

# LAND AVAILABILITY ASSESSMENT APPENDICES, MAY 2022

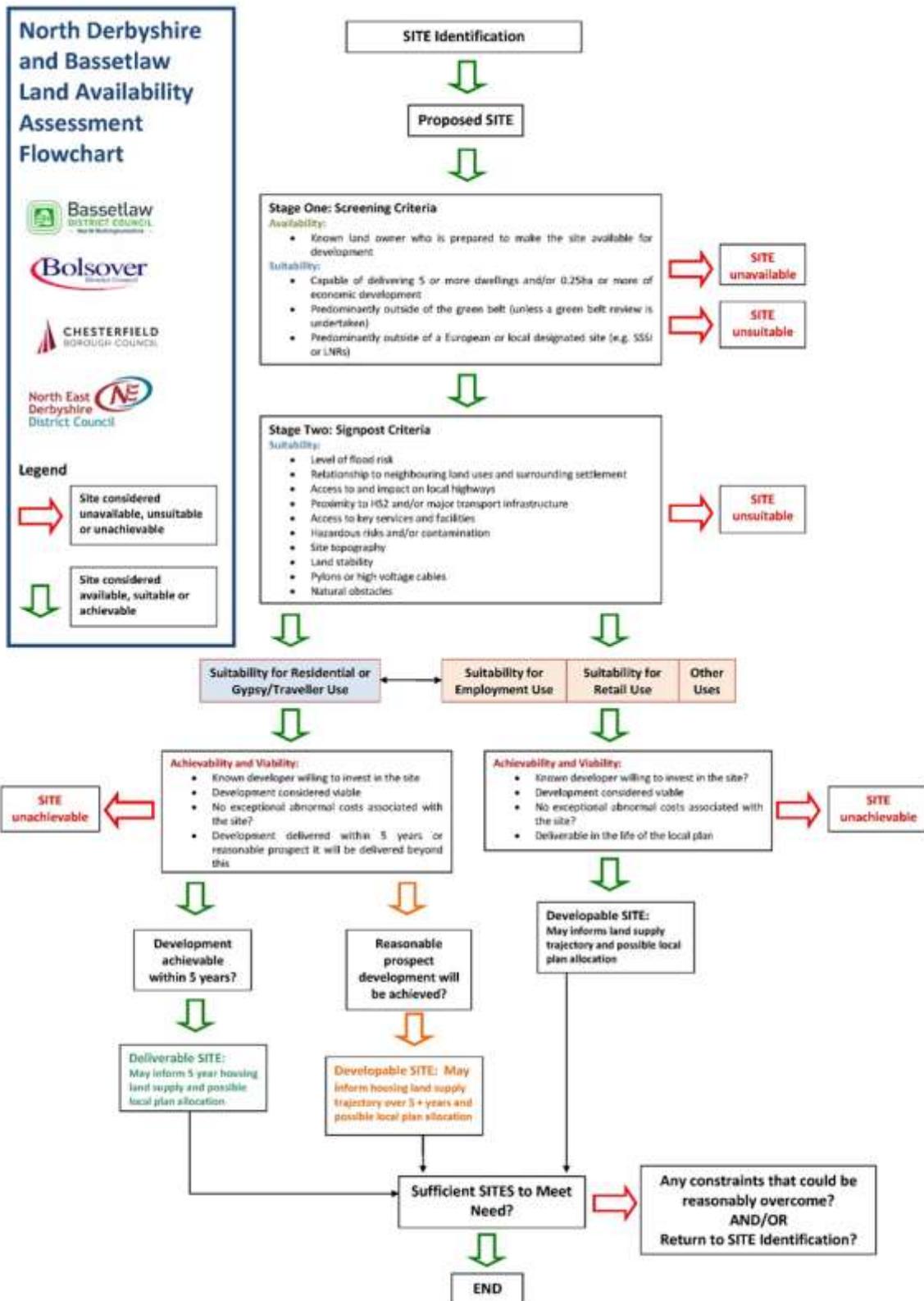


**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

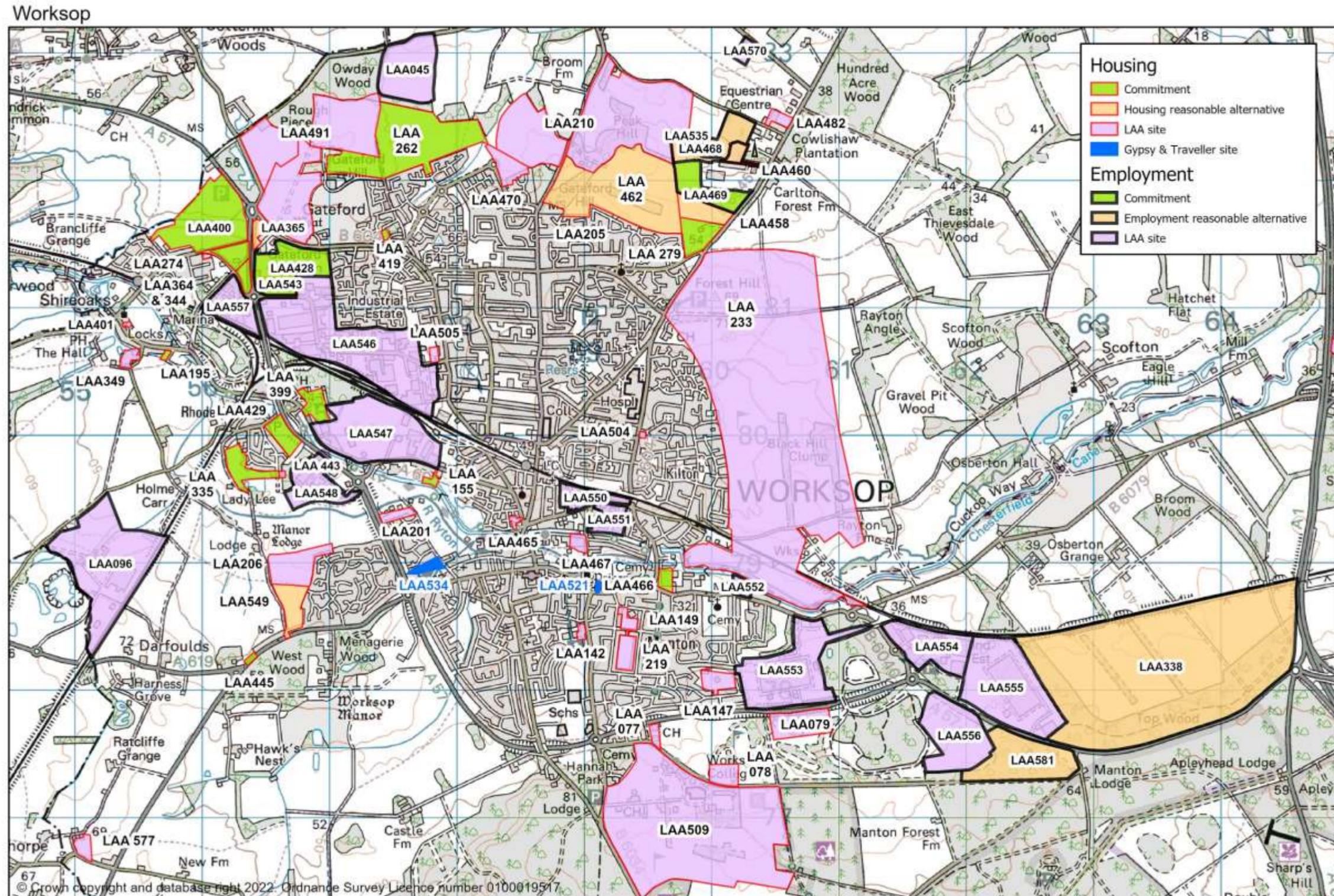
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# Appendix A: Methodology Flowchart



# Appendix B: Site Plans

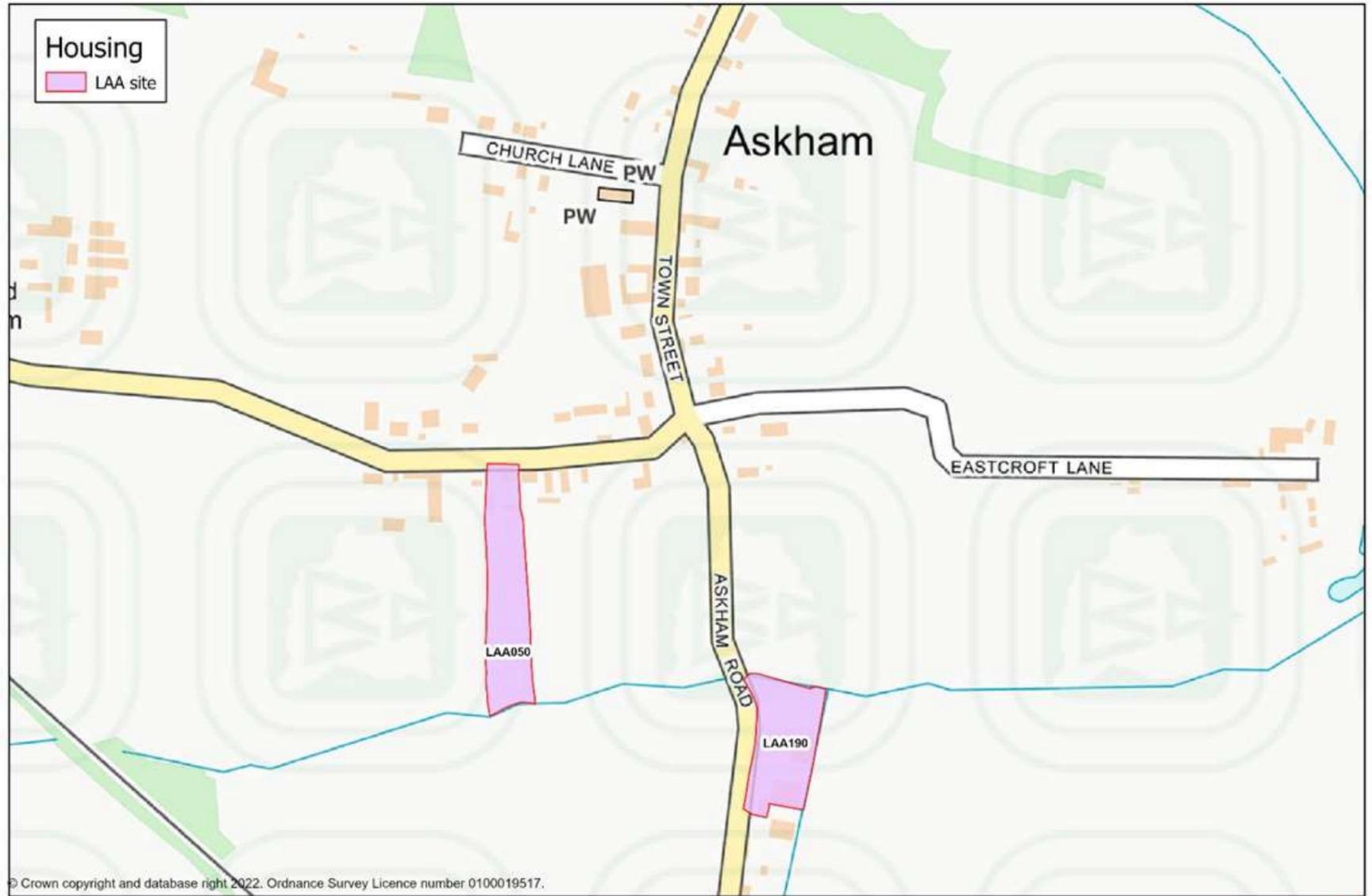








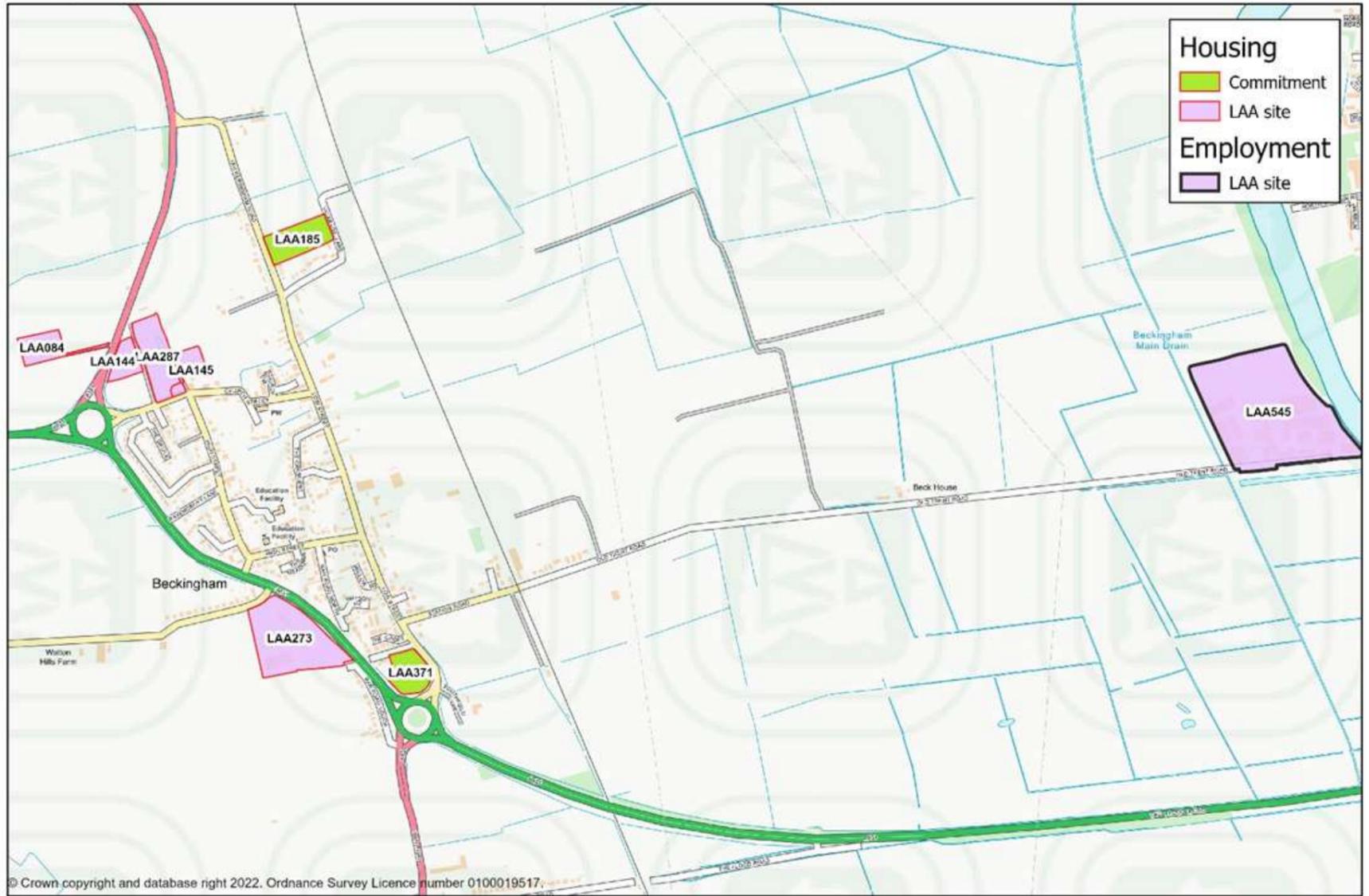
Askham



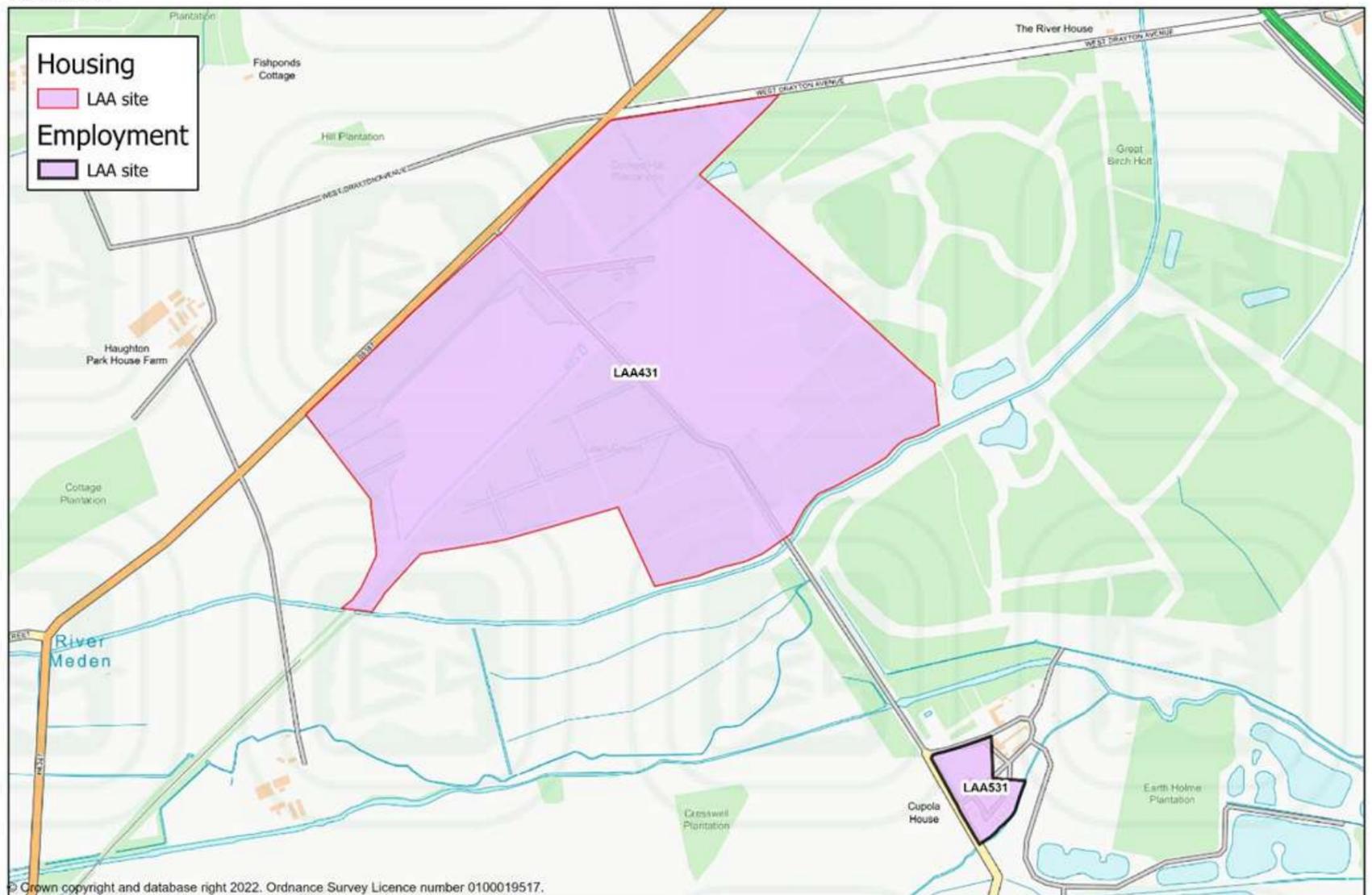
Barnby Moor-Sutton cum Lound



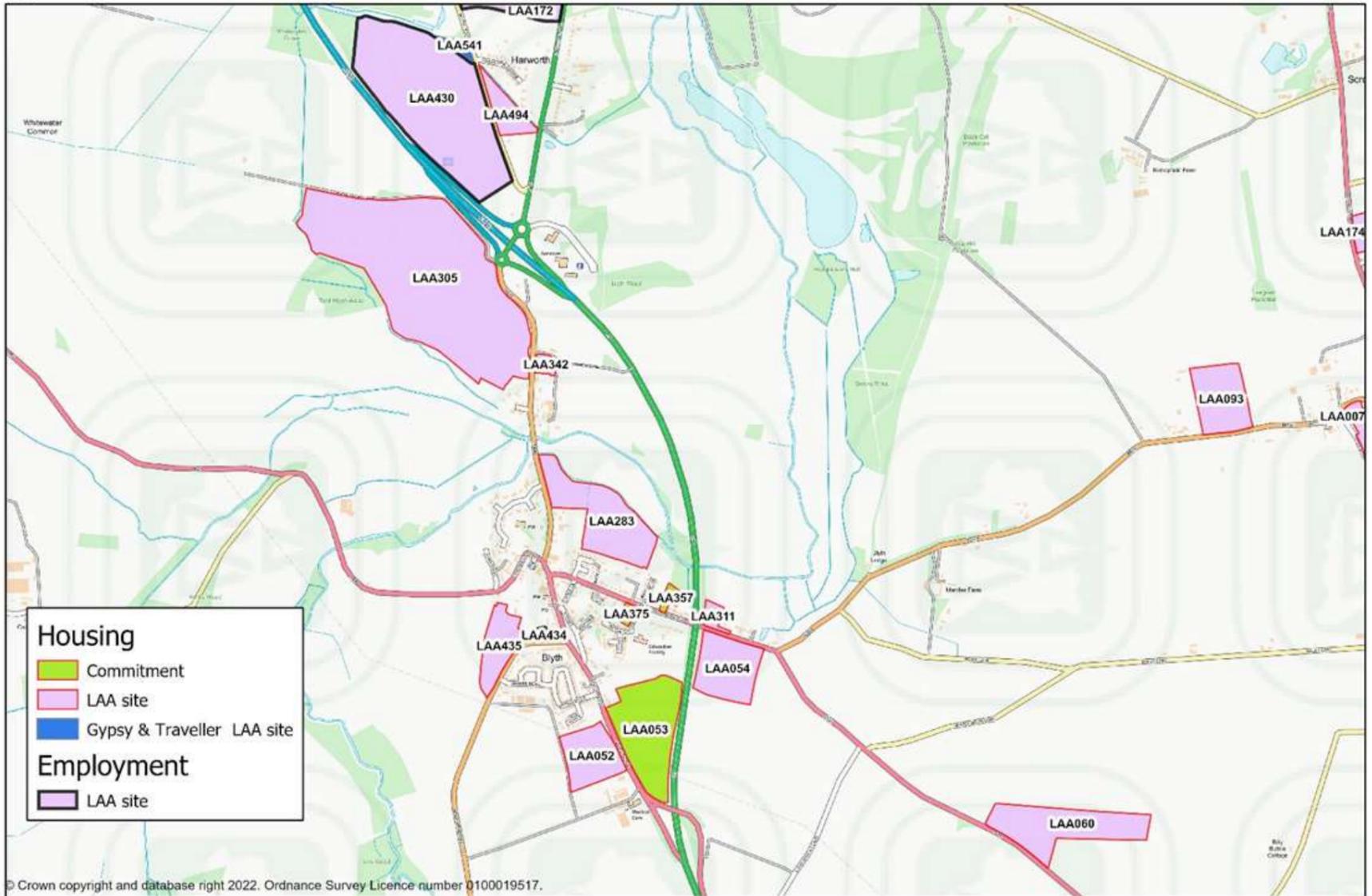
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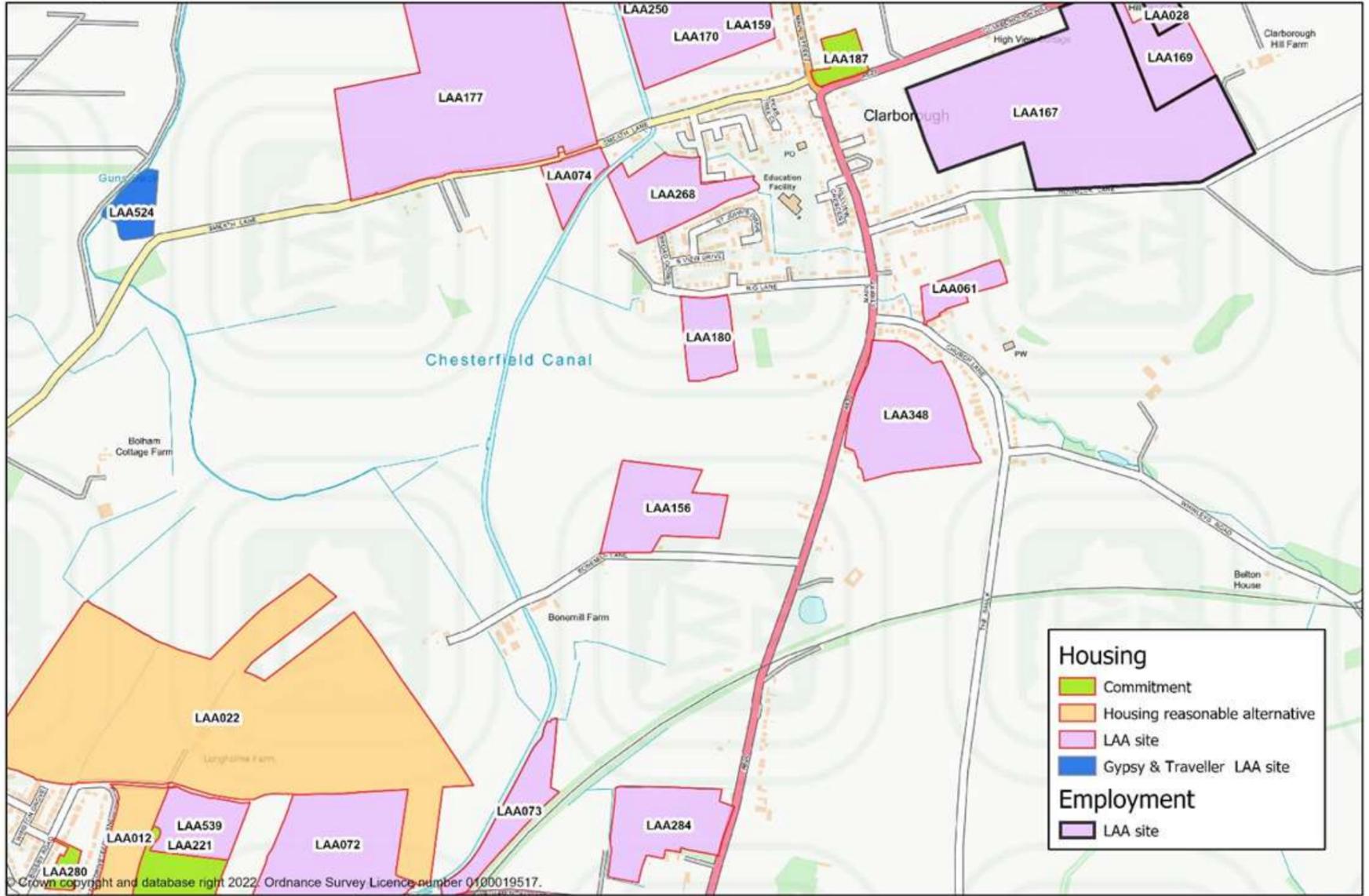
Blyth



Carlton in Lindrick



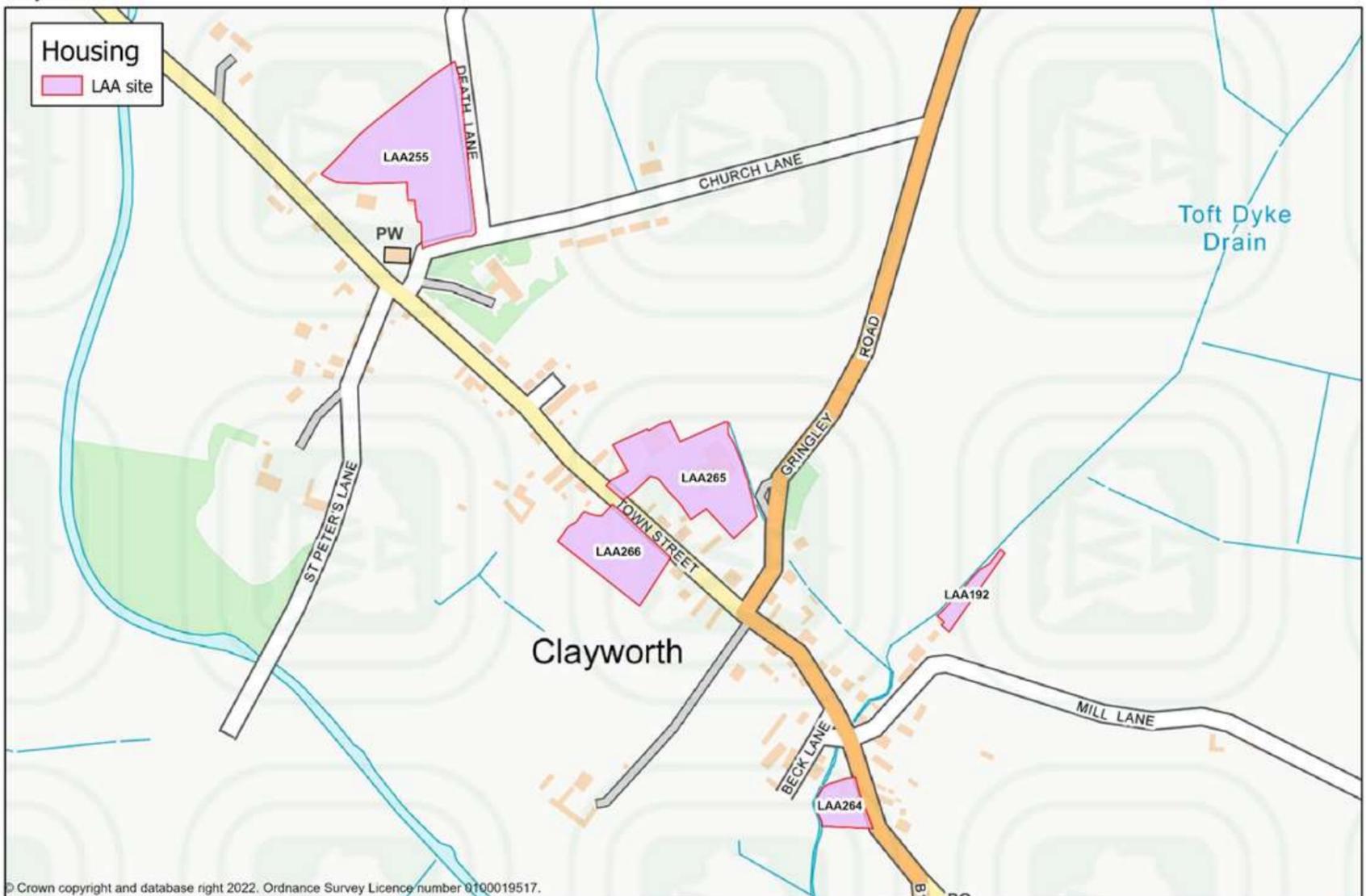
Clarlborough



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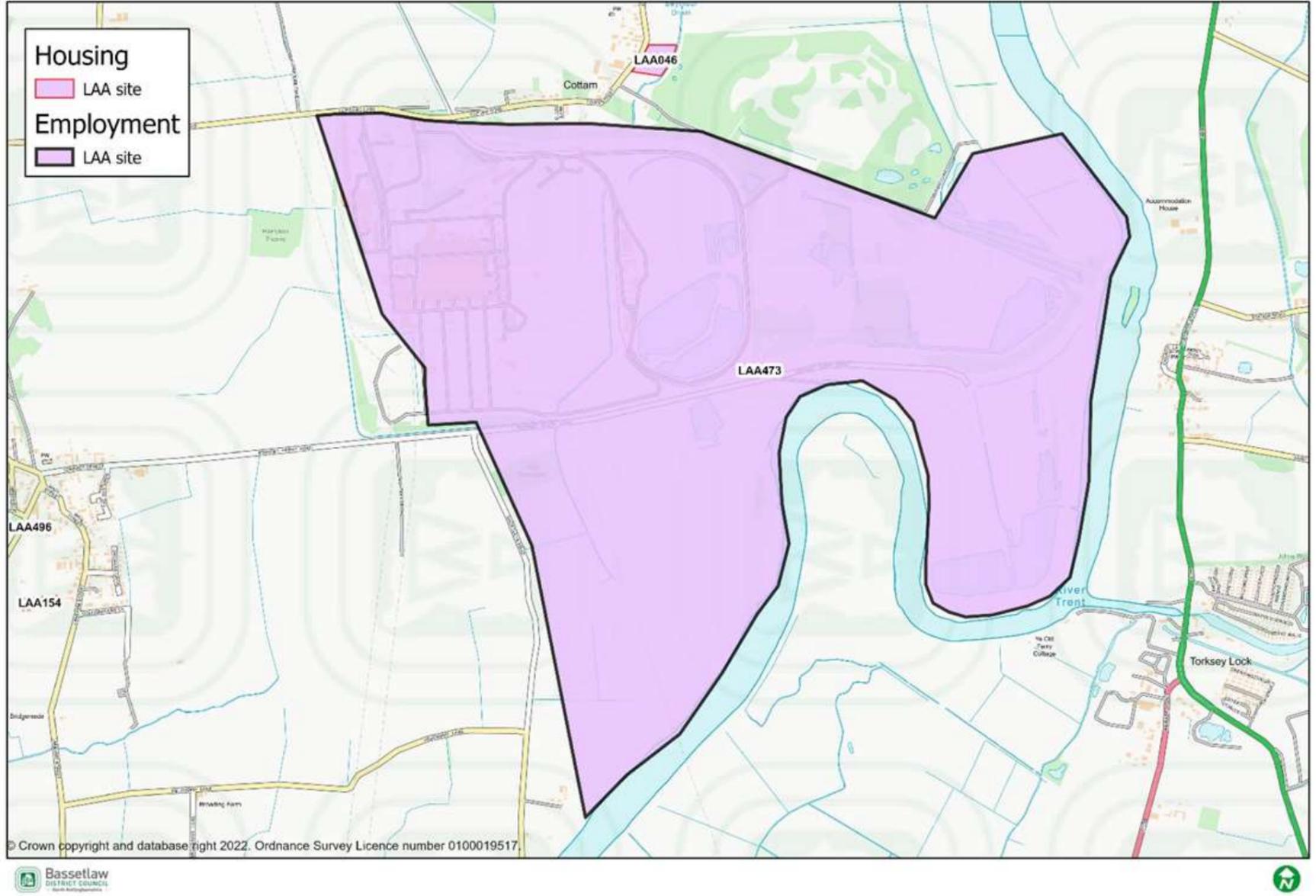
Clayworth



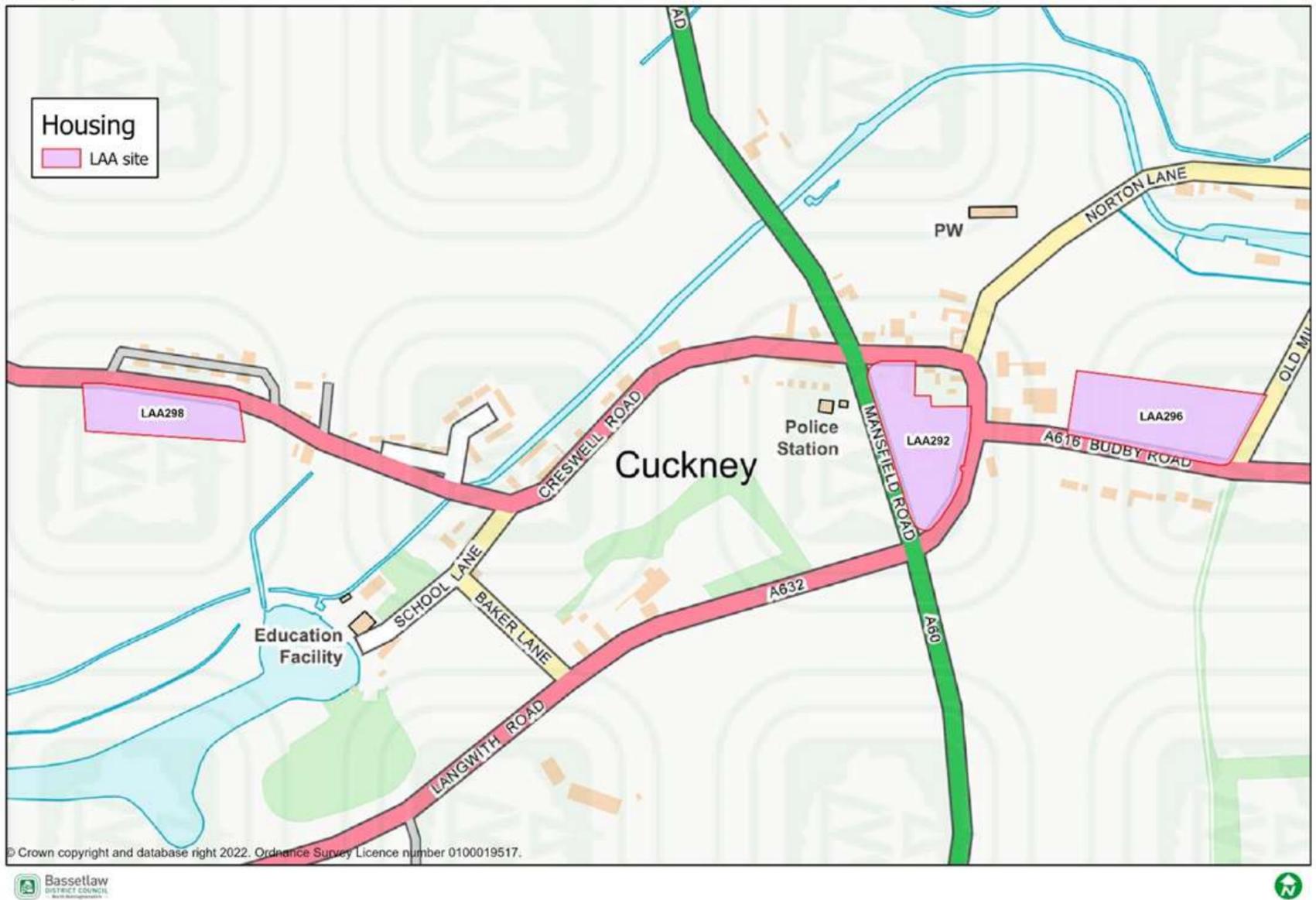
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Cottam



