilities and homes are not accessible by cycle or by Existing footpaths as they are too far out from the	Carlton Forest Farm, a non-designated heritage asset is opposite the Eastern site boundary.	LWS called Carlton Forest Sandpits border the site on the NW site boundary. The site is also in close proximity to ancient woodland on both	Site is in the Sherwood Character area. And is grade 3 agricultural land.

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							<p>Park, Innovative Data Centre and Ancillary Storage Use, Access and Junction Improvements, Landscaping and Sustainable Urban Drainage Infrastructure </p> <p>21/00867/RES Reserved Matters Application for the Approval of Appearance, Landscaping, Layout and Scale to Erect Commercial Units Following Outline Application 15/01477/OUT</p> <p>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</p>											<p>so there could be a heavier flow of traffic in and out from the site.</p> <p>LAA535 Carlton Forest Sandpit: The Highway Authority has strong reservations with respect the suitability of this site for further development. Whilst the site has previously received consent for 3,125sq.m of employment uses, the quarrying activity that was ongoing at the time and the associated lorry movements were expected to finish prior to the commencement of the proposed development and the site access arrangement were to be improved. However, the site access arrangements would remain substandard due to the available width from Blyth Road along the existing driveway. Blyth Road lacks footways, segregated cycling facilities, and lacks street lighting at a point where the speed-limited is derestricted (60mph).</p>	<p>nearest facilities in Thievesdale and Worksop. Public transport is available near the site as there is a bus stop directly outside the Eastern site boundary. The site is well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees. Though the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.</p>		<p>Western and Eastern sides. There is also a morsel of land that is archeological interest.</p>	

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							Distribution) Units										For the Highway Authority to be able to support such a proposal, a Transport Assessment would be required that demonstrates that safe and suitable access arrangements can be provided from Blyth Road and that appropriate pedestrian and cycling links can be provided to the main Worksop conurbation and to high quality public transport. It would be most appropriate for the site to be integrated with Draft Bassetlaw Local Plan allocation reference EES07 and or HS1 and EM005, and for the site to share associated infrastructure so the site does not become an isolated enclave that would likely encourage movement by private car.				
ELA A75	Station Street	Misterton	2.54	2.54	N/A	Agricultural land	N/A	Greenfield	The site is identified as	Entire site is in FZ2.	The site does not lie within a	The site is on the edge of	Sandown Boarding Cattery	A161 Station Street	Agricultural land	Agricultural land	There is an existing access into the site via Station Street	Services, facilities and homes	No conservation concerns	No environmental concerns	Not relevant

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LAA 228									Grade 3 agricultural land		minerals safeguarding zone.	the settlement and adjoins a Cattery on the North side.					which then leads into the site from the East. The access would need updating but the road seems to be in good condition.	are easily accessible by cycle or by Existing footpaths as they close to Misterton's facilities. Public transport is available near the site however it is not directly around the site. The site appears to be well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees. Though the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.			

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ELA A76	Infield Lane	North Leverton	1.49	0 No vacant land available	N/A	Existing empty site PP for B1, B2, B8 granted Feb 2018	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 Granted Feb 2018	Brownfield	The site is identified as Grade 3 agricultural land	Site is in FZ1	The site does not lie within a minerals safeguarding zone.	Site is on the edge of the settlement and can only be accessed by Infield Lane. It is away from most housing in the village of North Leverton.	Infield Avenue and agricultural land	Agricultural land	Agricultural land	Agricultural land	There is an existing access into the site via Infield Avenue which then leads into the site from the North. The access and road would need upgrading do allow for heavier flow of traffic.	Services, facilities and homes are easily accessible by cycle or by Existing footpaths as they close to North Leverton's facilities. Public transport is available near the site however it is not directly around the site. The site appears to be well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees and has planning permission for B1, B2 and B8 uses. Though	No conservation concerns	No environmental concerns	Not relevant

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
																		the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.			
ELA A77	JG Pears	Low Marnham	8.06	No Land available	E(g), B2	Existing empty site Fully operational	30/11/00005 - Biomass fuelled combined heat and power plant, auxiliary boilers, product silos, new offices, revised trailer and car parking, associated facilities (including turbine hall, condensers and 50m chimney) and internal circulation roads 20/00817/FUL PP Granted for Erection of 3 Modular Buildings	Brownfield	The site is identified as Grade 2 agricultural land	Entire site is in FZ2.	The site does not lie within a minerals safeguarding zone.	Site is on the edge of the settlement and can only be accessed by a network of country lanes.	Agricultural Land	Agricultural Land	Farm-Agricultural Land	Country lane and agricultural land	There is an existing access into the site via a network of country roads which then leads into the site from the North West. The access would need updating but the road seems to be in good condition.	Services, facilities and homes are not close by to the site. The site appears to be relatively well connected to the existing road networks. The site has a broad range of opportunity to be accessible by a range of employees and has existing employment on site. Though the surrounding infrastructure should be upgraded	No conservation concerns	Fully operational	Fully operational

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																		to allow more modes of sustainable transport.			
ELA A78 LAA 527 (Forms part of LAA 368)	South of Markham Moor	West Markham	13.82	13.8	E(g), B2, B8	Proposed Empt site. Currently agricultural Forms part of LAA 368 Site assessed in EDNA: This is a parcel of agricultural land, with good access to the A1 and the strategic road network. It is considered that the site is in a commercially attractive location and could support future develop	N/A	Greenfield	Grade 3	FZ1	N/A	EDNA findings : The surrounding area is predominantly rural in nature, with residential units to the east and west, and a range of small commercial uses to the north. The site comprises a large parcel of flat agricultural land, and it is considered that it is a potentially attractive location for development	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.	The site has good access from the A1	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/P REAPP, where strong objections were raised. BDC Conservation has indicated that a reduction in the size of the site would still not be supported due to the likely adverse impact on heritage assets.	No constraints identified	The landscape is open in character. Whilst small scale, red brick buildings are located adjoining the roundabout and A1 (Travelodge Hotel, Services, residential buildings etc), there are no large industrial buildings. A large timber barn and small scale metal units adjoin the roundabout the south.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						ment for employment uses. However, it is further from the existing labour supply than other sites along the A1						for B2 or B8 uses. However, the site is located further away from the District's larger settlements and as such is less accessible to the existing labour supply					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.				
ELA A78 LAA 528 (Forms part of LAA 368)	South of Markham Moor	West Markham	6.85	6.85	E(g), B2, B8	Proposed Empt site. Currently agricultural Forms part of LAA 368 Site assessed in EDNA: This is a parcel of agricultural land, with good access to the A1 and the strategic road network	N/A	Greenfield	Grade 3	FZ1	N/A	EDNA findings : The surrounding area is predominantly rural in nature, with residential units to the east and west, and a range of small commercial uses to the north. The site comprises a large parcel of flat	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.	The site has good access from the A1	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/P REAPP, where strong objections were raised.	No constraints identified	The landscape is open in character. Whilst small scale, red brick buildings are located adjoining the roundabout and A1 (Travelodge Hotel, Services, residential buildings etc), there are no large industrial buildings. A large timber barn and small scale metal units adjoin the roundabout to the south.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
						. It is considered that the site is in a commercially attractive location and could support future development for employment uses. However, it is further from the existing labour supply than other sites along the A1						agricultural land, and it is considered that it is a potentially attractive location for development for B2 or B8 uses. However, the site is located further away from the District's larger settlements and as such is less accessible to the existing labour supply					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.		BDC Conservation has indicated that a reduction in the size of the site would still not be supported due to the likely adverse impact on heritage assets.		
ELA A79 LAA 473	Cottam Power Station	Cottam	335	Approx. 100 Ha	B2, B8	The site formerly operated as a power station. It provided large scale jobs to the	N/A	Brownfield	N/A	FZ3	The areas where Pulverised Fuel Ash (PFA) had been deposited, the North and South	Approximately 1Km from Rampton village and 2 Km from Treswell village	Countryside	River Trent	Countryside	Countryside/Rampton	The best route to/from the site (Outgang Lane, Cottam Road, Rampton Road, Laneham Road, A57) is predicted to experience a relatively small increase in traffic. It is difficult to see how the rest could be effectively dealt	Poor access to services and facilities.	There are important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as	This site contains a small portion of a Local Wildlife Site (Cottam Wetlands). This area would not be suitable for development.	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.

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						local area.					Lagoons, were unlikely to be suitable or stable for development. These sites are also subject to restoration and aftercare conditions as agreed and monitored by the County Council as the Waste Planning Authority and so any allocation or planned development would need to consider these.						with through the villages without bypassing them due to land constraints. There are also likely to be a number of junctions requiring improvement. That would be prohibitively expensive requiring land and nothing to improve the site's sustainability credentials. A comprehensive Transport Assessment and Travel Plan would be required if the site is taken forward. All proposals must be agreed with the Local Highways Authority		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. High potential for unjustifiable loss in the area of the Scheduled Monument. Remaining area has a relatively low potential for total or partial loss of as yet unknown archaeological remains.		