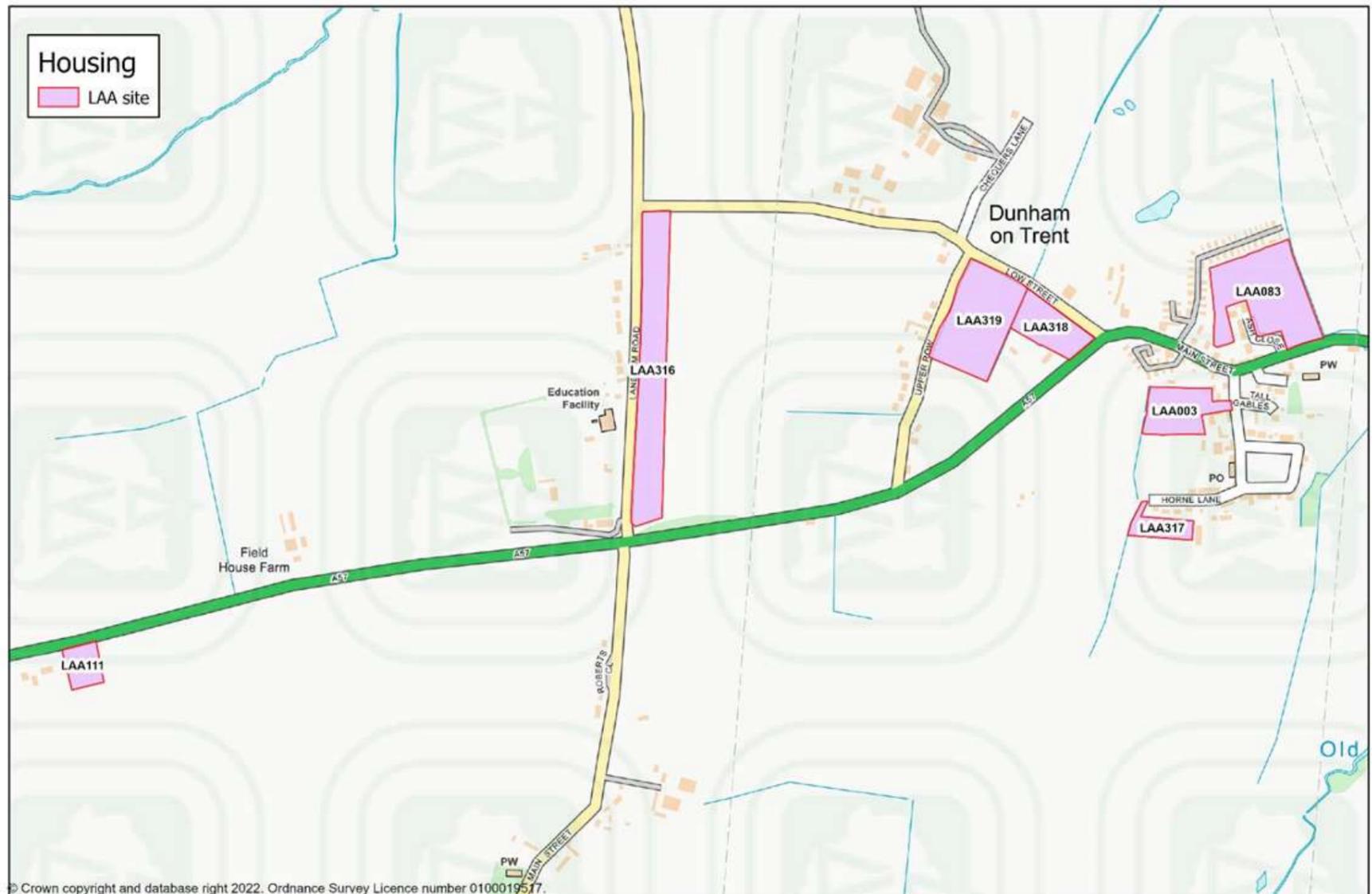
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Darlington



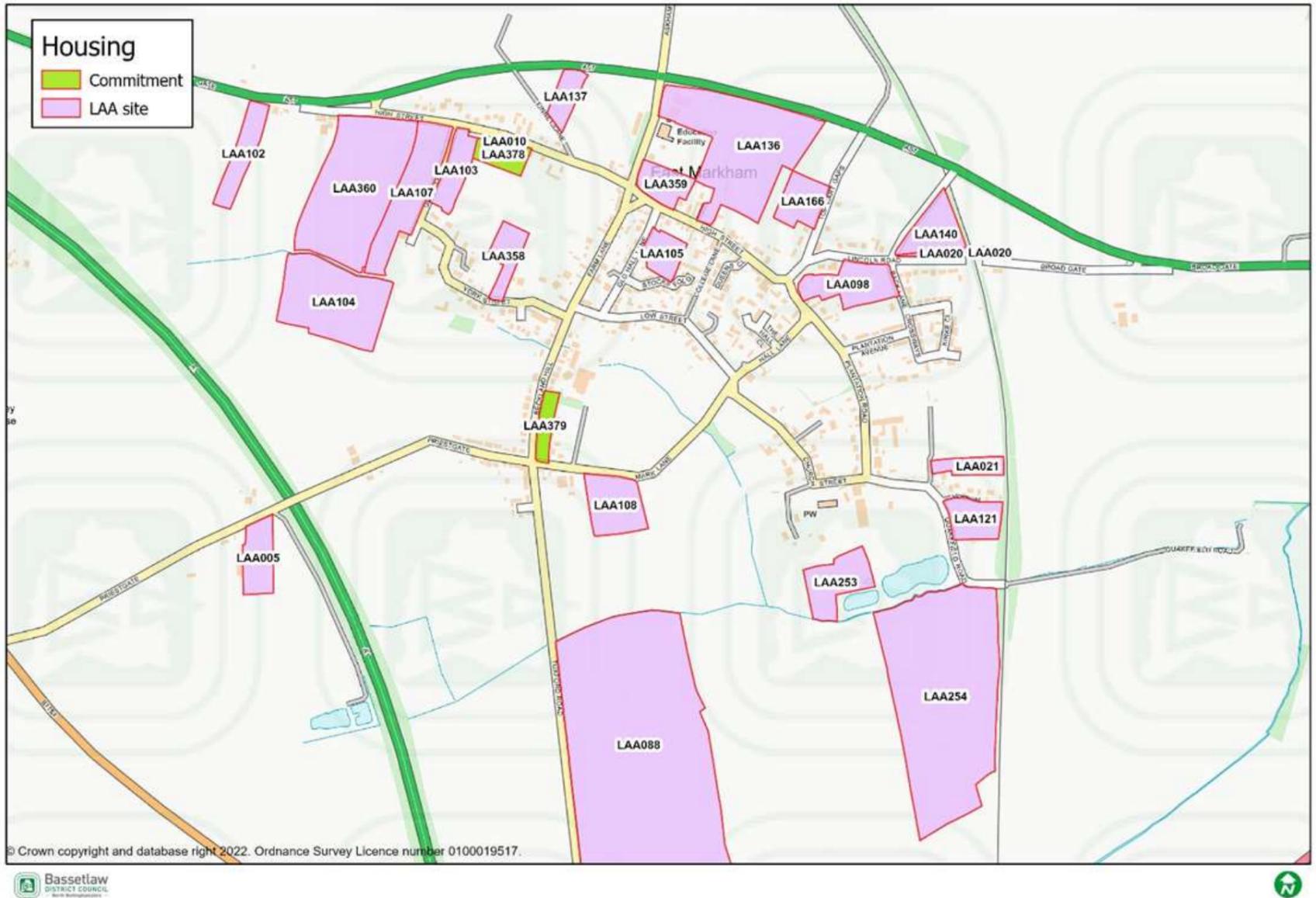
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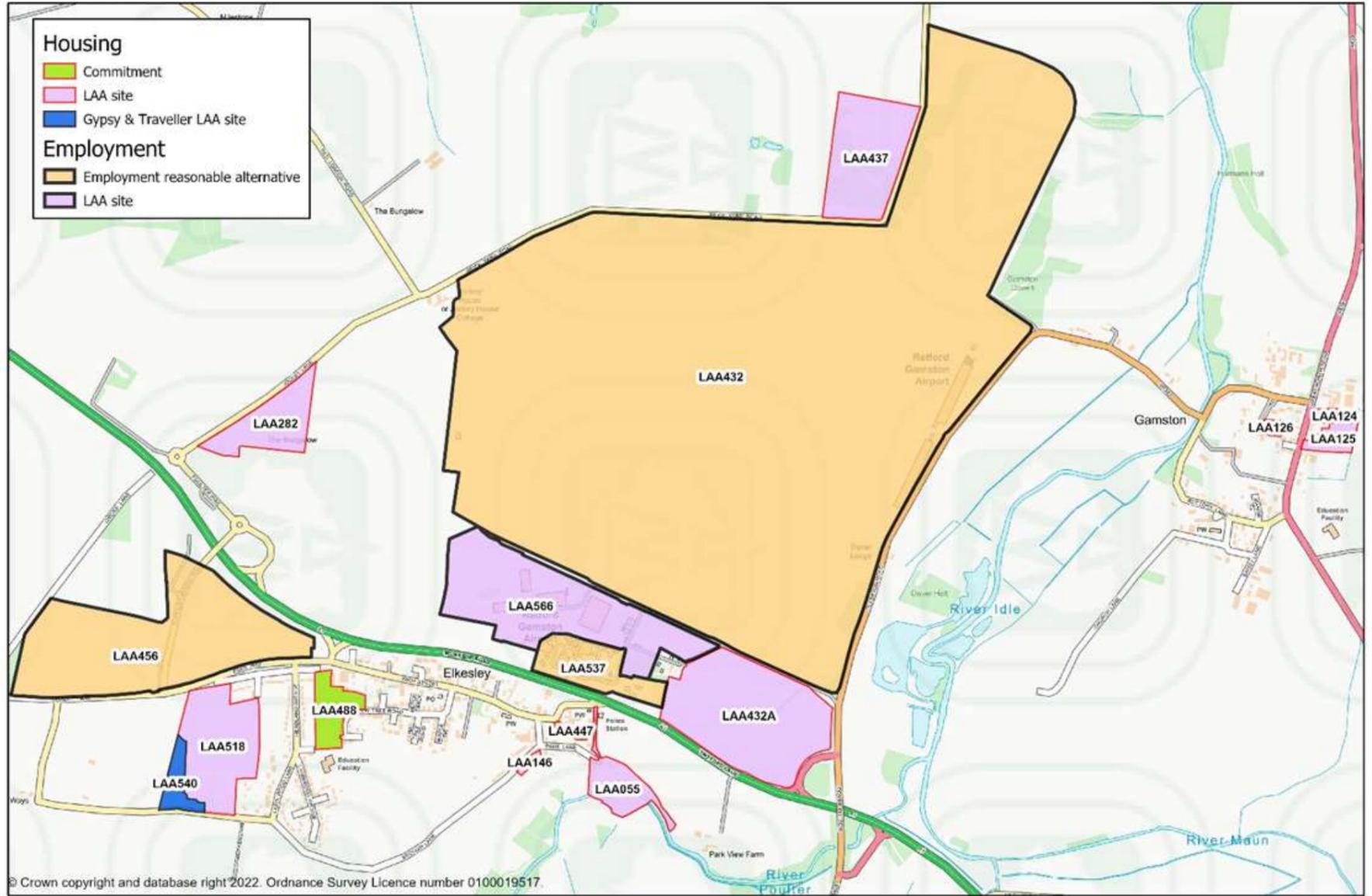
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East Markham



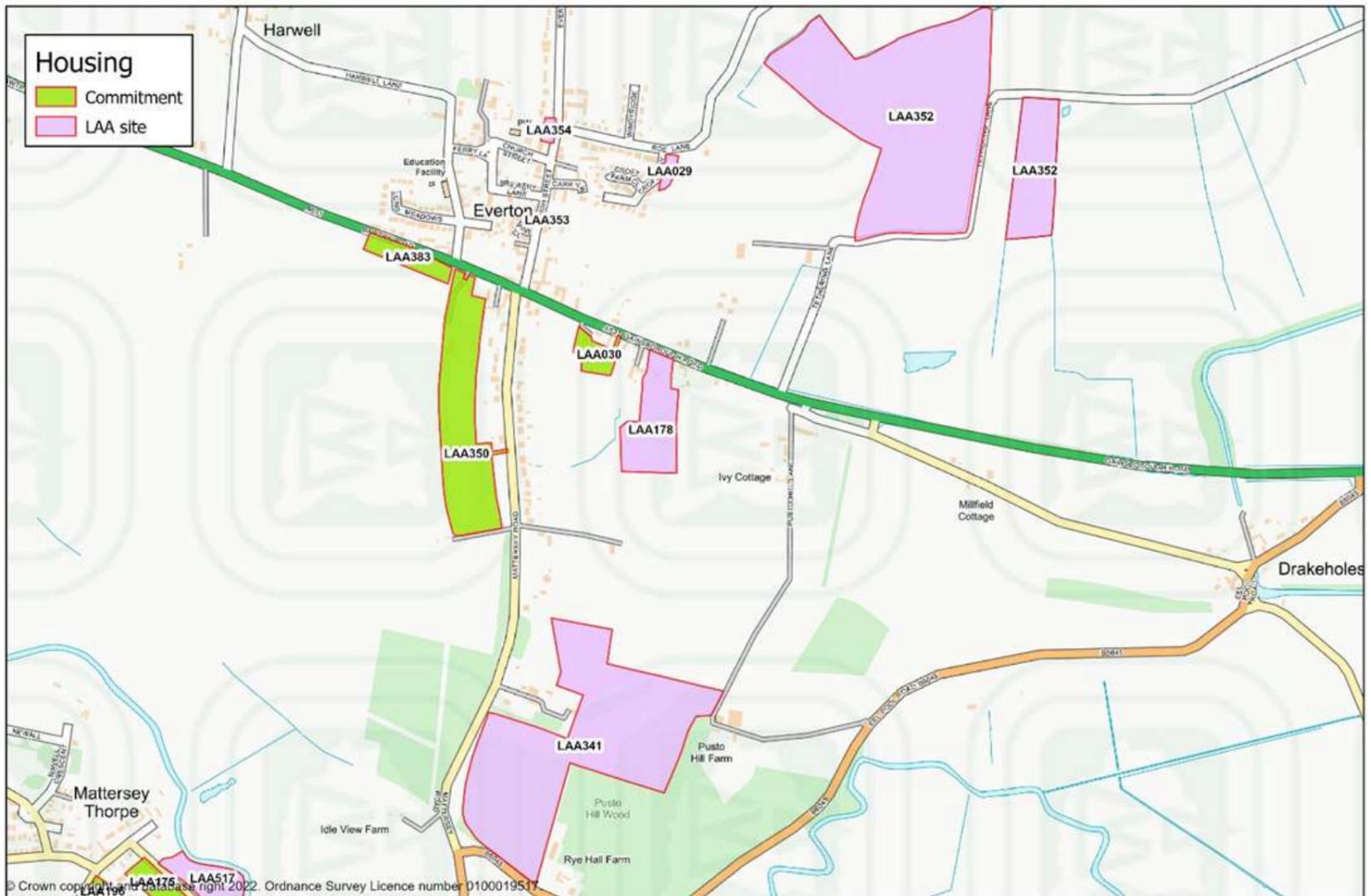
Elkesley-Gamston



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Everton



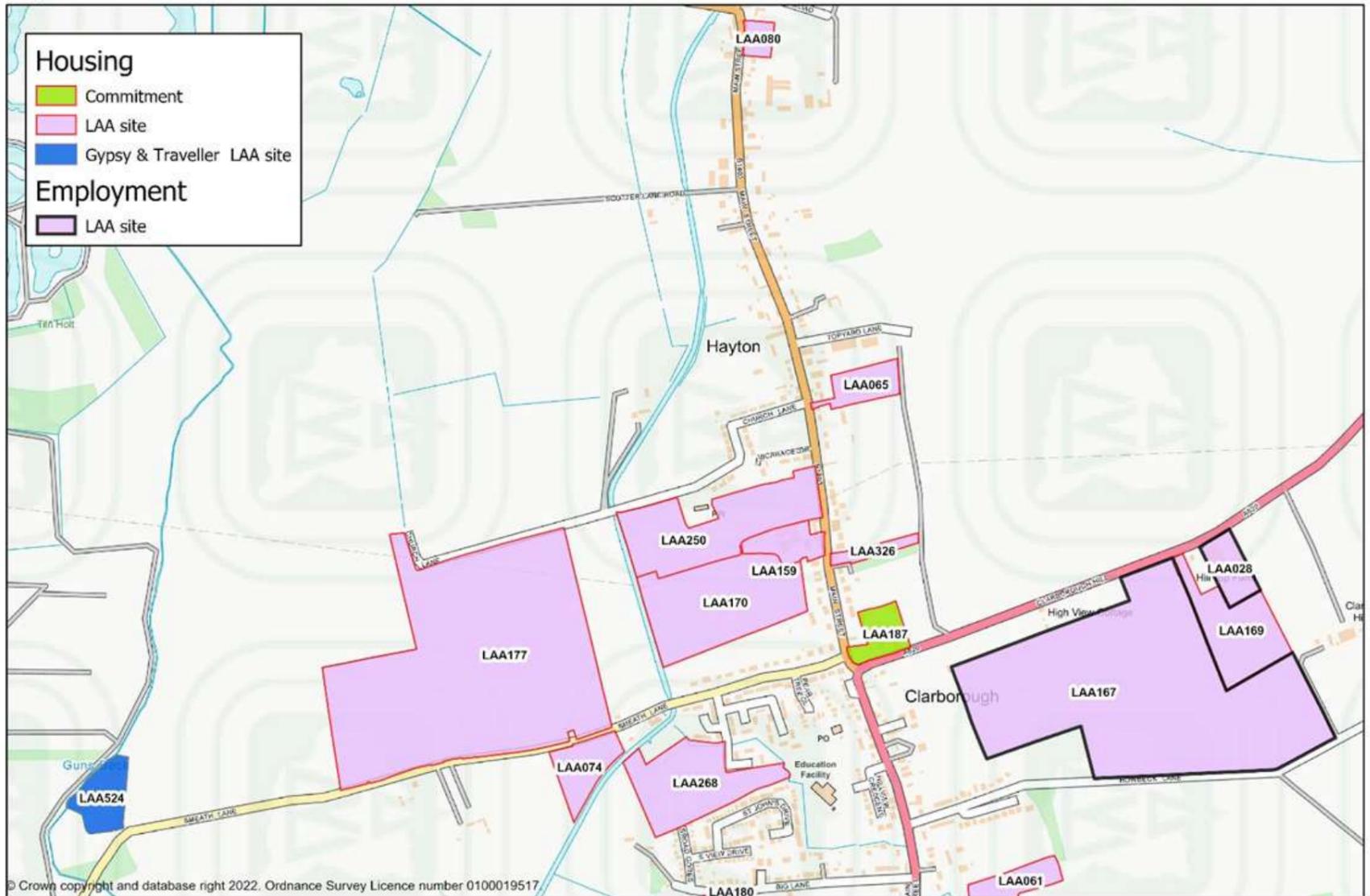
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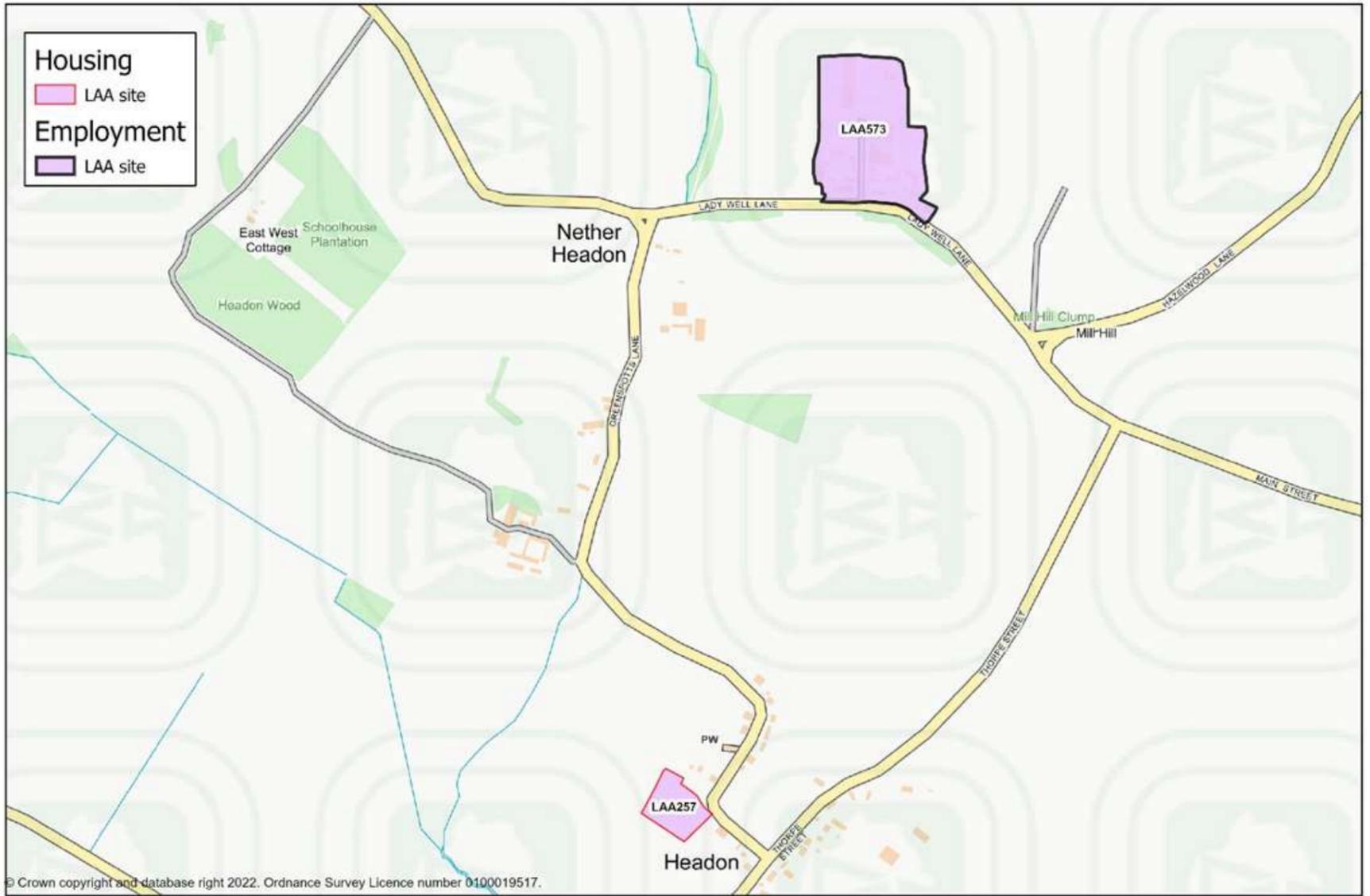
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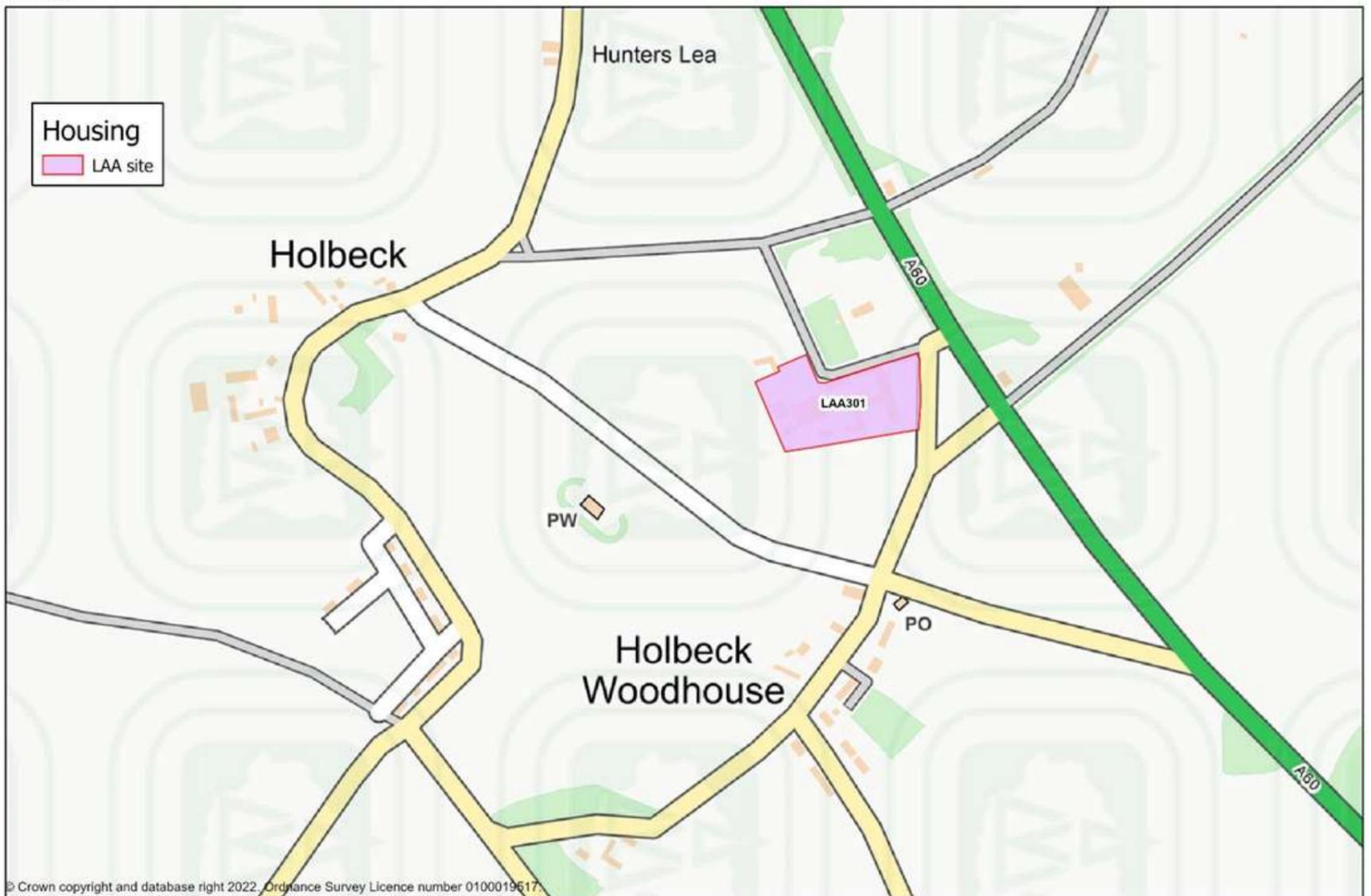
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Headon



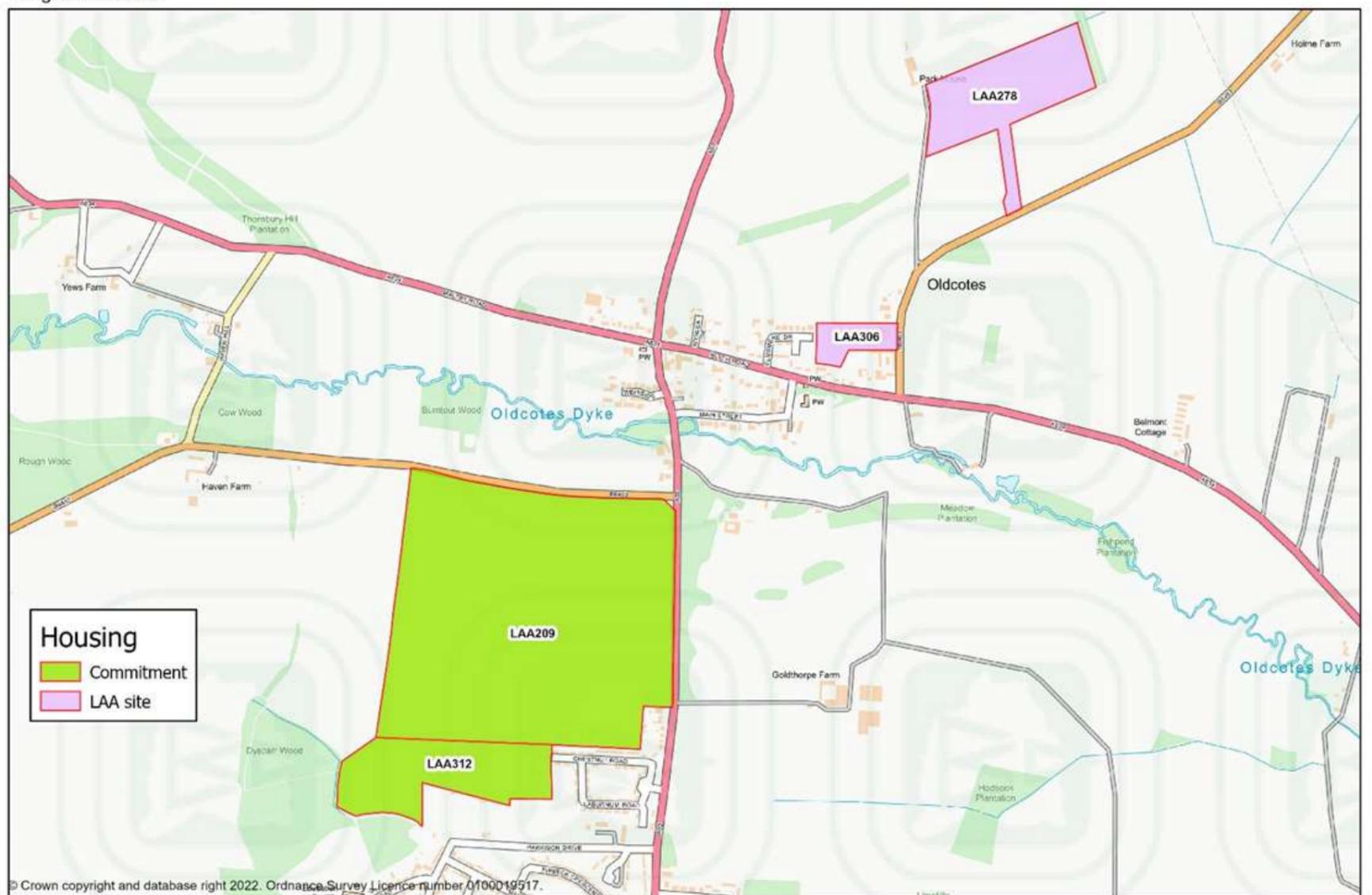
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Laneham