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELA A 80 LAA 432	Gamston Airport	Gamston	175.2 Bunker's Hill to south is 11.46	175.2 Bunker's Hill to south is 11.46	E(g), B2, B8	Airport with employment uses on site	Granted pp 25/10/2021 20/01518/FUL Change Of Use Of Hangars 6-11 For Use As A New Safety & Assurance Centre For Connected & Automated Mobility Solutions Including Vehicle Testing Facility, Workshop And Vehicle Storage, Continued Use Of The Existing Tower Building As B1 Office Space, Use Of The Runway For External Vehicle Testing (Alongside The Existing Aviation Use), Resurfacing And Extension Of The Existing Perimeter Road To Form A Continuous Test Track Loop And Associated Hardstandin	Brownfield	Part Grade 3	FZ1	N/A	Gamston is located 500 metres from the airfield	Countryside	Country side	Employment	Countryside	A TA may reveal a greater traffic impact at the Moorgate, Arlington Way, London Road junction complex without a reasonable/affordable prospect of mitigation should the Ordsall site make it into the plan. A link road through the site between the B6387 Ollerton Road and the C45 Ollerton Road/Brick Yard Lane would provide an alternative route between Ordsall and Ollerton to help reduce the impact on Goosemoor bridge and through Eaton. However, I would be concerned with respect the likely increase in traffic through Gamston village. The link road should perhaps extend to the A638 Great North Road so Goosemoor	The site has poor access to services and facilities.	No Heritage Conservation concerns Archaeological impacts - no site specific information provided, however there is potential for total or partial loss of as yet unknown archaeological remains. - 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.	There are two Local Wildlife Sites that are adjacent to Gamston Airfield: Gamston Airport Scrub and Grassland (LWS 5/358) and Brick Yard Ponds (LWS 5/1239). If a full application were to be submitted, it would be expected that the submitted documents to demonstrate how the nature conservation value of the LWS would be maintained during and post-construction.	The site is elevated above the A1 to the north. It is a relatively flat site, screened by mature hedegrows to all sides.

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
							g And Construction Works, Erect Winch Room and Screened External Plan Enclosure										<p>Bridge, Eaton, Gamston, and Old Ordsall Village could be avoided. This would mean crossing the River Idle, but may also alleviate some concerns with respect traffic to and from the south associated with the proposed Ordsall allocation.</p> <p>The A1 Twyford Bridge junction would likely require improvement similar to that identified through the Bevercotes Colliery application.</p> <p>Lorry routing would need to be considered particularly through Gamston, Ordsall, and Ollerton and the implications of banding lorries travelling through these locations.</p>				

Site Ref	Site Address	Settlement	Size (ha)	Developable area	Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF	ALC	Flood Zone	MSA	Relationship with nearest settlement	North	East	South	West	Highways impact (Red=Responses)	Accessibility	Heritage (Red=Responses)	Natural Environment	Landscape/character/topography
ELA A81 Beverco tes	Former Beverco tes Colliery	Beverco tes	73.1	TBC	E(g), B2, B8	PP for employment	09/05/0000 2 Redevelopm ent of site for storage and distribution use	Brownfiel d	N/A	The south ern bound ary is locate d in Flood zone 3	Former colliery site	Isolate d locatio n	Countrysid e	Country side	River/w ood and/cou ntryside	Countrysi de	The site has been vacant since the closure of the colliery in the early 1990s. Part of the site is a nature reserve. Due to its former use the site is contaminated. This could be remediated if the site was developed. introducing housing on this site would require additional highways work. At the moment the extant planning permission being entirely for a commercial use would see a majority of traffic head for the A1 and be catered for by the new junction improvements that have been secured through the existing planning consent. However, housing would introduce traffic movements to the west, with Bothamsall village being particularly constrained, where a by-pass may be necessary to access the A614 (see yellow box). This could also impact on Ollerton	Isolated location	Potential for archaeology on site. Further assessments should be undertaken through the planning application process.	Part of the site is in Floodzones 2 and 3. The site is designated as a Local Wildlife Site. Without appropriate mitigation, developme nt has the potential to result in the loss of the LWS. However, an Environmen tal Statement submitted with the planning application indicates: "The ES shows that all significant environmen tal mitigation can be designed and implemente d through detailed mitigation schemes which are to be submitted to the Bassetlaw District Council (BDC)." At the time of	This is a relatively flat site which is screened from the highway by dense woodland.

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																	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.			approval of the planning application (May 2013), Natural England was satisfied that impact on biodiversity could be appropriately mitigated. It was subsequently approved by the Council.	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
ELA A1 LAA 546	Claylands Avenue	Worsop	63.6	2.38	E(g), B2, B8	Existing employment site. Site assessed in EDNA	N/A	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	Vacant land located within an industrial estate. Potential for contamination. No adverse effect on amenity.	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	Yes	No site specific comments received regarding this site	No site specific comments received regarding this site	No site specific comments received regarding this site	No site specific comments received regarding this site	No site specific comments received regarding this site	The site forms part of a large industrial estate. No requirement to allocate.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
															on the needs of the business/ owner.							
ELA A2 LAA 428	Gateford Common	Worksop	17.6	4.5	E(g), B2, B8	Site assessed in EDNA	14/00213/OUT Mixed Use Development of Residential (up to 380 units) and Commercial (up to 19,000 sqm) of B1 (a) Office. Vehicular Access from Gateford Road, Gateford Toll Bar & Claylands Avenue 4.5ha is approx area identified	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 abut the site which	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 being promoted for office use. The EDNA identifies that the market for office use in Worksop is not strong and is unlikely to be attractive at this scale.	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	Yes	No site specific comments received regarding this site	No site specific comments received regarding this site	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	No site specific comments received regarding this site	No site specific comments received regarding this site	The site has planning consent for housing and employment. Development has commenced on the housing element of the scheme. No employment policy response, the site should respond to the demand

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
							on masterplan for B1			could be affected by noise, odour and light levels.					Avenue to the south.				mitigation strategy.			s of the market
ELA A3 LAA 547	Sandy Lane Industrial Estate (Veruvisus)	Worksop	34.2	-		Existing employment site Site assessed in EDNA	ETC02/11/00199/R - 5500sqm Asda (0.55ha), 20,980sqm industrial (2.09ha), 3090sqm hybrid (0.30ha) - total 11.08 +	The development will deliver new infrastructure (highway improvements).	The site will deliver new employment in Worksop	Redevelopment of former employment site. New development provides an opportunity	An established employment site with a 100m frontage to the A57. Area is generally in good condition	A relatively flat irregular shaped site. Landscaping varies by plot. Space for manoeuvring/serVICING & parking	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	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided	Yes	No specific site related comments received.	No site specific comments received regarding this site	No site specific comments received regarding this site	No site specific comments received regarding this site	No site specific comments received regarding this site	The site has planning consent and is partly complete. No requirement to allocate.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
							community land to north			to improve amenity through the incorporation of green infrastructure.	on. Residential properties about the site which could be affected by noise, odour and light levels.	is provided for each business on plot.		planning permissions for change of use and investment indicate demand for employment and commercial uses in this location. Site actively managed and units marketed.	to the site.								
ELA A4 LAA 548	High grounds Industrial Estate	Worsop	12.5	-		Existing empty site. Site assessed in EDNA No land available	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	The site has planning consent and is partly complete. It is now being developed for retail and leisure uses.	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
ELA A5 LAA 550	Eastgate North	Worsop	6.01	-		Site assessed in EDNA					An established local employment site comprising medium and small scale units for local businesses. Mixed quality area, some units would benefit from investment. Residential properties about the site which could be affected by noise, odour	A relatively flat irregular shaped site that appears to have been developed on an adhoc basis. Limited landscaping. Circulation across the site is not possible without using Eastgate and Carlton Phoenix Industrial Estate has poor internal circulation, limited parking leading to on street	Yes	An established site with a reasonable profile locally. Low vacancy rate. Good critical mass of national and local medium and small sized B-Class businesses and some commercial uses benefitting from the location of Eastgate South to the south. Vacant units actively marketed.	No known constraints that could render redevelopment of units/plots unviable, although remediation may be required should redevelopment rather than change of use be sought. Depending on the re-use access improvements may be sought.	Yes	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											and light levels.	parking with potential conflict with larger vehicles manoeuvring/servicing businesses.											
ELA A6 LAA 551	Eastgate South	Worsop	2.65	-		Site assessed in EDNA					An established local employment site comprising medium and small scale units for local businesses. Mixed quality area, some units would	A relatively flat irregular shaped site. Limited landscaping. Circulation across the site is not possible Kilton Road. Limited space for servicing, manoeuvring	Yes	An established site with a reasonable profile locally. Low vacancy rate. Rents are low in the small scale units in the west of the site so the site is popular for local and emerging businesses. Good critical mass of local medium and small sized B-Class businesses benefitting from the location of Eastgate North to the north. Vacant units actively marketed.	No known constraints that could render redevelopment of units/plots unviable, although remediation may be required should redevelopment rather than change of use be sought.	Yes	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											benefit from investment. Residential properties about the site which could be affected by noise, odour and light levels.	and parking particularly in the west of the site, leading to ad hoc parking and potential conflict between users.											
ELA A7	Canal Road North and South	Worksop			N/A	Site assessed in EDNA	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	Included as a proposed housing allocation in Worksop DPD	N/A	N/A	N/A	Existing employment site. Included as a proposed housing allocation in Worksop DPD	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
ELA A8 LAA 552	Retford Road East	Worsop	2.04	-	N/A	Site assessed in EDNA	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.
ELA A9	Retford Road West	Worsop	2.54	No longer available	N/A	Site assessed in EDNA	Vacant land now has PP for residential and a restaurant. Under construction	N/A	N/A	N/A	An established local employment site comprising good quality offices and medium scale units for local businesses.	A relatively flat regular shaped site with landscaping and trees along the frontage and boundaries and within the site. Space	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	Yes	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
										ses. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.		for manoeuvring/servicing & parking is provided for each business on plot.			remediation may be required should redevelopment rather than change of use be sought.							
ELA A10 LAA 553	Man ton Colliery	Wor ksop	3 4. 7	1.31 0	N/A	Site assessed in EDNA	N/A	N/A	N/A	N/A	An established employment site comprising one major national occupier and other commercial uses for	An irregular shaped site sloping south-north with significant landscaping belts and trees along the eastern	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	Yes	N/A	N/A	N/A	N/A	N/A	Existng employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
ELA A11 LAA 554	Manton Wood	Worsop	57.2	-	N/A	Site assessed in EDNA	N/A	N/A	N/A	N/A	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	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	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
												A57 and incorporates SUDs on its northern boundary. Significant space for manoeuvring/serVICING & parking is provided within the site.											
ELA A12a LAA 338 (Apleyhead)	Land off A57 Apleyhead	Worsop	188.5	118	E(g), 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.	Apleyhead is adjacent to an established employment area.		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	Yes	No site specific comments	No site specific comments	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	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	No site specific comments	Apleyhead could be suitable. It provides an opportunity for a regional logistics hub (as evidenced by Bassetlaw A1 Logistics Assessment)	

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastructure - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable ?	Market signals	Development opportunities	Developable	NCC Minerals comments	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
															d 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.					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.	submitted, we would expect the applicant to demonstrate how the nature conservation interest of the LWS would be maintained during and post-construction.		(August 2021).