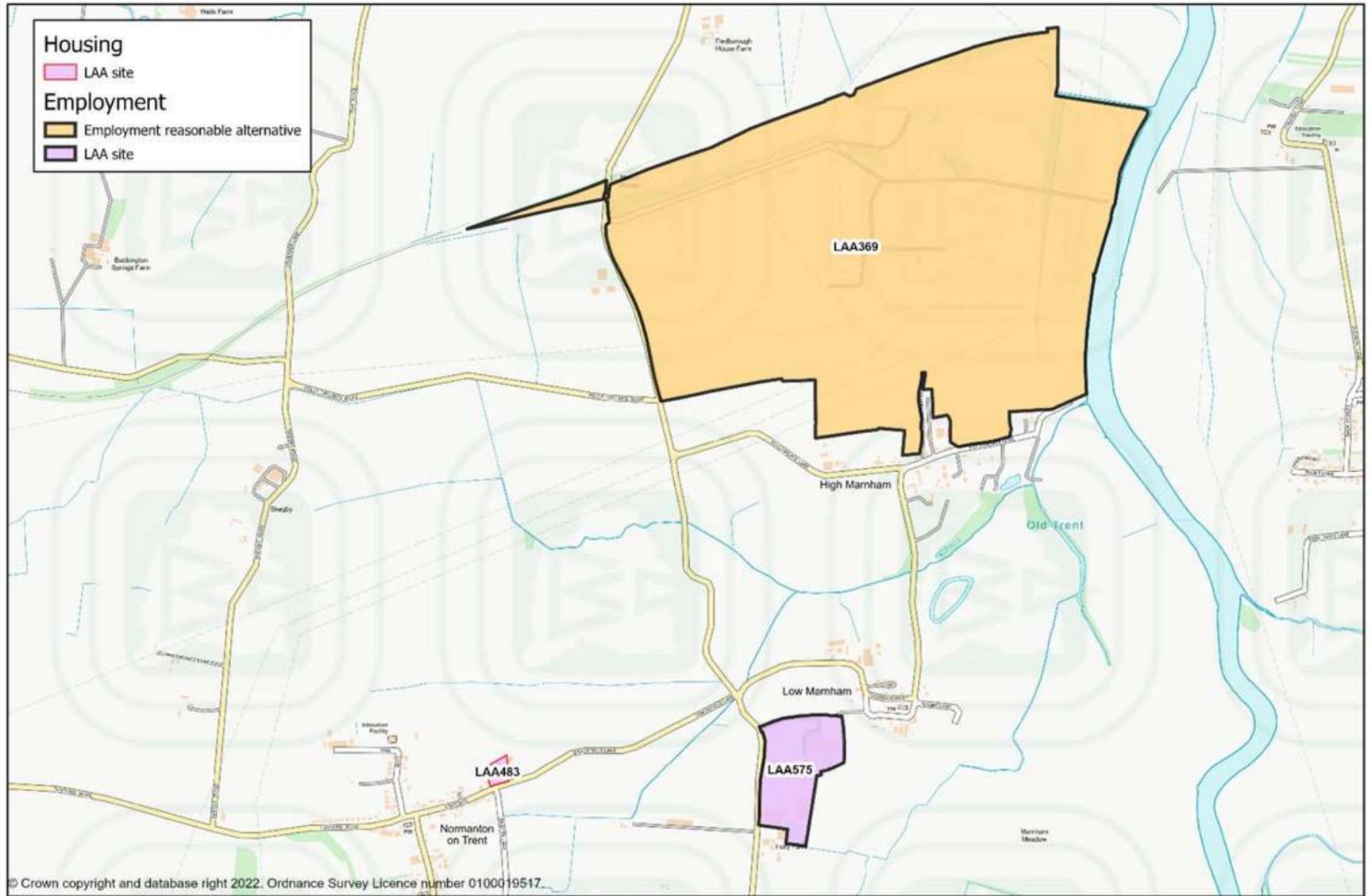


Langold-Oldcotes

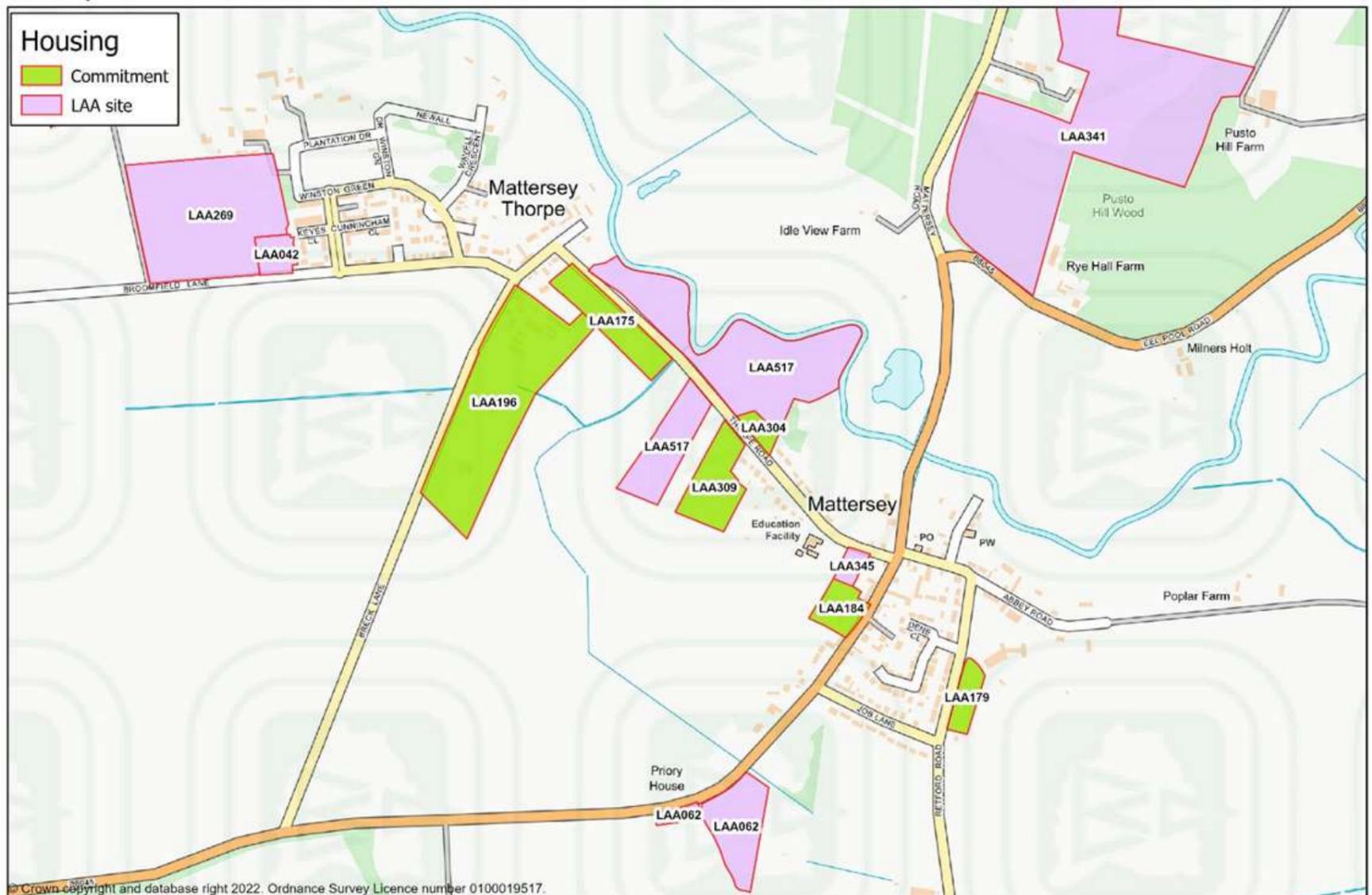




Marnham



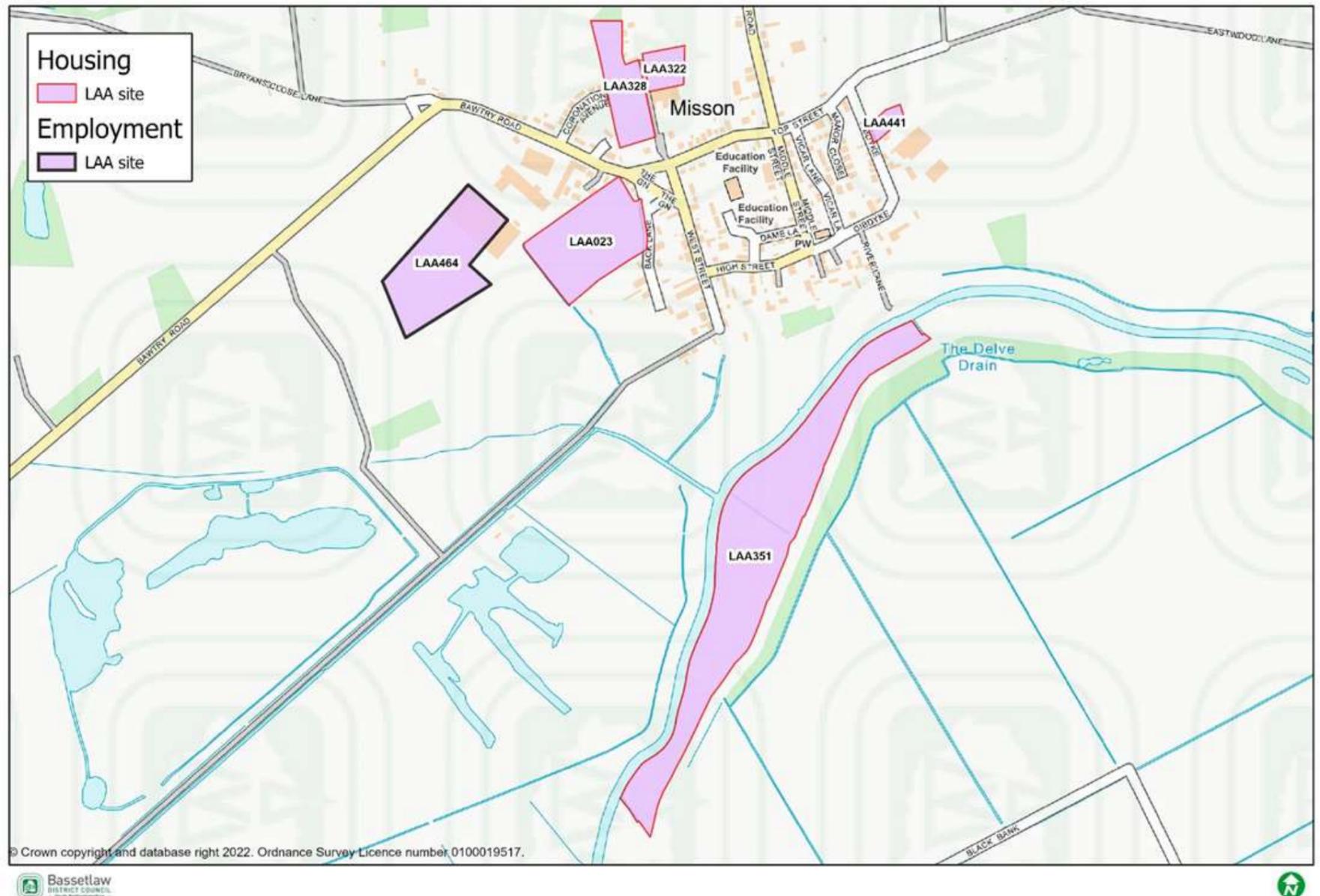
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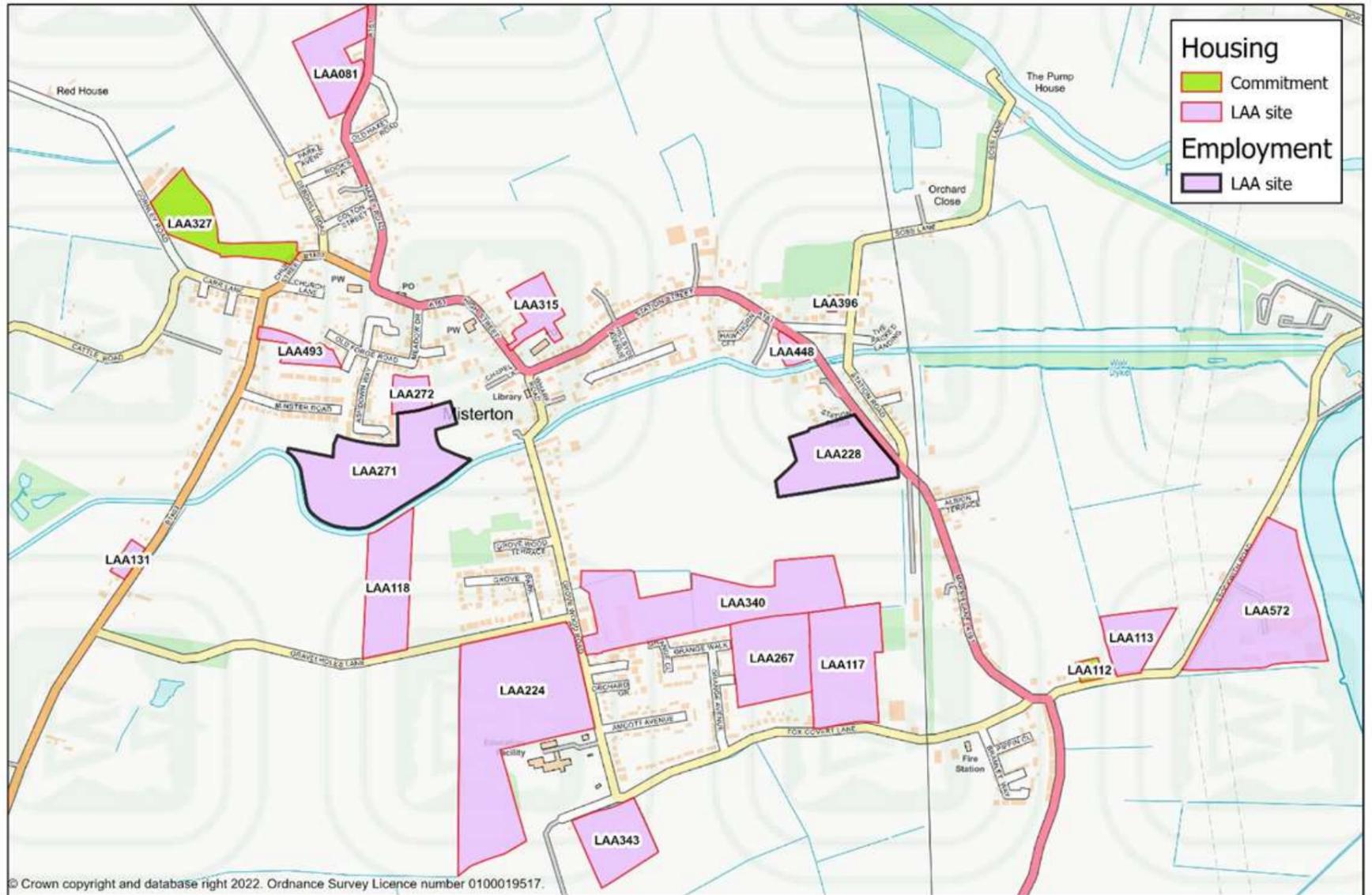
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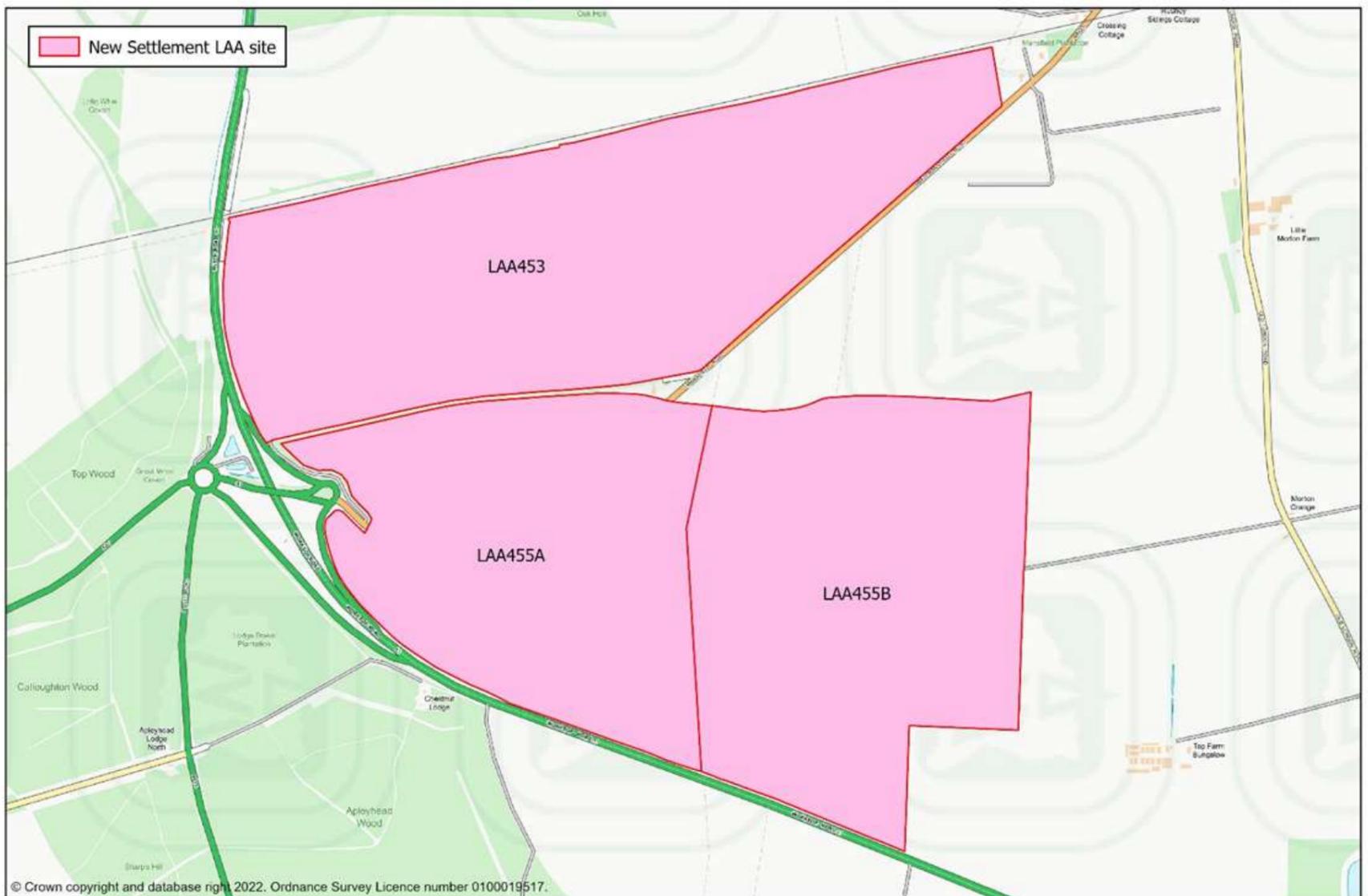
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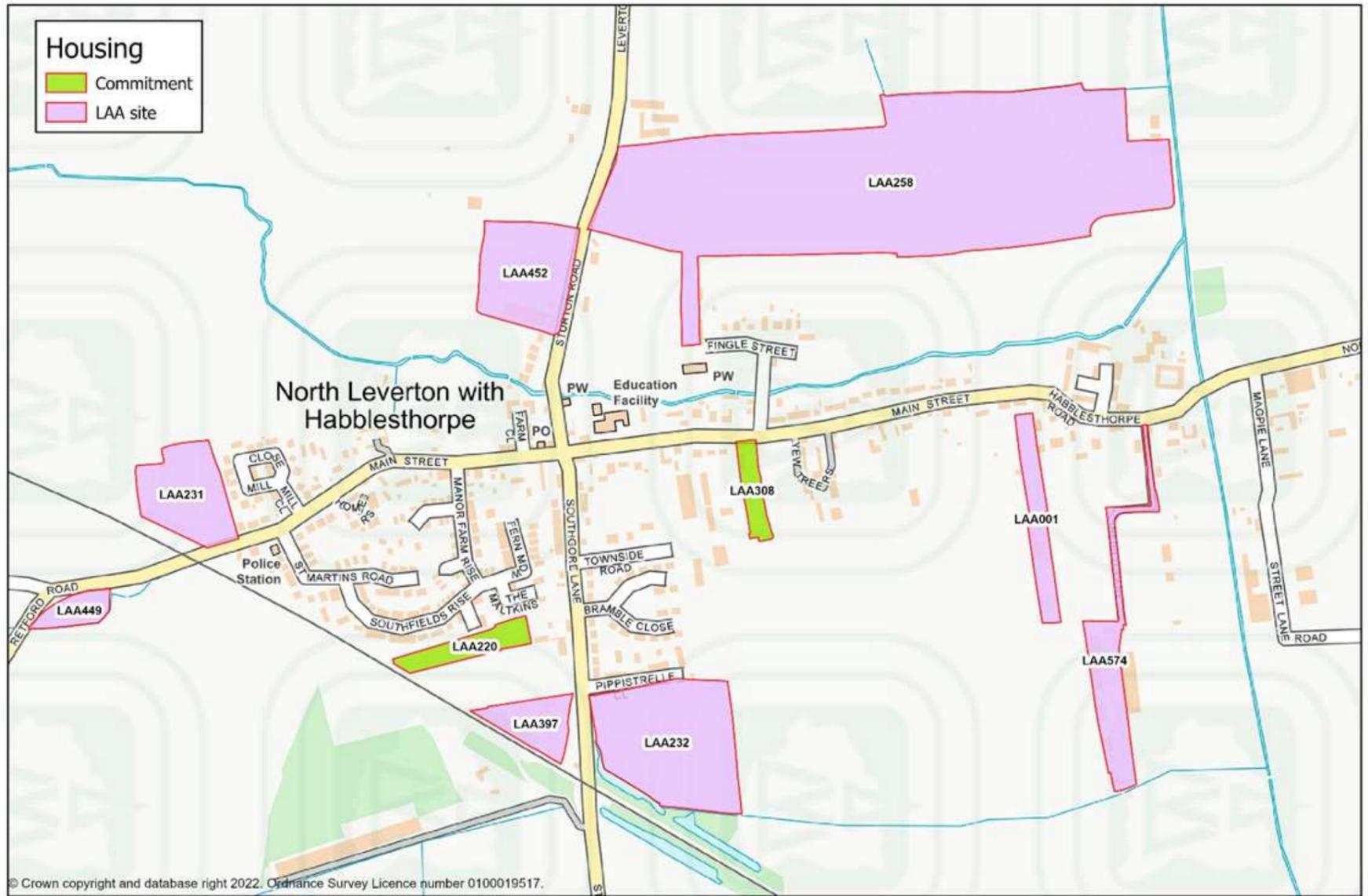
Misterton



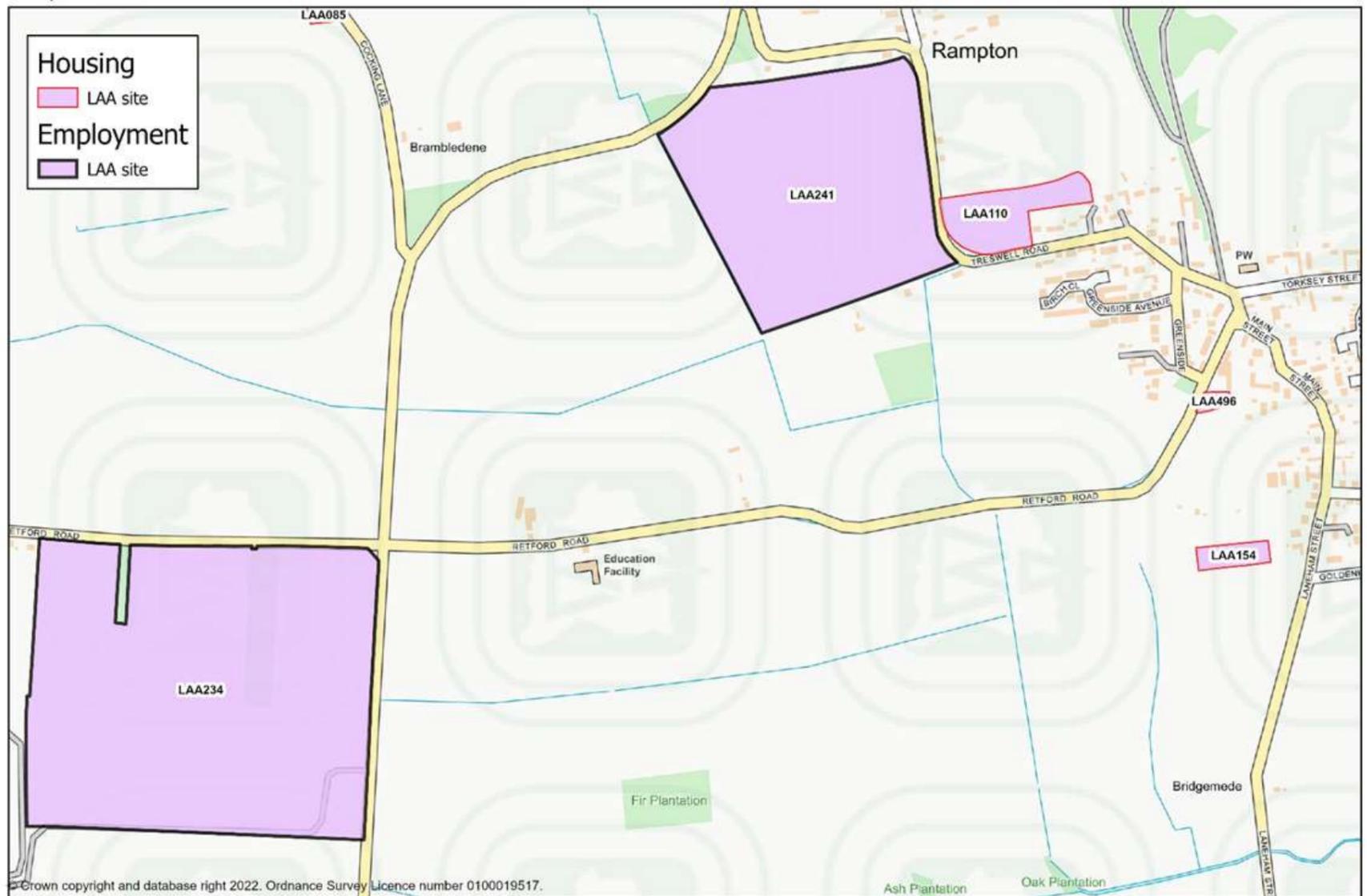
Morton



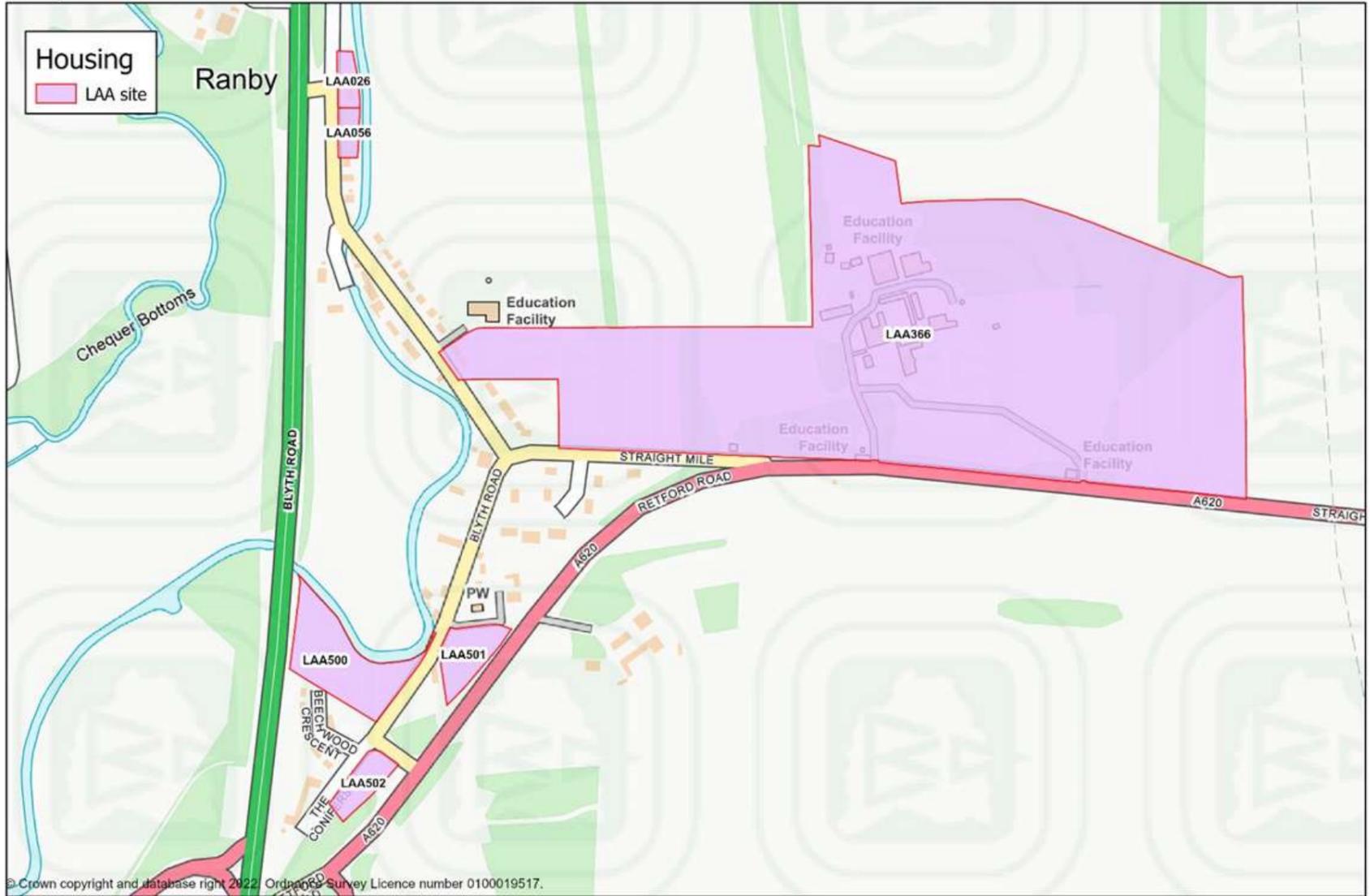
North Leverton



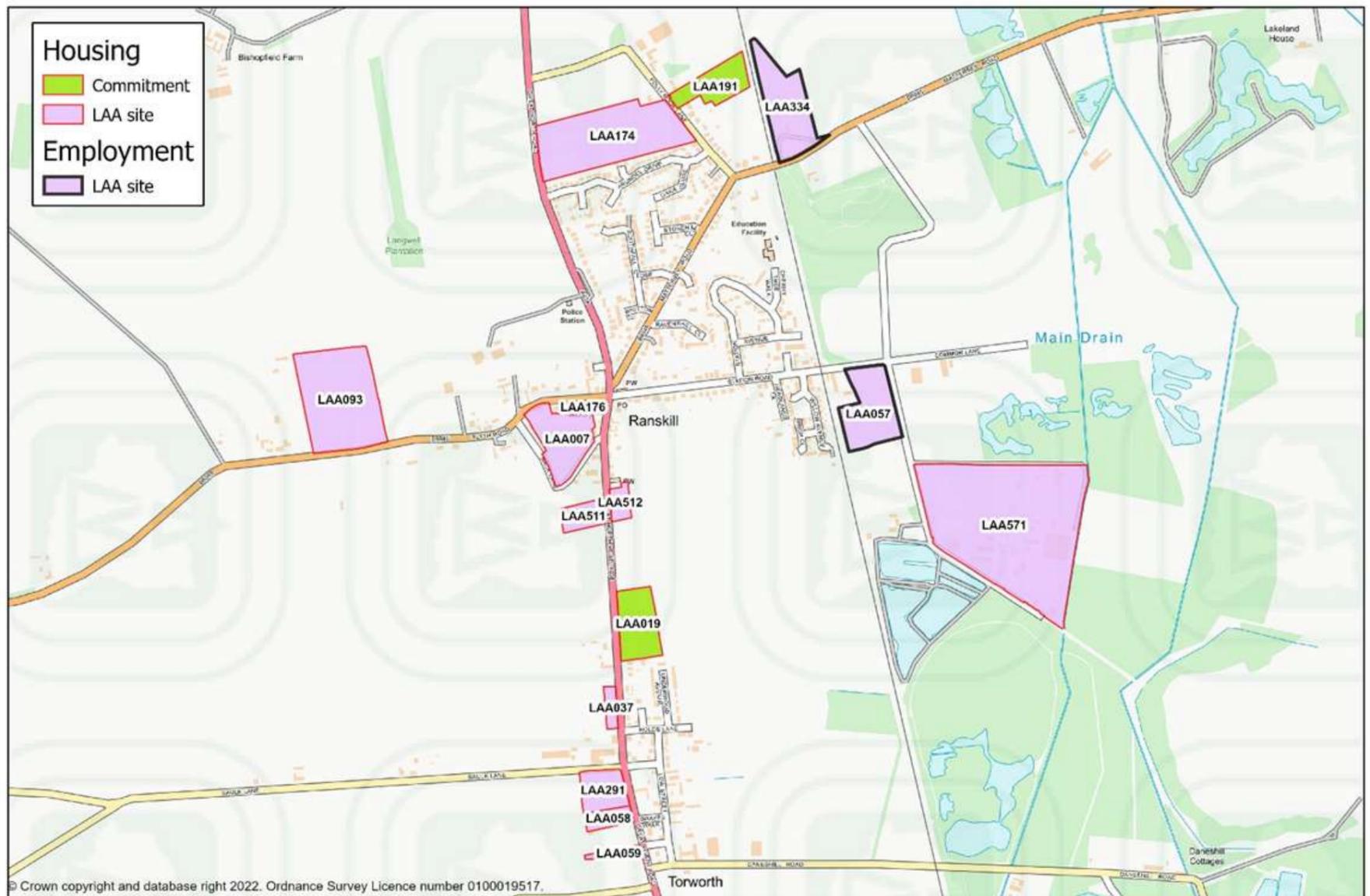
Rampton



Ranby



Ranskill-Torworth



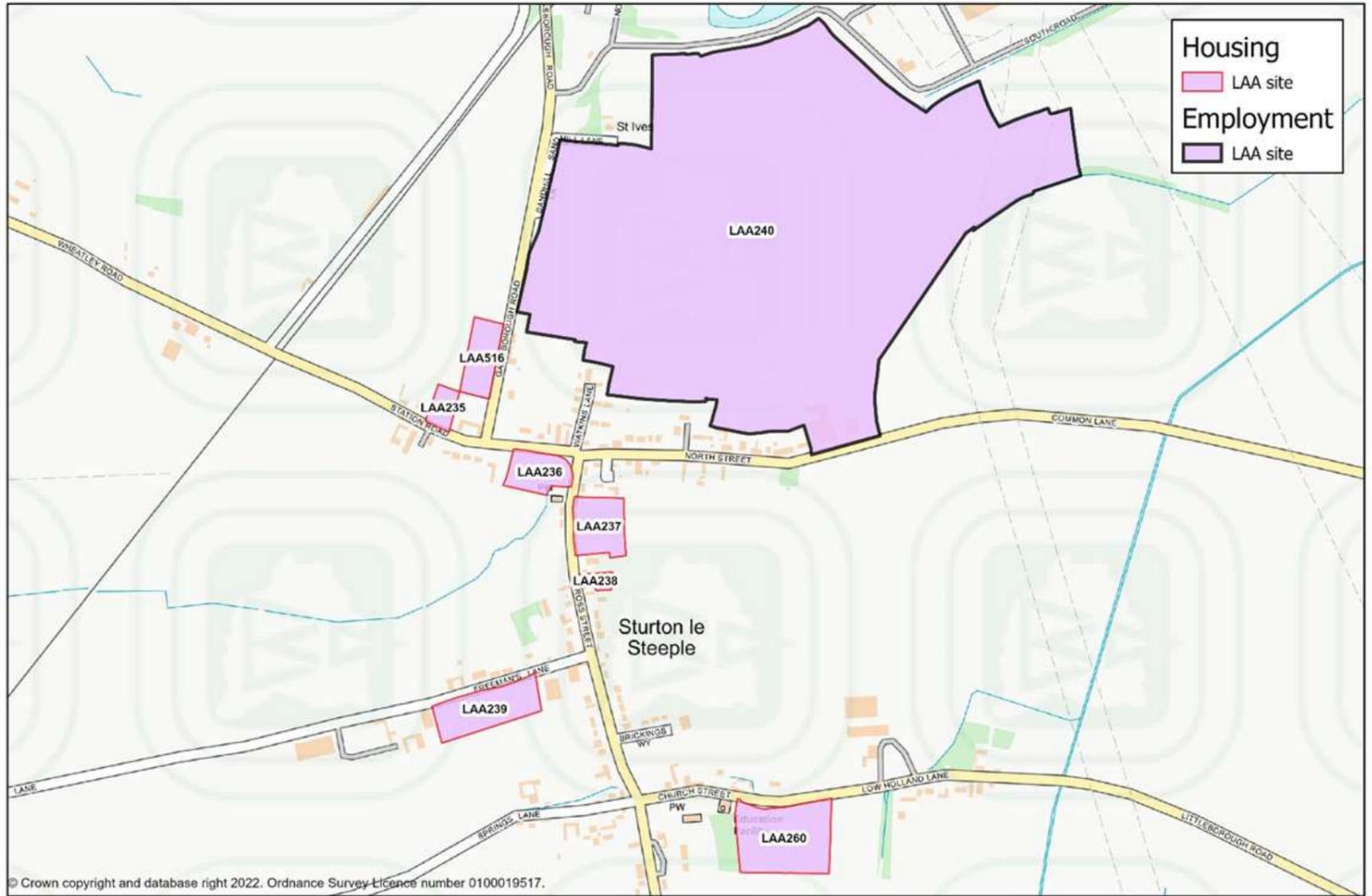
South Leverton



Stokeham



Sturton le Steeple



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Treswell



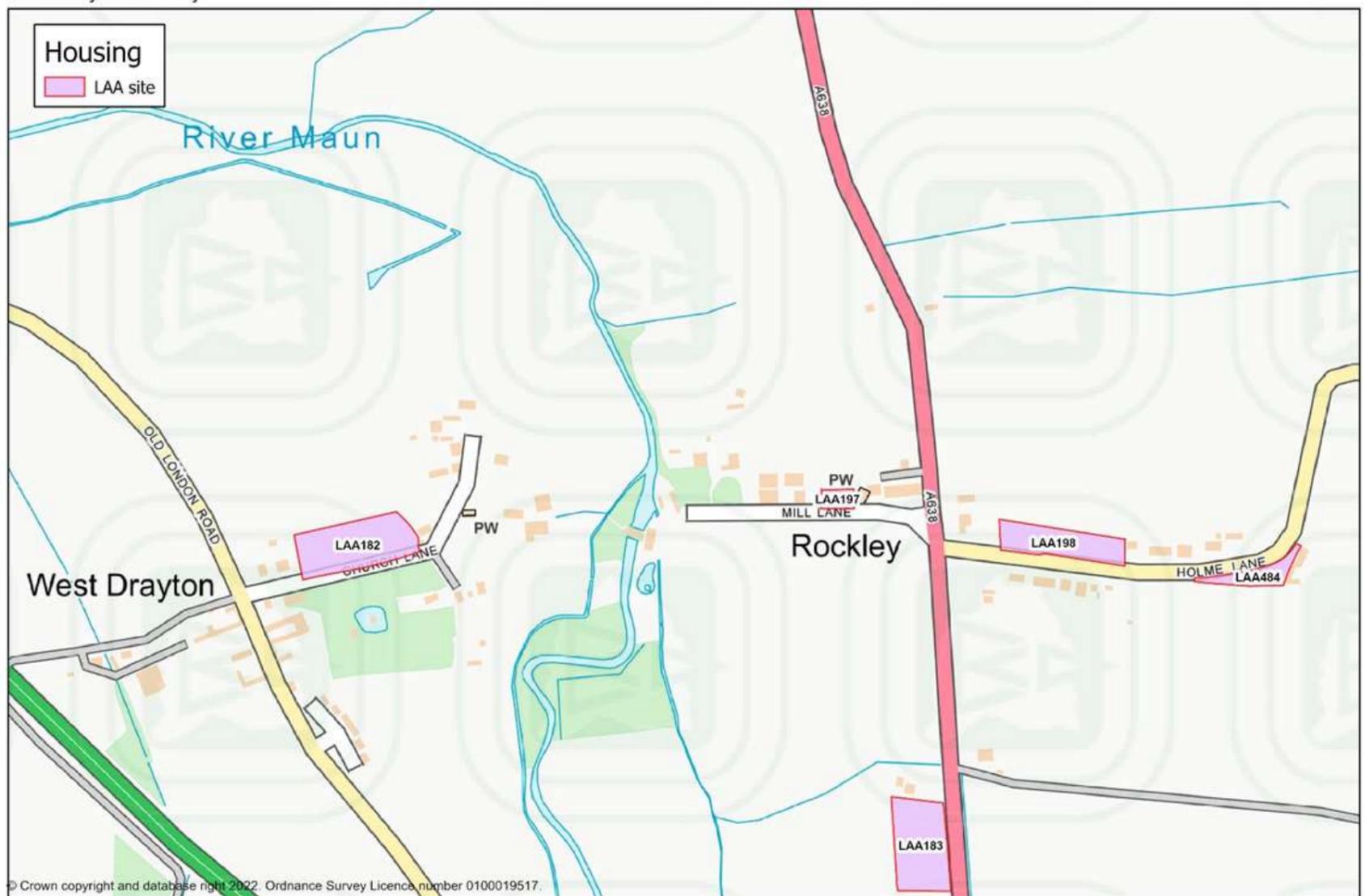
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Walkeringham



West Drayton-Rockley



West Stockwith



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Wheatley



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## Appendix C: Bassetlaw Housing Trajectory at 1st April 2022 (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	Completed 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
<b>Sites with Full planning permission - under construction</b>																						
Beckingham	18/00361/RES	Res	Land off Station Road	24																		24
Beckingham	18/00362/RES	Res	Land north of Station Road	20	21																	41
Blyth	19/01432/RES	Res	Land at Bawtry Road		10																	10
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	37	46	46																129
Carlton in Lindrick	19/01137/RES	Res	Firbeck Colliery, Doncaster Road	0	0	30	30	30	30	30	30	30	30	30	30	30	30	30	30	10		400
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	11	24	6																41
Harworth/Bircotes	61/10/00013	Full	Beverley Road			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	38	28																92
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	0	48	40	40	35														163
Harworth/Bircotes	19/01280/FUL	Full	land at Common Lane			20	6															26
Harworth/Bircotes	20/00051/FUL	Full	Land off Essex Road			30	30	30	30													120
Hodstock/Langold	20/00916/RES	Full	Land east of Doncaster Road (Gleeson)			30	30	30	30	30	15											165
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		5	15																20
Retford	01/08/00182	Full	Fomer Newell and Jenkins site, Thrumpton Lane	3	3	14																20
Retford	01/11/00242	Full	Idle Valley, Amcott Way	18	5																	23

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 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
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 (Phase 1)	34	32	21																87
Retford	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)			20	30	30	29													109
Retford	18/01445/RES	Res	Land west of Tiln Lane	29	21	12																62
Retford	19/01477/RES	Res	Land west of Tiln Lane	0	18	40	30	19														107
Retford	18/00748/FUL	Full	18-20 West Street	0	0	12																12
Retford	01/06/00280	Full	Land at London Road	1																		1
Retford	19/01537/FUL	Full	21 Bridgegate	13																		13
Retford	01/03/00286	Full	Babworth Mews, Babworth Road	0	3	7																10
Retford	19/00455/FUL	Full	Church of St Albans			10																10
Retford	20/01477/Res	Full	North Road (Trinity Farm) Phase 1		6	40	60	60	21													187
Retford	21/00357/RES	Res	Longholme Road			30	30															60
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	14	30	30	15														111
Rhodesia	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent			30	30	30	30	7												127
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	29	43	30	6															108
Shireoaks	18/00648/RES	Res	Wood End Farm, Coach Road	33	9	4																46
Shireoaks	19/01642/FUL	Full	South of Woodend Farm		21	7																28
Styrrup/Oldcotes	18/00195/PDN	Full	Harworth House, Blyth Road	94																		94

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 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
Sutton cum Lound	20/00497/RES	Res	Gate Cottage and land Lound Low Road	0	1	11	11	10														33
Tuxford	19/01165/RES	Res	Land at Ashvale Road	0	80	6																86
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	66	19	1																86
Worksop	16/01556/FUL	Full	Land at Monmouth Road	18																		18
Worksop	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	36	31	35	35	11														148
Worksop	18/00862/RES	Res	Thievesdale House Phase 1, Blyth Road	10	35																	45
Worksop	19/01408/RES	Res	South of Gateford Road	2	45	41	40	40	30													198
Worksop	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road	0	34	40	40	40	40	40	42											276
Worksop	20/00178/RES	Res	Thievesdale Phase 2, Blyth Road	0	0	20	20															40
Worksop	17/00053/FUL	Full	239 Sandy Lane	0	0	10																10
Worksop	20/00183/FUL	Full	Former Mansfield Hosierey, Retford Road	0	0	54																54
				<b>619</b>	<b>642</b>	<b>810</b>	<b>533</b>	<b>405</b>	<b>240</b>	<b>107</b>	<b>87</b>	<b>30</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>3663</b>						
<b>Sites with Full planning permission - not commenced</b>																						
Beckingham	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane			13	20															33
Beckingham	20/01325/RES	Res	North East of Dunelm, Church Street				10	8														18
Beckingham	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane					20	10													30
Blyth	20/01707/FUL	Full	Woodlea 55 Bawtry Road				10															10
Cuckney	15/01037/FUL	Full	Welbeck Colliery, Budby Road				30	30	5													65
Harworth/Bircotes	21/01377/RES	Res	Phase 2b Harworth Colliery (Harron Homes), Scrooby Road			15	35	35	35	12												132
Harworth/Bircotes	21/01415/RES	Full	Phase 2a Harworth Colliery (Miller Homes), Scrooby Road			15	35	35	31													116

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 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
Mattersey	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
Retford	18/01037/FUL	Full	4 Chapelgate			21																21
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
Worksop	21/00736/FUL	Full	Former Magistrates Court				26															26
				0	0	100	240	128	81	12	0	0	0	0	0	0	0	0	0	0	0	561
<b>Outline Planning Permission</b>																						
Beckingham	17/00052/OUT	Out	Land south of and adjoining Station Road					30	28													58
Beckingham	18/01491/RSB	Out	Adjacent South Fields, Station Road						15													15
Elkesley	20/00959/OUT	Out	Land adjacent to Yew Tree Road				30	9														39
Harworth/Bircotes	18/01210/OUT	Out	Harworth Colliery, Scrooby Road (1300 dwellings)							60	75	75	75	75	75	75	75	75	75	75	75	885
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road				9	40	40	40	40	40	40	40	40	40	40	40	40	40	40	489
Hayton	19/01002/OUT	Out	Land at Corner Farm					10	9													19
Hodstock/Langold	15/01605/OUT	Out	Land north & west of Chestnut Road					30	30	30	30	30	30	30	30	30	30	30				300
Mattersey and Mattersey Thorpe	20/00349/OUT	Out	Land adjacent to Manor Farm, Brecks Lane					10	15													25
Ranskill	17/01300/OUT	Out	Land west of Great North Road						10	20	2											32
Retford	19/00765/OUT	Out	North of Bracken Lane				30	30	11													71
Retford	15/00495/RSB	Out	Land adj. 17 Durham Grove				10															10
Walkeringham	17/00353/OUT	Out	High Street					14														14

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 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
Worksop	14/00213/OUT	Out	Land south of Gateford Road (Phase 2)								30	30	30	30	30	30	2					182
Worksop	14/00431/OUT	Out	Ashes Park Avenue (750 dwellings)										30	26								56
Worksop	15/01477/OUT	Out	North of Thievesdale Lane			30	30	30	7													97
				0	0	30	30	139	193	175	195	177	205	201	175	175	147	145	115	115	75	2292
<b>Proposed Local Plan allocations</b>																						
Retford	LAA485	Draft LP Allocation	Milnercroft (former allotment)						5													5
Retford	LAA472	Draft LP Allocation	Station Road, Retford						5													5
Retford	LAA133	Draft LP Allocation	North Road (Trinity Farm) Phase 2										12	60	60	60	60	53				305
Retford	LAA413	Draft LP Allocation	Former Elizabethan High School, Leafield						16	30												46
Retford	LAA490	Draft LP Allocation	Former Care Home, St Michael's View, Hallcroft Road						20													20
Retford	LAA127	Draft LP Allocation	Fairy Grove Nursery, London Road							30	30	1										61
Retford	LAA245, LAA246	Draft LP Allocation	Ordsall South, Ollerton Road								20	60	90	90	90	90	90	90	90	90	90	890
Tuxford	LAA476	Draft LP Allocation	Ollerton Road, Land off							30	30	15										75
Worksop	LAA462	Draft LP Allocation	Peaks Hill Farm							90	90	90	90	90	90	90	90	90	90	90	90	1080
Worksop	LAA142	Draft LP Allocation	Former Bassetlaw Pupil Referral Centre						20													20
Worksop	LAA147	Draft LP Allocation	Former Manton Primary School						30	30	30	10										100

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Worksop	19/00399/FUL	Draft LP Allocation	Radford Street, (disused allotments)						30	30	30	30										120
Worksop	LAA149	Draft LP Allocation	Talbot Road, Worksop						15													15
				0	0	0	0	0	141	240	230	206	192	240	240	240	240	233	180	180	180	2742
<b>Neighbourhood Plan Allocations without planning permission</b>																						
Blyth	NP Policy 6	NP alloc	Land east of Spital Road						20	30	3											53
Blyth	NP Policy 4	NP alloc	East of Bawtry Road						2													2
Carlton in Lindrick	NP Policy 5	NP alloc	Land at Highfield House						10													10
Clarborough	NP Policy 1	NP alloc	Broad Gores						20	18												38
Cuckney	NP Policy 13	NP alloc	Former Depot Site						15													15
Cuckney	NP Policy 14	NP alloc	Land south of Creswell Road						10													10
Lound	NP Policy 12	NP alloc	Yew Tree Farm site and outbuildings						5													5
Lound	NP Policy 13	NP alloc	Land east of Town Street					1														1
Lound	NP Policy 14	NP alloc	Land east of Town Street					2														2
Norton	NP Policy 18	NP alloc	Lady Margaret Crescent, Norton						4													4
Misson	NP Policy 7	NP alloc	Misson Mill							20	20	10										50
Misterton	NP Policy 6	NP alloc	Land at White House Farm							10	20	8										38
Misterton	NP Policy 8	NP alloc	Land south of Meadow Drive						11													11
Misterton	NP Policy 9	NP alloc	Land east of Grange Drive						10	20	17											47
Misterton	NP Policy 10	NP alloc	Land north of Fox Covert Lane							10	20	8										38
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-Le-Steeple	NP Policy 14a	NP alloc	Land between Roses Farm and Four Paws, Station Road, Sturton le Steeple						3													3

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 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
Sturton-Le-Steeple	NP Policy 14b	NP alloc	Land north of The Barn, Cross Street, Sturton le Steeple					1														1
Sturton-Le-Steeple	NP Policy 14c	NP alloc	Buildings north of Station View Farm, North Street, Sturton le Steeple					2														2
Sturton-Le-Steeple	NP Policy 14d	NP alloc	Lan east of Woodcotes, Freemans Lane, Sturton le Steeple					1														1
Sturton-Le-Steeple	NP Policy 15a	NP alloc	Land north of Mill Close, Manor Grove and Main Street, North Leverton						10													10
Sturton-Le-Steeple	NP Policy 15b	NP alloc	The Old Shop, south of Main Street, North Leverton					2														2
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 9	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 13	NP alloc	Land east of Brickhole Lane									12										12
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
<b>NP Allocation Annual Totals</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>110</b>	<b>129</b>	<b>80</b>	<b>71</b>	<b>39</b>	<b>0</b>	<b>438</b>							
<b>Workshop Town Centre DPD</b>																						
Workshop			Sites allocated in the Workshop Central DPD	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>10</b>	<b>11</b>	<b>35</b>	<b>35</b>	<b>50</b>	<b>38</b>	<b>50</b>	<b>79</b>	<b>60</b>	<b>30</b>	<b>45</b>	<b>85</b>	<b>100</b>	<b>635</b>
<b>Expected windfall housing delivery (based on current windfall completions)</b>																						
All areas	Windfall	Windfall								<b>100</b>	<b>1200</b>											
<b>Total housing delivery on Major sites with Full Planning Permission, Outline Planning Permission, Publication Local Plan Allocations, Made Neighbourhood Plan Allocations, and Draft Workshop Central DPD</b>																						



## Appendix D: Sites taken forward as Reasonable Alternatives to be assessed in the Sustainability Appraisal

### HOUSING SITES TAKEN FORWARD AS REASONABLE ALTERNATIVES TO BE ASSESSED IN THE SA RETFORD REASONABLE ALTERNATIVES

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA002	Retford	Montagu House, London Road	0.59	18	Residential to the North, bordered by London Road on the West, and greenfield land to the East and South.	Residential	Adjoins a residential area and is within the settlement boundary of Retford	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/buoyant 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 in the SA.	See LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA012	Retford	Land to East of The Drive	2.59	70	Residential to the west and south, countryside to the east and north	Agriculture	Adjoins a residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. As well as considering the availability of public and sustainable transport facilities in the area, the capacity of the Longholme Road and Tiln Lane junctions with the A620 will need to be assessed and possibly beyond. - Due to the narrow footway width and the awkward junction arrangement that would be created at the end of the existing 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	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 an appropriate mitigation strategy.	Available	Potentially suitable subject to a satisfactory highway and drainage solution, and the outcome of a landscape assessment. Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.	Taken forward for further consideration in the SA.	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								improved "The Drive" from Park Lane or Bigsby Road. The layout of the development will need to facilitate these connections if built out in phases. - The development should be laid out in a manner that allows connectivity and integration with adjacent sites reference LAA539, LAA022, LAA072, LAA138.											
LAA012, LAA022, LAA539	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. -	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	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	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.	Taken forward for further consideration in the SA	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								The development should be integrated with site reference LAA012, LAA539, LAA072, LAA038 and include multiple points of access to evenly distribute traffic including an improved "The Drive", Bigsby Road, and Palmer Road.				risk/drainage.			required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy.		Suitability would also be dependent on the outcome of a sequential test and, if necessary an exceptions test.		
LAA022	Retford	Land at Bigsby Road	34.11	250 (reduced due to part of the site being within a high flood risk area (Floodz	Residential to the south, countryside to the north, east and west	Agriculture	Adjoins a residential area	APP/A3010/W/20/326 5803 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 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	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, further information is required to evaluate the archaeological potential of	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 in the SA	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
				one 2)				<p>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 Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. As well as considering the availability of public and sustainable transport facilities in the area, the capacity of the Longholme Road and Tiln Lane junctions with the A620 will need to be assessed and possibly beyond. - The development should be integrated with site reference LAA012, LAA539, LAA072, LAA038 and</p>							the site in order to determine an appropriate mitigation strategy.		on the outcome of a sequential test and, if necessary an exceptions test.		

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
								include multiple points of access to evenly distribute traffic including an improved "The Drive", Bigsby Road, and Palmer Road.											
LAA034	Retford	Former Kenilworth Nursery, London Road	1.8 remaining	48 (remaining are 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 would depend on the outcome of a landscape	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 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 in the SA.	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA034, LAA165, LAA275	Land north and south of Grove Coach Road ,	Retford	12	250	Residential to the west, countryside 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 Road across the eastern site boundary. - A Transport Assessment will likely be required prepared in accordance with Planning Practice Guidance.	Floodzone 2 along the western boundary. 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 in the SA.	Potential to be suitable if highways, landscape, and flood risk issues can be addressed.
LAA035	Retford	Land south of the railway,	1.43	39	Railway line, open space	Agriculture	Open space adjoining railway line. Within	The site doesn't appear to have a highway frontage. Access is not well established off London Road, there is potential access off	Drainage channel runs through the site.	Potentially policy compliant if access/highway	Adjoins settlement boundary. Reasonable	Potentially suitable if highways access	Popular location/buoyant housing market. Zoopla	Greenfield	Open landscape within a conservation area. The site requires	Available	Potentially suitable subject to landscape impact mitigation	Taken forward for further consider	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
		London Road					wider residential setting.	Goosemoor Lane (this had previously been stopped up and therefore access would need to be reviewed). Visibility is acceptable onto Whitehouses Road.		standards can be achieved.	able access to services and facilities	can be achieved.	statistics indicate a steady increase in house prices in Retford over the past five years.		careful consideration due to the views from the London Road over the Idle Valley and Whitehouses Road. Potential for development to cause harm to the character of the CA. In terms of landscape impact, this relatively small site forms part of the open countryside in the River Idle Valley. Without appropriate mitigation, development would have an adverse impact on the openness of this landscape.		and a suitable highway solution.	ation in the SA	
LAA071	Retford	Land off Tiln lane	5.6	124	Hedgerow and trees on the boundary.	Agriculture	Countryside	Based on the Planning Inspector's findings of the following, it would need to be	No significant constraints	Potentially contrary to NPPF	The site is not located on a bus	BDC Conservation have	Popular location/buoyant housing	Greenfield site.	Whilst Conservation acknowledges that both	Available	Part of the site has planning permission	Taken forward for further	The SA will provide analysis on any public

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
					Open countryside to three sides. New development to the south.			<p>demonstrated that highway constraints can be satisfactorily addressed prior to the site being considered suitable for allocation: APP/A3010/W/20/326 5803 Planning application Ref 19/01360/OUT (170 dwellings) Appeal decision date: June 2021. The application was dismissed based on highway constraints.</p> <p>Any future development would be required to demonstrate that highway standards can be achieved.</p>	<p>nts identified.</p> <p>Adjoins a site with planning consent for residential development which is under construction. Poor access to services and facilities.</p>	and BDC Core Strategy regarding highways impact.	route. The nearest service is approximately 700 metres from the site.	<p>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 how any potential impact could be</p>	<p>market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.</p>		<p>Bolham Manor and the pumping station are non-designated heritage assets rather than designated, it is still important to consider the setting of these assets when assessing planning proposals, as required by Paragraph 192 of the Revised NPPF. In this case, the setting of these non-designated heritage assets is very much a rural and open one, the pumping station being deliberately isolated from the town when constructed. Similarly, Bolham Manor</p>		<p>for 178 dwellings. The remainder of the site could be suitable for additional dwellings subject to a scheme which is landscaped. 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 into consideration in the SA</p>	<p>consideration in the SA</p>	<p>benefit of developing the site. This will further inform the assessment of suitability.</p>

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												addressed. BDC Conservation have indicated that they are supportive of the proposal in principle.			was originally associated with the tannery site to the west (now a care home), but has always had the open countryside setting to the east, appearing as a large isolated villa when viewed from the east. In both cases, development on this site would fail to preserve the setting of the non-designated heritage assets, Bolham Manor in particular. Having a balanced view as required by NPPF paragraph 197. BDC Conservation have reviewed the additional evidence / a		on in the site allocation selection process.		

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															<p>design solution submitted by the landowner. It is considered that, with an appropriate design which incorporates open space and landscape buffers, it is likely that the site may be suitable for residential development.</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, albeit</p>				

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															contained by Tiln 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 accommodated provide that a landscape led approach is taken.				
LAA097	Retford	Land adjoining Montagu Cottag	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 is situated in flood zone 1. The site	The site is currently outside but adjoining	The site has direct access to public transport	Potentially suitable subject to design/i	Popular location/buoyant housing market. Zoopla	Greenfield site	This site is within the Retford South Conservation Area and is also in the	Available	The site could be suitable for allocation for housing in the Local	Take forward for further consider	Potentially suitable for small scale, well designed

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		e, Grove Road						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 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.	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 of the groundwater resource.	Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	t (bus route on Grove Road). It has good access to schools, health care, and other services and facilities.	mpact on heritage assets.	statistics indicate a steady increase in house prices in Retford over the past five years.		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 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		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 relate to the distance of the site from services. However, there is a bus service directly adjoining the site on Grove Road.	ation in the SA.	development.

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															<p>the allotment to the east. There are a range of trees around the boundary which do contribute 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</p>				

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															<p>(i.e. a mews-type 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/hedges would also need to be retained where possible.</p> <p>There's no record of archaeology of</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>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 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</p>				

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															<p>preservation of any surviving archaeological remains on the site is likely to be good if present.</p> <p>It is therefore recommend that any future application 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.</p>				
LAA127	Retford	Fairy Grove Nursery,	2.7	73	Residential development to the north,	Approx. 50% is a former	Predominantly residential	No significant physical constraints. Access can be achieved via Grove Road. Network Rail has	No environmental constraints	The site is currently outside	The site adjoins an area which	The site is well contained within	Popular location/ buoyant housing	Minimal contribution - greenfield	Heritage conservation proposed mitigation -	The site is available.	The site could be suitable for allocation	Take forward for further	Potentially suitable subject to a suitable

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		Grove Road			south, and west, East Coast Mainline to the east.	horticultural nursery, the remaining 50% is agricultural land.	Industrial in character.	indicated that improvements would be required to the level crossing. A transport assessment would also be required.	None identified.	but adjoining Retford's development boundary. Development would be contrary to policy CS1 in the Bassetlaw Core Strategy.	has good access to public transport, schools, health care, and other services and facilities.	a residential setting and is within a conservation area. BDC Conservation have no objections in principle subject to a suitable design.	market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	development site in countryside. Development here could have a minor positive effect on town centre vitality and viability.	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 requirements for evaluation in order to determine an appropriate mitigation strategy.		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	consideration in the SA. Site has been allocated in the Local Plan.	design which enhances the character of the Conservation Area.

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															between older residential development to the south and recent development to the north which is under construction on a brownfield site. It is part of the open countryside to the east of this part of Retford although has a sense of being slightly disconnected in landscape terms because of 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				

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LAA133	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 dependent on the outcome of a sequential test and, if necessary an exceptions test.	Contrary to policy (NPPF and local). High risk flood area (floodzone 2 & 3)	The site is approximately 600 metres from the settlement. The adjoining site has planning consent for 193 dwellings and employment	Part of the site is not suitable for housing due to detachment from settlement and flood risk. Contrary to the NPPF regarding flood risk and the promotion of health, inclusive and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)	Popular location/buoyant housing market. Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.	Greenfield site	housing requirement. Potential to have an adverse impact on the landscape. Suitability should be informed by a landscape assessment.	Available	Part of the site may be suitable for housing (outside floodzones 2 and 3). The adjoining site has planning consent for employment and residential development. There is an opportunity to reconfigure the site to ensure housing is not located in floodzones 2 or 3.	Taken forward for further consideration in the SA and assessed together with LAA134. Site has been allocated in the Local Plan.	LAA assessment

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LAA134	Retford	Trinity Barns Field, North Road	0.38	11	Countryside	Agriculture	Countryside adjacent to residential	Would need to be integrated with the development site to the southeast. A further Transport Assessment would likely be required prepared in accordance with Planning Practice Guidance	No known environmental constraints. Surveys may be required at a later date.	Potential to be policy compliant if developed with the site to the south. Currently separated from the settlement boundary.	Services and facilities are located in the adjacent residential area.	Potentially suitable if developed with the adjoining site.	Popular location/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. Suitability should be informed by a landscape assessment.	Available	Potentially suitable if developed with the site to the south which adjoins the settlement boundary.	Taken forward for further consideration in the SA and assessed together with LAA133. Site has been allocated in the Local Plan.	LAA assessment
LAA141	Retford	Land south of the Common, Ordsall	10.65	192	Residential to north, countryside to east, west and south	Agriculture	Countryside adjoining residential area	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access will be required	No known environmental constraints	NPPF para 170: Protecting valued landscapes. The prominence of the site, as part of an extensive tract of open countryside means that	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 in the SA. Site is part of a larger strategic housing allocation in the Local Plan.	LAA assessment

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								that are suitable to form a bus route through the development. Access should be safeguarded into surrounding land LAA270 and LAA276 to facilitate future development with good connectivity.		development would result in an adverse landscape impact.									
LAA270	Retford	Land West of Ollerton Road	29.57	621	Field boundaries	Agriculture	Countryside	The Highway Authority would require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit would require relocating to the south side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access would be required that are suitable to form a bus route through the development. Access would need to be safeguarded into surrounding land LAA141 and LAA276 to facilitate future	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	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 in the SA. Site can only be considered an option if developed alongside LAA141 and LAA276.	Site to the north (LAA276) has been taken forward for further consideration.

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								development with good connectivity.		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).									
LAA276	Retford	Land to the west of Brecks Road and South of Retford Golf Club	47.6	857	Countryside to west, south, and south east. Residential to north east. Golf course to north.	Agriculture	Countryside adjoining urban area.	The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan prepared in accordance with Planning Practice Guidance. - The village speed limit will require relocating to the south	Floodzone 2 and 3 along the western boundary.	NPPF paragraph 170: Protecting valued landscapes. The prominence of the site, as part of an	The size/scale of development is likely to require contributions towards improvements to	The majority of the site is considered unsuitable for housing development due to	Popular location. Zoopla statistics indicate a steady increase in house prices in Retford over the	Greenfield	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by a landscape assessment.	Taken forward for further consideration in the SA. Site can only be considered an option if	Part of the site may be suitable.

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								side of the site and connecting footways will be required back into Ordsall. It is likely that two points of access will be required that are suitable to form a bus route through the development. Access should be safeguarded into surrounding land LAA270 and LAA141 to facilitate future development with good connectivity.		extensive tract of open countryside means that development would result in an adverse landscape impact.	education and health, and potentially a local service centre.	the adverse effect on the landscape. Requirement for a landscape led Masterplan if the site is taken forward.	past five years.					developed alongside LAA141.	
LAA141, LAA270, LAA276, LAA246, LAA247 and part of LAA508	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	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 likely that two points of access will be required that are suitable to form a bus route through the	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	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	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 in the SA. All sites have been allocated as part of a strategic housing site in the Local Plan.	Part of the site may be suitable.

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								development. Access should be safeguarded into surrounding land LAA270 and LAA141 to facilitate future development with good connectivity.		would result in an adverse landscape impact.		landscape led Masterplan if the site is taken forward.							
LAA246	Retford	Land South East of Ollerton Road	5.3	120	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/ urban area.	Site cannot be accessed unless it is through LAA247. There are no objections in principle subject to satisfactory details of layout access, parking and servicing on this site. The site should be developed 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/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	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 in the SA alongside other sites. Site has been allocated as part of a strategic housing site in the Local Plan.	LAA assessment
LAA247	Retford	Land South East of Ollerton Road	9.9	178	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/ urban area.	Highways: NCC has no objection in principle subject to satisfactory details of layout access, parking and servicing. Site should be developed comprehensively in	Adjoins a high risk flood area	Potentially to be policy compliant subject to highways, landscape	Adjoins an area with access to services and facilities.	May be suitable dependent on design/impact on landscape,	Popular location/buoyant housing market. Zoopla statistics indicate a steady	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 in the SA alongside other	LAA assessment

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								conjunction with LAA246		e impact, design.		highway, and amenity	increase in house prices in Retford over the past five years.					sites. Site has been allocated as part of a strategic housing site in the Local Plan.	
LAA246 & LAA247	Retford	Land South East of Ollerton Road	15.2	270	Adjoins residential and countryside	Agriculture	Countryside adjoining residential/urban area.	Highways: NCC has no objection in principle subject to satisfactory details of layout access, parking and servicing. Site should be developed comprehensively in conjunction with LAA246	Adjoins a high risk flood area	Potentially to be policy compliant subject to highways, landscape impact, design.	Adjoins an area with access to services and facilities.	May be suitable dependent on design/impact on landscape, highway, and amenity	Popular location/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 in the SA. Both sites have been allocated as part of a strategic housing site in the Local Plan.	Adjoins residential and countryside
LAA246, LAA247 & LAA067	Retford	Land South East of Ollerton Road	24.7	440	Adjoins residential and countryside	Agriculture	Countryside adjoining residential	Highways: NCC has no objection in principle subject to satisfactory details of layout access, parking and servicing.	Adjoins a high risk flood area	Potentially to be policy compliant subject	Adjoins an area with access to services	May be suitable dependent on design/i	Popular location/buoyant housing market.	Greenfield	Potential to have an adverse impact on the landscape.	Available	Suitability should be informed by the outcome of	Taken forward for further consider	Adjoins residential and countryside

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							l/ urban area.	Site should be developed comprehensively in conjunction with LAA246		to highway s, landscape impact, design.	and facilities.	mpact on landscape, highway, and amenity	Zoopla statistics indicate a steady increase in house prices in Retford over the past five years.				a landscape assessment .	ation in the SA. Sites LAA246 and LAA247 have been allocated as part of a strategic housing site in the Local Plan.	
LAA508	Retford	Land at Retford Golf Club	8.7	100	Countryside to west, south, and south east. Residential to north east. Golf course to north.	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	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	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	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	Part of the site is being taken forward for further consideration in the SA. Part of the site has been allocated alongside LAA246, LAA247,	Part of the site may be suitable.

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										ent 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 better provision in terms of quantity and quality in a		with the BDC Leisure and Recreation Manager, Sport England, and the England Golf Association.			are important to the landscape and habitats. This area should be retained in the current use, fulfilling landscape, habit and recreational objectives. The practice ground has less intrinsic landscape value and in effect runs into the field to the south which is allocated for development. However, in its open state, it provides view south and west from the PROWS. Development of the southern section of		to NPPF para 98.  The practice site is potentially suitable subject to any impact a scheme may have on the landscape. Suitability 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.	LAA141, LAA270, LAA276 have been allocated as part of a strategic housing site in the Local Plan.	

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										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					the practice ground may be possible without compromising this landscape provided that a generous landscaped (with native species) corridor is maintained for an enhanced PROW and to provide a landscape buffer to an extended new housing area.				

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										acknowledged that this is a private recreation space owned and managed by Retford Golf Club. A public right of way runs through the site. This would need to remain in place if the site is taken forward for development.									
LAA165	Retford	Land south of Grove Coach Road	3.56	96	Countryside to north, east and south, residential to west.	Agriculture	Countryside adjoining residential area	Grove Coach Road is not of adequate width to provide access and lacks footways. This would need to be significantly improved.	PROW to north; Drainage assessment undertaken	Potential for development to be contrary	Adjoins an area with access to services	Potentially suitable if highway standard	Popular location/ buoyant housing market. Zoopla	Greenfield site	Potential to have an adverse impact on the landscape.	Available	Suitability to be informed by a landscape	Taken forward for further consider	LAA assessment

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								A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought	en by Arup concludes that the flood risk for the site is low from all forms of flooding including fluvial (river), surface water and groundwater and should not hinder this development. Therefore by making sufficient space for water/drainage, and with an appropriately designed	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.	and facilities.	s can be achieved .	statistics indicate a steady increase in house prices in Retford over the past five years.				assessment .	ation in the SA.	

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									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.										
LAA275	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 to the latter (if the site is taken forward). The two roads should then be linked either through the site or by way of	Floodzone 2 along the western boundary. A sequential and exceptions test would be required to demonstrate that this part of the	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 in the SA.	LAA conclusion.

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								improvements to Grove Coach Road across the eastern site boundary. - A Transport Assessment will likely be required prepared in accordance with Planning Practice Guidance.	site is suitable for development. It could potentially be used for SuDs/open space.										
LAA413	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 in the SA. Site has been allocated in the Local Plan.	Potentially suitable
LAA472	Retford	Station Road	0.1	5	Residential to three sides, railway station to one side.	Car sales	Residential	No significant physical constraints identified.	No significant environmental constraints identified.	Policy compliance would depend on the design of the scheme and impact on	Good access to services and facilities.	The site may be suitable for redevelopment as a housing site. This would depend	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years.	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	The site is available	The site may be suitable for redevelopment as a housing site. This would depend on the impact it would	Taken forward for further consideration in the SA. Site has been allocated in the	Potentially suitable

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										residential amenity. The site is within a conservation area. Development should conserve or enhance the character of the character of the CA.		on the impact it would have on the character of the Conservation Area.	This suggests Retford is a popular residential area with a buoyant housing market.		result of development, although development could also facilitate improvements to this part of the Conservation Area.		have on the character of the Conservation Area.	Local Plan.	
LAA485	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	Site is in close proximity to services. It is also relatively close to Retford town centre.	Potentially suitable if vehicular access is established. Development would only be small scale due to the size	Site is in a great location and is in close proximity to Retford town centre. Additional cost would be associated with creating	This is a greenfield site which is currently vacant. There is an opportunity to bring the site back into use through development or	No impact on heritage or landscape. Potential for impact on nature conservation depending on the outcome of an ecology assessment.	Currently unused/vacant Available.	Site can be viewed as potentially suitable if access issues are resolved. Depending on the access arrangement, the site could be suitable for development of up to	Taken forward for further consideration in the SA. Site has been allocated in the Local Plan.	The site is a disused allotment site located within a residential area. It is considered appropriate to consider future uses for the site through the Local Plan process. Subject to

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
										impact of the loss of vacant allotments.		of the site.	an entrance to the site. Site would be suitable for small scale development.	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.		appropriate access arrangement into the site.
LAA490	Retford	Former EPH at St Michaels View, 5-11 Hallcroft Rd, Retford DN22 7NE	0.4	20	Residential housing to the North, Hallcroft Road the East, West and South is West Retford Hotel. SE corner is bordered by residential dwelling	No current land use, it used to be an Elderly People's Home	The site is located in a high density urban area	As site is BF site, area may be contaminated (though considering previous usage, this unlikely). Site is also included in the unregistered parks and gardens area of West Retford House. Entrance into site is fairly limited with only one access point, junction most likely need upgrading.	On the Western side 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 re-development as site is a BF site. As it is next to conservation	Site regeneration would contribute towards the delivery of additional housing in Retford. Development would also align with the	Site is bordered by the East Retford conservation area on the Southern and Western sides. It is also in close proximity to West Retford House which is a grade II listed building.	Available	The site is in a very attractive location close to health and leisure facilities. Any development on the site would need address the close proximity to heritage assets. Due to size of the land, developme	Taken forward for further consideration in the SA. Site has been allocated in the Local Plan.	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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												area, certain design features/materials might be expected.	Council's ambition of regenerating derelict brownfield sites.				nt would be ideal for smaller scale housing schemes. Development of the site might be more costly as site is brownfield.		
LAA539	Retford	Longholme Road	2.5	27 (approx. 50% of the site is in Floodzone 2 and is unsuitable for residential	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 unlikely to encourage sustainable travel. It is more likely that the development would form an extension to land off Longholm	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	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	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 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 Recommend that any application is accompanied by a Heritage	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	Yes, part of the site may be suitable. Taken forward for further consideration in the SA alongside two other sites (LAA012 and LAA022).	The area within FZ1 1 may be suitable.

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				development)				Road allowed under appeal reference App/A3010/W/19/322 3549 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 mindful of the land north of Bigsby Road appeal reference APP/A3010/W/20/326 5803 where the Inspector concluded that 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. This proposal would increase traffic in the same area, albeit potentially from different directions. The Highway Authority is also mindful of the	al test will need to be undertaken 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	be suitable in policy terms.		the highway.				Impact Assessment to include the results of a desk-based assessment. Further field evaluation likely, but probably post-consent if granted.		assessment		

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								Retford Transport 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.	situated in areas of least flood risk. Any works to be carried out within 8m of a Main River may require a permit from the Environment Agency. The site is situated on an area designated as Source Protection Zone 3 and a Secondary Aquifer, and care should be taken										

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									to avoid the potential for pollution of the groundwater resource.										

## WORKSOP REASONABLE ALTERNATIVES

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 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 in the SA. Site has been allocated in the Local Plan.	LAA concludes the site is suitable, available and deliverable
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	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	The landowner has submitted the site and has confirmed its availability.	Suitable, available and deliverable.	Taken forward for further consideration in the SA. Site has been allocated in the Local Plan.	LAA concludes the site is suitable, available and deliverable

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													prices in Worksop over the past five years.		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 space is being re-provided on site.				
LAA 149	Worksop	Talbot Road, Manton	1.89	51 (potentially only)	Residential	Vacant land	Residential	No major physical constraint	No major environmental constraint	This is an open space which provides	Within the settlement boundary, close to	The site is located within a residential area. The	Appropriate location and in an	Development of the site provides an	Development has the potential	The landowner has submit	Part of the site is suitable, available and deliverable.	Taken forward for further consideration	LAA concludes the site is suitable,

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				suitable for 15)				s identified	s identified	visual and physical amenity opportunities 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.	services and facilities in the town centre and neighbouring areas	principle of housing development is considered acceptable.	area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	opportunity to enhance/improve the open space.	to have a positive impact on the character of the area.	ted the site and has confirmed its availability.		n in the SA. Part of the site has been allocated in the Local Plan.	available and deliverable
LAA 206	Worksop	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	Grade I Listed Building	Planning permission refused (17/01356/0 UT   Outline Application with Some Matters Reserved (Approval Being Sought for Access) for up to 275 New Residential	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	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.	Part of the site may be suitable for development subject to design and impact on setting of heritage assets addressed, as well as mitigated highways impact with a solution found	Part of the site not impacted by landscape concerns has been taken forward for further consideration in the SA.	See SA conclusion.

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								application reference 17/01356 /OUT are acceptable. A Transport Assess/Statement and Travel Plan would be required for a development >50 dwellings. A contribution is likely to be required towards public transport, and public transport infrastructure.		Units and a Replacement Residential Unit) on heritage grounds (contrary to Policy Bassetlaw CS DM8, NPPF paras 193, 196 & 200, and contrary to section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990)			prices in Workstop over the past five years.				for appropriate highways access onto the site.		
LAA 210	Workstop	Part of Peaks Hill Farm	120	1136	Residential to the	Agriculture	Edge of settle	Mature woodland restricts	Mature Woodland, potential	Potentially policy compliant	Edge of settlement. Reasonable	Potentially suitable subject to	Appropriate location	Development of the site would	Development would	The landowner has	Potentially suitable subject to	Part of the site taken forward for	LAA concludes the site is

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		(larger site)			south, countryside to the north, east and west.		ment. Adjoins residential.	access from Carlton Road. There is a route possible without the loss of significant trees, by way of slight deviation to the South of the initially suggested route. In conjunction with this, the route could be moved farther South to run alongside Long Plantation. This would move houses	for protected species. Ecology assessment required.	subject to satisfactory outcomes regarding tree/nature conservation.	access to services and facilities.	satisfactory outcomes regarding design, nature conservation, tree retention/management, and an appropriate highway scheme.	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.	support infrastructure improvements	impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by site assessments).	submitted the site and has confirmed its availability.	satisfactory outcomes regarding design, nature conservation/tree retention, and highway/accesses.	further consideration (Peaks Hill Farm) in the SA. Part of the site has been allocated as part of a strategic housing site in the Local Plan.	potentially suitable.

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								<p>further away, and mitigate pruning or felling requests by residents living within direct shade of the woodland .</p> <p>Future tree inspection and management would be an additional cost as trees would become located in public green spaces and alongside highways - benefits provided by nature</p>											

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								have been shown to outweigh such costs. Some hedgerow loss would be unavoidable, and mitigation should be sought to retain as much as possible. Space for housing is possible in areas not occupied by trees – providing mitigation is given in addressing the space that mature trees require.											

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LAA 469	Work sop	Blyth Road (Part of Peaks Hill)	10.5	144 Mixed use: Part employment part housing	Site is bordered by existing employment use to the North, B6045 to the East, farmland to the West and South. Site is in close proximity to the settlement boundary of Worksop.	Site is currently vacant land with a planning application 15/01477/0 UT granted for B1, B2 and B8 uses.	Edge of settlement. Adjoins residential.	Site does not have existing infrastructure within the site. Development of site would require the appropriate highways infrastructure established.	Site is located adjacent to an existing employment land that may result in noise contamination.	Potentially policy compliant subject to satisfactory outcomes regarding infrastructure provision and access into the site.	Edge of settlement. Reasonable access to services and facilities.	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	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Development of the site would support infrastructure improvements.	Development would impact on the landscape. Appropriate mitigation would be required where necessary (informed by site assessments).	The landowner has submitted the site and has confirmed its availability.	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 rear of the site should be maintained.	Site has been taken forward for further consideration (Peaks Hill Farm) in the SA. Site has been allocated as part of a strategic housing site in the Local Plan. Site may be more suitable for employment uses due to close proximity to existing employment to the North.	LAA concludes the site is potentially suitable as part of a larger strategic site.
LAA 470	Work sop	Eddison Park Avenue	4.8	131	Residential and countryside	Open space	Residential and countryside	No significant constraints identified.	The site adjoins ancient woodland. National guidance	Part of the site may be suitable/policy compliant. The majority of the site	Good access to services and facilities.	Part of the site may be suitable/policy compliant. The majority of the site	Zoopla statistics indicate a steady rise in house	Loss of open space would not support regeneration.	Development on the west side of the A60 is likely	The landowner has submitted the site	The site presents an opportunity to improve the highway network by	Taken forward for further consideration in the SA. LAA470 has	See LAA conclusion. Suitability will be informed by the SA assessment.

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									indicates that there should be a minimum 15 metre buffer around ancient woodland/trees to avoid root damage.	forms the setting of a Grade II Listed Building and would not be suitable. The area adjoining Ancient Woodland is not suitable for development.		forms the setting of a Grade II Listed Building and would not be suitable. The area adjoining Ancient Woodland is not suitable for development.	prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.		to impact on the countryside setting of the grade II listed Broom Farm. Conservation is unlikely to support development where this important countryside setting is undermined. With regard to the east side of the A60, Peaks Hill Farm is a non-designated heritage asset dating to	and has confirmed its availability.	connecting Gateford Park to Carlton Road. However, these benefits need to be balanced against the harm development would cause to heritage assets and ancient woodland, and the loss of an open space.	been allocated as part of a strategic housing site in the Local Plan.	

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															the late-18th century period, so its setting is also a consideration. It is understood that significance archaeological remains were uncovered on this site during an earlier phase of the Ashes Park development. Further investigations and an appropriate mitigation strategy would be				

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															required where necessary . The site forms part of the setting of a Grade II Listed Building.				
LAA 458, LAA 462, LAA 469	Peaks Hill Farm	Worksop	63.6	1080	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,	Site adjoins a Local Wildlife Site Carlton Forest Sandpit (5/3361).	Potential to be policy compliant subject to further consideration of landscape and highways issues.	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 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.	Taken forward for further consideration in the SA. All 3 sites have been allocated as part of a strategic housing site in the Local Plan.	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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								would likely be an isolated community. The Highway Authority is sceptical as to whether the traffic impact of the development could reasonably be mitigated only having access to the A60, and therefore, a development would be unable to disperse traffic widely.											
LAA 458	Workshop	Blyth Road (Part of	6	144	Counterside	Agriculture	Counterside /	Access should be gained	No significant environmental	Potential to be policy compliant	Currently has poor access to	The site may be suitable once the	Zoopla statistics indicate	Greenfield site	The suitability of the	The site is	The site is potentially suitable as part	Taken forward for further	Potentially suitable subject to a

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		Peaks Hill Farm)			to all sides		urban fringe	through the adjacent sites references LAA279 and LAA469. The route should be suitable for buses. Access should be safeguarded to land to the west.	ntal constraints identified.	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.	services and facilities. There is an opportunity to mitigate if the adjoining sites are taken forward.	adjoining site has been developed, or as part of a larger site which adjoins the settlement boundary.	a steady rise in house prices in Worksop over the past five years. This suggests Worksop is a popular residential area with a buoyant housing market.		site for development should be informed by a landscape assessment. There are no heritage constraints, and no nature conservation designations identified	available	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	consideration in the SA. LAA458 has been allocated as part of a strategic housing site in the Local Plan.	satisfactory access arrangement. suitability to be informed by the Sustainability Appraisal and the suitability of other sites.
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 connecte	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	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 residenti	Greenfield site	The suitability of the site for development should be informed by a landscape assessment. There are no heritage constraints	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 in the SA. LAA462, have been allocated as part of a strategic housing site in the Local Plan.	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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								<p>d through to the development to the south as much as possible, but even then, would likely be an isolated community. The Highway Authority is sceptical as to whether the traffic impact of the development could reasonably be mitigated only having access to the A60, and therefore, a developm</p>		<p>NPPF which seeks to deliver healthy, inclusive, safe places.</p>			<p>al area with a buoyant housing market.</p>		<p>identified . The site adjoins a Local Wildlife Site.</p>				

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								ent would 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 with a buoyant housing market.	Greenfield site	Potential to have an adverse impact on the landscape. Further assessment required if taken forward as a potential allocation. Heritage Significance: <ul style="list-style-type: none"> <li>• Grade II listed Broom Farm</li> <li>• With regard to the east side of the A60, Peaks Hill Farm is a</li> </ul>	Available. Deliverability would be dependent on the feasibility/viability of a strategic distributor road. The area to the west of the A60 would only be suitable to accommodate a limited	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 informed by further assessment work to determine suitability as part of the site selection process.	Taken forward for further consideration in the SA. LAA458, LAA462, LAA469 have been allocated as part of a strategic housing site in the Local Plan.	Potential to be suitable subject to further assessment work.