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
ELA A12b LAA 555	Land off A57	Workeston	69.5	-	E(g), 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.	Wilkos is an established employment site comprising a distribution centre for a major national Area is generally in excellent condition.		Yes	A high profile site with a frontage to the A57	Existing employment site	Yes	No comments	No comments	No comments	No comments	No comments	Existing employment site. Consider for protection in the Local Plan.
ELA A13 LAA 096	Explore Steetley	Workeston	46.5	16.0	Use associated with the current occupier	EDNA: This is a well-functioning single occupier site, with good connectivity.	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	Parts of the site are identified as having the potential for contamination and landfill, which			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 investment indicate a demand for the expansion of this	No known constraints that could render development of the site unviable, particularly for the ongoing use by the existing occupier although contamination/landfill issues	Yes	N/A	N/A	N/A	N/A	N/A	Suitable for allocation for employment. The site is an existing employment site with vacant land available for extension

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									neighbourhoods however.	would need to be investigated.				business in this location.	would need to be fully considered and mitigated.							n (16Ha).
ELA A14 LAA 556	A57 South, Manton	Worsop	24.6	0	N/A	In operation	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 19/0033	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	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
							HGV Parking, Associated Warehousing Plant and Infrastructure - PENDING for 12.53ha Phase 2 8.65ha, Phase 3 2.08ha																
ELA A15 LAA 557	Shireoaks Triangle	Shireoaks	10.3	-	N/A	Site assessed in EDNA	N/A	N/A	N/A	N/A	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	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	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
												is provided for each business on plot.		actively managed and units marketed.								
ELA A16 LAA 400	Shireoaks Common	Shireoaks	26	15.4	E(g), B2, B8	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.	The site does not involve the loss of infrastructure.	N/A	No known amenity issues have been identified.	Mix of residential, employment, and countryside	Vacant site	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	N/A	N/A	N/A	N/A	N/A	Suitable for allocation for employment. The site has planning consent for employment. An access has been completed onto the A57. The rest of the site is currently vacant.

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							Luke's Primary School (0.3 hectares)																
ELA A17 LAA 558	Randall Way	Retford	1.2	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 business	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	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											es. Area is generally in good condition. Residential properties in close proximity to the site which could be affected by noise, odour and light levels.												
ELA A18 LAA 559	Hallcroft Industrial Estate	Retford	10.2	-		Site assessed in EDNA					An established employment site comprising a range of local small and medium sized businesses.	A flat regular shaped site with limited landscaping. Space for manoeuvring/servicing is sufficient but there is a high	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	Yes	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											Area is generally in good condition. Residential properties and a school abut the site which could be affected by noise, odour and light levels.	level of on street parking which has the potential to cause conflict with other users particularly HGVs.			site, although remediation may be required should redevelopment rather than change of use be sought.								
ELA A19 LAA 530	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			No - approx 50% of the site lies in FZ3, access is limited for larger vehicles, contamination may need to be	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	No	N/A	N/A	N/A	N/A	N/A	Not suitable due to highway and flood risk constraints.	

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										l, which would need to be investigated .			addressed and the site is adjacent to a SSSI - this may restrict the amount and type of development on site.		development would not be viable.							
ELA A20 LAA 133 LAA 134 LAA 454	Trinity Farm and Trinity Barn Fields	Retford	18.1	11.11	E(g), B2, B8	Site assessed in EDNA	15/00493/OUT 196 dwellings 11.11ha employment Approx 2.7ha is considered by the site promoter to be available for employment use, with the remainder for employment generating use	The site does not involve the loss of infrastructure.	Greenfield site.	No known amenity issues have been identified.	Residential, employment, agriculture	Agriculture	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	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	N/A	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	N/A	N/A	Part of the site has outline planning consent for employment. Consider for allocation in the Local Plan as part of a mixed use (residential and employment) site at

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															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.		provisions should be given weight as a material consideration. In the Daft 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		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.				Trinity Farm

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																	<p>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,</p>						

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																	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.					
ELA A21	Thrumpton Road South	Retford	12.4	0 Now residential	N/A	Site assessed in EDNA	01/08/00 182 - 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			No - the site has planning permission for residential use and 3 B1 office buildings which has been	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	No known constraints that could render redevelopment of units/plots unviable, as infrastructure	No - the site has mostly been developed for residential use. The permission includes	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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										on and landfill, which would need to be investigated.			implemented. This indicates that there may not be the demand for employment uses in this location.	sufficient to allocate.	ure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	3 office buildings which have yet to be built this indicates that there may not be the demand for employment uses in this location.						
ELA A22 LAA 560	Thrumpton Goods Yard	Retford	1.87	-	N/A	Site assessed in EDNA					An established employment site comprising a range of local medium sized businesses. Area is generally in good condition. Residential property	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.	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	Yes	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											ies about the site which could be affected by noise, odour and light levels.	Space for manoeuvring/serVICING & parking is provided for each business on plot.			ment rather than change of use be sought.								
ELA A23 LAA 561	Thrumpton Lane	Retford	1.44	-	N/A	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	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 manoeu	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	Yes	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											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.	ving/servicing & parking is provided for each business on plot.			change of use be sought.								
ELA A24 LAA 562	West Carr Industrial Estate - check whether to de-allocate -	Retford	9.4	-	N/A	Site assessed in EDNA	N/A	N/A	Brownfield	N/A	An established employment site comprising local small and medium sized businesses. Area is	A flat irregular shaped site with some tree planting within the site and along the boundaries. Space for	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.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the	Yes	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.	

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	vacancy rate /COU										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.	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.		Opportunities exist for intensification and redevelopment which could have a positive impact on the immediate environment.	site, although remediation may be required should redevelopment rather than change of use be sought.								
ELA A25 LAA 314	North of Grove Road	Retford	6.6	6.6	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	Greenfield site. There are other vacant brownfield sites available in more accessible locations.	No known amenity issues have been identified.	Agriculture	Agriculture	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	No	N/A	N/A	N/A	N/A	N/A	Not suitable. The site is located in a rural area / within an untested	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
															the general market.							d employment location
ELA A 26 LAA 529	Land off the A638	Retford	6.29	-	N/A	Planning permission	01/01/00194 01/07/00285/R Erect building as vehicle auction centre including storage and distribution of vehicles and construct new access ACCESS (RESUBMISSION OF P.A 01/06/32) Land At Bellmoor , Great North Road, Retford	The site does not involve the loss of infrastructure.	Greenfield site	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	N/A	N/A	N/A	N/A	N/A	A large part of the site is located within floodzone 3 (highest flood risk area). As such, development would be contrary to the NPPF which states: 'All plans should apply a sequential, risk-based approach to the location of development – taking into

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																						account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.' There is a significant amount of employment land available in Bassetlaw. As such, the site

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																						is considered unsuitable for development.	
ELA A27 LAA 563	Blyth Road West	Harroworth	22.5	-	N/A	Site assessed in EDNA			N/A		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	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	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment. No land available for new employment.

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											storage in the west of the site.											
ELA A28 LAA 564	Blyth Road South	Harworth	8.86	-		Site assessed in EDNA	18/00195/PDN change of use from employment to residential	The site does not involve the loss of infrastructure.	N/A	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	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. Consider	N/A	N/A	N/A	N/A	N/A	Existing employment site. No land available for allocation.

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											of the site.					ed preferable to leave the site to the market.						
ELA A29 LAA 565	Blyth Road East	Harworth	11.8	4.26		Site assessed in EDNA	16/01636/FUL Proposed Erection of Commercial Buildings and the Change of Use to Create (B8) Truck and Van Hire Facility Plot A8 Land East Of Blyth Road And South West Of Snape Lane Harworth	The site does not involve the loss of infrastructure.	N/A	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	N/A	N/A	N/A	N/A	N/A	Existing employment site. Vacant units available.

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ELA A30 LAA 430	Symmetry Park	Harworth	21.95	9.85		Site assessed in EDNA	17/00617/FUL Construction of A Vehicle Showroom / Dealership (Sui-Generis Use); with Vehicle Storage, Valet, And Display Areas; A Two Storey Showroom Building, Offices And Workshop; Together with Car Parking, And other Associated Works Plot 3 Land East Of A1 Slip Road	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	N/A	N/A	N/A	N/A	N/A	The site is suitable for allocation for employment uses. Whilst part of the site is developed (employment use), there is vacant land available for allocation.

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							And West Of Blyth Road Blyth															
ELA A31 LAA 172	South of Snape Lane	Harworth	80.9	23.5	E(g), B2, B8	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	N/A	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.	N/A	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	Suitable for allocation for employment uses. The site has planning permission for employment and development has recently commenced.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																	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					

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																	dust and noise and consider potential phasing of development so to reduce any potential land use conflict.					
ELA A32 LAA 320	Snap Lane	Harworth	41.3	E(g), B2, B8	Site assessed in EDNA	N/A	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.	Rural	Rural	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,	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation. The site is in a countryside location, and there are several large scale sites with planning permission

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																it is considered that this site should be excluded from the employment land supply at this time.						
ELA A33 LAA 172	Snappe Road	Harworth	0.9	-	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure, but would involve the loss of established woodland.	Greenfield	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Rural	Rural	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	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	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	N/A	N/A	N/A	N/A	N/A	Not suitable due to the adverse effect development would have on the woodland.