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															<p>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> <p>Impact:</p> <ul style="list-style-type: none"> <li>• Development on the west side of the A60 is likely to impact on the countryside setting of the grade II listed</li> </ul>	amount of development. This would impact on viability.			

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															<p>Broom Farm.</p> <ul style="list-style-type: none"> <li>•Conservation is unlikely to support development where this important countryside setting is undermined.</li> <li>•Archaeological impacts - no site specific information provided, however there is a potential for total or partial loss of known archaeological remains, the full</li> </ul>				

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															extent of which is still to be determined				
LAA 219	Workshop	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 Workshop 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. Site has been assessed in the SA and is allocated in the Local Plan.	Site is allocated as an all affordable scheme in the Local Plan.

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 365	Workshop	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 necessary	No significant constraints identified	Separated from settlement boundary but adjoins a site with pp which would connect the site to Workshop.	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 Workshop 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 in the SA.	LAA concludes the site is potentially suitable.
LAA 465 – DPD 003 and DPD 004	Workshop	Gateford Road Car Park	0.58	30	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA	Please see Workshop DPD LAA

## HARWORTH AND BIRCOTES REASONABLE ALTERNATIVES

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 194	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 in the SA.	LAA conclusion
LAA 222	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	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	Good access to services and facilities in Harworth.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Contrary to	Reasonably attractive housing market.	Greenfield	No significant constraints regarding landscape or nature conservation. Planning permission refused due to impact on the setting of listed	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Taken forward for further consideration in the SA.	The Harworth & Bircotes NP is due to be reviewed. Potential for a smaller area of the site to be suitable

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					new residential development) to the east.					countryside. Refused outline pp for 199 dwellings, dismissed on appeal in Feb 2020 (19/00034/S 36) – contrary to Bassetlaw Core Strategy Policies CS1 and CS4.		policy with regard to heritage setting (properties adjoining the site on Main Road are listed).			buildings on Main Street to the north of the site.		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.		
LAA 225	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	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth.	Currently unsuitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Reasonably attractive housing market.	Greenfield	The site is well related to the existing settlement and screened by planting alongside the former railway line. The presence of power lines close to that boundary	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Potential for the site to	Taken forward for further consideration in the SA.	The Harworth & Bircotes NP is due to be reviewed.

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								to Styrrup Road. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. Overhead powerlines may restrict the amount of development that could be delivered unless they could be rerouted/moved underground.							, and adjoining 45 Styrrup Road, would need to be taken into account in any residential layout, but is not a fundamental constraint to development.		become suitable subject to a review of Harworth & Bircotes NP.		
LAA 226	Harworth &	Land to the South of	2.9	78	Residential to the north	Agriculture	Edge of urban area	NCC Highways comments suggest	No significant constraint	Contrary to Harworth Neighbourhood Plan	Good access to services and	Currently unsuitable. Contrary to Harworth	Popular residential area.	Greenfield	Medium-high chance of archaeol	Available	Contrary to Harworth Neighbourhood Plan Policy	Taken forward for further consideration	The Harworth & Bircotes NP is due to be reviewed

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
	Bircotes	Common Lane			and east, countryside to the south and west			a suitable highway solution could be achieved. Extensive offsite drainage infrastructure may be required. The A1 poses a very considerable constraint, with significant visual and noise impacts. In terms of landscape, this may be manageable with appropriate design, but the opportunity will need to be	s identified.	Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	facilities in Harworth & Bircotes.	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.			logical remains. Landscape constraints are not insurmountable, but with other non-landscape issues (noise / impact of the A1) the residential environment of this site, or a substantial part of it may be prejudiced.		6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Potential for the site to become suitable subject to a review of Harworth & Bircotes NP. Additionally, the A1 poses a very considerable constraint, with significant visual and noise impacts.	on in the SA,	

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
								considered alongside noise and air pollution and other amenity issues.											
LAA 227	Harworth & Bircotes	Land to the rear of Corner Farm /to the west of Tickhill Road	0.4	12	Residential to south, east and north. Countryside to west.	Paddock	Countryside adjoining residential area.	No objection in principle, provided that the issue over visibility splays can be addressed. The site may well be better developed comprehensively with LAA289, LAA013, LAA288 in order to provide connectivity. Sewage:	No significant constraints identified.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Good access to services and facilities in Harworth & Bircotes.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential high-likely that alluvium covering archaeology; Grade II Listed Church to the south of the site (ref: 1/62). Comments from conservation	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Taken forward for further consideration in the SA.	The Harworth & Bircotes NP is due to be reviewed

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								It should be noted there is an existing foul rising main crossing the site which will require easements and is likely to restrict development							suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby				
LAA 242	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	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.	Good access to services and facilities in Harworth & Bircotes.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside.	Popular residential area.	Greenfield	Development of part of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site. No impact on heritage	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development	Taken forward for further consideration in the SA.	The Harworth & Bircotes NP is due to be reviewed

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								be required prepared in accordance with Planning Practice Guidance. A through route should be safeguarded towards Tickhill Road in anticipation of further development		Development of part of the site (the LWS) would be contrary to Policy (NPPF, para. 170) regarding protection of a Local Wildlife Site.					assets. Minor impact on landscape (within an urban setting).		of part of the site would be contrary to policy regarding the protection of biodiversity (NPPF Para 170).		
LAA 288	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	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.	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	Taken forward for further consideration in the SA.	The Harworth & Bircotes NP is due to be reviewed

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								meet Thornhill Road closer to 90 degrees. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. A Transport Assessment/Statement would be required prepared in accordance with Planning Practice Guidance. There is potential		This site is outside the settlement boundary in countryside.		countryside. Junction requirements would impact on the viability of development.					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).		

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
								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).											
LAA 346	Harworth & Bircotes	North View Farm, Bawtry Road	2.21	75	Currently countryside to West and North sides.	Agriculture	Located on the edge of the settlement, adjoining	No significant constraints identified	No significant constraints identified	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of	Reasonable access to services and facilities.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites	Potentially appropriate once adjoining LAA459 has completed	Greenfield	Currently open in character . Potentially suitable as the adjoining site	Available	Not suitable. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of	Taken forward for further consideration in the SA.	Inappropriate - the site is separated from the settlement.

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					There is an existing Planning permission granted for residential development on the adjoining site LAA459. An access point is included on the plan and construction has commenced.		LAA459 that has commenced construction.			Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement.		within the settlement boundary. This site is separated from the settlement.	construction.		LAA459 has commenced construction and is being developed. This will make the site contained.		Harworth Colliery and sites within the settlement boundary.		

## TUXFORD REASONABLE ALTERNATIVES

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 089/NP03	Tuxford	Arable Field, Bevercotes Lane	1.1	21	Country side to three sides, residential to the south. An electricity sub station adjoins the site.	Agriculture	Countryside on edge of town	Bevercotes Lane is not suitable to serve this site due to the carriageway width and lack of footways. Should the site come forward, this would need to be part of a wider proposal including site NP02 and possibly NP01.	No known constraints. No designations.	Part of the site is potentially suitable and could be policy compliant subject to a satisfactory access arrangement.	Good access to the town centre	Southern part of the site is potentially suitable subject to a satisfactory access arrangement from the public highway.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	The southern part of the site could accommodate a small amount of development with limited impact on the wider setting, due to its lower position compared to surrounding land. The most appropriate would be a small number of 1 or 2 storey dwellings close to the road with long rear gardens. Therefore, Conservation has no concerns in principle with the	Available	Part of the site may be suitable (to the south) of a suitable access arrangement can be identified.	Taken forward for further consideration in the SA.	Potentially suitable subject to a satisfactory access arrangement. Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															allocation of the southern part of the site, subject to details. The northern part of the site is very prominent from a number of locations given its elevated topography, including from Markham Road and Eldon Street. In addition, it effectively forms part of the open countryside when viewed from higher ground to the east. Any development here is likely to affect the rural				

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 476/ LAA 476 A	Tuxford	Ollerton Road	39.4	Potentially suitable for approx. 75	Country side 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	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	The site is available	The northern part of the site is potentially suitable (LAA476A). 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 in the SA. Part of the site has been allocated in the Local Plan.	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
								<p>Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements. The internal layout would need to be suitable to serve a bus service and a contribution would likely be sought towards public transport</p>							<p>seen more in the context of the existing modern developments on the south side of Ollerton Road, especially given the topography, with the land sloping downhill to the north. No important views would be affected by development here. With this in mind, Conservation has no concerns in principle with the allocation of this part of the site, subject to details. In relation to the southern</p>				

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								and public transport facilities. 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.							part of the site (north of the railway line), this would 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 477,	Tuxford	Newcastle	2.95	59	Countryside	Agriculture	Countryside adjoin	It must be proven that adequate	No significant environment	Potentially policy compliant	Good access to the town centre and	Potentially suitable subject to a	Zoopla statistics indicate a	Greenfield site	This site is in the setting of the	The site is available	Potentially suitable subject to a	Taken forward for further	Potentially suitable - suitability to

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
NPO 5		Street			to north and west, residential to east and south.		ing town	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.	al constraints identified.	subject to a suitable scheme which would achieve highway standards.	primary school.	suitable scheme which would achieve highway standards.	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.		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 <sup>th</sup> century buildings considered to have a neutral impact on the Conservation Area's character and appearance. As an area of open space, the site does contribute to the		suitable scheme which would achieve highway standards.	consideration in the SA.	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
															<p>countryside character of the Conservation Area. However, most of the site is not visible from Newcastle Street. The only important view in the vicinity is that from Long Lane towards the church, which would not be directly affected. With the above in mind, Conservation has no concerns in principle with the allocation of this site, subject to a scale, layout, design, materials</p>				

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 478, NP06	Tuxford	Lexington Gardens/ Newcastle Street	0.3	6	Country side to all sides	Agriculture	Countryside adjoining town	The site would have to form part of site NP16 as there would be no other possible connection to the highway.	No significant environmental constraints identified.	Potentially policy compliant if developed with the adjoining site (LAA202)	Good access to the town centre and primary school.	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	and landscaping which preserves the setting of the Conservation Area and the setting of nearby Listed Buildings (especially the church).	The site is available	Potentially suitable if developed with NP16 subject to a suitable scheme which would achieve highway standards.	Taken forward for further consideration in the SA.	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
LAA 038, NPO 9	Tuxford	Eastfield Farm, Lincoln Road	2.33	30	Countryside to the east and north, mobility	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	Part of the site is in floodzone 2.	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on	The site is within walking distance of a medical centre and secondary school. The town centre is	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests	Greenfield site	No significant constraints identified.	Available	Potentially contrary to policy with regard to highway access and flooding. Suitability would depend on	Taken forward for further consideration in the SA	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					ile home park to the south and west .			accessed. It is likely that the existing accesses would have to be combined or split if between Eastfield Park and Greenacres to avoid the increased potential for vehicle conflict		the outcome of a sequential test and exceptions test.	approximately 1.5Km from the site.	the outcome of a sequential test and exceptions test.	Tuxford is a popular residential area with a buoyant housing market.				the outcome of a sequential test and exceptions test.		
LAA 087, NP1 1	Tuxford	Arable Field, Lodge Lane	18.63	60	Country side to the east, residential to the north and west, employment to the	Agriculture	Counterside on edge 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	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 in the SA.	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					south			bus route and to distribute traffic.											
LAA 202, NP16	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	Available	Potentially unsuitable due to the impact on historic earthworks.	Taken forward for further consideration in the SA.	Likely to be unsuitable. Further investigations required.

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

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
															Street, a grade II Listed Building, is also adjacent to the site. Any development nearby should preserve the Listed Building's setting. With the above in mind, Conservation has no concerns in principle, subject to a) the retention of the agricultural buildings; and b) development of a scale, layout, design, materials and landscaping which preserves the				

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

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
															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 158, NP1 7	Tuxford	56 Lincoln Road	0.45	9	Site bordered by Lincoln Road on the North	Partly residential and partly unused green field site.	Residential area	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	Potential to be policy compliant. This would be dependent on the design and density of a scheme and	Good access to services and facilities in the town centre.	Potentially suitable subject to a suitably designed scheme which respects the character of heritage	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests	Garden land/greenfield site.	Part of the site is within the Conservation Area and contains no. 56, a building range regarded as	Available	Potentially suitable subject to a suitably designed scheme which respects the character of heritage	Taken forward for further consideration in the SA.	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
					h and residential uses from the West, East and South.				trees on site. An ecology assessment would be required if the site was taken forward for development.	the impact on the character of the conservation area. Additionally, the site contains a significant amount of trees/vegetation which has the potential to form a habitat for protected species. An ecology assessment would be required to determine if the site is suitable.		assets. Suitability would also depend on any impact on nature conservation following an ecology assessment.	Tuxford is a popular residential area with a buoyant housing market.		having a positive impact on the Conservation Area's character and appearance, as identified in the Tuxford Conservation Area Appraisal & Management Plan. As such, Conservation would not support the loss of this historic building range and would suggest that part of the site is removed from the boundary. In addition, the site is in the immediate setting of 42 Lincoln		assets. Suitability would also depend on any impact on nature conservation following an ecology assessment.		

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
															Road, a grade II Listed Building. With regard to the land east and south east of No.56, Conservation would have no concerns with the principle of development, although this would be subject to a design, scale, layout and materials which help to preserve the character and setting of the Conservation Area and the setting of the nearby Listed Building.				

## NEW SETTLEMENTS SITES TAKEN FORWARD TO BE ASSESSED IN THE SA

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 369	High Marnham	Former High Marnham Power Station	158	2,400	Country side to all sides	Vacant	Counterside	Formerly a coal fired power station. Land contamination would require remediation. The site has good access to the highway. Overhead lines, Pylons and energy infrastructure may be required to be relocated.	No international or national nature conservation designations. The site is within 100 metres of a local wildlife site.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	Neighbouring villages appear to have a buoyant housing market.	The site is a mix of brownfield and greenfield land. This presents an opportunity to redevelop a large brownfield site.	In terms of landscape, it may be possible to undertake a development that is not visually intrusive and with a well-planned landscape and open space framework, could improve habitat and recreational connectivity and address, at least in part, the carbon impact through tree planting. In order to achieve this potential, it is assumed that all or the majority of the existing overhead lines, pylons and energy infrastructure on the site can be removed prior to redevelopment.	The site is available	Whilst the site is potentially suitable for development as a new settlement, there are physical constraints to overcome. The site is located quite a distance from local services and facilities, including public transport.	Taken forward for further consideration in the SA.	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity for a new settlement.
LAA 453	Babworth	Morton	131	2360	Country side	Agriculture	Counterside	For a development of this	A very small portion of this site is	Potentially compliant with	The site is located over	The suitability of the site for	Neighbouring villages appear to	Greenfield site	Built heritage: Morton Hill Farm is a non-	The site is	The suitability of the site for	Taken forward for further	Potentially suitable - suitability to

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
		North			to all sides			scale, a strategic transport model will be required to simulate traffic conditions on the main road network throughout Worksop and beyond along long distance routes such as the model currently being developed by Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in	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.	national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	1Km from services	development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	have a buoyant housing market.		designated heritage asset, of which its countryside surroundings contribute much to its setting. In addition, this part of the district is covered with archaeological remains (Iron Age/Roman 'brickwork fields' and small nucleated agricultural settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. Archaeology: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance. Further information will be required in the form of archaeological desk based	available	development would depend on the sites ability to deliver the range of services and facilities necessary to create a sustainable settlement.	consideration in the SA.	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
								accordance with Planning Practice Guidance. Pedestrian and cycle provision would need consideration across the A1.							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 455	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	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	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	The landowner has withdrawn the site, therefore the site is not 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.	During the Regulation 19 plan-making stage the landowner withdrew the site from the Local Plan process. The site is no longer considered available (but has been assessed in previous	The site is no longer considered available, and has been withdrawn by the landowner (but has been assessed in previous versions of the SA when it was considered available)

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								as the model currently being developed by Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in accordance with Planning Practice Guidance. Pedestrian and cycle provision would need consideration across the A1.	negative effect is likely.						settlements, mostly identified by the Derrick Riley aerial surveys in the 1970s. Archaeology: Large quantities of probable settlement features identified on cropmarks, potentially of at least regional significance. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy. The suitability of development is dependent on the impact it would have on the landscape. This should be informed by a			versions of the SA when it was available).	

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA 432	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 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	Gamston has the potential to provide foraging opportunities for woodlark during winter. The site adjoins a Local Wildlife Site to the south east.	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which provides for the needs of residents.	The site is located over 1Km from services	Development would be contrary to paragraph 104 (f) of the NPPF which states that planning policies should "recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service	Zoopla data indicates that house prices have steadily increased in the Retford area over the past five years.	The site is a mix of brownfield and greenfield land.	Potential for development to have an adverse impact on the landscape. The suitability of the site should be informed by a landscape assessment.	Available	Whilst the site is potentially suitable for development as a new settlement, it would be contrary to national policy (NPPF para. 105) due to the loss of the airport. The closure of the airport could also have an adverse impact on associated employment uses on the site if there are no opportunities for relocation.	Taken forward for further consideration in the SA.	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
								/ Brick Yard Road to the north. This would need to be upgraded if the site is taken forward as a new settlement.				needs, and the Government 's General Aviation Strategy"							
LAA 431	Bothamsall	Former Bevercotes Colliery	92	1,500	Country side to all sides	Former colliery site currently vacant	Country side	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	Part of the site is in Floodzones 2 and 3. The site is designated as a Local Wildlife Site. Development would result in the loss of the LWS. Bevercotes also has the potential to support breeding pairs of both nightjar and woodlark. It could potentially be important in maintaining	Development of the site is likely to result in the loss of the Local Wildlife Site. This would be contrary to policy - the NPPF (para 175) indicates that permission should be refused if significant harm cannot be avoided. Part of the site is in floodzones 2 and 3. A sequential and	The site is located over 1Km from services	The suitability of development is dependent on the impact it would have on ecology/biodiversity, trees, flood risk, and the public highway.	Zoopla data indicates that house prices have steadily increased in the Retford area over the past five years.	Whilst the site is brownfield, large parts have returned back to nature due to the length of time it's remained vacant.	Potential for development to have an adverse impact on the landscape. The suitability of the site should be informed by a landscape assessment. Bevercotes also has the potential to support breeding pairs of both nightjar and woodlark. It could potentially be important in maintaining the ppSPA bird population. As a result, it has the potential to be functioning as part of the ppSPA. I.e. its potentially	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	Taken forward for further consideration in the SA	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
								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	the ppSPA bird population. As a result, it has the potential to be functioning as part of the ppSPA. I.e. its potentially of significant importance. If the birds are present (of which there is very high probability), mitigating the loss of such a site would be difficult.	exceptions test would need to demonstrate that the site is suitable if taken forward.					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.		sequential test and, if necessary exceptions test would be required if the site is taken forward 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
								constrained, where a bypass may be necessary to access the A614 (see yellow box). This could also impact on Ollerton roundabout where land has been safeguarded for road widening works, as this is currently at or nearing capacity with a cost of works in the order of £5 million.											
LAA 473	Cottam	Cottam Power Station	334	1,600	Country side to all sides	Power Station	Counterside	Formerly a coal fired power station. Land contamination would require remediation. The site has good access to the highway.	This site contains a small portion of a Local Wildlife Site (Cottam Wetlands). Due to the small size of the area of overlap	Potentially compliant with national policy subject to any future scheme delivering a sustainable settlement which	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	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	Whilst the landowner has indicated that the site is available, it is clear from	The suitability of the site for development would depend on the sites ability to deliver the range of services and facilities	Taken forward for further consideration as a broad location (development beyond 2038).	Potentially suitable - suitability to be informed by the Sustainability Appraisal and the suitability of other sites with capacity

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
								Overhead lines, Pylons and energy infrastructure may be required to be relocated.	between the site and Local Wildlife Site, a significant negative effect is likely, but uncertain.	provides for the needs of residents.		necessary to create a sustainable settlement.			sides. There are important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. There is therefore an opportunity to preserve and enhance the heritage assets and the setting in which they are located.	consultation responses received that there are legal constraints and highway capacity constraints. As such, there is no certainty that development could occur within the 15 year Plan period. This would need to be demon	necessary to create a sustainable settlement. It would also be dependent on the outcome of a sequential test and, if necessary an exceptions test. The site is located quite a distance from local services and facilities, including public transport.		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
																strated by the landowner.			

## GYPSY AND TRAVELLER SITES TAKEN FORWARD TO BE ASSESSED IN THE SA

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	Elk ersley	1.1	9 pitches	Countrysi de to all sides. 150 metres away from Elkesley	Informal G&T	Count ryside /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	The site is situated in flood zone 1. The site is situated on an area designated as Source Protection Zone 3 and a	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	Potentiall y suitable. There are no significant physical or environmental constraints and there is a	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 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	Take forward for further assessment through the SA. However statutory consultees indicate access constraints, therefore the site has not	To meet the need for gypsy sites identified in the Bassetlaw Gypsy and Traveller Accommodation

							<p>kinds of traffic but which is used by the public mainly for the purposes for which footpaths and bridleways are used (i.e. walking, cycling or horse riding). The standard of Brough Lane is consistent with that designation as it lacks footways, is off insufficient width to allow two vehicles to pass, lacks passing space for vehicles, and has no street lighting. It is therefore not of an adequate standard to serve additional development that would generate vehicular traffic. In this case, that would likely include vehicles towing caravans.</p>	<p>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 to this existing mains sewers where it is shown to be feasible to.</p>			<p>need for gypsy accommodation within Bassetlaw.</p>		<p>the site. Medieval earthwork to the east including a probable hollow way and ridge and furrow. Nothing recorded within the site boundary, 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.</p>	<p>accommodation needs identified in the Gypsy and Traveller Accommodation Needs Assessment (2019). Access is taken from a single carriageway, but visibility appears acceptable.</p>	<p>been allocated.</p>	<p>Assessment</p>
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LAA 541	Blyth Road, 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 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 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	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. Connection to existing mains sewers is expected where it is shown to be feasible to.	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. 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 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.	Available	The site is potentially suitable.	Take forward for further assessment through the SA.	Potentially suitable
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							south, east of Blyth Road.												
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# **LAA SITES WITHOUT PLANNING PERMISSION**

## Appendix E: 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	Countryside adjacent to residential area	No access from the public highway. Despite initial concern from Highway's 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.	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
															Strong conservation concerns about potential impacts on the setting of heritage assets				
LAA014	Harworth & Bircotes	Land, Tickhill Road, Bawtry	11.3	237	Residential to the east, countryside to the north, south, and west.	Agriculture	Countryside adjoining a residential area	Power line along site entrance boundary. The site lies on the County boundary. The junction would be in Doncaster so it would be Doncaster Metropolitan Borough Council	No significant environmental constraints identified (no designations). A hedgerow bounds the entrance to the site. A tree survey and ecological survey would be	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
								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	required at a later stage if taken forward.										

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
								nearby Harworth h. - 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	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	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	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
								require the Bawtry village speed limit extending southwards to encompass this site with associated gateway features to calm traffic. Two junctions are likely to be required of a high standard to connect a bus route through the site. - A Transport Assessment will		of listed buildings							Hall and Bawtry War Memorial.		

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 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	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	Available	Not suitable due to the site's detachment from the settlement and the lack	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
										d from the settlement boundary.					local wildlife site. The site is not contained. Development would have an adverse impact on the Landscape.		of containment which would result in an impact on the landscape.		
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	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	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
								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)		result in the introduction of an incongruous and dominant built form into the area. The scheme would detrimentally erode the existing transition from town to countryside and result in an unacceptably abrupt boundary to the settlement. Therefore the proposal									

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
										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	Agriculture	Countryside adjoining	Private drive width of	No significant	Contrary to NPPF regarding	Poor access to services	Unsuitable due to separati	Inappropriate	Greenfield			Unsuitable due to separati	Not taken forward for	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
					countryside		an industrial estate	4.8m with poor visibility onto the junction with Bawtry Road. Not supported by Highways, at present, but potential to use the adjacent land.	constraints identified.	g the creation of healthy, inclusive and safe Detached from the settlement boundary and bad neighbouring use - industrial estate.		on from the settlement boundary and highway constraints.					on from the settlement boundary and highway constraints.	further consideration	
LAA289	Harworth & Bircotes	Land west of Tickhill Road	3.79	102	Countryside to three sides, residential to the south.	Agriculture	Countryside - edge of settlement	It is unclear as to whether the gap between the Vicarage and the land to the north is sufficiently wide to accommodate	The western boundary of the site is in Floodzone 3	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery	Reasonable access to services and facilities	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery	Popular residential area.	Greenfield	Medium-high chance of archaeological remains. Little known from area but potential highly likely that alluvium	Available	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery	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
								<p>ocate 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</p>		<p>and sites within the settlement boundary. This site is outside the settlement boundary in countryside.</p>		<p>and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Highway improvements would impact on the viability of development.</p>			<p>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</p>		<p>and sites within the settlement boundary. Strong conservation concerns about potential impacts on the setting of heritage assets. This site is outside the settlement boundary in countryside. Development of part of the site would be contrary to policy regarding 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 or mixed use allocation?	Reasoned justification
								route is therefore likely to be required. A Transport Assessment would be required prepared in accordance with Planning Practice Guidance.									protection of biodiversity (NPPF Para 170).		
LAA290	Harworth & Bircotes	Land off Church Walk	1.68	45	Countryside and residential.			No significant physical constraints identified.	Northern part of the site is in Floodzones 2 and 3. A sequential and exceptions test would need to demonstrate that the site is	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites	Reasonable access to services and facilities	Unsuitable for the following reasons: 1. Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment	Zoopl statistics indicate a steady rise in house prices in Harworth & Bircotes over the past five years. This suggests Harworth &	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	Available	Unsuitable for the following reasons: Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of	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
									<p>suitable if taken forward.</p> <p>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</p>			<p>ment 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.</p>	<p>Bircotes is a popular residential area with a buoyant housing market.</p>		<p>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</p>		<p>Harworth Colliery and sites within the settlement boundary. This site is outside the settlement boundary in countryside. Development would impact on the setting of heritage assets. Also, it is unknown if development would be viable due to the</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 or mixed use allocation?	Reasoned justification
										(NPPF para. 155).							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	Countryside, separated from settlement	No significant constraints identified	Adjoins a Local Wildlife Site.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement.	Poor access to services and facilities.	Contrary to Harworth Neighbourhood Plan Policy 6 which supports the redevelopment of Harworth Colliery and sites within the settlement boundary. This site is separated from the settlement. Development would be contrary to policy - NPPF para. 91 - policies	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	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
												and decisions should aim to achieve healthy, inclusive and safe places.					para. 91 - policies and decisions should aim to achieve healthy, inclusive and safe places.		
LAA385	Harworth & Bircotes	Land off Beverley Road	2.36	85	Residential to all sides	Vacant/ semi natural open space	Residential	NCC Highway 5 has concerns about site capacity due to on street parking. The design of any future scheme would need to address this.	BDC Tree Officer has concerns regarding the loss of 8 trees. The site forms a potential habitat for wildlife. It also connects to Well Hill Local Wildlife Site via a stream. There is potential for development to	It is currently unknown if development would be policy compliant. This would depend on the impact development would have on biodiversity, trees and the highway.	Good access to services and facilities	The suitability of development is dependent on the impact it would have on ecology/ biodiversity, trees, and the public highway.	Zoopla statistics indicate a steady rise in house prices in Harworth & Bircotes over the past five years. This suggests Harworth & Bircotes is a popular residential area with a buoyant housing market.	Greenfield	The suitability of development is dependent on the impact it would have on ecology/ biodiversity and trees.	The site was granted planning consent in 2010. Development has not commenced. As such, there is uncertainty with regard to the achievability of development.	Suitability and achievability unknown. Potential for development to adversely impact on a Local Wildlife Site, trees, and the public highway.	Not taken forward for further consideration	See LAA conclusion.

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
									have an adverse effect on protected species.										
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,	The majority of the site has tree coverage. A tree survey would be required to demonstrate that this area is suitable for development. An ecology assessment would also be required.	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 strongest 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

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
								reduce severance, and 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	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.										

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
								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 the provision of high quality bus service infrastructure											

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
								including layover spaces, shelters, real time displays etc. A Transport Assessment and Travel Plan may be required depending on the scale and mix of development.											

## Appendix F: Retford LAA Sites without planning permission

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA008	Retford	Land opposite 87 West Carr Road	0.33	12	Railway line to north	Vacant Land	Residential	No objection to PA subject to conditions relating to gradient, visibility splays, road drainage and parking/turning area surfacing	No significant constraints identified	Policy compliant - Principle of residential development considered acceptable	Within settlement boundary - good access to services and facilities	Suitable in principle	Popular location/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
LAA009	Retford	Land adj to Retford Railway Station	1.21	20	Railway line, open space	Vacant land	Mixed: Railway, Residential, open space	Access road along the station frontage is not considered to be public adopted highway	Majority of the site is located within Floodzone 2. A small area is in FZ 3	Contrary to NPPF and BDC Core Strategy regarding development in a high risk flood area.	Within settlement boundary. Good access to services and facilities.	Unsuitable due to flood risk and poor access.	Popular location/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 Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
LAA011	Retford	Unit 3 Rossington Park, West Carr Road	2.16	78	Industrial to all sides	Industrial	Industrial	Not considered acceptable for residential development without improvement to access, footways and pedestrian connections from within the site	Potential noise implications from the adjoining industrial unit.	Predominantly industrial area. Affect on residential amenity considered unacceptable.	Good access to services and facilities	Unsuitable due to affect on residential amenity	Considered inappropriate for residential development	Potential to have a positive affect if developed as part of the wider industrial area,	Potential to improve townscape if developed as part of a larger scheme.	Available	Not suitable. Located within an industrial area.	Not taken forward for further consideration	LAA assessment
LAA040	Retford	Kettlewell Ltd, Grove Street	0.51	65	Residential to three sides. Gas works site to the north		Residential	No significant highway constraints	Located in Floodzone 2. A sequential and exceptions test would need to demonstrate that the site is suitable	Contrary to NPPF (High risk flood area). However, brownfield site within town centre. Potentially suitable subject	Within town centre	Contrary to policy regarding flood risk. Would need to undertake a sequential test and exceptions test to demonstrate	Popular location/buoyant 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	Not taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
									if taken forward.	to addressing the requirements of the NPPF.		rate suitability.					would need to demonstrate rate suitability by meeting the requirements of national and local policy. Unknown availability.		
LAA047	Retford	Gringley Villa Farm, Blackstone Lane	2.24	60	Railway line to the south east, countryside to all other sides	Agriculture	Countryside	Separated from the settlement boundary. Blackstone 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	Not taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
																	constraints.		
LAA067	Retford	Land off Ollerton Road	9.47	227	Countryside to all sides	Agriculture	Countryside	Site is in a 60mph speed zone and there is no footpath along the site frontage which will need addressing. The Highway Authority will require a development of this scale to be supported by a Transport Assessment and Travel Plan	No major environmental constraints identified.	Separated from settlement boundary - development would be incongruous in the landscape. May be suitable if developed with the adjoining site which adjoins the settlement boundary.	Poor access to services and facilities if developed in isolation (currently no public footpaths on the highway adjoining the site)	Potentially suitable if developed with the adjoining site.	Countryside setting. Potentially appropriate if developed with adjoining site.	Greenfield	There are undated cropmarks within the site boundary and that further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. There is	Available	Suitability should be informed by the outcome of a landscape assessment.	Taken forward for further consideration in the SA but only if adjoining LAA246 and LAA247. Without these two lands the site would be development in the open countryside.	LAA assessment

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								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							potential for development to have an adverse impact on the landscape.				

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
								assumed that this site will not come forward before the land immediately to the north which would allow access via Lansdown Drive etc. The three sites LAA246, LAA247, and LAA067 should be connected internally to allow for bus access.											

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LAA070	Retford	Land south of Welham Road, Retford	2.14	58	Countryside to all sides	Agriculture	Countryside	The site is detached from the main conurbation but not to such a degree that would likely make the development unacceptable in highway terms. The A620 40mph speed limit would likely require extending to a point passed the eastern most junction	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

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 a footway would be required along the length of the service road to connect with existing facilities to the east and west.											
LAA072	Retford	Land north of canal, Welham Road	9.09	218	Residential to south west corner, countryside to all other sides		Open countryside	This site has no obvious means of access to the highway. It would therefore likely have to be considered as part of a larger development proposal possibly	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 - harmful 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	Available	Not suitable. No access to the public highway. Development is likely to have an adverse impact on landscape quality. Contrary to NPPF regarding	Not taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								including LAA138, LAA012 and LA022.							landscape quality.		g flooding.		
LAA073	Retford	Land west of railway line, Welham Road	2.52	68	Countryside to all sides		Open countryside	There is only one likely point of access to the site as it is bound by the canal and the railway line on two sides. The point of access would be on a derestricted 'A' class road. The Highway Authority has a policy against such access	Part of the site is in Floodzone 2. The site adjoins a SSSI (Chesterfield Canal)	Contrary to policy regarding the promotion of inclusive communities due to the sites separation from the settlement. Potentially contrary to policy regarding highway impact.	Poor access to services and facilities	Not suitable. Separated from settlement.	Inappropriate	Greenfield site	Development would have an adverse impact on its landscape quality.	Available	Not suitable. Separated from settlement boundary. Significant highway constraints.	Not taken forward for further consideration	LAA assessment

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
								arrange ments due to the potential for high severity accident s. A develop ment would also be isolated from the main conurbat ion and therefor e would have poor sustaina bility credenti als.											

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
LAA075	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 from the site to connect with the existing footway to the south.	No significant environmental constraints identified.	Contrary to NPPF Part 8 which seeks to ensure developments promote healthy and safe communities, ensuring they are inclusive and accessible. The site is located away from the settlement boundary. Development of the site would result in poor access to services and facilities	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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								The latter is likely to require third party land as it is not likely to be achievable within the current width of the highway		for pedestrians.									
LAA101	Retford	Grove Lane Farm	3.2	86	Countryside to all sides	Agriculture	Separated from residential area by railway line	Recommend that the Railway Inspectorate and Network Rail are consulted regarding the level crossing. There is likely to be issues with passing traffic, available	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	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	Not taken forward for further consideration	LAA assessment

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								visibility at junctions , and pedestrian provision . These do not look like they can be addressed at least within the site area.				and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)					and safe communities. The whole site is in a high risk flood area (floodzone 2 & 3)		
LAA135	Retford	Trinity Hospital, Hospital Road	0.13	4	Residential	Sports club	Residential	No major physical constraints	No known environmental constraints. Surveys may be required at a later date.	Contrary to policy (NPPF and Local policy) regarding heritage impact.	Good access to services and facilities	Not suitable due to impact on the setting of a Grade II Listed Building.	Popular location/ 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	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	Not taken forward for further consideration	LAA assessment

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															key part of the Listed Building's setting.		key part of the Listed Building's setting.		
LAA138	Retford	Canal Turn, Welham Road	1.24	4	Residential to west and south, countryside to east and north	Industrial/ employment	Countryside adjoining residential area	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 sequential approach which assesses alternative potential sites for new development, to ensure that where	Being located within the development boundary, the site has good access to services and facilities.	Located within floodzone 2. Suitability to be informed by sequential and exceptions tests.	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 relating to heritage or landscape impact.	Availability unknown. Planning permission expired. Planning permission refused 20/00730/FUL due, amongst other reasons, to the site being located in a high risk flood zone.	A large part of the site is in floodzone 2. Whilst the site has had planning consent which expired in May 2019, development would be contrary to policy regarding flood risk. The site is located within the development boundary and	Not taken forward for further consideration	This is a small site located within a high risk flood area. As such, development would be contrary to policy. Furthermore, the site has previously been granted planning permission for residential development, but this has since expired.

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										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, consider							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.		This creates uncertainty with regard to the sites deliverability.

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										ation should be given to the vulnerability of land uses and reasonably available sites in Flood Zone 2. Where there are no reasonably available alternative sites in Flood Zone 1 or 2, sites in Flood Zone 3 may be considered, taking into account the flood vulnerability of									

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										the land use proposed. The relative levels of flood vulnerability for different land uses are set out in the NPPF technical guidance.									
LAA171	Retford	Land at Blackstone Lane	1.21	33	Countryside to all sides	Agriculture	Countryside	With regard to highway constraints, there are likely to be issues with the adjoining level crossing, passing traffic, available visibility at junctions	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	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 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 pedestrian provision. These do not look like they can be addressed at least within the site area.		level crossing and has poor access to services due to its distance from Retford.									
LAA218	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).	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.	Site is not 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/recreation	Not taken forward for further consideration as site is not available.	LAA assessment

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								This would allow a development of 120 dwellings to be served from Manvers Road given the number of existing properties. The capacity may be reduced should access be needed to existing allotments or public open space, while capacity may be increased if									nal facility for local residents . Part of the site could potentially suitable if the open space is replaced or improved.		

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								another access point can be achieved from the existing estate.											
LAA259	Retford	Allotments off Cricket field Lane	1.2	43	Site adjoins residential to three sides and open space to one side		Site adjoins residential to three sides and open space to one side	Access would be off a private single width carriage way 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	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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								the neighbouring consented development to the east or a new access being created onto Hallcroft Road.											
LAA314	Retford	Land north of Grove Road, East of ECML	6.65	160	Countryside to all sides. East Coast Mainline adjoins the site to the west.	Agriculture	Countryside	NCC Highway comments: I would strongly recommend that the Railway Inspectorate and Network Rail are consulted. It is presumed that Network Rail would	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	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	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	Available	Unsuitable for residential development due to unresolved access concerns related to the level crossing, and the site's separation from the settlement	Not taken forward for further consideration	LAA assessment

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

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								in an easterly direction . - The site access would need to be located away from the level crossing to ensure ample visibility is available for emerging vehicles and such that turning vehicles' do not interrupt the free flow of traffic in close proximity to the barriers.											

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								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											

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
								Assessment would be required.											
LAA436	Retford	Brecks Farm (Land west of Ollerton Road)	23.99	504	Countryside to all sides	Agriculture	Countryside	Access on to Ollerton Road; concerns about capacity of connecting roads to Eaton and Goosemoor Bridge, along with impacts going north at the Ordsall mini roundabouts	No known constraints	Development of the site in isolation would be contrary to policy with regard to paragraph 91 of the NPPF (planning policies and decisions should aim to achieve healthy, inclusive and safe place) because the site is detached from the settlement.	Poor access to services and facilities. Separation from settlement results in poor connectivity to services and facilities.	Not suitable due to detachment from the settlement.	Inappropriate due to detachment from the settlement.	Greenfield.	Potential to have an adverse impact on the landscape.	Available.	Not suitable due to detachment from the settlement.	Not taken forward for further consideration	The site is separated from the settlement.

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LAA461	Retford	Water Lane Allotments	0.7	6	Allotments to west, open space to the north, residential to east and south	Allotments	Residential	Water Lane is a track which serves the allotment site and forms a public byway which is not to adoptable highway standards. As such, it is not currently suitable as an access. The development would be more likely to be feasible if accessed from Water Lane	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	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	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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								directly rather than the river access, noting the intervening land. Otherwise the byway junction with Water Lane would probably have to be widened and realigned to allow two-way traffic to a point passed the proposed access into the site from the byway. That		para. 91). There is no proposal to replace the allotments.		As such, there is uncertainty with regard to highway constraints. The site is also open in character.					development.		

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								would probably require third party land too and still not offer the best solution. With regard to the Public Right of Way, this would require that the junction and the access to the proposed properties was made up to adoptable standard and comply with the requirem											

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								ents of Nottinghamshire County Council. Also it will need to accommodate safely the existing traffic on this route that is generated by byway users, allotment holders and the properties adjacent to this public right of way.											

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
LAA471	Retford	Leaffield allotments	1.2	30	Residential to all sides	Allotments	Residential	Access would require the demolition of two properties.	No significant constraints	The allotments are fully occupied and in use. The loss of the allotments would be contrary to policy with regard to the Core Strategy and emerging Bassetlaw Plan. The NPPF indicates that planning policies and decisions should aim to achieve healthy and inclusive	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

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
										places through the provision of allotments (NPPF para. 91).									
LAA487	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 (promoti	Separated from settlement. Contrary to NPPF para 91 which seeks to ensure development is healthy, inclusive and safe.	Unsuitable for housing development. The site is separated from the settlement boundary and is wholly within floodzone 3b.	Zoopla statistics indicate a steady rise in house prices in Retford over the past five years. This suggests Retford is a popular residential area with a	Brownfield site. Potential for development to improve the appearance of the site.	The site does not adjoin the settlement and is not well contained. However, there is potential for development to improve the landscape due to	The 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 settleme	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
										on of healthy, inclusive and safe communities) due to the sites separation from the settlement. Compliance with highways policy would depend on satisfactory mitigation.			buoyant housing market.		the current appearance of the site. No nature conservation or heritage issues identified.		nt.Further to this, the access road does not meet highways standards. It may be suitable for other uses depending on the outcome of a flood risk assessment and mitigation of highway constraints where necessary.		
LAA486	Retford	Trinity Road Allotments, Retford	0.32	12	Site is surrounded by residential	Allotments in use	Site is located in moderate density	Access to site is very limited.	No known constraints. Possible	For site to be compliant to all policy,	Site is in close proximity to Great	The site is considered to be unsuitable	Site is in a great location and is in close	This is a well used allotment site. It	None identified	Not available	The site is considered unsuitable	The site is considered unsuitable	The site is considered unsuitable

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
					housing on all sides.		urban area		existing wildlife on site	replacement of allotment provision would be required.	North Road and services. It is also relatively close to Retford town centre.	as it is a well used allotment site.	proximity to Retford town centre. Additional cost would be associated with creating an entrance to the site. Site would be suitable for small scale development.	would not contribute towards regeneration priorities.			e. This is a well used allotment site.	e. This is a well used allotment site.	e. This is a well used allotment site.
LAA503	Retford	Former NCC Offices, Chancery Lane	0.19	10	Site is bordered by woodland in King's Park on the West, industrial warehouse	Offices	Town centre location	As site is in Retford Town centre, it already has established entrances. Site is next to a	Site is in Floodzone 2 and 3. A sequential and exceptions test would be required to determine	Not policy compliant as the site is in Flood Zone 3. As site is a BF site however, and so there is	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	Site is in a great location and is within walking distance of Retford town centre. If develop	Site regeneration would contribute towards the delivery of additional	Site has archaeological interest as it is in Retford town centre and site is also in a conserva	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	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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					se to the North, Chancery lane on the South and an access road with a car park on the East			car park on the Easter side. Existing office structure on site. The site is also in the East Retford conservation area.	e of the site is suitable to be taken forward for development.	an opportunity for regeneration. The re-use of the site would also comply with town centre regeneration priorities.		location as well.	d, additional cost would be associated with flood defence/mitigation measures.	housing in Retford. It would also redevelop a derelict brownfield site.	tion area.		however is in both FZ2 and FZ3 which would be going against National and Local policy guidance. The idea of development can be pursued when future development provides adequate flood defence and mitigation measures.		

## Appendix G: 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 Bevercot 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	Available	Not suitable due to adverse impact on the character of the conservation area.	Not taken forward for further consideration	Not suitable due to adverse impact on the character of the conservation area.

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LAA 032 / NP1 2	Tuxford	Mill Hill House, Markham Road	1.79	32	A1 to the east, countryside to two sides, residential	Residential & paddocks	Countryside on edge of town	A 2.0m footway would be required on Markham Road and or Eldon Street connecting to the existing footway on Eldon Street to the south.	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	Available	Not suitable. Development of the site would adversely affect the character of the Conservation Area.	Not taken forward for further consideration	Unsuitable due to adverse impact on the character of the CA.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
					al and countryside to the south.			It would need to be demonstrated that adequate visibility splays can be achieved at any access proposed from Markham Road. On site gradients may be challenging to achieve a layout that is not too steep.							dwelling, Mill Hill House, and its outbuildings. The character of this part of the Conservation Area is of isolated buildings set within large grounds. This is one of a number of such sites in this part of the Conservation Area, a key part of the Conservation Area's character (and setting of nearby Listed Buildings) which is				

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
															discussed extensively in the Tuxford Conservation Area Appraisal & Management Plan. Conservation would not support the allocation of this site. This open space is particularly prominent, being on the junction of Eldon Street and Markham Road. The topography of the site, rising to the north and being on the south-				

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
															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 Bevercote s Lane. The loss of this important open space would therefore cause harm to the character				

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 088	Tuxford	Coupland Farm, 61 Lincoln Road	1.69	30	Countryside to the south.	Agriculture	Countryside on edge of town	The size of the site is significant. A development in excess of 50 dwellings would require supporting by a Transport Statement. A development in excess of 80 dwellings	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	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	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 comprises mostly open countryside to the rear of Lincoln Road properties and east of Tuxford Road. This open space, as a whole,	Available	Not suitable. Development of the site would adversely affect the character of the Conservation Area. Part of the site is in floodzone	Not taken forward for further consideration	Unsuitable due to adverse impact on the character of the CA.

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								would require supporting by a Transport Assessment. In this case, a Transport Assessment would likely require supporting by a strategic transport model as the traffic impact would likely be wide spread if the whole site is developed. Several off-site junctions may require capacity improvements.		and exceptions test would be required to demonstrate that development of the site is acceptable in terms of flood risk.		to demonstrate that development of the site is acceptable in terms of flood risk.	housing market.		contribute significantly to the rural and open countryside setting to the Tuxford Conservation Area and to the setting of a number of Listed Buildings in the vicinity, including Tuxford Windmill, St Nicholas' Church and various Listed Buildings in East Markham. This is exacerbated by its topography, effectively		s 2 and 3. A sequential test and exceptions test would be required if the site is taken forward.		

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 090	Tuxford	Arable field, Lincoln Road	11	154	East Coast Main Line, Agriculture, caravan site	Agriculture	Countryside on edge of town	The site would require two points of access suitable for a bus route. This would connect between Marnham Road and the A6075 Lincoln Road. Footway improvements would be required	No constraints identified. No designations.	The site is very open in character. The site is potentially suitable and could be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would	Poor access to services in Tuxford due to the lack of a public footpath and distance to the town centre.	The site is very open in character. Development could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway improvements. However, this would impact on	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Greenfield site	The site is very open in character. Development would have an adverse impact on the openness of the landscape.	Available	The site is very open in character. The site could potentially be policy compliant subject to a low density scheme, satisfactory access arrangement and highway	Not taken forward for further consideration	Suitability to be informed by the Sustainability Appraisal and the suitability of other sites.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								over both road over railway bridges. This would have a serious impact on viability even if the land would be available.		impact on the viability of any future scheme.		the viability of any future scheme.					improvements. However, this would impact on the viability of any future scheme.		
LAA 109	Tuxford	Land off Egmanton Road	2.37	43	Residential, agriculture, employment	Agriculture	Counterside 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 &	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
															<p>Management Plan. The site affords views over the wider landscape and is prominent along Newcastle Street and in the context of several Listed Buildings. There is a building in the front part of the site, which is single storey and dates to the mid-20th century. However, that is small in scale, is rural in nature and does</p>				

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LAA 200	Tuxford	Denstone House, 6 Lincoln Road	0.41	8	Residential to three sides, A1 to the east.	Garden land	Within a residential setting	The existing dwelling would require demolishing in order to provide a road suitable to serve a residential development. However, a private drive serving up to 5 dwellings including the existing dwelling would appear to be	There are a number of trees on the site. An ecology assessment and tree assessment would be required if the site is taken forward.	Contrary to policy with regard to adverse impact on heritage assets.	Site adjoins the Town Centre	Contrary to policy with regard to adverse impact on heritage assets.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Garden land/greenfield site.	Denstone House is within the Conservation Area and is regarded as a building that contributes positively to the Conservation Area's character and appearance, as identified in the	Available	Contrary to policy with regard to adverse impact on heritage assets.	Not taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								achievable subject to the widening of the driveway.							Tuxford Conservation Area Appraisal & Management Plan. The site is also in the setting of various Listed Buildings, including the former Reads Grammar School (grade II*), St Nicholas' Church (grade I) and Tuxford Hall (grade II). The land behind Denstone House is its large rear garden, such spaces				

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															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.				

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
															In addition, even if the house was to remain, then development to the rear is likely to go against the established urban grain of this part of the Conservation Area and would likely impact on the open setting of the rear of the former Grammar School. The lack of a suitably wide access to the rear of the site may also				

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
															be a detrimental factor. With the above in mind, Conservation would not support the allocation of this site.				
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.

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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.	Site not taken forward for further consideration.	See LAA conclusion.
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	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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															on both Eldon Street and Ollerton Road. From both Ollerton Road (to the south west) and Bevercote s Lane (to the north west), this open space forms an important part of key views into the historic core of the Conservati on Area, including towards St Nicholas' Church. The topograph y of the site also helps reinforce				

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
															these views. Conservation is concerned that development on this site would harm the character of this part of the Conservation Area, as it forms part of the rural edge of the historic settlement, effectively being open countryside. The urban grain of this part of the Conservation Area is of				

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															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.				

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LAA 285	Tuxford	Land at the rear of 17 Eldon Street	0.12	4	Residential to three sides, countryside to east.	Residential	Residential	The site is elevated above the road. There is no vehicle access onto the site. The lack of parking is likely to impact on amenity.	No significant constraints identified.	Contrary to policy regarding adverse heritage impact.	Edge of Town Centre	Not suitable. Development would result in the loss of a positive building in the conservation area.	Zoopla statistics indicate a steady rise in house prices in Tuxford over the past five years. This suggests Tuxford is a popular residential area with a buoyant housing market.	Brownfield and greenfield site.	Development would result in the loss of a positive building in the Conservation Area and would have an adverse impact on the character of the CA.	Available	Not suitable. Development would result in the loss of a positive building in the conservation area.	Not taken forward for further consideration	See LAA conclusion.
LAA 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	Available	Not suitable due to adverse impact on the character of the Conservation Area.	Not taken forward for further consideration	See LAA conclusion.

LAA Ref/NP Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification
								width (2.0m) for the full length. The existing 30mph speed restriction would likely require extending and the Tuxford village gateway would require relocating. A junction into the site would have to incorporate visibility splays commensurate with the speed of traffic. This would be likely to require the removal/setting back of a large proportion of the hedgerow.							density buildings within areas of open space. The importance of this is discussed in the Tuxford Conservation Area Appraisal & Management Plan. The site is effectively open countryside, with isolated farmhouses/cottages alongside the road. Any development here is likely to be very prominent, especially from				

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	Markham Road	0.51	10	Countryside to all sides	Paddock	Countryside	No significant physical constraints identified.	No significant environmental constraints identified.	The sites separation from the settlement would result in a development being separated from services and facilities. This would be contrary	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	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	The site is located within a rural setting adjacent to residential properties sitting in large plots. Development would	The site is available	Not suitable due to the sites separation from the settlement. This would be contrary to policy regarding the	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
										to policy regarding the creation of inclusive/accessible communities (NPPF para. 91)		communities (NPPF para. 91)	buoyant housing market.		have an adverse impact on the landscape due to the very low density of existing development.		creation of inclusive/accessible communities (NPPF para.		
LAA 495	Tuxford	Ollerston Road	0.2	10	Site is bordered by agricultural land on the North, GF land to the West, Ollerston Road to the	Paddock	Mostly agricultural and rural, close to low density residential dwellings	No established access into the site. Power lines also go over the Eastern site of the site.	Site adjoins Tuxford Conservation area. Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees on the site.	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 accessed via pedestrian footpath.	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 Tuxford is a popular residential area with a buoyant housing market	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
					South and residential dwelling on the East														

## Appendix H: 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	Worksop	Worksop Golf Club, Windmill Lane	3.7	100	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Worksop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Within LWS 2/401 Worksop Golf Course mosaic habitat	Contrary to NPPF and BDC Core Strategy Policy DM9 as it would result in a loss of a LWS	The site has poor pedestrian access to Worksop due to its location to the south of the A57. Major highway improvements would be required.	Not suitable or available because the golf club and golf course are still in use. The site would not form a logical extension to Worksop and the majority of the site is a local wildlife site. Development would be contrary to Core Strategy DM9 and the NPPF.	Given the sites separation from the main residential areas of Worksop, and the local wildlife status of the site, it is not considered appropriate for housing development.	The Council's priority for Worksop is Town Centre regeneration. This includes the development of a number of brownfield sites in Worksop. Development of the site would not accord with this strategy.	LWS adjoining site to the east 2/401 Worksop Golf Course mosaic habitat	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	Worksop	Worksop Golf Club, Windmill Lane	9.1	218	Woodland and a golf course	Golf course in operation	Woodland and countryside which is separated from Worksop by the A57	Major highway improvements required for access from the A57 and Windmill Lane	Within LWS 2/401 Worksop Golf Course mosaic habitat	Contrary to NPPF and BDC Core Strategy Policy DM9 as it would result in a loss of a LWS	The site has poor pedestrian access to Worksop due to its location to the south of the A57. Major highway	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.	Given the sites separation from the main residential areas of Worksop, and the local wildlife status of	The Council's priority for Worksop is Town Centre regeneration. This includes the development of a number of brownfield	LWS adjoining site to the east 2/401 Worksop Golf Course mosaic habitat	Available	Given the sites separation from the main residential areas of Worksop, 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
							the A57				improvements would be required.	Development would be contrary to Core Strategy DM9 and the NPPF.	the site, it is not considered appropriate for housing development.	sites in Worksop. Development of the site would not accord with this strategy.			appropriate for housing development.		
LAA 201	Worksop	Land off Stubbing Lane	1.76	48	Residential to the south and north, countryside to the west, open space to the east.	Vacant land	Residential	Highway capacity constraints. NCC don't support more development on Stubbing Lane	Located in Floodzone 2	Contrary to policy regarding flooding (NPPF, para 155). Contrary to policy regarding highways (NPPF para 108)	Edge of settlement	The site is not suitable due to flooding and highway constraints.	N/A - not suitable	N/A - not suitable	N/A - not suitable	The landowner has submitted the site and has confirmed its availability.	Not suitable due to flooding and highway capacity constraints.	Not taken forward for further consideration	LAA concludes the site is unsuitable due to flood risk and highway capacity.
LAA 205	Worksop	Land off Hemmingfield Rise	3.1	65	Residential to the south, countryside to the north, east and west	Agriculture	Edge of settlement. Adjoins residential.	Mature woodland restricts access from Carlton Road	Mature woodland on site.	Potentially policy compliant subject to satisfactory outcomes regarding tree/nature conservation (where necessary)	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable subject to satisfactory outcomes regarding design, nature conservation/tree retention, and highway/access.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase	Development of the site would support infrastructure improvements	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate	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.	Not 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
													in house prices in Worksop over the past five years.		mitigation would be required where necessary (informed by site assessments).				
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 demonstrated that development would be achievable in this respect.	Part of the site is located in floodzones 2 and 3. Potential for protected species. Mature trees on site which could be retained.	Contrary to policy regarding flooding (NPPF, para 155).	Edge of settlement. Reasonable access to services and facilities.	Potentially suitable if physical constraints can be mitigated.	Appropriate location and in an area with a buoyant housing market. Zoopla statistics suggest a steady increase in house prices in Worksop over the past five years.	Greenfield site. Potential to improve infrastructure	Development would impact on the landscape and has potential to impact on nature conservation. Appropriate mitigation would be required where necessary (informed by site assessments).	Available - submitted by landowner	Unachievable: unresolved issues regarding access to the site, detailed appraisal of the land and existing constraints is needed, along with identification of potential solutions to achieve access through the full site. Suitability would also be dependent on the	Not taken forward for further consideration	LAA concludes the site is unachievable due to infrastructure/ access constraints.

LAA Ref	Location	Site Address	Size (ha)	Capacity/ desired no. of dwellings	Boundaries	Current Land Use	Area Character	Physical Constraints	Environmental constraints	Policy compliant (national and local)?	Proximity to services and facilities	Assessment of suitability	Appropriateness and market attractiveness	Contribution to regeneration priorities	Potential impact on landscape, heritage and nature conservation	Availability	Conclusion	Take forward for consideration as a housing allocation?	Reasoned justification	
																	outcome of a sequential test and, if necessary an exceptions test.			
LAA 467	Workshop	Warehouse, Priorswell Road,			Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site	Please see Workshop DPD LAA regarding the LAA for this site

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 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 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	This site has triggered the impact risk zone for Lindrick Golf Course SSSI3 and may also impact Anston Stones Woods SSSI4 depending on the level of air pollution generated. The SSSI occupies what was formerly common land, allowing the survival of a natural flora away from the greens and fairways. The SSSI supports	<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 countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and</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 poorly connected to the settlement. NCC Highways has also raised concern about the ability of the site to deliver the necessary highway improvements.	Development is considered inappropriate due to the harm it would cause to heritage assets. 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 and appearance of the Conservation Area and its setting, and to the setting of its historic buildings including its Listed Buildings. The Conservation Area	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 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	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
								<p>nt would be required if the site was taken forward for development.</p>	<p>the largest, and one of the most diverse, areas of Magnesian limestone grassland in South Yorkshire. Additional habitat includes gorse, scrub, woodland and the marshy fringes of the River Ryton. There is also a small pond with associated fen vegetation. The scale of the proposed development could result in recreational</p>	<p><i>most versatile agricultural land, and of trees and woodland.'</i> And <i>Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value.</i></p> <p><i>NPPF – historic Environment para 193 and 194: 'When considering the impact of a proposed development on the significance of a designated heritage</i></p>					<p>boundary was drawn specifically around Site LAA491C to protect this aspect of character, and site A is very much part of its rural and open countryside setting (see below for further explanation relating to setting). BDC Conservation can see no way in which harm from</p>		<p>highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.</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
									pressure, any potential impacts would have to be assessed and the mitigation hierarchy followed. Air quality impacts must be assessed as Anston Stones Wood SSSI has a number of features that are sensitive to air pollution and the site is above it's critical load. The scale of the development may generate over 2000 AADT	asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from					development here could be mitigated . Development of the scale proposed , particularly at site C, would likely constitute 'substantial harm' for NPPF purposes.  <u>Archaeology</u> Iron Age settlement activity and medieval moated sites are located within the site boundary .				

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>during the operational phase and over 200 AADT for HGV's during the construction phase. Impact on Ancient woodland should also be assessed if the site is taken forward.</p>	<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.</p>					<p>Cropmarks noted to the east of the east on NMP. Likely to be significant impact to both archaeology and built heritage (listed 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</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
															specific geophysical survey followed by targeted evaluation trenching and a heritage impact assessment 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				

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 likely impact to designated buildings and heritage assets.</p> <p>Landscape impact: The site adjoins the edge of the built-up area in this part of Workso p, but it is clearly an area of countryside and occupie</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
															s 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 the Old				

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
															Gateford Conservation Area and there are two listed buildings adjacent to the site boundaries whose setting is dependent upon the existing landscape character. As positiv				

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 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</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
															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				

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															<p>ed 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 to</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
															Workso p along the busy A57 and comple ments the rural charact er of the areas to the north and north west. There is a clear landsc ape distinct ion betwe n the open				

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
															character of the site, viewed from Gateford Road, and the existing housing to the east (Swinderby Close and Winthorpe Road). Therefore, while this is a large site which could make a reasonable				

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
															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 benefits of new housing or other 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?	Reasoned justification
LAA 491 B	Work sop	Site B Gateford Hall Farm	21.7	390	The site adjoins residential development to the east, a conservation area to the south, and ancient woodland to the north.	Unregistered Historic Park and Garden	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 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	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 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</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 housing market	The site is greenfield	With regard to site B, BDC Conservation is concerned as to the impact on the setting of Gateford Hill (grade II listed), and on the setting of that part of the Conservation Area. That setting is typified by open views to the west of the footpath. Whilst the existing housing developments	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 settlement boundary and significant highways constraints have been identified. The Highway Authority has indicated that a site of this size would require	Not taken forward for further consideration.	LAA491B

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>nt would be required if the site was taken forward for development</p>		<p>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 cause to the setting of the Conservation</p>							<p>highway infrastructure to be to a standard that can accommodate a bus service. It has not been demonstrated that this can be achieved.</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
										Area and unregistered Park and Garden.					support development of this site for the reasons set out above.  With regard to the site being part of the 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				

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
															of Gateford Hall (possibly late-Medieval in origin), and later in relation to Gateford 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				

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 early and mid-18<sup>th</sup> century and 19<sup>th</sup> century periods, and the relationship of the trees and fields to those Listed Buildings cannot be considered incidental. In this case, the boundary of the unregistered park &amp; garden is partly an acknowledgement of this.</p> <p>There is also a concern relating</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
															to the encroachment of the settlement towards the historic village of 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				

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															certain points along Owday Lane. However, development on site B would 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				

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															<p>I listed Church of St John. Without evidence to show that this impact 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,</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
															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 the Old Gateford Conservation Area and there are two listed buildings				

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
															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 must also be taken into account. The importance of the landscape				

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															<p>e 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, which are less sensitive in landscape terms. Overall, the site provides 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
															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 character of the site, viewed from Gateford Road, and the existing housing to 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
															east (Swinderby 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 and landscape interests that would result from the development of any part of it outweigh				

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															s the 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 that it is unlikely that there is sufficient land available to enable the	Site located within Old Gateford Conservation Area. Heritage impact	<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 given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective</i>	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 and appearance of the Conservation Area and its setting, and to the	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 settlement boundary and significant highways constraints have been identified. 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
								standards required for a bus service to serve the site. A Transport Assessment would be required if the site was taken forward for development		of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'					setting of its historic buildings including its Listed Buildings. The Conservation Area boundary was drawn specifically around Site C to protect this aspect of character, and site A is very much part of its rural and open countryside setting (see below for further explanation relating to setting). I		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
										justification for the harm development of the site is likely to cause to the setting of the Conservation Area.					can see no way in which harm from development here could be mitigated Development of the scale proposed, particularly at site C, would likely constitute 'substantial harm' for NPPF purposes. There are also far more suitable sites around Worksop which do not have the same heritage				

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 509	Worksop	Worksop College	115.8	Up to 250 dwgs	Golf courses to the north and south, dense woodland to the east and west. Clumber Park adjoins the site to the south and east, Worksop Manor Estate adjoins the site to the west.	Private School (primary and secondary education)	Historic setting of a Grade II Listed school with extensive grounds mainly used for recreation. The site is surrounded by densely wooded areas and two golf courses.	The Highway Authority has previously considered a planning application (reference 16/00635 /FUL) to provide a new nursery and junior school at this location. As part of that application, improvement measures were required at the Netherton Road, Cuthbert'	Worksop College's boundary to the south is approximately 1Km from the edge of Clumber Park SSSI. A Recreational Impact Assessment is currently being undertaken by the Council and Newark and Sherwood DC to assess the impact of proposed development in Bassetlaw Plan on Clumber Park SSSI.	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	The site is separated from Worksop's development boundary and development here would mostly rely on the use of private vehicles to access services in the town. There is a bus stop opposite the site entrance on Sparken Hill.	The site is considered unsuitable due to the harm development would cause to heritage assets and the landscape (as identified within this assessment).	Development on the scale proposed by the landowner is considered inappropriate.	None identified.	Worksop College is a grade II Listed Building, the main listed structure including a range of different elements dating from 1895 to the 1930s. It is primarily designed in the Tudor revival style, of red brick with rosemary tiled roofs. Due to its scale and design, it is a prominent	Available	The site is considered unsuitable for allocation for large scale residential development due to the harm it would cause to heritage assets and the landscape. Significant highway improvements would also be required and it has not been demonstrated that this could be achieved.	Not taken forward for further consideration.	See LAA conclusion.

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
								s Avenue junction. That included junction bellmouth widening works, along with verge regrading to the north to achieve the necessary visibility splays. The operational capacity of the junction was modelled using the industry standard software package PICADY. The results estimated	The close proximity of this site is likely to support an increase in visitor numbers to Clumber Park, which without mitigation, could have an adverse impact on the SSSI.	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.'					t landmark in the local area.				

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 the junction would operate beyond design capacity thresholds. That was accepted as the queues would be limited to the private college access road, and therefore would not impact on Netherton Road. A proposal of this scale would likely require; major junction improvement works to address											

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
								capacity, the limited visibility from the existing junction, and junction widening works. Furthermore, the internal residential street layout would be expected to be designed and/or made up to highway adoption standard.											

## Appendix I: New Rural LAA Sites

LA A 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 Residential with	Paddock and menage	Rural within view of South Leverton	Site needs upgrade to entrance. Mill lane is a country track which would	Existing flora and fauna on the site which could be home to various local wildlife. There	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Site is around 250 m from the local services. This can be accessed by foot however there are	The site is potentially suitable. It adjoins the settlement boundary and	Popular residential area. No constraints identified.	N/A	Prominent in the landscape. Development would impact on the openness of the	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider	Not taken forward. Unsuitable.	The site can be considered through the Neighbourhood Plan process.

LA A 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
					farmland on the East.			need upgrade as well. Existing obstacle course also needs re-terraining.	are also numerous bushes on the piece of land that could be of interest.		no designated cycle lanes.	could form an extension to the settlement subject to development according with national and local policy.			area. Potential archaeological interest. Further archaeological assessments may be required if the site is taken forward.		the site through the Neighbourhood Plan 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 archaeological interest. Ridge and Furrow area is next to the site as well.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	Not taken forward. Unsuitable.	Consider through the Neighbourhood Plan process.

LA A 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 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	(around 7.6 m) Existing structures in the Southern part of the site will need to be demolished	Existing flora and fauna on the site which could be home to various local wildlife. As part of the site is brownfield, potential land contamination should be assessed as well. Site is also quite close to FZ2 and FZ3 which would mean that any future develop	Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Site is proposed as an allocation in the Sturton Ward Neighbourhood Plan (Review)	Site is around 250 m from the local services. This can be accessed by foot however there are no designated cycle lanes. There is a surgery directly opposite the site as well.	Site would need an upgrade to existing vehicular access. Development could include up to 30 dwellings and potentially provide new open space opportunities for the community. Site would also need to be assessed for contamination from existing	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.

LA A 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
									ment should incorporate flood mitigation measures where necessary. There is a significant ridge and furrow area to the West of the site as well.			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 cycle lanes.	Site would need an established vehicular access. Any development would need to take into consideration the powerlines ahead.	Popular residential area. No constraints identified.	N/A Greenfield	Site is included under archaeological interest	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood	Not taken forward. Unsuitable.	Consider through the Neighbourhood Plan process.

LA A 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
												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.					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 site is not established properly as it is an existing employment	All of the site is in Floodzone 2. Site is a BF site so ground can be contaminated.	Site is policy compliant as it is a BF site that is within the settlement boundary of Misson. Site allocated	Site is around 450m from local services. This can be accessed by foot however there are no designated cycle lanes.	Neighbourhood Plan allocation for residential development.	Popular residential area. No constraints identified.	Site is a BF which would adhere to regeneration priorities. However, site is also an existing employment site which	N/A	Site has existing employment on site.	Suitable. Currently allocated for residential use in Misson Neighbourhood Plan.	Not taken forward.	Not taken forward for allocation in the Local Plan as it is already a NP allocation.

LA A 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
								ent 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.		in Misson NP.				would result in loss of employment.					
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	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	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	Not suitable. Site is quite isolated from existing service centres and cannot	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	Not taken forward.	Not suitable

LA 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
					nt site and Red Lane which is a country lane.				wildlife species. It could also contain various types of fauna and flora.		route access to the site.	be accessed safely via an established pedestrian path or a cycle route. Any development would need to be sensitive to the existing landscape of the area as well as the existing woodland area opposite the site.					service centres. Pedestrian and cycle route accessibility is also very limited. Site has existing development and employment on site, which could result in additional costs for demolition and ground contamination tests. Development of site could also result in loss of		

LA A 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 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 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	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	Site would need an established vehicular access. Development would only be small scale due	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.

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									s trees and bushes on the piece of land that could be of interest.		are around 1KM from site.	to size and geography of the site. It would also need design considerate to the existing landscape.							
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	Popular residential area. No constraints identified.	N/A	Tree preservation order for tree on Northern side of site. There is some archaeological interest at the NE side of the site. Site is also in close proximity to non-designated	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	Not taken forward.	Allocated in Elkesley NP

LA A 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
												the community. Site would also need to be assessed for existing habitat assessments to establish existing wildlife on site.			heritage assets at the farm NE of the site.		around 70 dwellings. Habitat assessment would also be needed for existing local wildlife. Any design would need to be sensitive to existing residential properties and should provide buffers to protect privacy.		
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	Residential	Rural fringe	Access from the public highway is a narrow drive	No identified constraints. Ecological assessment	Separated from the settlement. Development	Poor access to services and facilities. Access is by	Not suitable due to the sites separation from the	Unknown.	N/A	No identified issues. Potential for wildlife on site.	Available	Unsuitable for allocation. This is a small site which is	Not taken forward.	Not suitable.

LA A 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
					the edge of Harworth			which serves approximately 6 dwellings.	nts may be required at a later stage if taken forward.	would be contrary to Policy ST1 of the Core Strategy.	private vehicle.	settlement.					located away from the settlement.		
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 orders 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.

LA A 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 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 and hedges on the piece of land that could be of interest. Also there is an existing land drain on the Eastern side of the site.	Development would be contrary to Policy CS1 and CS9 of the Core Strategy.	Access to services on the A1 but poor access to convenience, education, and health services.	Unsuitable due to separation from main settlement.	Unknown. Assumed that the site would be attractive to the market.	N/A	Open landscape character. No heritage assets. No nature conservation issues identified. Further assessments would be required if taken forward.	Available	Unsuitable due to separation from main settlement of Blyth / poor access to services.	Not taken forward.	The Blyth NP has recently been finalised and is awaiting referendum (but does not allocate this site). This assessment can be revisited when the NP is reviewed.

LA A 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 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 site of the site.	Site is in the Tuxford Conservation area. Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees on the site.	Site would not be policy compliant as it would have an adverse impact on the character of Tuxford Conservation Area.	Site would be an extension of Tuxford. It is within 600m of local services and can be accessed via pedestrian footpath.	Not suitable	Not appropriate due to impact on the character of Tuxford Conservation Area.	Greenfield	This site is in the Tuxford Conservation Area and as an area of open space, contributes positively to the Conservation Area's character and appearance. Development on this site would fail to preserve that character and appearance, so would not be supported. Further, a	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.

LA A 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
															recently planning application for development on this site was refused and the appeal dismissed, our reference 17/01109/OUT.				
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	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	Potentially suitable. Development would only be small scale and low density due to size and geography of the site. Habitat assessment would also be	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	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).

LA 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	
									numerous trees and hedges		would be an extension of Rampton.	needed for existing local wildlife. Any design would need to be sensitive to existing residential properties and should provide buffers to protect privacy. Site design would need to provide access to residential dwellings and business adjacent to the site.			the landscape.					This assessment can be revisited when the NP is reviewed.

LA A 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 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 Saracens Lane and East is Great North Road.	Agricultural land	Mostly agricultural and rural, close to low density residential dwellings. At the edge of the settlement of Scrooby.	Existing bus shelter at the SE side of site. There are also power lines going alongside Eastern side of the site. No established access into the site. Great North Road could be considered as a manmade boundary, this cuts the site off from the existing settlement.	Existing flora and fauna on the site which could be home to various local wildlife. There are also numerous trees and hedges on the piece of land that could be of interest.	Outside settlement boundary. Development would be contrary to Policy CS1 and CS9 of the Core Strategy. Considered as a potential site allocation for inclusion in the emerging Scrooby Neighbourhood Plan but ultimately discounted (the Plan does not propose to allocate sites).	Poor access to services and facilities. Access is by public transport or private vehicle.	Potentially suitable if policy compliant. Site would need an established vehicular access. Development could support up to 34 dwellings due to size and geography of the site. Habitat assessment would also be needed for existing local wildlife. Any design would need to be sensitive	Popular residential area. No constraints identified.	N/A	The site is very open and prominent. Development would impact on the openness of the landscape.	Available	Potentially suitable subject to policy compliance. Considered appropriate to consider the site through the Neighbourhood Plan process.	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.

LA A 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
												to landscape as site would be an extension to Scrooby.							
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	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	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.

LA 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
										discounted (the Plan does not propose to allocate sites)		design would need to be sensitive to landscape as site would be an extension to Scrooby.							