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													support access provision .		development.	permission for a site of this size in this location, it is considered that this site should be excluded from the employment land supply.							
ELA A34 LAA 321	Main Street	Styrrup	24	24	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	Greenfield	No known amenity issues have been identified.	Rural	Rural	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	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	N/A	N/A	N/A	N/A	N/A	Not suitable due to rural location and availability of vacant employment land within the area.	

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															employment development.	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.						
ELA A35 LAA 091	Plumtree Estate	Harworth	9.08	-		Site assessed in EDNA					An established local employment site comprising a mix of local medium and small sized businesses.	A flat triangular shaped site with some tree planting and grass along its frontage to Tickhill Road. Space for manoeuvre	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	N/A	N/A	N/A	N/A	N/A	Existing employment site. No vacant land available.

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											Area is generally in good condition.	Wiring/servicing & parking is provided for each business on plot.											
ELA A36 LAA 091	Land at Bawtry Road	Harworth	33.5	E(g), B2, B8		Site assessed in EDNA		The site does not involve the loss of infrastructure.	Greenfield site which could impact on the delivery of employment on vacant brownfield land if taken forward.	No known amenity issues have been identified.	Industrial/rural	Rural	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,	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation. There is a significant amount of vacant land available for employment in Harworth. This is a greenfield site which could impact on the delivery of employment on vacant brownfi	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																it is considered that this site should be excluded from the employment land supply at this time.						eld land if taken forward .
ELA A37 LAA 532	Land at Tickhill Road	Harworth	5.5	5.5	E(g), B2, B8	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	N/A	A school abuts the site which could be affected by noise, odour and light levels.	Employment and residential	Countryside adjoining employment	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 this location may not be as commercially attractive as other	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	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation. There is a significant amount of vacant land available for employment in Harworth. This is a greenfield site which could impact on the delivery of

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
														locations which are being actively marketed and that have planning permissions for development in place.		development in this location, it is considered that this site should be excluded from the employment land supply at this time.						employment on vacant brownfield land if taken forward.
ELA A37a LAA 566	Alpine Business Park	Gamston Airport	12.5	3.0	E(g), B2, B8	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	N/A	The A1 abuts the site which could affect future amenity (by noise, odour and light levels) of future occupiers of	An established employment site comprising a mix of uses including open storage of materials, a scrapyards, timber yard and	A flat irregular shaped site with some tree planting and grass along its boundaries particularly along the A1. Space for manoeuvring/servicing & parking	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	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation. There is a significant amount of vacant land available for employment in more accessible location

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										the site.	uses relating to motor vehicles . Area is generally in reasonable condition.	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.				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.								s of the district.
ELA A38 LAA 537	South of Gamston Airport	Gamston Airport	3.8	3.8	E(g), B2, B8	Call for Sites	N/A	The site does not involve the loss of infrastructure.	N/A	The A1 abuts the site which could affect future amenity (by noise, odour and	Employment and countryside	Employment	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	Start-up costs would be reasonable with access, drainage and utilities required, and traffic modelling which may affect	No - given the amount of land available as part of an established employment site and/or with	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation. The site adjoins an established employment area, which is		

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
										light levels) of future occupiers of the site.				Twyford Bridge which may not be acceptable.	the viability of employment development in this location.	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.						in mixed condition with vacancies which indicate that there may not be the demand for employment uses in this location .
ELA A39 LAA 282	The Bungallow, Jockey Lane	Elkesley	2.1	-	N/A	Site assessed in EDNA					An established employment site comprising a	A flat triangular shaped site with some tree planting and	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	No known constraints that could render redevelopment of units/plot	No - the site is small scale, detached from a settlement and	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation. The site is small scale,

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											small scrapyard and is used for the open storage of materials. Area is generally in reasonable condition.	grass along its boundaries. Space for manoeuvring/ servicing & parking is provided on site.		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.	unsuitable, as infrastructure and highways provided to the site.	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.							detached from a settlement and contains one local business.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
ELA A40 LAA 199 LAA 263 LAA 368	Markham Moor Roundabout	West Markham	17.4	-	N/A	Site assessed in EDNA - site different to that in EDNA	N/A	No loss of infrastructure	N/A	N/A	The site comprises a number of parcels of land around the new junction. The surrounding area is predominantly agricultural; however, there are a range of uses on the site itself. To the south west, there is a Travelodge, Shell Garage, retail stores and a	There are a number of parcels of land which could support intensification of use and could therefore potentially support employment development. The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distributi	Whilst the sites could potentially be suitable for allocation based on their access to the A1, heritage constraints are considered to render the sites unsuitable. BDC Conservation has indicated that all sites at Markham Moor are unsuitable for allocation due to the adverse impact development would	It is considered that the commercial attractiveness of the sites is more limited than other sites along the A1.	No known constraints that could render development of site unviable, as infrastructure and highways provided to the site.	Potentially developable	N/A	N/A	N/A	N/A	N/A	N/A	Considered unsuitable for allocation due to the adverse impact development would have on the setting of several heritage assets. The location is also considered less attractive to the market than other available sites on the A1.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
												employment uses at the site and so any development would constitute a standalone development within the existing piecemeal development pattern (as opposed to an expansion of an established site). For these reasons the site is considered to constitute a less											

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
												commercially attractive proposition than other sites along the A1.											
ELA A41 LAA 368	South of Marham Moor	West Marham	15.8	15.8	E(g), B2, B8	Site assessed in EDNA	N/A	N/A	Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	Agricultural land which provides visual amenity.	The site comprises a parcel of land adjacent to the new junction. The surrounding area is predominantly agricultural; however, there are a range of uses in the surrounding area. To the south west, there is	The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distribution uses. However, the size of the site limits the development opportunities to smaller scale develop	Whilst the location may be potentially suitable, there are a number of constraints. The site is considered less commercially attractive than some other vacant sites along the A1. Development would also have an	EDNA: The site is considered less commercially attractive than some other vacant sites along the A1.	No known constraints that could render development of site unviable	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 would be less attractive to the market	N/A	N/A	BDC Conservation has objected to the allocation of this site due to the adverse impact development would have on the setting of heritage assets (see Heritage Assessment). No site specific information. Further information required in the form of initial desk based heritage assessment with	N/A	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	Considered unsuitable for allocation due to the adverse impact development would have on the setting of several heritage assets. The location is also considered less attractive to the market than other available sites	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
										a Travelodge, Shell Garage, retail stores and a truck stop. To the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a	ments which would be more limited in their appeal. There are currently no employment uses at the site and so any development would constitute a standalone development within the existing piecemeal development pattern (as opposed to an expansion of an	adverse effect on the setting of heritage assets (as identified in Part 1 of the LAA site assessment).				and therefore, less likely to come forward.			possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		from the site being made to any watercourse, other than a designated main river.	on the A1.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
											McDonalds and agricultural land.	established site). For these reasons the site is considered to constitute a less commercially attractive proposition than other sites along the A1.										
ELA A42 LAA 199	Great North Road	West Markham	12.3	12.3	E(g), B2, B8	Site assessed in EDNA	N/A	N/A	Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	Agricultural land which provides visual amenity.	The site comprises a parcel of land adjacent to the new junction. The surrounding area is predominantly agricultural; however, there	The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distribution uses. However, the size	Whilst the location may be potentially suitable, there are a number of constraints. The site is considered less commercially attractive than	EDNA: The site is considered less commercially attractive than some other vacant sites along the A1.	No known constraints that could render development of site unviable		N/A	N/A	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	N/A	The site lies just outside the Board's district but within the catchment. The Board's consent will be	Considered unsuitable for allocation due to the adverse impact development would have on the setting of several heritage assets and on

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
										are a range of uses in the surrounding area. To the south west, there is a Travelodge, Shell Garage, retail stores and a truck stop. To the north west there is a restaurant, residential units and industrial units (including a local industrial	of the site limits the development opportunities to smaller scale developments which would be more limited in their appeal. There are currently no employment uses at the site and so any development would constitute a standalone development within the	some other vacant sites along the A1. Development would also have an adverse effect on the setting of heritage assets (as identified in Part 1 of the LAA site assessment).								determine appropriate archaeological mitigation strategy.		required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.	the open landscape. The location is also considered less attractive to the market than other available sites on the A1.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
ELA A43 LAA 263	East of Marham Moor	West Marham	8.5	7.5	E(g), B2, B8	Site assessed in EDNA	N/A	N/A	Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	Agricultural land which provides visual amenity.	The site comprises a parcel of land adjacent to the new junction. The surrounding area is predominantly agricultural; however, there are a range of uses in the surrounding area. To the southwest, there is a Travelodge, Shell Garage, retail stores and a	The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distribution uses. However, the size of the site limits the development opportunities to smaller scale developments which would be more limited in their appeal. There	Whilst the location may be potentially suitable, there are a number of constraints. The site is considered less commercially attractive than some other vacant sites along the A1. Development would also have an adverse effect on the setting of heritage assets (as	EDNA: The site is considered less commercially attractive than some other vacant sites along the A1.	No known constraints that could render development of site unviable		N/A	N/A	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.	N/A	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,	Considered unsuitable for allocation due to the adverse impact development would have on the setting of heritage assets. The location is also considered less attractive to the market than other vacant sites on the A1.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
										truck stop. To the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.	are currently no employment uses at the site and so any development would constitute a standalone development within the existing piecemeal development pattern (as opposed to an expansion of an established site). For these reasons the site is considered to constitute	identified in Part 1 of the LAA site assessment.										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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
												less commercially attractive proposition than other sites along the A1.											
ELA A44 LAA 567	Ollerton Road	Tuxford	22.8	-	N/A	Site assessed in EDNA	N/A	No land available	No land available	No land available	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	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 crange 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	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment site. No vacant land available.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
											quality environment, whereas the eastern side has a lower quality with a mix of units.											
ELA A45 LAA 568	Ashvale Road	Tuxford	2.64	-	N/A	Site assessed in EDNA	N/A	No land available	No land available	No land available	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	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,	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	N/A	N/A	N/A	N/A	N/A	Existing employment site. No vacant land available.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
											condition.	with additional parking on plot.										
ELA A46 LAA 569	Lodge Lane	Tuxford	8.49	-	N/A	Site assessed in EDNA	N/A	No land available	No land available	No land available	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	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	N/A	N/A	N/A	N/A	N/A	Existing employment site. No vacant land available.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
												other users.										
ELA A47 LAA 038	Eastfield Nurseries	Tuxford	2.66	-	N/A	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.	Greenfield site.	A mobile home park and caravan park abuts the site which could be affected by noise, odour and light levels.	Predominantly rural and residential	Residential and tourism.	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	N/A	N/A	N/A	N/A	N/A	Not suitable for employment. The site is in a rural location surrounded by predominantly residential/visitor accommodation 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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																appears to have an implemented planning permission for a camp site which would mean the site would not be available for employment use.						
ELA A48 LAA 032	Markham Road	Tuxford	1.7	-	N/A	Site assessed in EDNA		The site does not involve the loss of infrastructure.	Residential site. Loss of a dwelling.	The site is identified as having the potential for contamination and landfill, which would	Predominantly rural and residential	Residential	No - the site is in a predominantly residential/countryside location, some distance from other B Class development. The site is within	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 employee	No - the site has a low profile in a predominantly residential/countryside location. Given the amount of land available as part of an	N/A	N/A	N/A	N/A	N/A	Not suitable for employment. The site is in a rural and residential location