## Appendix J: Existing Rural LAA Sites Update

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
<b>Askham</b>									
LAA050		Lea Cottage, Top Street	Askham	0.69	<b>0.62</b>	<b>19</b>	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA190		Land off Askham Road	Askham	0.60	<b>0.60</b>	<b>18</b>	No	Separate from built form	No change.
<b>Babworth and Ranby</b>									
LAA026		Ranby Village Hall. Blyth Road	Ranby	0.17	<b>0.17</b>	<b>5</b>	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. Babworth NP designated boundary date: 24 September 2020. NP in development
LAA056		Blyth Road	Ranby	0.15	<b>0.15</b>	<b>5</b>	Potentially suitable	No significant constraints identified at this stage	To be reviewed through the NP Process. Babworth NP designated boundary date: 24 September 2020. NP in development
LAA366		Ranby House School	Ranby	23.03	<b>16.12</b>	<b>484</b>	Potentially suitable	No significant constraints identified at this stage	Grade II Listed Building. Potential for harm to a heritage asset. Potential for conversion provided that it is sensitively designed. To be reviewed through the NP Process. Babworth NP designated boundary date: 24 September 2020. NP in development
<b>Barnby Moor</b>									
LAA119		Land off Station Road	Barnby Moor	17.13	<b>11.99</b>	<b>360</b>	Potentially suitable	No significant constraints identified at this stage	Review through the NP Process or Review of the Local Plan. 5 Dwellings now completed. Remainder of site is available.
<b>Beckingham</b>									
LAA084		Mill Farm, Gringley Road	Beckingham	0.85	<b>0.77</b>	<b>23</b>	No	Separate from built form	Review through the NP Process or Review of the Local Plan
LAA144		Land west of, Beecher Lane	Beckingham	0.60	<b>0.60</b>	<b>18</b>	Potentially suitable	No known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met	No change. Review through the NP Process or Review of the Local Plan
LAA145		Moat House, Gringley Road	Beckingham	0.55	<b>0.55</b>	<b>17</b>	Potentially suitable	No significant constraints identified at this stage	Review through the NP Process or Review of the Local Plan
LAA185	16/00877/FUL	Land off Walkeringham Road and Vicarage Lane	Beckingham	1.27	<b>1.14</b>	<b>33</b>	Potentially suitable	Suitable for development provided that the highway requirements can be met	Site has pp for 33 dwgs
LAA273		Paddock Farm, Wood Lane	Beckingham	3.35	<b>3.02</b>	<b>90</b>	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
LAA287		Land at Moat House, Church Street	Beckingham	1.53	<b>1.38</b>	<b>41</b>	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA371	18/01491/RSB	Adjacent South Fields, Station Road	Beckingham	0.96		15	Yes	Site had permission in 2018	No change. Review through the NP Process or Review of the Local Plan
<b>Bothamsall</b>									
LAA428	09/05/00002	Former Bevercotes Colliery	Bothamsall	80.00	43.00		Yes	Site has planning permission for B8 uses	Suitable for employment. See site assessment in Appendix K Employment LAA and Appendix I New Settlement
<b>Blyth</b>									
LAA027		NAWOC, Bawtry Road	Blyth North	0.41	0.41	12	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated
LAA052		Land west of Spital Road	Blyth	3.87	3.48	104	Potentially suitable	No significant constraints identified at this stage, although overhead power lines may restrict developable area	Reviewed through the NP Process. Not allocated
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	Allocated in Blyth NP
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 NP Process. Not allocated
LAA100		Land off Mill Meadow View	Blyth	0.76	0.68	21	No	Flood risk	Reviewed through the NP Process. Not allocated
LAA283		Land east of Bawtry Road	Blyth	7.51	6.01	180	No	Flood risk	Reviewed through the NP Process. Not allocated
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	Reviewed through the NP Process. Not allocated
LAA342		Lynwood, Bawtry Road	Blyth	0.50	0.50	15	No	Separate from built form	Allocated in Blyth NP (now made)
LAA305		Land at Nornay Farm	Blyth	32.61	22.83	685	No	Separate from built form	Reviewed through the NP Process. Not allocated
LAA357		61 Retford Road	Blyth	0.45	0.45	14	Yes	No significant constraints identified at this stage	Allocated in Blyth NP (now made)
LAA375	16/00544/OUT & 19/00807/RES	36 Retford Road	Blyth	0.35		5	Yes	Site has permission	RM for 5 dwgs granted August 2019
LAA434		Land off Worksop Road, Park Farm	Blyth	0.27	0.27	5	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated
LAA435		Land at Park Farm	Blyth	3	2.70	54	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
<b>Carlton in Lindrick</b>									
LAA004		34 West View, Doncaster Rd, Costhorpe	Carlton-in-Lindrick	1.71	1.54	46	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated.
LAA045		Holme House Farm, Owday Lane	Carlton-in-Lindrick	20.31	14.22	427	No	Separate from built form	Reviewed through the NP Process. Not allocated
LAA068		Highfield Bungalow, Greenway	Carlton-in-Lindrick	0.94	0.85	25	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated
LAA082		The Bungalow, Hodsock Lane	Carlton-in-Lindrick	1.87	1.68	50	No	Separate from built form	Reviewed through the NP Process. Not allocated
LAA161		Land east of Doncaster Road	Carlton-in-Lindrick	15.94	11.16	335	Yes	No significant constraints identified at this stage	Part of the site is allocated in Carlton NP and is under construction. The remainder of the site should be reviewed through the NP and LP processes.
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	Allocated in Carlton NP
LAA211		Land off Greenway	Carlton-in-Lindrick	1.48	1.33	40	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated
LAA212		Land at North Farm, The Green	Carlton-in-Lindrick	5.12	4.61	138	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Not allocated
<b>Clarborough and Welham</b>									
LAA074		Land south of Smeath Lane	Clarborough	1.32	1.19	36	No	Separate from built form	No change. To reviewed through the NP Review Process and LP Review Process.
LAA028		RBM Agricultural Ltd, Clarborough Hill	Clarborough	0.90			N/A	Employment site	No change. To reviewed through the NP Review Process and LP Review Process
LAA061		Stamford Works, Church Lane	Clarborough	1.20	1.08	32	Potentially suitable	No significant constraints identified at this stage	No change. To reviewed through the NP Review Process and LP Review Process.
LAA167		Land south of Clarborough Hill	Clarborough	19.16	13.41	402	No	Separate from built form	No change. To reviewed through the NP Review Process and LP Review Process
LAA169		Hill Top Farm, Clarborough Hill	Clarborough	2.69	2.42	73	No	Separate from built form	To reviewed through the NP Review Process and LP Review Process.
LAA180		Land off Big Lane	Clarborough	1.99	1.79	54	Potentially suitable	No significant constraints identified at this stage, but extends out in to the countryside	No change. To reviewed through the NP Review Process and LP Review 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	Allocated in Clarborough and Welham NP
LAA348		Land East of Main Street	Clarborough	6.50	5.20	156		No significant constraints identified at this stage	No change. To reviewed through the NP Review Process and LP Review Process

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
							Potentially suitable		
LAA156		Meadow Farm, Bonemill Lane	Welham	4.09	3.68	110	No	Separate from built form	No change. To reviewed through the NP Review Process and LP Review Process
LAA284		Land at Pinfolds Farm	Welham	4.18		8	Potentially suitable	No significant constraints identified at this stage	No change. To reviewed through the NP Review Process and LP Review Process
<b>Clayworth</b>									
LAA192		Land at Beck Garage, Toft Dyke Lane	Clayworth	0.18	0.18	4	No	Flood risk	No change. Review through the NP Process or Review of the Local Plan
LAA255		Land north of Church Lane and west of Death Lane Clayworth	Clayworth	1.40	1.26	25	Potentially suitable	Impact on heritage assets requires careful consideration	No change. Review through the NP Process or Review of the Local Plan
LAA264		Land at Beck Lane, Clayworth	Clayworth	0.20	0.20	4	No	Flood risk; too small	No change. Review through the NP Process or Review of the Local Plan
LAA265		Hall Farm, Town Street, Clayworth	Clayworth	1.02	0.92	18	Potentially suitable	No significant constraints identified	No change. Review through the NP Process or Review of the Local Plan
LAA266		Land to the south west of Town Street, Clayworth	Clayworth	0.56	0.56	11	Potentially suitable	No significant constraints identified	No change. Review through the NP Process or Review of the Local Plan
<b>Cottam</b>									
LAA046		Chestnut House, Town Street	Cottam	2.50	2.25	68	No	Flood risk	No change. Review through the NP Process or Review of the Local Plan
<b>Cuckney, Norton, Holbeck</b>									
LAA223	15/01037/FUL	Welbeck Colliery, Budby Road	Cuckney	29.70		65	Yes	Mixed use site with planning permission	Site included in Bassetlaw Local Plan Employment Policy ST7 sites with PP
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	Included in Cuckney NP as a housing allocation Policy 13 for 15 dwellings
LAA296		Land north of Budby Road	Cuckney	0.90	0.81	24	No	Unresolvable conservation concerns raised by Historic England	Site reviewed through NP process. Not allocated
LAA298		Land south of Creswell Road, Cuckney	Cuckney	0.49		10	Yes	No significant constraints identified at this stage; Neighbourhood Plan allocation	Included in Cuckney NP as a housing allocation
LAA301		Woodhouse Hall Farm, Holbeck	Holbeck	0.98		32	Yes	No significant constraints identified at this stage	Included in Cuckney NP as a housing allocation
<b>Darlington</b>									
LAA111		The Grove, Dunham Road	Darlington	0.41	0.41	8	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
LAA153		Pear Tree Farm, Broadgate	Darlington	1.00	0.90	18		No significant constraints identified	No change. Review through the NP Process or Review of the Local Plan

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
							Potentially suitable		
<b>Dunham on Trent, Fleborough, Ragnall</b>									
LAA003		Ballina, The Green	Dunham-on-Trent	0.63	<b>0.63</b>	<b>13</b>	No	Flood risk	No change.
LAA083		Main Street	Dunham-on-Trent	2.00	<b>1.80</b>	<b>36</b>	No	Flood risk	No change.
LAA316		Land off Laneham Road	Dunham-on-Trent	0.55	<b>0.55</b>	<b>11</b>	No	Flood risk	No change.
LAA317		Land off Horne Lane	Dunham-on-Trent	0.75	<b>0.68</b>	<b>14</b>	No	Flood risk	No change.
LAA318		Low Street	Dunham-on-Trent	0.76	<b>0.68</b>	<b>14</b>	No	Flood risk	No change.
LAA319		Corner of Low Street and Upper Row	Dunham-on-Trent	1.79	<b>1.61</b>	<b>32</b>	No	Flood risk	No change.
<b>East Drayton</b>									
LAA130		North Beck, Low Street	East Drayton	1.70	<b>1.53</b>	<b>31</b>	Potentially suitable	Developable area restricted by flood risk	East Drayton NP area was designated in September 2019. Sites in East Drayton will be reviewed through the NP process.
<b>East Markham</b>									
LAA005		Land adj Orchard Cottage, Priestgate	East Markham	0.97	<b>0.87</b>	<b>26</b>	No	Owner only seeking a single dwelling	No review necessary
LAA020		Land at Lincoln Road, Broadgate	East Markham	0.25	<b>0.25</b>	<b>8</b>	Potentially suitable	Only the part to the west of the railway line is suitable with the remainder being separate from the built form	No change. Review through the NP Process or Review of the Local Plan
LAA021		Nookin Field , Off Back Lane	East Markham	0.53	<b>0.53</b>	<b>16</b>	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA098		Land off Lincoln Road	East Markham	1.39	<b>1.25</b>	<b>38</b>	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA102		Land at Hill Top Farm	East Markham	0.98	<b>0.88</b>	<b>26</b>	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
LAA103		Land east of Great Lane	East Markham	0.85	<b>0.77</b>	<b>23</b>	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA104		Land southwest of Great Lane	East Markham	3.36	<b>3.02</b>	<b>91</b>	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
LAA105		Land off Old Hall Lane	East Markham	0.68	<b>0.61</b>	<b>18</b>	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA107		Land west of Great Lane	East Markham	3.00	2.70	81	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA108		Land south of Mark Lane	East Markham	1.38	1.24	37	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA121		Land off Quakerfield Road	East Markham	0.91	0.82	25	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA136		Land to the rear of Top Barn Farm, High Street	East Markham	5.32	4.79	144	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA137		Land north of High Street	East Markham	0.58	0.58	17	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA140		Land north of Lincoln Road	East Markham	1.06	0.95	29	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
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	No change. Review through the NP Process or Review of the Local Plan
LAA166		Land West of Top Cart Gaps	East Markham	0.91	0.82	25	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA253		Land west of Quakefield Road	East Markham	1.13	1.02	31	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
LAA254		Land south of Quakefield Road	East Markham	10.10	7.07	212	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
LAA358		The Lodge and land to the north, York Street	East Markham	0.74	0.67	20	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA359		Land at the junction of Askham Road and High Street	East Markham	0.77	0.69	21	Potentially suitable	No significant constraints identified at this stage	No change. Review through the NP Process or Review of the Local Plan
LAA360		Land to the south of High Street	East Markham	5.22	4.70	141	No	Separate from built form	No change. Review through the NP Process or Review of the Local Plan
<b>Elkersley</b>									
LAA146		Clover bank, Brough Lane	Elkesley	0.20	0.20	4	No	Too small	No change. Reviewed through the NP Process. Not allocated
LAA282		Alpine Industrial Park, Jockey Lane	Elkesley	3.54	3.19	96	N/A	Employment site	See Appendix K
LAA447	18/00623/FUL	Manor Farm, Twyford Lane	Elkesley			5	Yes	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
<b>Everton</b>									

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA029		Land at, Croft Way	Everton	0.15	0.15	5	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA178		The Willows, Gainsborough Road	Everton	2.04	1.84	55	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA341		Land fronting Mattersey Road	Everton	11.60	8.12	244	No	Separate from built form; within a LWS	No change.
LAA350	19/01632/RES	Stonegate Farm, Bawtry Road	Everton	4.37	3.93	118	Yes	No significant constraints identified at this stage	PP for 9 dwgs granted. Remainder of land still available.
LAA352		Tethering Lane, Everton Carr	Everton	15.06	10.54	316	No	Separate from built form, flood risk	No change
LAA353		Land off High Street	Everton	0.04	0.04	1	No	Too small	No change. Reviewed through the NP Process. Not allocated
LAA354		Land north of the Village Hall, High Street	Everton	0.12	0.12	4	No	Too small	No change. Reviewed through the NP Process. Not allocated
LAA383	16/01508/OUT & 19/01632/RES	West of Stonegate Farm, Bawtry Road	Everton	0.77		9	Yes	Site has permission	PP grant for 9 dwellings. Not commenced.
<b>Gamston</b>									
LAA124		Land to east of Main Street	Gamston	0.35	0.35	7	Potentially suitable	No significant constraints identified	No change. Reviewed through the NP Process. Not allocated
LAA125		Land to east of Main Street	Gamston	0.75	0.68	14	Potentially suitable s	No significant constraints identified	No change. Reviewed through the NP Process. Not allocated
LAA126		Land at rear of 31 Great North Road	Gamston	0.23	0.23	5	Potentially suitable	No significant constraints identified	No change. Reviewed through the NP Process. Not allocated
<b>Gringley on the Hill</b>									
LAA094		Land off Low Street	Gringley-on-the-Hill	0.61	0.61	18	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA132		Manor Farm, Finkell Street	Gringley-on-the-Hill	0.33	0.33	10	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA433		Farmland between Wood Lane, Middle Bridge Road and to the rear of Laycock Ave	Gringley-on-the-Hill	15.97	11.18	224	Potentially suitable	It is considered unlikely that the full extent of the site would be suitable	No change. Reviewed through the NP Process. Not allocated
<b>Hayton</b>									

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA065		Land at 42 Main Street	Hayton	1.01	0.91	27	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA080		Land at Bridge Farm, 128 Main Street	Hayton	0.42	0.42	13	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA159		The Old Farmhouse, 15 Main Street	Hayton	0.23	0.23	7	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA170		Land west of Main Street	Hayton	5.13	4.62	139	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA177		Smeath Lane	Hayton	17.69	12.38	371	No	Separate from built form, flood risk	No change.
LAA187	19/01002/OUT	Land at Corner Farm, Main Street	Hayton	0.76		19	Yes	Site has permission	No change.
LAA250		Land at Hayton	Hayton	1.35	1.22	36	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
LAA326		Land at Ridgeley Wood Farm, Main Street	Hayton	0.41	0.41	12	Potentially suitable	No significant constraints identified at this stage	No change. Reviewed through the NP Process. Not allocated
<b>Headon cum Upton</b>									
LAA257		Land at Church St, Headon	Headon	0.60	0.60	12	Potentially suitable	No significant constraints identified	No change. Reviewed through the NP Process. Not allocated
<b>Hodsock/Langold</b>									
LAA209		Land west of Doncaster Rd/North of Langold	Langold	44.21	30.95	928	Yes	No significant constraints identified at this stage	Part of the site is allocated and has pp for 300 dwellings through NP process.
LAA312		Land at Harrier Farm	Langold	2.34	2.11	63	Yes	No significant constraints identified at this stage	Part of the site is allocated along with LAA209
<b>Laneham</b>									
LAA063		Land off Laneham Road	Laneham	1.14	1.03	31	No	Flood risk	No change.
LAA128		The Beeches Workshop, Main Street	Laneham	0.54	0.54	16	No	Flood risk	No change.
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)	No change.
LAA173		Mill House, Dunham Road	Laneham	1.43	1.29	39	No	Separate from built form, flood risk	No change.

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
<b>Lound</b>									
LAA215		Land off Town Street	Lound	2.00		30	Potentially suitable	No significant constraints identified at this stage	Not proposed for allocation in the draft Lound Neighbourhood Plan
LAA323		Yew Tree Farm, Town Street	Lound	0.97	0.87	5	Potentially suitable	No significant constraints identified at this stage	Proposed for allocation in the Draft Lound Neighbourhood Plan
<b>Markham Moor (includes Milton)</b>									
LAA183		Land off Old Great North Road	Markham Moor	0.85	0.77	23	No	Separate from built form	No change
LAA261		Land south of Milton Road, Milton	Milton	2.50	2.25	45	No	Separate from built form	No change
<b>Mattersey and Mattersey Thorpe</b>									
LAA042		Land off Broomfield Lane	Mattersey Thorpe	0.42	0.42	13	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP process. Not allocated.
LAA062		Priory House, Ranskill Road	Mattersey	1.57	1.41	42	No	Separate from built form	Reviewed through the NP process. Not allocated
LAA175		Thorpe Road	Mattersey Thorpe	1.26	1.13	34	Part of the site is suitable	No significant constraints identified at this stage, although developable area may be restricted by flood risk	A small part of the site has been allocated in Mattersey NP. The remainder is in FZ2 and is unsuitable
LAA179	21/00948/OUT	National Ministry Centre, Retford Road	Mattersey	0.46	0.46	7	Yes	No significant constraints identified at this stage	Outline pp for 7 self build plots
LAA184	18/01074/FUL	Laurels Farm, Main Street	Mattersey	0.60	0.60	18	Yes	Part of the site has permission	Allocated in Mattersey NP NP22. PP for 5 dwellings
LAA196	18/01411/RES, 20/00349/OUT, 21/00539/OUT	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	Part of the site is allocated in Mattersey NP (NP14). PP for 43 dwellings
LAA269		Land off Bloomfield Road, Mattersey Thorpe	Mattersey Thorpe	4.96	4.46	134	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP process. Not allocated
LAA304	18/01522/FUL	Land north of Thorpe Road, Mattersey	Mattersey	0.33	0.33	10	Yes	No significant constraints identified at this stage	Allocated in Mattersey NP (NP04). Full pp for 4 dwellings
LAA345		Land behind Sundial Cottage, Main Street	Mattersey	0.23	0.23	7	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP process. Not allocated
<b>Misson</b>									
LAA023		Land at 2 Back Lane	Misson	2.50	2.25	68	No	Flood risk	No change

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA322		Mill House, The Green	Misson	0.40	0.40	12	No	Flood risk	No change
LAA328		Land to the rear of Millfield House	Misson	1.39	1.25	38	No	Flood risk	No change
LAA351		Misson Bank, Everton Carr	Misson	7.04	5.63	169	No	Flood risk, LWS, separated from settlement	No change
<b>Misterton</b>									
LAA081		Whitehouse Farm, Haxey Road	Misterton	1.60	1.44	43	No	Separate from built form	Allocated in Misterton NP NP01 White House Farm
LAA112		Marsh Dene, Stockwith Road	Misterton	0.25	0.25	8	No	Flood risk	Reviewed through the NP Process. Discounted/Not allocated
LAA113		Marsh Dene, Stockwith Road	Misterton	1.50	1.35	41	No	Flood risk	Reviewed through the NP Process. Discounted/Not allocated
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	Two thirds of the site is allocated in Misterton NP Site Ref: NP12a
LAA118		Gravel Holes Lane	Misterton	2.43	2.19	66	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
LAA131		Gringley Road	Misterton	0.26	0.26	8	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
LAA224		Land at Grovewood Road	Misterton	8.33		120	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA228		Land off Station Road	Misterton	2.56	2.30	69	No	Flood risk	Reviewed through the NP Process. Discounted/Not allocated
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	Majority of the site is allocated for housing in Misterton NP (Site ref NP11a)
LAA271		Land south of Meadow Drive / Ashdown Way / north of Chesterfield Canal	Misterton	4.92	4.43	133	Potentially suitable	No significant constraints identified at this stage, although likely to come forward with land to the north (LAA272) as a more comprehensive scheme	Reviewed through the NP Process. Discounted/Not allocated
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	The site is allocated for housing in Misterton NP (Site ref NP06)
LAA315		Land to the rear of 27a High Street	Misterton	1.01	0.91	27	Potentially suitable	No significant constraints identified at this stage, but extends out in to the countryside	Reviewed through the NP Process. Discounted/Not allocated
LAA327		Land off Church Street, Misterton	Misterton	1.87	1.68	50	No	Flood risk	Reviewed through the NP Process. Discounted/Not allocated
LAA340		Land at Grove House Stables, Grovewood Road	Misterton	5.57	5.01	150		No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
							Potentially suitable		
LAA343		Land off Fox Covert Lane	Misterton	1.85	1.67	50	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA396	15/01630/FUL	Rosemeadow, 119 Station Road	Misterton	0.04		6	Yes	Site had permission in 2018	PP expired. Reviewed through NP or Local Plan Review
LAA448	18/00661/OUT	NCC Highways Depot, Station Road	Misterton			5	Yes	Site had permission in 2018	Outline pp for 5 dwellings expired
<b>Nether Langwith</b>									
LAA294		Land east of Cavendish Street, Langwith	Nether Langwith	4.84	4.36	131	No	Separate from built form	No change. To be reviewed through the NP Process or Local Plan Review
LAA295		Land east of Portland Road	Nether Langwith	3.37	3.03	91	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review
LAA299	16/01216/FUL, 20/00634/RES	Land to the south of Portland Road	Nether Langwith	1.90	1.71	51	Yes	No significant constraints identified at this stage	Full PP for 39 dwellings
LAA300		Langwith Mill and Mill House, Langwith	Nether Langwith	2.00	1.80	54	Potentially suitable	Separate from built form	No change. To be reviewed through the NP Process or Local Plan Review
<b>North Leverton/Habblesthorpe</b>									
LAA001		Sunnycroft, Habblesthorpe Rd	North Leverton with Habblesthorpe	0.70	0.63	19	Potentially suitable	No significant constraints identified at this stage, but extends out in to the countryside	Reviewed through the NP Process. Discounted/Not allocated
LAA231		Land to the North of Main Street	North Leverton with Habblesthorpe	1.31	1.18	35	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA232		Land to the East of Station Road/Southgore Lane	North Leverton with Habblesthorpe	2.79	2.51	75	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA258		Land north of Fingle St and east of Leverton Road	North Leverton with Habblesthorpe	13.20	9.24	277	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
LAA308	18/01369/FUL,	Land at The Old Plough, Main Street	North Leverton with Habblesthorpe	0.34	0.34	10	Yes	No significant constraints identified at this stage	Allocated in Sturton Ward NP
LAA397	20/00004/FUL	Olinda, Southgore Lane	North Leverton with Habblesthorpe	0.64		9	Yes	Site has permission	Full pp granted for 9
<b>North Wheatley and South Wheatley</b>									

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA018		CM & GW Goacher Ltd, Old Plum Orchard, Top Pasture Lane	North Wheatley	2.94	2.65	79	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA048		Top Pastures Lane	North Wheatley	2.63	2.37	71	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
LAA115	16/00189/FUL; 16/01411/FUL	Narnia, Eastfield	North Wheatley	1.09		5	Yes	Site has permission	4 dwellings complete. 1 dwelling with extant pp.
LAA160	17/01152/FUL	The Old Plough, Top Street	North Wheatley	0.30	0.30	3	Yes	No significant constraints identified at this stage	Reviewed through the NP Process (Sturton Ward NP). PP for 3 dwellings
LAA181	15/01571/OUT & 21/01176/RES	Land adjacent to: Whitgates, Top Pasture Lane	North Wheatley	0.19		6	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	Reviewed through the NP Process (Sturton Ward NP). Full pp for 6 dwellings
LAA204		Land to the south-east of Low Street	North Wheatley	2.31		24	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA277	15/01571/OUT & 21/01176/RES	Land adjacent and to the rear of Whitegates, Top Pasture Lane	North Wheatley	0.83		6	Yes	Site has permission	Full PP for 6 dwellings.
<b>Oldcotes and Styrrup</b>									
LAA278		Land at Manor Farm, Oldcotes	Oldcotes	7.12	5.70	171	No	Separate from built form	No change. To be reviewed through the NP Process or Local Plan Review Process
LAA306		Land north of Blyth Road	Oldcotes	1.43		25	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
LAA321		Land off Main Street	Styrrup	24.04	16.83	505	No	Separate from built form	No change. To be reviewed through the NP Process or Local Plan Review Process
LAA404		Rose Farm Residential Home, Main Street	Styrrup	0.72		22	Potentially suitable	Site has permission (for an extension to the nursing home)	Unavailable. In operation as a Nursing Home.
<b>Rampton and Woodbeck</b>									
LAA066		Land to south of, Treswell Road	Rampton	0.67	0.60	18	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA110		Land north of Treswell Road	Rampton	1.24	1.12	33	Yes	No significant constraints identified at this stage	Reviewed and part of the site is allocated through the NP Process.
LAA154		Glendhoon, Laneham Street	Rampton	0.47	0.47	14	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA234		Land south of Retford Road Stokeham	Woodbeck	26.15		0	Potentially suitable	No significant constraints identified	Reviewed through the NP Process. Discounted/Not allocated
LAA241		Land south of Laneham Road	Rampton	14.33	10.03	301	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
<b>Ranskill</b>									
LAA007		Thorn House, Blyth Road	Ranskill	1.97	1.77	53	Yes	No significant constraints identified at this stage	Under review 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	Under review through the NP process
LAA093		Land north of Blyth Road	Ranskill	4.54	4.09	123	No	Separate from built form	Under review through the NP process
LAA174		Folly Nook Lane	Ranskill	4.69	4.22	127	Yes	No significant constraints identified at this stage	Under review through the NP process
LAA176		Larkfield House, Blyth Road	Ranskill	0.12	0.12	4	No	Too small	Under review 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	Under review through the NP process
LAA334		Bridge Bungalow, Mattersey Road	Ranskill	2.48	2.23	67	No	Separate from built form due to East Coast Main Line	Under review through the NP process
<b>Rhodesia</b>									
LAA335	19/00852/FUL	Haggonfields Farm	Rhodesia	10.59	7.41	222	Yes	No significant constraints identified at this stage	Development commenced. Full pp for 127 dwellings
LAA443	17/00506/FUL	Land south of 63 Mary Street	Rhodesia	0.26		9	Yes	Site has permission	Conditions discharged April 2021
<b>Scrooby</b>									
LAA339		Hawks Nest Cottage, Great North Road	Scrooby	0.77	0.69	21	No	Separate from existing settlement	No change
<b>Shireoaks</b>									
LAA274		Land off Shireoaks Common	Shireoaks	0.22	0.22	7	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
LAA349		Hall Farm, Spring Lane	Shireoaks	1.58		20	Potentially suitable	Conservation constraints will strongly influence what can be achieved with the site	No change. To be reviewed through the NP Process or Local Plan Review Process
<b>South Leverton</b>									
LAA116		Poplar Farm, Town Street	South Leverton	0.59	0.59	18	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA152		Croft House, Town Street	South Leverton	0.69	0.62	19	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
LAA214	21/01763/RES	New Farm, Retford Road	South Leverton	0.36	0.36	11	Potentially suitable	No significant constraints identified at this stage	Full pp for 1 dwelling
LAA332		Land south of South Leverton	South Leverton	0.75	0.68	20	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
<b>Stokeham</b>									
LAA164		Bank Farm, Main Street	Stokeham	0.75	0.68	20	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
<b>Sturton le Steeple</b>									
LAA235		Station Road	Sturton-le-Steeple	0.30	0.30	9	Yes	No significant constraints identified at this stage	Allocated through the NP process (NP02)
LAA236		Land at corner of Station Road	Sturton-le-Steeple	0.68	0.61	18	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA237		Land north of Telephone Exchange, Cross Street	Sturton-le-Steeple	0.88	0.79	24	Yes Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA238		Cross Street	Sturton-le-Steeple	0.15	0.15	5	No	Too small	Allocated through the NP process (NP05)
LAA239		Freemans Lane	Sturton-le-Steeple	1.20	1.08	32	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA240		North of Sturton Village	Sturton-le-Steeple	42.10	29.47	884	Potentially suitable	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	Reviewed through the NP Process. Discounted/Not allocated
LAA260		Land South of Church St	Sturton-le-Steeple	1.93		27	Yes Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
<b>Sutton cum Lound</b>									
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	Approx 25% of site allocated in Sutton Cum Lound NP (NP05)
LAA189	20/00497/RES	Land off Lound Low Road	Sutton-cum-Lound	1.09	0.98	33	Yes	No significant constraints identified at this stage	Under construction. Site has full pp for 33 dwellings
LAA281		Land at 30 Town Street	Sutton-cum-Lound	0.72	0.65	19	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA302		Stackyard, Mattersey Road	Sutton-cum-Lound	0.43	0.43	13	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
<b>Torworth</b>									
LAA037		West side off, Gt North Road	Torworth	0.29	0.29	9	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review 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	No change. To be reviewed through the NP Process or Local Plan Review 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	No change.
LAA060		Land off A634	Torworth	7.10	5.68	170	No	Separate from built form	No change.
LAA291		Land west of the Great North Road and South of Baulk Lane	Torworth	1.06		30	Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
<b>Treswell</b>									
LAA025		4 Cottam Road	Treswell	0.30	0.30	9	No	Separate from built form	No change.
LAA085		Land to West of Cocking Lane	Treswell	0.66	0.59	18	Yes Potentially suitable	No significant constraints identified at this stage	No change. To be reviewed through the NP Process or Local Plan Review Process
<b>Tuxford – See Appendix F</b>									
<b>Walkeringham</b>									
LAA039	21/00440/RES	The Laurels, Station Road	Walkeringham	0.34	0.34	10	Yes	No significant constraints identified at this stage	Allocated in Walkeringham NP (NP02)
LAA049		Land off Beckingham Road	Walkeringham	1.20	1.08	32	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
LAA120		Land north of Mill Baulk Road	Walkeringham	3.06	2.75	83	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA122		Land between 1-8 Stockwith Road	Walkeringham	1.14	1.03	31	No	Separate from built form	Allocated in Walkeringham NP (NP14)
LAA203		Land off South Moor Road	Walkeringham	2.10	1.89	57	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
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	Reviewed through the NP Process. Discounted/Not allocated
LAA244		Land east of West Moor Road	Walkeringham	2.47	2.22	67	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA245		Land south of North Moor Road	Walkeringham	3.36	3.02	91		No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
							Potentially suitable		
LAA313		Land at South Moor Road and Brickenhole Lane	Walkeringham	1.22	1.10	33	Yes	No significant constraints identified at this stage	Allocated in Walkering NP (NP26)
LAA337		Land off Brickenhole Lane	Walkeringham	7.62	6.10	183	No	Separate from built form	Reviewed through the NP Process. Discounted/Not allocated
LAA356		Land east of West Moor Road	Walkeringham	0.51		5	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA362		Land east of Brickenhole Lane	Walkeringham	0.38	0.38	11	Potentially suitable	No significant constraints identified at this stage	Allocated in Walkeringham NP (NP23)
LAA363		Land west of North Moor Road	Walkeringham	1.66	1.49	45	Potentially suitable	No significant constraints identified at this stage	Reviewed through the NP Process. Discounted/Not allocated
LAA408	15/01611/RSB n&19/00945/RES	Land south of Station Road	Walkeringham	1.29		32	Yes	Site has permission	PP granted in October 2019 (19/00945/RES)
<b>West Drayton and Rockley</b>									
LAA182		Land off Church Lane	West Drayton	0.68	0.61	12	Potentially suitable	No significant constraints identified	To be reviewed through the NP Process or Local Plan Review 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	Potentially suitable	No significant constraints identified	To be reviewed through the NP Process or Local Plan Review Process
<b>West Stockwith</b>									
LAA114		Ings Lane	West Stockwith	0.28	0.28	8	No	Flood risk	No change.
LAA336	21/00893/OUT	Chestnut Farm, Main Street	West Stockwith	1.10	0.99	30	No	Flood risk	No change. PP refused 21/00893/OUT
<b>Sites to remove from LAA</b>									
LAA099	18/01466/RSB	Land West Of No 1 Blenheim Avenue	Tuxford	0.58			Yes	Site is suitable but owner wants a single dwelling	Now developed (1a, 1b Blenheim Avenue)
LAA252		Land at Ashvale Road	Tuxford	3.51		86	Yes	Site has permission	Development commenced
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
LAA374	15/00927/OUT	Land south of Police House Spital Road	Blyth	1.07		10	Yes	Site has permission	Development complete
LAA400	14/00223/OUT	Land north east of St Lukes School, Shireoaks Common	Shireoaks	26.60		175	Yes	Site has permission	Under construction. Nearing completion
LAA429	15/00474/OUT	Land off Tylden Road	Rhodesia	5.10		111	Yes	Site has permission	Under Construction

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA367		Ranby House School	Ranby				N/A	Duplicate site	Duplicate site – remove from LAA
LAA325		land off Station Road	Barnby Moor		0.00	0	N/A	Duplicate submission	Duplicate site – remove from LAA
LAA406	14/00101/COU	Land off Welbeck Place	Tuxford	0.40		11	Yes	Site has permission	Not available - Change of Use to a Residential Caravan/Mobile Home Park
LAA407	15/01266/FUL	Brickmaker's Arms, Fountain Hill Road	Walkeringham	0.25		6	Yes	Site has permission	Development complete
LAA380	18/00812/FUL	Corner Farm (Plot 1-6 & 9), High Street	Everton	0.50		7	Yes	Site has permission	Development complete
LAA286		Land at Church Street, Beckingham	Beckingham	0.55	0.55	17	N/A	Duplicate site	Duplicate – remove from LAA
LAA355		Land off High Street	Everton				N/A	Duplicate site	Duplicate – remove from LAA
LAA293	15/01675/FUL	Holbeck Hall Barns, Holbeck	Holbeck	0.40		6	Yes	Neighbourhood Plan allocation; Site has planning permission	Development complete in 2020
LAA076		Land east of Doncaster Road	Carlton-in-Lindrick		0.00	0		Duplicate site	Duplicate – remove from LAA
LAA438	17/00435/OUT & 19/01432/RES	Land off Bawtry Road	Blyth North	0.83		10	Yes	Site has permission	Development complete
LAA441	17/00129/OUT & 18/01110/FUL	Land east of Gibdyke	Misson	0.20		6	Yes	Site has permission	Development complete
LAA372	14/00630/OUT & 18/00361/RES	Land off Station Road	Beckingham	1.00		27	Yes	Site has permission	Development complete
LAA446	17/00129/OUT & 18/01110/FUL	Land At Treswell Road	Rampton	0.67		10	Yes	Site has permission	Development complete
LAA010	16/01137/RSB & 18/00851/FUL	Land opp. Holly House, High Street	East Markham	0.41		12	Yes	Site has permission	Development complete
LAA376	16/09/00037/R	Beckland House, Beckland Hill	East Markham	0.25		5	Yes	Site has permission	Development complete
LAA379	16/01472/OUT & 18/00252/RES	Land fronting Mark Lane & Beckland Hill	East Markham	0.47		9	Yes	Site has permission	Development complete
LAA055		The Old Vicarage, Park Lane	Elkesley		0.00	0	N/A	Owner no longer wishes to pursue residential development	Not available
LAA381	14/00592/OUT & 18/00812/FUL	Corner Farm, Bawtry Road	Everton	0.38		5	Yes	Site has permission	Development completed
LAA382	15/01165/OUT & 17/01588/RES	North east of Everton Sluice Lane	Everton	0.59		10	Yes	Site has permission	Development completed
LAA207		Land north of Chestnut Rd, Langold	Langold	17.24	12.07	362	N/A	Duplicate submission; part of LAA209	Duplicate – remove from LAA

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA208		Land north and west of Chestnut Rd	Langold	4.90	4.41	132	N/A	Duplicate submission; part of LAA209	Duplicate – remove from LAA
LAA333		Land to the southeast of Low Street	North Wheatley	2.31	2.08	62		Duplicate submission	Duplicate submission
LAA193		White House Farm, Haxey Road	Misterton	1.09			N/A	Duplicate submission	Duplicate submission
LAA031	18/00056/FUL	29 Gringley Road	Misterton	0.20		2	Yes	Site has extant permission but is seeking less than five dwellings	Development complete
LAA398	15/01443/FUL	East End Farm, Torksey Street	Rampton	0.34		7	Yes	Site has permission	Development completed in 2020.
LAA016		Alison Dene, Treswell Road	Rampton	0.20			No	Separate from built form; owner only seeking a single dwelling	Not available. Removed from GIS
LAA186	15/00732/OUT & 16/01588/RES	Land to the rear of High Gables, Folly Nook Lane	Ranskill	0.89		10	Yes	Site has outline permission	Development complete
LAA303		Land off Lound Low Road	Sutton-cum-Lound	2.57			N/A	Duplicate submission	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
LAA372	18/00361/RES		Beckingham						Development complete
LAA373	14/01369/OUT & 18/00362/RES	Land north of Station Road	Beckingham	2.38		33	Yes	Site has outline pp	Development complete
LAA030		Hall Farm Yard, Gainsborough Road	Everton	0.52	0.52	16	Yes	No significant constraints identified at this stage	Development completed
LAA256		Land west of Sluice Lane	Everton	2.30	2.07	62	Yes	No significant constraints identified at this stage	Development complete
LAA377	16/00117/RES	Land north of High Street	East Markham	1.57		8	Yes	Site has permission	Development complete
LAA378	16/00557/RSB	Land opposite Holly House, High Street	East Markham	0.47		9	Yes	Site has permission	Development commenced
LAA086		The Beeches Workshop, Main Street	Laneham	0.54	0.54	16	N/A	Duplicate submission	Duplicate submission - remove
LAA401	14/00632/FUL	Newton House, Shireoaks Road	Shireoaks	0.31		22	Yes	Site has permission	Not C3 housing. 21 bed residential care home
LAA195		Land off Shireoaks Road	Shireoaks	0.41	0.41	12	Yes	No significant constraints identified at this stage; developable area reduced by flood risk	Complete
LAA344		Land comprising Woodend Farm and Land at Woodend Farm	Shireoaks	3.70		73	Yes	No significant constraints identified at this stage	Under construction

LAA Ref.	PA ref.	BASIC SITE DETAILS						2018 LAA Assessment	2022 LAA update
		Site Address	Settlement	Site Area (ha)	Developable Area	Potential Capacity	Suitable?		
LAA364		Land east of Shireoaks Common and west of A57	Shireoaks	1.42	<b>1.28</b>	<b>38</b>	Yes	No significant constraints identified at this stage	Under construction
LAA399	16/00725/FUL	Former Dormer Tools site, Shireoaks Road	Rhodesia	3.35		<b>80</b>	Yes	Site has permission	Under construction
LAA220	15/00514/OUT & 19/00265/RES	Land at Southgore Lane (next to Southfields Rise)	North Leverton with Hablesthorpe	0.52	<b>0.52</b>	<b>16</b>	Yes	Site has permission	Under construction
LAA310	18/00690/RSB	Land south of The Cottage, Main Street	North Leverton with Hablesthorpe	0.58	<b>0.58</b>	<b>17</b>	Yes	No significant constraints identified at this stage	Under construction
LAA188		Land adjacent to Damon, Low Street	East Drayton	0.11	<b>0.11</b>	<b>2</b>	No	Too small	Development complete.
LAA106		Land west of Askham Road	East Markham	0.18	<b>0.18</b>	<b>5</b>	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)	Development complete
LAA139		Land off Askham Road	East Markham	0.46	<b>0.46</b>	<b>14</b>	Yes	No significant constraints identified at this stage	Development complete
LAA329		Land north of Chestnut Road, Langold	Langold	17.24	<b>12.07</b>	<b>362</b>	N/A	Duplicate submission; part of LAA209	Part of the site is allocated and has pp for 300 dwellings through NP process
LAA309	18/00136/RES	Land off Thorpe Road	Mattersey	1.23		<b>3</b>	No	Site has extant permission but is seeking less than five dwellings	Development complete
LAA402	15/00670/OUT	Land adj Blacksmiths Cottage	Sturton-le-Steeple	0.54		<b>7</b>	Yes	Site has permission	Development complete
LAA403	16/01540/RES	Land south of Rose Cottage	Sturton-le-Steeple	0.36		<b>5</b>	Yes	Site has permission	Development complete
LAA405	14/00928/RSB	Adjacent Corner House Farm, Lound Low Road	Sutton-cum-Lound	0.43		<b>9</b>	Yes	Site has permission	Development complete
LAA019	19/01653/FUL	Land adjacent to Cemetery, Great North Road	Torworth	1.61		<b>30</b>	Yes	No significant constraints identified at this stage	Full pp. Under construction
LAA324	19/00920/FUL, 20/00773/FUL, 20/00772/FUL, 21/00211/FUL	Land off Mattersey Road	Sutton-cum-Lound	1.25	<b>1.13</b>	<b>34</b>	Yes	No significant constraints identified at this stage; northern portion identified as a potential Neighbourhood Plan allocation	Allocated in Sutton NP (NP03). Under construction

## Appendix K: 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
										“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 surrounding woodland.						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
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 combination likely to visit the site in both directions simultaneously with adequate visibility splays on to Smeath	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 scale of such sites does not dominate the nearest settled community."  The site has spare	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
								Road, and in a forward direction across the bend opposite the intended site access.		capacity within the existing boundary without the need to extend into the surrounding area.									
LAA 525	Hare hill 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 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	No environmental constraints identified.	Existing gypsy site. Planning policy for traveller sites (2015) Policy C indicates that, "When assessing the suitability of sites in	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	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
								<p>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 improve the splay without land from beyond the proposed site boundary. For these reasons, the Highway Authority would be unable to</p>		<p>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. As such, it should not affect nearby settlements.</p>					landscaping. No heritage or nature conservation constraints identified.				