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
										need to be investigated . Residential uses adjoin the site which could be affected by noise, odour and light levels.			the Tuxford Conservation Area and adjoins residential properties which could affect the scale and type of development.		S, drainage and utilities upgrades, site clearance, remediation which may adversely impact upon the viability of employment development in this location.	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.							

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
ELA A49 LAA 223	Welbeck Colliery	Cuckney	29.6	19	E(g), B2, B8	Site assessed in EDNA	15/01037/FUL	The site does not involve the loss of infrastructure.	Development would deliver regeneration to a vacant former colliery site	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.	Rural and residential	Former colliery site	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 and/or start up units.	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.	N/A	N/A	N/A	N/A	N/A	Suitable for allocation. The site has planning permission for employment uses.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
ELA A50 LAA 045	Holme House Farm	Carlton in Lindrick	20.3	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	Greenfield site within a rural setting. Could impact on the delivery of brownfield development in more accessible locations.	No known amenity issues have been identified.	Rural	Rural	No - the site is in a countryside location, is partly covered by a LWS and TPO designation, is less accessible than other sites.	A low profile site in a countryside/residential location which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to provide for access to Owday Road, drainage and utilities connections and mitigation of natural environment features which may adversely impact upon the viability of employment development in this location.	No - the site has a low profile in a countryside location. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs envisaged it is considered this site would not be as	N/A	N/A	N/A	N/A	N/A	Not suitable for employment. The site is in a rural location	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																commercially attractive as other sites in the locality.						
ELA A51 LAA 463	Firbeck Colliery	Costhorpe	23	7.76	E(g), 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	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	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	N/A	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.	N/A	N/A	Not available for employment. Now 100% residential (pp for 400 dwellings).

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
											part of the site is used as open storage and the northern part of the site is vacant and derelict.				for housing in the Neighbourhood Plan		WCS10 in the Nottinghamshire and Nottingham Waste Core Strategy.					
ELA A52	Harrison Drive	Langold	0.52	-	N/A	Site assessed in EDNA	18/01181/FUL Erect 4 Light Industrial Buildings (B1) Land At Industrial Estate Harrison Drive Langold Nottinghamshire	N/A	Brownfield	N/A	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	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 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	N/A	N/A	N/A	N/A	N/A	New employment site now complete

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
											small-scale expansion to the frontage. Area is generally in good condition.											
ELA A53 LAA 570	Hundred Acre Lane	Rural	2.67	-	N/A	Site assessed in EDNA	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	Existing employment site no vacant land available
ELA A54 LAA 464	Misson Mill	Misson	3.22	1	E(g), B2, B8	Site assessed in EDNA	N/A	The site does not involve	Opportunity for redevelopment	The site is identified as	An established local employment	A flat regular shaped site. Space	The site is located within floodzone	An established local employment site accommodating a mix of small/medium local	High start-up costs anticipated to redevelopment		This proposed site allocation for employment land lies within the MSA/MCA for	No comments	Misson Conservation Area is within 100m of	No comments	The site adjoins waterc	Existing employment site. Potential

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
								the loss of infrastructure.		having the potential for contamination and landfill, which would need to be investigated.	ment 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.	for manoeuvring/serVICING within the site and parking provided for each unit.	e 2. A sequential test and exceptions test would be required to determine if the site is suitable for employment.	businesses. Site actively managed and marketed. High vacancy rate.	the site including upgrading access, drainage and utilities, site clearance and remediation.		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.		the eastern boundary. 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.		courses maintained by the Isle of Axholme and North Nottinghamshire Water Level Management Board	l for expansion subject to the outcome of a sequential test and exceptions test relating to flood risk. The site is allocated in Misson Neighbourhood Plan for residential use. Availability and suitability is therefore unknown.

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ELA A 55 LAA 057	Station Road	Ranskill	2.22	2.22	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	N/A	Residential uses adjoin the site which could be affected by noise, odour and light levels.	Rural	Rural	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	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.
ELA A56 LAA 571	Access Road	Ranskill	11	11	N/A	Site assessed in EDNA	N/A			The site is identified as having the potential for contamination	An established local employment site comprising a mix of open storage areas	A flat regular shaped site. Unstructured internal circulation space means manoeuvring/serVICING	No - the site is in a countryside location, and is less accessible than other sites and mostly	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	No - given the amount of land available as part of an established employment site and/or						Not suitable for allocation due to the rural location and availability of employment

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										and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	interused 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.	within the site can be difficult. Unstructured parking provided for each unit.	accommodates open storage.		provided to the site.	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.							sites in other, more accessible locations.
ELA A57 LAA 334	Bridge Bungalow	Ranskill	2.4	-	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.		The site is identified as having the potential for contamination			No - the site is in a countryside location, some distance from B Class develop	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,	No - given the amount of land available as part of an established employment						Not suitable for allocation due to the rural location and availability of	

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										mination and landfill, which would need to be investigated.			ment and is less accessible than other sites.		provide for drainage and utilities and remediation and site clearance which may adversely impact upon the viability of employment development in this location.	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.						employment sites in other, more accessible locations.
ELA A58 LAA 271	South of Ashdown Way	Misterton	4.9	4.9	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.		Residential uses adjoin the site which could be affected by noise, odour and			No the site is in a predominantly residential area within a village setting, is some distance from B	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	No						Not suitable for allocation due to residential location and availability of employment sites in

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										light levels.			Class uses.		adversely impact upon the viability of employment development in this location.							other, more suitable locations.
ELA A59 LAA 343	Fox Court Lane	Misterton	1.1	1.1	N/A	Site assessed in EDNA	N/A	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					Not suitable for allocation due to residential location and availability of employment sites in other, more suitable locations.	

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																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.						
ELA A60 LAA 572	Old Misterton Works	Misterton	5.19	0.73	B2, B8	Site assessed in EDNA				The site is identified as having the potential for contamination and landfill,	An established local employment site comprising medium sized units for local businesses, with a	A flat triangular shaped site. Space for manoeuvring/serVICing within the site is of limited quality and the conditio	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						Existing employment site. No vacant land available

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ELA A61 LAA 545	Beckingham Ship Yard	Beckingham	8.75	-	N/A	Site assessed in EDNA	N/A	N/A	Brownfield	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							Existing employment site. No vacant land available

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ELA A62 LAA 048	Top Pasture Lane	North Wheatley	2.5	2.5	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	N/A	A small sewage works appears to be within 120m of the western boundary.	Rural	Rural	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							Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																ed to provide access, drainage and utilities which could adversely impact on the viability of the scheme.						
ELA A63 LAA 240	North of Sturton	Sturton Le Steeple	42.1	N/A	Site assessed in EDNA	N/A	The site does not involve the loss of infrastructure.	N/A	A former power station adjoins the northern boundary is identified as having the potential for contamination and landfill	Rural/Power Station	Rural	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.	No						Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.	

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										l, which would need to be investigated . Residential uses adjoin the site which could be affected by noise, odour and light levels.					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.							
ELA A64 LAA 028	RMB Clarborough Hill	Clarborough	1.00	1.0	N/A	Site assessed in EDNA	N/A	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	A flat rectangular shaped site. Space for manoeuvring/serVICING within the site is of limited quality and the conditio	No - the site is in a countryside location, some distance from B Class development and is less accessible than other	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						Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
											out-building on the North of the Site. Rest of the site is agricultural land that is also a land allocation (LAA169).	n 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.	sites. Clarborough is identified as an area with sewerage and drainage issues, requiring all new development to incorporate SUDS			employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. .							le locations.
ELA A65 LAA 573	Headdon Camp	Headdon	3.86	-	N/A	Site assessed in EDNA	N/A	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	The site is surrounded by agricultural land and is in the middle of the country	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	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	Yes						Existing employment site. No vacant land available.	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
ELA A66 LAA 241	Treswell Road	Rampton	14.3	N/A	Site assessed in EDNA	N/A	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.	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.							Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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											On the other side of the dirt track are 3 established farms/d wellings .											
ELA A67 LAA 234	Retford Road	Woodbeck	26.1	N/A	Site assessed in EDNA	N/A	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 border neighbours the settlement of Woodbeck.	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 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. 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.	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	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	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.	

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															there are no infrastructure provisions . Site might be better as housing land allocation ?	attractive as other sites in the locality.						
ELA A68 LAA 369	High Marnham Power Station	Marnham	158.9	153.7	E(g), 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	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	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 a small part of the site for employment use associated with the landowners primary business. The part of the site that is in FZ2 would need mitigation in order for				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	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 High Marnham substation in Bassetlaw to	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	A small part of the site has planning permission for employment uses. There is also vacant land available for additional development. The landowner has indicated that they are

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							enable Connection of the New Electricity Link to the JG Pears Site, Low Marnham			se 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 to be fully functional.				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	Thurcroft substation in Rotherham 42V 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)			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	seeking to deliver zero/low energy generating uses on the site.

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																	<p>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.</p>				<p>continued maintenance 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.</p>	

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ELA A69 LAA 531	Lound Hall	Lound	2.00	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.	N/A	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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ELA A70 LAA 453	Morton Hill Farm	Morton	132.1	122.1	E(g), B2, B8	Submitted at LP consultation 2019	N/A	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	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 employ		Please consult National Grid re any future planning application for the proposal. XE Route – 275kv two circuit route from High Marnham in Bassetlaw to West Melton substation in Rotherham. The proposed sites are crossed by a National Grid high voltage electricity transmission overhead line. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Potential developers of these sites should be aware that it is National Grid	Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance.	We note that no Local Wildlife Sites (LWS) or water courses are within the proposed location of the Garden Village which consists largely of intensively managed arable fields. There are boundary hedgerows, which will have some wildlife value. Arable field margins are Habitats of 'principal importance' in England and so every effort should be made to retain and enhance them	No comment	The site is not considered suitable as an employment land allocation in isolation. It may be suitable as a mixed use site if taken forward as a new settlement. This would be subject to the outcome of further assessments (landscape, flood risk, heritage

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													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.			ment without providing housing within the same scheme.		policy to retain our existing overhead lines in-situ. The relocation of existing high voltage overhead lines will only be considered for projects of national importance which has been identified as such by central government.		through the new development. The UK BAP lists of priority species and habitats remain, however, important and valuable reference sources. Notably, they have been used to help draw up statutory lists of priority species and habitats in England, (see NI species and NI habitats lists), as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006		impact, sustainability appraisal, Habitats Regulations Assessment).

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																				(England). The following pages give further information about the lists of UK BAP priority species and habitats. Taken from the JNCC web-site. http://jncc.defra.gov.uk/page-5705 Local authorities in England and Wales have a key role to play in the conservation of biodiversity and this is now recognised and formalised within Section 40 of the Natural Environment and Rural		

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																				Communities (NERC) Act 2006, where: "Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity " We are of the opinion that the location of the Garden Village is likely to be a less damaging option to wildlife when compared, for example, with development of the		

Site Ref	Site Address	Settlement	Size (ha)	Developable area - use measurement in EDNA	Capacity	Planning Status inc NP/ELR	Planning application reference	Infrastucture - capacity/loss	Regeneration impacts	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Internal Environment	Suitable ?	Market signals	Development opportunities	Developable	NCC Minerals comments	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																				former Bevercotes Colliery Local Wildlife Site which had been considered previously.		
ELA A72 LAA 455	Upper Morton Grange (Upper Morton Site)	Morton	188	178	E(g), B2, B8	Submitted at LP consultation 2019	N/A	Besides from Upper Morton Grange Farm and associated infrastructure, the site does not involve the loss of crucial infrastructure. There	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	A high profile site in a countryside location, with great accessibility. But it is away from B Class development which may affect its 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	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 commercial			Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance.			The site is not considered suitable as an employment land allocation in isolation. It may be suitable as a mixed use site if taken forward as a new settlement. This would be subject to the

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion	
								is an existing wind mill on site as well.					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.		nt development.	cially attractive as other sites in the locality for employment without providing housing within the same scheme.							outcome of further assessments (landscape, flood risk, heritage impact, sustainability appraisal, Habitats Regulations Assessment).

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ELA A73 LAA 456	Land north of Coalpit Lane	Elkesley	17.7	17.7	E(g), B2, B8	Submitted at LP consultation 2019			Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	Agricultural land which provides visual amenity.	The site is surrounded by agricultural land and adjoins the A1 on the Northern side.	Agricultural land	Potentially suitable due to location adjoining the A1. However, the area is residential and rural in character and there are no other employment sites in this location. The site is open in character and can be viewed from the surrounding area.	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.	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.		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	No comments	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.	No comments	No comments	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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																	waste facility and create a buffer through landscaping and the site layout and so address policy WCS10.					
ELA A74 LAA 468 LAA 469 LAA 535	Blyth Road, Worksop, including: Carlton Forest Carlton Forest Sandpit	Worksop	31.8	13.4, 10.6, and 7.8	E(g), B2, B8	Submitted at LP consultation 2019	59/04/00078 ERECT A LANDFILL GAS UTILISATION COMPOUND TO CONTROL AND CONVERT LANDFILL GAS INTO ELECTRICITY 59/11/00032 ESTABLISHMENT OF WASTE TRANSFER STATION (INCLUDING TREATMENT)	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	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	Yes - the site is a current local employment site catering for businesses in the rural area. However quality of all structures as quite low and update of road surfaces and associated utilities would be needed. This site could also be very useful in providing	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 (including LAA535), 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	No comments	Undated cropmarks contained within the vicinity this site. Further information required in form of deskbased heritage assessment and evaluation in order to inform an appropriate mitigation strategy.	No comments	No comments	Part of the site (LAA469 and part of LAA460 /LAA535) has planning consent for employment and is suitable for allocation. Part of LAA535 has pp (18/01093/OUT). Part of the site (the Sandpit to the west) does not have

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							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				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.	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.	g employment for the neighbouring site of Peakhill farm that is being allocated as a large housing development past the local plan period.				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.						pp. NCC Highways has indicated that they would not support the allocation of this site due to standard access arrangement. It would need to be demonstrated that this could be addressed before this area of site could be considered suitable.

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ELA A75 LAA 228	Station Street	Misterton	2.54	2.54	N/A	N/A	N/A	The site does not involve the loss of infrastructure.	Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	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	N/A	N/A	N/A	N/A	N/A	N/A	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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ELA A76 LAA 574	Infield Lane	North Levearton	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 Levearton 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	N/A	N/A	N/A	N/A	N/A	The site has planning consent for B1, B2, B8

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ELA A77 LAA 575	JG Pears	Low Marham	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 J G 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	N/A	N/A	N/A	N/A	N/A	N/A	Existing employment generating site. No vacant land available

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ELA A78 LAA 527	South of Marham Moor	West Marham	13.8	E(g), B2, B8	Site assessed in EDNA	N/A	N/A	Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	Agricultural land which provides visual amenity.	The site comprises a parcel of land adjacent to the new junction. The surrounding area is predominantly agricultural; however, there are a range of uses in the surrounding area. To the southwest, there is a Travelodge, Shell Garage, retail stores and a truck stop. To	The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distribution uses. However, the size of the site limits the development opportunities to smaller scale developments which would be more limited in their appeal. There are currently	Whilst the location may be potentially suitable, there are a number of constraints. The site is considered less commercially attractive than some other vacant sites along the A1. Development would also have an adverse effect on the setting of heritage assets (as identified in Part	EDNA: The site is considered less commercially attractive than some other vacant sites along the A1.	No known constraints that could render development of site unviable	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 would be less attractive to the market and therefore, less likely to come forward.	Not located within a MSA	No comments received	BDC Conservation has objected to the allocation of this site due to the adverse impact development would have on the setting of heritage assets (see Heritage Assessment). 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	No comments received	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	Considered unsuitable for allocation due to the adverse impact development would have on the setting of several heritage assets. The location is also considered less attractive to the market than other vacant sites on the A1.	

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										the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.	the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.	no employment uses at the site and so any development would constitute a standalone development within the existing piecemeal development pattern (as opposed to an expansion of an established site). For these reasons the site is considered to constitute	1 of the LAA site assessment.							mitigation strategy.		designated main river.	

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												less commercially attractive proposition than other sites along the A1.											
ELA A79 LAA 528	South of Marham Moor	West Marham	6.8		E(g), B2, B8	Site assessed in EDNA	N/A	N/A	Greenfield site. Potential to impact on the development of brownfield sites in more accessible locations.	Agricultural land which provides visual amenity.	The site comprises a parcel of land adjacent to the new junction. The surrounding area is predominantly agricultural; however, there are a range of uses in the surrounding area. To the south	The site provides excellent accessibility to the A1 and hence could be an attractive location for industrial or distribution uses. However, the size of the site limits the development opportunities to smaller	Whilst the location may be potentially suitable, there are a number of constraints. The site is considered less commercially attractive than some other vacant sites along the A1. Development would	EDNA: The site is considered less commercially attractive than some other vacant sites along the A1.	No known constraints that could render development of site unviable	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 would be less attractive	No comments received	No comments received	BDC Conservation has objected to the allocation of this site due to the adverse impact development would have on the setting of heritage assets (see Heritage Assessment). No site specific information. Further information required in the form of initial desk based heritage	No comments received	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	Considered unsuitable for allocation due to the adverse impact development would have on the setting of several heritage assets. The location is also considered less attractive to the market than other	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion		
										west, there is a Travelodge, Shell Garage, retail stores and a truck stop. To the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east	scale developments which would be more limited in their appeal. There are currently no employment uses at the site and so any development would constitute a standalone development within the existing piecemeal development pattern (as opposed to an	also have an adverse effect on the setting of heritage assets (as identified in Part 1 of the LAA site assessment).									assessment with possible further requirements for evaluation in order to determine an appropriate mitigation strategy.		discharge from the site being made to any watercourse, other than a designated main river.	vacant sites on the A1.

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											there is a McDonalds and agricultural land.	expansion of an established site). For these reasons the site is considered to constitute a less commercially attractive proposition than other sites along the A1.											
ELA 79a LAA 473	Cottam Power Station	Cottam	334	Approx. 100Ha	B2, B8	Existing Employment site	N/A	Loss of power station	Potential to regenerate a large brownfield site which is no longer in use	Potential to improve amenity for local residents. Land contamination likely due to curre	Rural	Power Station/ heavy industry	Potentially suitable for employment subject to highways, flood risk, viability constraints being satisfactorily addressed	Unknown due to site location		To be informed by a viability assessment	The areas where Pulverised Fuel Ash (PFA) had been deposited, the North and South Lagoons, were unlikely to be suitable or stable for development. These sites are also subject to restoration and aftercare conditions as agreed and monitored by the	Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above Development Plan Document, we have identified that one or more proposed development	High potential for unjustifiable loss in the area of the Scheduled Monument. Remaining area has a relatively low potential for total or partial loss	The site comprises the 348 ha former Cottam Power Station site. The Cottam Wetlands Local Wildlife Site (LWS 1/101) is within the eastern part of the site. There	The site lies within the Trent Valley Internal Drainage Board district. There are several	This assessment has identified significant physical and environmental constraints. The landowner/developer would	

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
										nt use.			d. This has not yet been demonstrated.				County Council as the Waste Planning Authority and so any allocation or planned development would need to consider this.	sites are crossed or in close proximity to National Grid assets. Details of the sites affecting National Grid assets are provided below. Cottam Priority Regeneration Area (ST5 and ST6) 4VK ROUTE (TWR 001 - 001B): 400Kv Overhead Transmission Line. Route: COTTAM - EATON SOCON - WYMONDLEY 2 4VE ROUTE TWR (021A - 047): 400Kv Overhead Transmission Line. Route: COTTAM – GRENDON 4VE ROUTE TWR (001A - 020A): 400Kv Overhead Transmission Line route:	of as yet unknown archaeological remains	are records of great crested newts at this site. Their breeding ponds and associated terrestrial habitat is fully protected in the UK under the Wildlife and Countryside Act, 1981 and are listed as a European Protected Species under Annex IV of the European Habitats Directive. An Ecological Impact Assessment (EcIA) will be required to assess the impacts this	Board maintained watercourses within the site. Please refer to the attached Plan. The Board's consent will be required prior to works in, under, over or within a metre of the bank top of the watercourse. The Board	be required to demonstrate how these would be satisfactorily addressed if the site is taken forward for allocation as an employment site.

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																		<p>COTTAM - KEADBY 1 ZDA ROUTE TWR (228B - 247): 400Kv Overhead Transmission Line. Route: COTTAM - STAYTHORPE 1 ZDA ROUTE TWR (210D - 227A): 400Kv Overhead Transmission Line route: COTTAM - WEST BURTON 400Kv Underground Cable route: COTTAM 400KV NORTH CSE COMPOUND Electrical Substation: COTTAM 400KV</p> <p>A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. Please also see attached information</p>		<p>development. We note that the wording within this current draft Point 4 has been amended and we are largely satisfied with that.</p> <p>4. Protect and enhance the biodiversity value of the Cottam Wetlands Local Wildlife Site, its buffer zone and promotes linkages to the wider green infrastructure network, evidenced by an Ecological Impact Assessment ;</p> <p>An EclA will need to</p>	<p>requires an access strip along the Board maintained watercourses other than to a designated main river. Due to the decommissioning and demolition of the former power station, it is understood that the Board maintained Seymore Drain,</p>	

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																		outlining further guidance on development close to National Grid assets. Further Advice National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be		assess the whole of the site because great crested newts and other protected species may be present in the North and South Lagoons and within the open mosaic habitat on previously developed land (OMH).An appropriately sized buffer zone should be evidenced through the EiCA. Buffer zones vary depending on their focus on the landscape, habitat and/or species conservatio	located north of Torksey Ferry Road, may require additional works to increase the height and capacity in the watercourse. This work will help to accommodate the increase of flows of water to the Board's	

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																		involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets. Guidance on development near National Grid assets National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Electricity assets Developers of sites crossed or		n, each of which demands a different approach for their creation. EclA is a process of identifying, quantifying and evaluating potential effects of development-related or other proposed actions on habitats, species and ecosystems . The findings of an assessment can help competent authorities understand ecological issues when determining applications for consent. EclA can be used for the appraisal of projects of	network and reduce the risk of flooding to adjacent land.	

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																		in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance. National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The		any scale including the ecological component of Environmental Impact Assessment (EIA). When undertaken as part of an EIA, EclA is subject to the relevant EIA Regulations .		

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	National Grid comments	Linc Archaeology comments	Wildlife Trust Comments	IDB Comments (Blue= Water Management Consortium) (Black = Doncaster East Internal Drainage)	Conclusion
																		<p>guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety</p>				

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																		clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets Gas assets High-Pressure Gas Pipelines form an essential part					

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																		of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines. National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works				

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																		commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement. National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets				
ELA A80 LAA 432	Gamston Airport	Gamston	175.2	-	E(g), B2, B8	Airport and employment uses on site	Granted pp 25/10/2021 20/01518/FUL Change Of Use Of Hangars 6-11 For Use As A New Safety & Assuranc	Potential loss of airport	The benefits of the redevelopment of a brownfield site should be considered against the loss of an airport. The NPPF recognise	Potential noise/bad neighbouring use from airfield	Rural	Airport and employment uses	Potentially suitable for an element of employment. The loss of the airfield would be contrary to	Unknown	The site adjoins the A1. Potential for Airport related employment uses	Part of the site may be developable if the airfield remains in place	N/A	N/A	Located between large areas of cropmarks. Roman settlement to the west. Likely activity extends onto the airport site,	Draw attention to the two Local Wildlife Sites that are adjacent to Gamston Airfield: Gamston Airport Scrub and Grassland (LWS	The site adjoins watercourses maintained by the Isle of Axholme and North Nottin	The site could potentially be suitable for an element of employment adjacent to the airfield. The loss of the

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							e Centre For Connected & Automated Mobility Solutions Including Vehicle Testing Facility, Workshop And Vehicle Storage, Continued Use Of The Existing Tower Building As B1 Office Space, Use Of The Runway For External Vehicle Testing (Alongside The Existing Aviation Use), Resurfacing And Extension Of The		s the importance of protecting airfields (see para 106) policies and decisions should recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs,				national policy.							however some truncation to archaeological deposits from the airport is to be expected. Further information in the form of geophysical survey followed by trial trench evaluation to determine appropriate mitigation strategy.	5/358) and Brick Yard Road Ponds (LWS 5/1239). If a full application were to be submitted, we would expect the submitted documents to demonstrate how the nature conservation value of the LWS would be maintained during and post-construction	ghams hire Water Level Management Board	airfield would be contrary to NPPF policy

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							Existing Perimeter Road To Form A Continuous Test Track Loop And Associated Hardstanding And Construction Works, Erect Winch Room and Screened External Plan Enclosure		and the Government's General Aviation Strategy													
ELA 81 LAA 431	Former Bevercotes Colliery	Bevercotes	73.1	73.1	E(g), B2, B8	Planning permission granted for Employment	09/05/0002 Redevelopment of site for storage and distribution use PP granted May 2013	Former colliery site	Development provides an opportunity to regenerate a large brownfield site	Potential for land contamination due to former use.	Woodland/Nature Reserve	Former colliery site with remnants of the former industrial uses.	The site has been granted planning consent for employment use	The site is within close proximity to the A1. It has remained vacant since the closure of the colliery in 1993	Potential for logistics – the site is within close proximity to the A1	The landowner has indicated that there is active interest in the site from the logistics sector	Site has planning consent	Site has planning consent	No comments	Site has planning consent There are three Local Wildlife Sites in and adjacent to the site: Bevercotes Colliery Site (LWS 5/2165); Bevercotes	Site has planning consent	Considered suitable for employment allocation

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																				Colliery Site and Lawn Covert (LWS 5/304); Fox Covert West Drayton (LWS 5/3411). Local Wildlife Sites are afforded protection due to their substantive nature conservation value. Their selection takes into consideration the most important, distinctive and threatened species and habitats in a national, regional and local context, making them some of our most valuable urban and rural		

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																				wildlife areas. Local authorities in England and Wales have a key role to play in the conservation of biodiversity and this is now recognised and formalised in Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, where: "Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those		

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																				functions, to the purpose of conserving biodiversity ". Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including		

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																				local and regional authorities, in implementing their duty under The Act. The habitat in the former Bevercotes Colliery site is included on the list as Open mosaic habitats on previously developed land.		

Appendix L: Sites assessed for Gypsy and Traveller Accommodation

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
LAA 522	Cleveland Hill	West Markham		Currently pp for 2 pitches	Edge of rural settlement	Gypsy site	Rural	No physical constraints identified	No environmental constraints identified	12/01628/COU pp allowed on appeal Feb 2014 Change Of Use Of Land To Use As A Residential Caravan Site For Two Gypsy Families Each With Two Caravans. Formation of Hardstanding Area and New Access	Edge of rural settlement. Reasonable access to services in Tuxford	Existing gypsy site.	PP for current use.	N/A	Existing gypsy site	Fully occupied	No additional land available for expansion.	Not taken forward	No additional land available for expansion.
LAA 523	Danehill, Danehill Road	Near Lound	0.75	Currently pp for 3 permanent pitches and 24 transit pitches	Woodland to all sides	Gypsy site	Rural	No constraint. Currently pp for 3 permanent pitches and 24 transit pitches	No environmental constraints identified	Existing gypsy site. Planning policy for traveller sites (2015) Policy C indicates that,	Existing gypsy site. 2Km to nearest bus stop. 1.5KM to Lound	Existing gypsy site with vacant land for expansion for family members.	PP for current use.	N/A	The site is surrounded by woodland. Minimal impact on the landscape.	The site is available. The site has capacity for new pitches. Capacity 27	Potentially suitable for the expansion of an existing gypsy site.	Yes, taken forward	To meet the need for gypsy sites identified in the Bassetlaw Gypsy and Traveller Accommodation

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
										<p>“When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.” The site has spare capacity within the existing boundary without the need to extend into the surroundi</p>						pitches. Currently 17 vacant pitches (at July 2021)			odation Assessment

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
										ng woodland.									
LAA 524	North of Hayton Smeath	Hayton Smeath		Currently pp for 1 pitch Capacity for 10 additional pitches	TPO Trees on every boundary.	Gypsy site 14/01044 /COU 17/00102 /VOC	Rural	Should further development be permitted, the Highway Authority would expect this to include an improvement to the access such that it is capable of accommodating the largest vehicle	TPO on boundary.	Existing gypsy site. Planning policy for traveller sites (2015) Policy C indicates that, "When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the	1.6Km to a primary school. Approx. 1.9Km to a bus stop	Existing gypsy site with vacant land for expansion for family members.	Appropriate for accommodation needs	N/A	The site is enclosed and screened by trees. There are no heritage assets affected. Trees surrounding the site are subject to a TPO.	The site is available for expansion.	The site is potentially suitable for the existing family to expand to additional pitches.	Yes, taken forward	To meet the need for gypsy sites identified in the Bassetlaw Gypsy and Traveller Accommodation Assessment

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
								combination likely to visit the site in both directions simultaneously with adequate visibility splays on to Smeath Road, and in a forward direction across the bend opposite the intended site access.		scale of such sites does not dominate the nearest settled community.” The site has spare capacity within the existing boundary without the need to extend into the surrounding area.									
LAA 525	Harehill Croft	Markham Moor		Pp for 4 pitches.	Hedgerow	Gypsy site	Rural/edge of settlement	No physical constraints identified	No environmental constraints identified.	Existing gypsy site	Edge of rural settlement. Limited access to services	No land available for additional pitches	Appropriate for existing family's accommodation needs	N/A	N/A	Not available for expansion	Not available	Not taken forward	Not available or deliverable

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
LAA 526	The Paddock, East Drayton	East Drayton	0.17	PP for 1 pitch.	Hedgerows	Gypsy site 19/00029 /FUL 21/00488 /CONR	Rural	The width of Long Lane is not suited to a material increase in traffic due to the lack of passing opportunities. The visibility splay at the site access to the northeast is also severely restricted by the road alignment and hedge boundary. It does not appear possible to	No environmental constraints identified.	Existing gypsy site. Planning policy for traveller sites (2015) Policy C indicates that, "When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community." The site has spare capacity	800m to services in East Drayton	No land available for additional pitches	Appropriate for existing family's accommodation needs	N/A	Intensification of the site could adversely impact on the landscape. This could potentially be addressed through the incorporation of soft landscaping. No heritage or nature conservation constraints identified.	Not available for expansion	Not available	Yes, taken Forward	To meet the need for gypsy sites identified in the Bassetlaw Gypsy and Traveller Accommodation Assessment

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
								improve the splay without land from beyond the proposed site boundary. For these reasons, the Highway Authority would be unable to support an intensification of use of this site.		within the existing boundary without the need to extend into the surrounding area. As such, it should not affect nearby settlements.									
LAA 536	Land east of Treswell	Treswell	2.4	PP for 22 pitches. Space for 5 additional pitches	Hedgerows	Gypsy site	Rural	No physical constraints identified	The majority of the site is located within floodzone 2	Planning policy for traveller sites (2015) Policy C indicates that, "When	Bus service in Treswell 600 metres. Treswell Village Hall	Suitability is dependent on the outcome of the Sequential and exception	Appropriateness is dependent on the outcome of the Sequential and exception	N/A	Existing gypsy site with capacity to accommodate additional	The site is available	Suitability is dependent on the outcome of the Sequential and exception	Yes, taken forward	To meet the need for gypsy sites identified in the Bassetlaw Gypsy and

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
										assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community." The site has spare capacity within the existing boundary without the need to extend into the surrounding area. The site is in Floodzone	approx. 1 Km	s tests in relation to flood risk.	s tests in relation to flood risk.		ity within the site.		s tests in relation to flood risk.		Traveller Accommodation Assessment

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
										2. Planning for Travellers Policy B indicates that traveller sites should not be located in areas of high flood risk. In accordance with the NPPF, a sequential test and exceptions test should be undertaken to determine if the site is suitable for expansion									

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
LAA 540	Brough Lane	Elkersley	1.1	9 pitches	Countryside to all sides. 150 metres away from Elkersley		Countryside/rural	Brough Lane is a byway open to all traffic (Elkesley BOAT7). That is a highway over which the public have a right of way for vehicular and all other kinds of traffic but which is used by the public mainly for the purposes for which footpaths and bridleways are used (i.e.	The site is situated in flood zone 1. The site is situated on an area designated as Source Protection Zone 3 and a Principal Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. The development is situated near existing mains foul sewers and should be connected	If the site is required to meet the need for gypsy or traveller accommodation, it is likely to be policy compliant.	Good access to services and facilities in Elkersley	Potentially suitable. There are no significant physical or environmental constraints and there is a need for gypsy accommodation within Bassetlaw.	Considered appropriate for the proposed use (Gypsy site)	N/A	The site is well screened from Brough Lane and the surrounding area by trees. Cropmarks including trackways and boundaries to the north-west and south of the site. Medieval earthwork to the east including a probable hollow way and ridge and furrow. Nothing recorded within the site boundary,	The site is available	The site has good access to services and facilities in Elkesley, including a primary school, open space, and a bus service. It is capable of providing 9 permanent pitches and could help to address the accommodation needs identified in the Gypsy and Traveller Accommodation Needs Assessment (2019).	Take forward for further assessment through the SA.	To meet the need for gypsy sites identified in the Bassetlaw Gypsy and Traveller Accommodation Assessment

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
								walking, cycling or horse riding). The standard of Brough Lane is consistent with that designation as it lacks footways, is of insufficient width to allow two vehicles to pass, lacks passing space for vehicles, and has no street lighting. It is therefore not of an	to this existing mains sewers where it is shown to be feasible to.						however potential for surrounding activity to extend onto it. Recommend that any application is accompanied by a Heritage Impact Assessment to include the results of a desk-based assessment. Further field evaluation likely, but probably post-consent if granted.		Access is taken from a single carriageway, but visibility appears acceptable. On balance, it is considered the site could be taken forward as a proposed allocation for gypsy accommodation.		

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
								adequate standard to serve additional development that would generate vehicular traffic. In this case, that would likely include vehicles towing caravans.											
LAA 541	Blyth Road, Blyth (within Styrrup & Oldcotes Parish, and Blyth	Blyth	0.46	4 pitches	Countryside to west and north, employment to south, residential to east	Agriculture	Rural/edge of village	There would be no objection in principle to the site being authorised for 4 pitches. Access	The site is situated in flood zone 1. The site is situated on an area designated as Source Protection Zone 3 and a Principal	Potential for policy compliance if highway constraints can be satisfactorily addressed.	Reasonable access to services and facilities in Blyth	Potentially suitable subject to development meeting infrastructure requirements	The site adjoins a settlement, so is considered appropriate	Greenfield	Multiphase, Bronze Age, Iron Age and Roman archaeology recording in the field to the south during excavation work.	Available	The site is potentially suitable.	Yes, taken forward	Potentially suitable

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
	Paris h)							would need to be improved to be of sufficient width to allow the largest vehicles likely to visit the site to pass at the junction with Blyth Road, it would need to be demonstrated that adequate visibility splays can be achieved onto Blyth Road commensurate with the passing speed of	Aquifer, and care should be taken to avoid the potential for pollution of the groundwater resource. Connection to existing mains sewers is expected where it is shown to be feasible to.						Roman enclosure recorded during a recent excavation on a site to the north on the other side of Blyth Road. High potential for activity to extend onto the proposed site. Recommend that any application is accompanied by a Heritage Impact Assessment to include the results of				

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
								<p>traffic, and the footway from Symmetry Park would require extending a short distance northwards to provide pedestrian access into the southern corner of the site (approximately 20m). All local services are to the south, east of Blyth Road.</p>							<p>a trial trench evaluation (looks too small for useful geophysics) so that a post consent mitigation strategy can be agreed and implemented if necessary and if permission is granted.</p>				

LAA Ref	Site Address	Settlement	Site Area (ha)	Capacity (pitches)	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 or Traveller site?	Reasoned justification
f	Cheapside	Worksop	0.14	PP for 5 pitches No vacant land for additional pitches	Residential to three sides, church to one side	Gypsy site	Residential	No physical constraints identified	No environmental constraints identified	The site has planning consent for its current use 02/07/00466 – Retain change of use for 5 caravans	Within Worksop development boundary. Good access to services and facilities	Existing gypsy site. No additional land available for expansion.	In use	N/A	Urban setting	Not available for additional pitches, only available for family use. No vacant pitches at July 2021	Not available	At capacity. No additional land available	Not available for expansion
LAA 534	Stubbing Lane	Worksop	1.3	28 established pitches 3 pitches occupied. 25 vacant pitches	Residential to all sides	Gypsy site	Residential	No significant physical constraints	No significant environmental constraints identified	The site has been in use as a gypsy site for many years (over 15 years)	Close proximity to Worksop town centre	Existing gypsy site. No additional land available for expansion.	In use	N/A	Urban setting	Not available for additional pitches, only available for family use. 3 occupied and 25 vacant pitches at July 2021	Not available	At capacity. No additional land available	Not available for expansion

Appendix M: 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)	
14/00389/OUT	Outline	Land off	Bramble Way	Vacant		10	0.45	Yes	N/A	Vacant land		New outline application currently under consideration	

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	Bridgeway	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.	

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				
01/11/00343	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 dwelling: 18/00908/OUT	N/A	N/A	Replacement pp.
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	Leafield	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	Milnecroft	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.

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

Workshop 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
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

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				
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