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
								support an intensification of use of this site.											
LAA 533	Longbow Caravan Park	Markham Moor	0.3	30	Hedgerows	Gypsy site	Rural	No physical constraints	No Environmental constraints	Site has pp for mobile homes/residential and temporary use	Edge of rural settlement. Limited access to services	Existing G&T site	Existing G&T site	N/A	N/A	Existing G&T site with no available land for expansion	Not available	Not available	Not available
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 assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure	Bus service in Treswell 600 metres. Treswell Village Hall approx. 1 Km	Suitability is dependent on the outcome of the Sequential and exceptions tests in relation to flood risk.	Appropriateness is dependent on the outcome of the Sequential and exceptions tests in relation to flood risk.	N/A	Existing gypsy site with capacity to accommodate additionality within the site.	The site is available	Suitability is dependent on the outcome of the Sequential and exceptions tests in relation to flood risk.	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
										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 2. Planning for Travellers Policy B indicates that traveller sites should not be located in areas 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
										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 521	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.	Residential to all sides	Gypsy site	Residential	No significant physical constraints	No significant environmental constraints	The site has been in use as a gypsy site for many years	Close proximity to Worksop town centre	Existing gypsy site. No additional land available	In use	N/A	Urban setting	Not available for additional pitches, only	Not available	At capacity. No additional land	Not available 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
				25 vacant pitches					s identified	(over 15 years)		for expansion				available for family use. 3 occupied and 25 vacant pitches at July 2021		available	

## Appendix L: Employment Sites Assessed in the LAA

Site Ref	Site Address	Settlement	Size (ha)	Remaining Capacity	Planning Status inc NP/ELR	Planning application reference	GF/BF, ALC, Flood Zone, MSA	Boundaries	Physical Constraints	Proximity to services and facilities	Potential impact on landscape, heritage and nature conservation	Environmental constraints	Contribution to regeneration priorities	Amenity, Contamination, instability, bad neighbours, HSE zone	External Environment	Market signals	Development opportunities	Availability and Suitability	Conclusion
LAA 546	Claylands Avenue	Worksop	63.4	2.38 for 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.	N/A	Site is Brownfield, lies in FZ1 and does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop. Site is bordered by Agricultural land and a large housing area to the North, Residential and commercial uses to the East, Railway line to the south and the A57 to the West.	Claylands Avenue acts as spine road & as access for businesses. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. The site is adjacent to, and has direct roundabout access onto the A57, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along the eastern boundary. The site is adjacent to the A57. The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of	There are no national or local heritage 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. A relatively flat irregular shaped site. Landscaping varies by plot. Space for manoeuvring/servicing & parking is provided for each business on plot.	Gateford Road/Claylands Avenue allotments adjoin the north east corner of the site.	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 abut the site which could be affected by noise, odour and light levels.	An established site with a good profile. Low vacancy rate. Good critical mass of national and local large and medium sized B-Class businesses, as well as small scale units and trade counters. Recent planning permissions for change of use and investment indicate demand for employment and commercial uses in this location. Site actively managed and units marketed	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site. There is a parcel of underused land within the Premier Fods site which could provide an opportunity for intensification or development in the future but this would depend on the needs of the business/owner.	Yes	The site forms part of a large industrial estate. No requirement to allocate.

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					Employment uses at the site should be protected and development of new employment uses encouraged					employees.									
LAA 428	Gateford Common	Worksop	17.6	4.5 ha for E(g), B2, B8	The site has planning consent for housing and employment	14/00213/OUT Mixed Use Development of Residential (up to 380 units) and Commercial (up to 19,000 sq m) of B1 (a) Office. Vehicular Access from Gateford Road, Gateford Toll Bar & Claylands Avenue 4.5ha is approx area identified on masterplan for E(g)	The site is greenfield, is identified as Grade 3 Agricultural land, in FZ1 and does not lie within a minerals safeguarding zone.	The site adjoins the settlement boundary of Worksop. Site is bordered by Gateford Road on the North, Residential area in the East, employment land and Claylands Avenue on the South and the A57 in the West.	NCC Highways Authority state 'the south-western side of the site is proposed to form the employment area with direct access from Claylands Avenue. Although it is sometimes desirable to prevent employment traffic from travelling thorough residential areas on amenity grounds, the Highways Authority is	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	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*). Retaining the hedge/tree screening along	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 adjoins a neighbourhood that lies within the 10% most deprived neighbourhoods in the country	The eastern part of the site is identified as having the potential for contamination, which would need to be investigated. Residential properties about the site which could be affected by	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.	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 Avenue to the south.	Yes	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 demands of the market

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									of the view this is unlikely to be a significant issue. The majority of commuting and commercial traffic to the employment area is likely to arrive from the A57 via Claylands Avenue arm of the A57/Shireoaks Common roundabout of from Gateford Avenue/Claylands Avenue junction. The number of goods vehicles is likely to be low given the employment area is E(g). <sup>1</sup> Subject to detailed design arrangements NCC made no objections to the scheme.	routing buses through the site from Gateford Road to Claylands Avenue - a financial contribution will be required to support this provision. The site is adjacent to the A57. The site is adjacent to Worksope built-up area (settlement boundary). The site has the potential to be accessible by a	northern boundary is crucial in retaining the rural character of the conservation area. 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 has some amenity value being open, farmed grade 3 land.			noise, odour and light levels.						

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LAA 547	Sandy Lane Industrial Estate Vesuvius	Worksop	34.2	N/A	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 Worksop town centre as well as to the strategic road	ETC02/11/00 199/R - 5500sqm Asda (0.55ha), 20,980sqm industrial (2.09ha), 3090sqm hybrid (0.30ha) - total 11.08 + community land to north	The site is brownfield, lies in FZ1 and does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop. Site lies North of an ancient woodland/LWS as well as a railway line, residential area and commercial area to the East and South as well as Shireoaks Road and the Chesterfield Canal to the West.	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 (settle	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.	The site will deliver new employment in Worksop	Redevelopment of former employment site. New development provides an opportunity to improve amenity through the incorporation of green infrastructure.	An established employment site with a 100m frontage to the A57. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	An established site with a good profile. Low vacancy rate. Good critical mass of national and local large and medium sized B-Class businesses, as well as small scale units and trade counters benefitting from the location of Highgrounds Industrial Estate to the south west of the A57. Recent planning permissions for change of use and investment indicate demand for employment and commercial uses in this	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Yes	The site has planning consent and is partly complete. No requirement to allocate.

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					network					ment boundary). The site has the potential to be accessible by a range of employees.						location. Site actively managed and units marketed			
LAA 548	Highgrounds Industrial Estate	Worksop	12.5	N/A	Adjoins an existing employment site  Currently under construction. Retail and leisure uses.	20/00745/RES RM for four retail units, 82 bedroom hotel, and pub/restaurant	Site is greenfield site and a small section of the southern area of the site lies within FZ2. The southwestern part of the site lies within the Lime Combine for Inset minerals safeguarding zone.	The site lies within the settlement boundary of Worksop. The site is bordered by LWS/Woodl and to the North, the A57 on the East, Agricultural land to the South and a pasture to the West.	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	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs to Sainsbury's adjoining the site. The site adjoins the A57. The site is within Worksop built-up area (settle	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.	N/A	N/A	An established employment site accessible to the A57. Area is generally in good condition.	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	The site has planning consent and is partly complete. It is now being developed for retail and leisure uses.

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LAA 550	Eastgate North	Worksop	6.01	N/A	Existing employment site EDNA: The site is a small traditional employment area within close proximity to central Worksop. The site supports a range of predominantly local businesses and provides an opportunity	N/A	The site is brownfield site, is in FZ1 and does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop. The site is bordered by the Railway line to the North, High Hoe Road and residential area to the East, residential, commercial uses, Kilton Road and employment uses to the South and residential to the West.	Access to the site is from Eastgate and Kilton Road via a series of separate access points which can serve one or more businesses. The site lies 1.8km from the A57 but has good access to the local road network (the B6041 and the B6045 which lie within 300m of the site), Worksop and the District.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Eastgate/Kilton Road adjoining the site and the site is within 450m of Worksop Railway Station.	Several non designated heritage assets adjoin the southern boundary on Eastgate/Kilton Road, and one adjoins 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.	There are no national or local natural environment designations nearby.	N/A	N/A	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	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	Existing employment. No land available for new employment.

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					nity for further redevelopment. It is recommended that the Council encourage development for employment and related uses to ensure continued commercial activity at the site.					The site is within Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.				affected by noise, odour and light levels.					
LAA 551	Eastgate South	Worksop	2.65	N/A	Existing employment site EDNA: The site provides a mix of affordable, quality accommodation in a location close to central	N/A	Site is a brownfield site, site is in FZ1 and does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Worksop. Site is bordered by Kilton Road on the North, Morrisons to the East, Chesterfield Canal to the South and Residential and	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	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Eastgate	The south western corner of the site lies within Worksop Conservation Area. Several non designated heritage assets adjoin the western boundary of the site. It is not agricultural land, and the	Chesterfield Canal LWS abuts the southern boundary of the site.	N/A	N/A	An established local employment site comprising medium and small scale units for local businesses. Mixed quality area,	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	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	Existing employment. No land available for new employment.

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					Workso p. The market indicates there is demand for such units from small local businesses. However the 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			commercial area to the West.	the B6045 which lie within 500m of the site), Workso p and the District.	e/Kilton Road adjoining the site and the site is within 550m of Workso p Railway Station. The site is within Workso p built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.				some units would benefit from investment. Residential properties abut the site which could be affected by noise, odour and light levels.	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.			

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					uses while seeking to improve the quality of the site.														
LAA 552	Retford Road East	Worksop	2.04	N/A	Existing employment site EDNA: The site comprises a range of uses including a mix of uses. It is recommended that no specific policy response is taken to this site.	N/A	The site is brownfield, is an Agricultural Grade 3 land, is in FZ1. The site does not lie within a minerals safeguarding zone	The site lies within the settlement boundary of Worksop. The site is bordered by Chesterfield Canal to the North, commercial area to the East, Retford Road and residential area to the South and playing field to the West.	Access to the site is from a dedicated access from Retford Road which serves each business. Retford Road provides direct access to the A57 a major east-west route 1km to the south so has good accessibility to Worksop and the wider strategic network.	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider on/off road network) and by foot. A bus service runs along Retford Road with bus stops on the	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.	N/A	N/A	An established local employment site comprising medium and small scale units for local businesses. Reasonable quality area.	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.	N/A	Existing employment. No land available for new employment.

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										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									
LAA 553	Manton Colliery	Worksop	34.7	N/A	Existing Employment site  EDNA: This is a well-functioning single occupier site, with good connectivity. The site is fully built out and any	N/A	The site is a brownfield site with a Grade 3 agricultural land rating and lies within FZ1. The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop. The site is bordered by Retford Road to the North, Manton Wood LWS to the East, A57 to the South and residential area to the West.	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	Services, facilities and homes are accessible by cycle (an on road cycle route runs along Retford Road connecting to the wider on/off	There are no national or local heritage 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/commercial development.	Manton Colliery LWS abuts the eastern boundary. Amenity open space abuts the western boundary.	N/A	N/A	An established employment site comprising one major national occupier and other commercial uses for national businesses. Area is generally in good condition	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	No known constraints that could render development of plots unviable, as infrastructure and highways provided to the site, although remediation may be required as a result of past use.	N/A	Existing employment. No land available for new employment.

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					further expansion depends on the current occupiers. No specific policy response required.				network. The main operator - B and Q - has dedicated access for distribution vehicles directly onto the A57.	road network) and by foot. A bus service operates within the site connecting to the wider network. The site is within Workso p built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.				. Residential properties about the site which could be affected by noise, odour and light levels.	Retford Road. Site actively managed and vacant plot marketed.				
LAA 554	Manton Wood	Worksop	57.2	N/A	Existing Empty site  EDNA: This is a high quality business park with	N/A	The site is brownfield, lies within FZ1 and does not lie within a minerals	The site is detached from the settlement boundary of Worksop. The site is bordered by railway line to the	Access to Manton Wood West is via a dedicated spine road from the B6040 & acts as access for businesses. Feeder roads	Services, facilities and homes are accessible by cycle and by foot. A	There are no national or local heritage designations nearby. It is not agricultural land, and the site is previously	Top Wood LWS abuts the southern boundary. Manton Coliery LWS lies 100m to the west/south west separated by	N/A	N/A	An established employment site comprising a distribution centre for a	An established location with a good profile - Manton Wood East has a 650m frontage to the A57. Low	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways	N/A	Existing employment. No land available for new employment.

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					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 occupation. The site provides one of the District's main employment sites and should be protected for employment uses.		safeguarding zone.	North, woodland to the East, the A57 to the South and the B6040 to the West.	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).	bus services operate within Manton Wood West connecting to the wider network. The site is within 100m of Worksop built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	developed. The site has little intrinsic amenity value and is currently occupied by employment development.	the A57/B060.			major national occupier and large and medium size units for national and local businesses. Area is generally in excellent condition.	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.	provided to the site.		
LAA 338 (Apleyhead)	Land off A57 Apleyhead	Worksop	188.5	118 (Apleyhead) E(g), B2, B8	Agricultural land EDNA:	N/A	The site is greenfield. The site is identified	The site is detached from the settlement boundary of Worksop	A new dedicated access would be required onto the A57 a major east-	Services, facilities and homes are	Clumber Park Registered Park and Garden lies to the south	Top Wood / Great Whin Covert LWS covers the southern part of the	The site adjoins a neighbourhood that lies within the 10% most	No known amenity issues have been	Apleyhead is adjacent to an established	A high profile site with a 2.1km frontage to the A57	No known constraints that could render development of the site	Yes, site has been taken forward to the SA. Site has been	Apleyhead could be suitable. It provides an opportunity

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					This is a strategic employment site, which presents an opportunity to expand neighbouring industrial uses within an accessible location. As such, it is recommended that some of the site could be identified for employment uses.		ed as Grade 3 agricultural land. Site lies within FZ1 but does not lie within a mineral safeguarding zone.	but attached to another large employment site (Wilkos). The site is bordered by a railway line to the North, A1 to the East, A57 to the South and Manton Wood East employment area to the West.	west route so has good accessibility to Worksop and the wider strategic network (the A1 roundabout access is adjacent to the site). Direct access would mean that vehicles would not need to pass residential areas or town centres. For a development of this scale, a strategic transport model will be required to simulate traffic conditions on the main road network throughout Worksop and beyond along long distance routes such as the model currently being developed by	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 would be sought through the planning process. The site has the potential to be accessible by a range of	of the A57. The eastern and western parts of the site fall within archaeological zones of interest. Clumber Park Registered Park and Garden lies to the south of the A57. The eastern and western parts of the site fall within archaeological zones of interest. Site includes undated cropmarks on site and surrounding areas. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological	site. The site has some amenity value being open, farmed grade 3 land and a Local Wildlife Site. An area of semi-natural broadleaved woodland. The allocation boundary encompasses the LWS but the developable area excludes the LWS. If a full application were to be submitted, would expect the applicant to demonstrate how the nature conservation interest of the LWS would be maintained during and post-construction.	deprived neighbourhoods in the country	identified.	employment area.	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 indicate potential demand for logistics and distribution in this location.	unviable, particularly for B8 although the impacts on the LWS and archaeology would need to be fully considered and mitigated. Retention of the LWS to provide a natural landscaping belt is recommended. The market potential for development of this site for B8 employment use in this location is considered to be high given its links to the A57 and A1.	allocated as a Strategic Employment site in the Local Plan.	y for a regional logistics hub (as evidenced by Bassetlaw A1 Logistics Assessment Addendum (May 2022)).

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									Sheffield City Region that would need tailoring to meet the requirements of this site. The results of the model will then be needed to inform a Transport Assessment prepared in accordance with Planning Practice Guidance. Pedestrian and cycle provision would need consideration across the A1 if the Morton sites were to come forward. Highways England should be consulted with respect to the site's proximity to the A1.	employees.	al mitigation strategy.  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									
LAA 096	Explore	Workop	46.5	16.0	Existing empty site	02/07/00278 STEETLEY	The site is part brownfi	The site is detached from a	Explore Way acts as spine road & as	Services, facilities	An area of archaeological interest	There are no national or local natural	Some of the site area is among the	Parts of the site are	Rural area	An established site	No known constraints that could	Yes	Suitable for allocation	

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	Steetley				with 16Ha of land available for employment	REGENERATION PHASE 1	eld/part greenfield. The site is identified as Grade 2 agricultural land. Land either side of Darfouls Dike lies within FZ3 and FZ2. The site does not lie within a mineral safeguarding zone.	settlement boundary. The site is bordered by agricultural land to the North and East, A619 and former landfill/quarry to the South and West	access to the wider site directly from the A619. The site has direct roundabout access onto the A619, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 6 miles to the west). Secondary access is via Steetley Lane which also connects to the A619.	s and homes are potentially accessible by cycle but not by foot and bus. The site has limited potential to be accessible by a range of employees.	lies to the north east of the site. 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.	environment designations nearby.	30% most deprived neighbourhoods in the country. The majority of the site is in amongst the 50% least deprived neighbourhoods however.	identified as having the potential for contamination and landfill, which would need to be investigated.		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 business in this location.	render development of the site unviable, particularly for the ongoing use by the existing occupier although contamination/landfill issues would need to be fully considered and mitigated.		for employment. The site is an existing employment site with vacant land available for extension (16Ha).
LAA 556	Manton Wood Extension	Worksop	24.6	10.7	Consented employment site	18/00737/OUT   Outline Planning Permission with All Matters Reserved to Provide up to 93,000sqm of Employment and Distribution	The site is now brownfield. The site lies within FZ1. The site does not lie within a mineral	The site is detached from the settlement boundary of Worksop. The site is bordered by A57 to the North, Woodland	The new access junction has been completed.	Services, facilities and homes are potentially accessible by cycle and by	There are no national or local heritage designations nearby.	Manton Colliery LWS abuts the western boundary.	The site is amongst the 30% most deprived neighbourhoods in the country. And is bordering neighbourhoods that are in the 20%	No known amenity issues have been identified.	Located in close proximity to existing employment land, the A57 and Clumber Park SSSI,	A high profile site with a 400m frontage to the A57, is capable of adding to the critical mass of B Class developme	No known constraints that could render redevelopment of site unviable, access to the A57 is in place but spine road and utilities would	Yes	Suitable for allocation for employment. The site is an existing employment site with vacant land

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						Development (Use Classes B1, B2 and B8) Utilising the Recently Constructed Access onto the A57.  19/00330/RES Reserved Matters Application Seeking Approval for Appearance, Landscaping, Layout and Scale for Erection of Phase I, Comprising 50,005sqm of Employment and Distribution Floorspace (Use Class B1, B2 and B8) Internal Access Road, Footpath and Cycle Routes, Drainage Works, Associated Car and HGV Parking, Associated Warehousing Plant and Infrastructure	s safeguarding zone.	to the East and South and Manton Colliery LWS to the West.		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.			and 10% most deprived in the country.			nt that exists in the established Manton Wood employment site north and south of the A57. Planning permission indicates a demand for employment land in this location.	need extending.		available for extension (10.7ha).

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						20/00482/RES permission granted for 12.53ha Phase 2 8.65ha August 2020													
LAA 557	Shireoaks Triangle	Shireoaks	10.3	N/A	Existing 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 an important employment location	Site is fully operation. No vacant land available	The site is brownfield site and is a Grade 3 agricultural land. The site lies within FZ1. The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Worksop. The site is bordered by Shireoaks Common to the North, A57 to the East, Railways line to the South and Coach Road to the West.	Coach Road acts as dedicated spine road & as access for businesses. Coach Crescent acts as a feeder road to part of the site. Coach Road provides direct access to Shireoaks Common and the A57 roundabout access 215m from the site. The site is adjacent to the A57, a major east-west route so has good accessibility to Worksop and the wider strategic network (the M1 is 10 miles to the west).	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along Shireoaks Common. Shireoaks Station is 570m from the site. The site is adjacent to the A57. The site is within Worksop built-	A non designated heritage asset is situated within the south west 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site with a 350m frontage to the A57. Area is generally in reasonable condition.	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	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	N/A	Existing employment. No land available for new employment.

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					, which should be protected for continued employment uses.					up area (settlement boundary). The site has the potential to be accessible by a range of employees.						t uses in this location. Site actively managed and units marketed.			
LAA 400	Shireoaks Common	Shireoaks	26	15.4	New employment site  EDNA: This site lies on the edge of Worksoak's main employment area, which is focused along Claylands Avenue, and provides good access to the A57. It should therefore	14/00223/OUT Outline Application for Residential Development of up to 175 Dwellings, 15.4 Hectares of Employment Land for the Erection of Buildings to be Used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), Provision of Land for the Expansion of St. Luke's Primary School (0.3 hectares)	The site is mostly greenfield. An Access road has been established off the A57. Site is Grade 3 agricultural land and is in FZ1. The site does not lie within a minerals safeguarding zone.	The site adjoins new development at Shireoaks. The site is bordered by employment uses to the North, A57 to the East, residential area to the South and agricultural land to the West.	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,	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	There are no national or local heritage designations nearby. The site has some amenity value being open, farmed grade 3 land.	There are no national or local natural environment designations nearby.	N/A	No known amenity issues have been identified.	Mix of residential, employment, and countryside	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	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	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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					<p>be considered an important employment location, which should be protected for consented employment uses.</p>				<p>and the A57 Sandy Lane roundabout will operate within capacity in the modelled year 2019. The A57/A60 Mansfield Road roundabout is predicted to be over capacity both with and without development.</p> <p>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</p>	<p>employees for the locality. A bus service runs along Shireoaks Common - the application proposes a financial contribution to enhance service provision to benefit new residents and employees. Shireoaks Station is 520m from the site. The site is adjacent to the A57. The site</p>						<p>this location.</p>			

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LAA 558	Randall Way	Retford	12	No vacant	Existing employ	18/00408/FUL	The site is	The site lies within the	identified a number of junctions in and around Worksop that will require improvement to accommodate the 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.	has the potential to be accessible by a range of employees.	There are no national or	Sutton and Lound SSSI	N/A	N/A	A newly establish	A newly established	No known constraints	N/A	Existing employe

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				land without planning consent available	ment 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 complete by 2019. This is an	Construction of 5 mid size industrial buildings to be sub-divided into 36 smaller units 15/00548/FUL Erection of an industrial building	brownfield site and lies within FZ1. The site does not lie within a minerals safeguarding zone.	settlement boundary of Retford. The site is bordered by agricultural land to the North, employment land to the East, residential area to the South and agricultural land to the West.	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).	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	local heritage 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.	and Sutton and Lound LWS is within 500m of the northern boundary.			ed local employment site comprising high quality modern medium and small scale units for national and local businesses. Also provides space for Retford Enterprise Centre - start up space for new businesses. Area is generally in good condition. Residential properties in close proximity to the site which could be affected by noise, odour and light levels.	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.	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.		nt. No land available for new employment.

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					important employment location in Retford and it is recommended that the site is protected for employment use.					of employees.									
LAA 559	Hallcroft Industrial Estate	Retford	10.2	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	The site is brownfield. The north eastern part of the site lies within FZ3 and FZ2. The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford. The site is bordered by sewage treatment works to the North, Caracvan Park and fishery to the East, school to the South and residential area to the West.	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	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	There are no national or local heritage 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site comprising a range of local small and medium sized businesses. Area is generally in good condition. Residential properties and a school about the site which	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	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.	N/A	Existing employment. No land available for new employment.

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									network (the A1 is 5 miles to the east).	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.				could be affected by noise, odour and light levels.	managed and units marketed.				
LAA 530	North of Sewage Works	Retford	2.66	2.66	Vacant land adjoining an employment site  EDNA: The site is not considered to be commercially attractive, on the basis that it is located	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	The site lies within the settlement boundary of Retford. Site is bordered by SSSI/LWS to the North, Caravan park and fisher to the East, sewage treatment works to the South and industrial estate to the West.	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	Services, facilities and homes are potentially accessible by cycle, but not by foot - no footway exists along the northern stretch of Hallcroft	There are no national or local heritage designations nearby. The site has some amenity value being open grade 2 land	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the northern boundary of the site.	N/A	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Edge of settlement in close proximity to existing employment sites and the Idle Valley Nature Reserve,	A low profile site fronting a narrow lane to the rear of a sewage treatment works which may affect its commercial attractiveness.	Access improvements, flood mitigation, remediation and habitat mitigation are likely to mean that employment development would not be viable.	No - approx 50% of the site lies in FZ3, access is limited for larger vehicles, contamination may need to be addressed and the site is adjacent to a SSSI - this may restrict the amount and type of development on site.	Not suitable due to highway and flood risk constraints.

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					behind the sewage works, and has no clear access. It should therefore not contribute to the employment land supply.		mineral safeguarding zone.		so has good accessibility to Retford and the wider strategic network (the A1 is 5 miles to the east).	t 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.									
LAA 133 LAA 134	Trinity Farm Land and Trinity	Retford	16.1	11.1	New employment site EDNA:	15/00493/OUT 196 dwellings 11.11ha employment	The site is greenfield. The site is identified	The site is adjacent to the settlement boundary of Retford.	Planning permission, subject to s106 is pending for part of the	Services, facilities and homes are	The northern part of the site lies within an archaeological	Sutton and Lound SSSI and Sutton and Lound LWS are within 500m	N/A.	No known amenity issues have been	Residential, employment, agriculture	A high profile site with a 200m frontage to the A638	No known constraints that could render development of unviable:	Yes - the southern part of the site (18.2ha) has	Part of the site has outline planning consent for

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LAA 454	Barn Fields				The sites are located in an accessible location close to established employment sites which are performing well and have seen recent expansion. These sites could potentially provide longer term development prospects.	This now forms part of the general employment supply	ed as Grade 2 agricultural land. The northern part of the site lies within FZ3 and FZ2. The site does not lie within a minerals safeguarding zone. This proposed employment allocation lies within the MSA/MCA for sand and gravel. As per National Planning Policy (para. 204), the draft	The site is bordered by agricultural land to the North, industrial estate and residential area to the East, railway line to the South and residential area to the West.	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	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	al zone - geophysical survey sought as part of planning application process. The northern part of the site lies within an archaeological zone - geophysical survey sought as part of planning application process. Crop marks of field and possible settlement remains-likely to be significant archaeology across the site. Cropmarks on site very high chance of potentially significant archaeology. Further information required in the form of initial desk based heritage	of the north-eastern boundary of the site.		identified.		(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.	access & utilities provided to the boundary. Access, utilities, water & foul water, surface water drainage & flood mitigation will need upgrades to accommodate development of this scale but this should have been factored in to delivering the application scheme. Further works may be required to enable an extension of the site.	planning consent subject to s106 for mixed use development.	employment. Consider for allocation in the Local Plan as part of a mixed use (residential and employment) site at Trinity Farm

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							Minerals Local Plan (Draft Plan Consultation, July 2018) contains a policy (SP8) concerning the safeguarding and consultation areas for minerals and associated infrastructure. Although the plan is not yet adopted, its provisions should be given weight as a material consideration.		reference 15/00493/0 UT	A638. The site is adjacent to Retford built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	assessment with further requirements for evaluation in order to determine an appropriate mitigation strategy. The site has some amenity value being open, farmed grade 2 land									

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							In the Daft Plan, policy SP8 requires developments within the mineral 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												

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							scale prior extraction might not be practical, however consideration should also be given to the potential use of minerals extracted as a result of on-site ground works rather than simply treating them as a waste material. In terms of this allocation, any potential development should													

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							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													

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							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 site specific allocation, MP2r Botany Bay, which is approximately 300m North of the Trinity Farm proposed allocation.													

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							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													

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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. The site lies within FZ1. The site does not lie within a mineral safeguarding zone.	The site lies within the settlement boundary of Retford. Site is bordered by residential area on East, West and South and the railway line to the North.	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 (settle	There are no national or local heritage 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.	There are no national or local natural environment designations nearby.	N/A	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Within boundary of Retford that is urban and has a mix of uses,	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	No - the site has mostly been developed for residential use. The permission includes 3 office buildings which have yet to be built this indicates that there may not be the demand for employment uses in this location.	No - the site has planning permission for residential use and 3 B1 office buildings which has been implemented. This indicates that there may not be the demand for employment uses in this location.	Existing employment. No land available for new employment.

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LAA 560	Thrumpton Goods Yard	Retford	1.87	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 for employment uses.	N/A	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. The site is bordered by employment uses to the North, residential area to the East, railway line to the South and residential area to the West.	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.	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. It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site comprising a range of local medium sized businesses. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	An established site with a good profile locally. Low vacancy rate. Good critical mass of local medium sized B-Class businesses benefitting from being in close proximity to Thrumpton Lane to the north. Site actively managed and marketed.	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site, although remediation may be required should redevelopment rather than change of use be sought.	N/A	Existing employment. No land available for new employment.

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LAA 561	Thrumpton Lane	Retford	1.44	N/A	Existing employment site  EDNA:  This is a well-established local employment site in the centre of Retford. Recommend the site is protected, and	16/00015/FUL	The site is brownfield, lies in FZ1 and does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford. Site is bordered by commercial uses to the North and East, employment uses to the South and residential area to the West.	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	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.	A non designated heritage asset is centrally situated in 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site comprising local medium sized businesses, primarily the Icon Polymer Group. Area is generally in good condition - new units have recently been constructed	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	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.	N/A	Existing employment. No land available for new employment.

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					further losses of employment uses are resisted				A1 is 5 miles to the west/south). Mix of local non-commercial traffic & HGVs does not constrain vehicle movements.	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.				ed for Icon which are high quality. Residential properties about the site which could be affected by noise, odour and light levels.	managed and marketed.				
LAA 562	West Carr Industrial Estate	Retford	9.4	N/A	Existing employment site	18/00694/FUL	The site is brownfield, lies in FZ1 and does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Retford. The site is bordered by the railway line from East, South and West. The site is bordered by residential area and vacant land to the North.	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	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service runs along West Carr Road	Retford Station Conservation Area adjoins the south 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	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site comprising local small and medium sized businesses. Area is generally in mixed condition - some of the units would	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	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	N/A	Existing employment. No land available for new employment.

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									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).	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.	development.				benefit from investment. The site has large areas of open hardstanding used for parking and storage, with some vacant.	marketed. Site provides a useful location for open storage uses and those businesses requiring low cost accommodation. Opportunities exist for intensification and redevelopment which could have a positive impact on the immediate environment.	change of use be sought.		
LAA 314	North of Grove Road	Retford	6.6	6.6	Proposed empty site. Currently agricultural land.	N/A	The site is greenfield. The site is identified as Grade 3	The site is detached from the settlement boundary of Retford. The site is bordered	Access to the site would be via Grove Road, a local road but this would need to be established.	Services, facilities and homes are potentially	Retford South Conservation Area lies to the west of the railway line. The site has some	There are no national or local natural environment designations nearby.	Greenfield site. There are other vacant brownfield sites available in more	No known amenity issues have been identified.	Agricultural land	A low profile site fronting a local road in a countryside location which may	Access improvements are likely to mean that employment development would not be viable for the	Available but not suitable	Not suitable. The site is located in a rural area / within an untested

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					EDNA: Site considered as not commercially attractive for employment		agricultural land. The site lies within FZ1. The site does not lie within a minerals safeguarding zone.	by agricultural land to the North, East and South. Site is bordered by the railway line to the West.	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).	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	amenity value being open, farmed grade 3 land.		accessible locations.			affect its commercial attractiveness for general employment uses.	general market.		employment location

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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	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 minerals safeguarding zone.	The site is detached from the settlement boundary of Retford. Site is bordered by a quarry to the North, SSSI/LWS to the East, agricultural land to the South and A638 to the West.	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	An area of archaeological interest covers the southern part of the site. The site has some amenity value being open, grade 2 land.	Sutton and Lound SSSI and Sutton and Lound LWS adjoin the eastern boundary of the site.	N/A	No known amenity issues have been identified.	Rural	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.	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 account all sources of flood risk and the current and future

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					which are performing well and have seen recent expansion. This sites could potentially provide longer term development prospects.					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 to be accessible by a range of employees.									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 is considered unsuitable for development.
LAA563	Blyth Road West	Harworth	22.5	N/A	Existing empty site. EDNA:	N/A	The site is brownfield, lies in FZ1 and	The site lies within the settlement boundary of Harworth &	Brunel Close acts as spine road & as access for businesses. Feeder roads	Services, facilities and homes are	An area of archaeological interest covers the southern part of the	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site comprising	An established employment site with a good profile	No known constraints that could render redevelopment of	N/A	Existing employment. No land available for new

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					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.		does not lie within a minerals safeguarding zone.	Bircotes. The site is bordered by the railway line to the North, employment uses to the East, Serlby Road to the South and agricultural land to the West.	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.	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. 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.			ng a mix of national and local large, medium and small sized businesses. Area is generally in good condition. The site has areas of open hardstanding used for parking and storage in the west of the site.	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.	units/plots unviable, as infrastructure and highways provided to the site.		employment.	

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										site has potential to be accessible by a range of employees.									
LAA564	Blyth Road South	Harworth	8.86	Fully developed. No land available. Now partly residential (Harworth House 94 units).	Existing empty site. EDNA: This is a mixed-use site, in a highly accessible location. The site is surrounded by sites which are currently or planned for redevelopment for employment uses, indicating the strength of the market for	18/00195/PDN	The site is brownfield. The site lies within FZ1. The site does not lie within a minerals safeguarding zone.	The site lies within the settlement boundary of Harworth & Bircotes. The site is bordered by employment land to the North, agricultural land to the East and South and Blyth road to the West.	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	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	An area of archaeological interest covers 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.	There are no national or local natural environment designations nearby.	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 of the site.	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	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	N/A	Existing employment site. No land available for allocation.

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					development in this location . However, the site benefits from planning permission for the change of use to residential development. Therefore no policy response is recommended.				major strategic route 2km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	M 2km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.						employment land in future. Site actively managed and marketed.			
LAA 565	Blyth Road East	Harworth	11.8	3.0	Existing employment site.  EDNA: A well-functioning industrial site in an established employment	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	The site lies within the settlement boundary of Harworth & Bircotes. Site is bordered by Snape lane to the North, former Colliery to the East, employment	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	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operate	There are no national or local heritage designations nearby. It is not agricultural land, and the majority of the site is previously developed, with part remaining vacant/scrub	There are no national or local natural environment designations nearby.	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	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	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	Yes	Existing employment site. Vacant units available.

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					ment area, with an opportunity for expansion. As such, it is recommended that this site is protected for future employment uses.		south east corner of the site lies in the Sherwood Sandstone Limited minerals safeguarding zone.	t land to the South and employment land to the West.	these roads. Planning permission exists to extend Lords Wood Road to Serlby Road, currently thorough vacant land. Blyth Road and Serlby Road provide access to the A1 M, a major strategic route 2km to the south so has good accessibility to the wider strategic network. Vehicles have no need to pass residential areas.	s along Blyth Road, with stops adjoining the site. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 2km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	land. The site has little intrinsic amenity value and is partly occupied by employment development.			in good condition.	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.	fully serviced and remediated basis ready for immediate development.			

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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 employment 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 meeting the District's employment	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. The site is bordered by quarry from the North, residential area and Blyth Road to the East, commercial are to the South and A1M to the West.	New dedicated roundabout provides direct access onto Blyth Road a good quality local road 200m from its junction with the A1 M a major strategic route so has good accessibility to the wider strategic network. Vehicles have no need to pass town centres or residential areas.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Blyth Road and the nearby Bawtry Road. The site adjoins Blyth Road, a good quality local road, connecting to the A1 M 200m from the site. The site has more limited potential to be	There are no national or local heritage designations nearby. The site has some amenity value being partly open, farmed grade 3 land.	There are no national or local natural environment designations nearby.	N/A	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 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	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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					land supply over this period.					accessible by a range of employees.									
LAA 172	South of Snape Lane	Harworth	81.1	69.9	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 Development 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	The site is greenfield. The site is identified as Grade 3 agricultural land. The site lies within FZ1. The northern part of the site lies within the Sherwood Sandstone Limited minerals safeguarding zone.	The site is adjacent to the settlement boundary of Harworth & Bircotes. The site is bordered by employment and agricultural land to the North, Bawtry road and agricultural land to the East, Agricultural land to the South and Blyth Road to the West.	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	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 sustain	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 developmen	No known environmental constraints.	N/A	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Countryside and employment	A newly developing site in a high profile location in very close proximity 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 existing employment site and the settlement of Harworth and Bircotes. Recent planning permissions and investment in speculative largescale units	No known constraints that could render redevelopment of units/plots unviable once infrastructure and highways provided to each unit.	Available and suitable as site has planning permission. Site has been allocated in the Local Plan as delivering employment.	Suitable for allocation for employment uses. The site has planning permission for employment and development has recently commenced.

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						and cycle links), 10 (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			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. 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	able transport. Footpaths will also be required to be completed along Blyth Road, Bawtry Road and Snape Lane at various points to allow for better connectivity to residential areas and existing employment areas. A bus service operates along Blyth Road and Bawtry Road. The develop	t preserves that setting. There is also archaeological interest on this site. Large Roman settlement complex with other undated cropmarks adjacent to site. Further information will be required in the form of archaeological desk based assessment and evaluation to determine appropriate archaeological mitigation strategy. The site has some amenity value being open, farmed grade 3 land.				indicate demand for employment uses in this location. Site actively marketed.				

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						C for the Erection of 53,224 sqm Warehouse Unit (Unit 1) for B8 Uses and Associated and External Works, Parking and Landscaping, Together With Enabling Works for Zone 1 (Permission Reference 19/00866/VO C) Including Site Levelling, Creation of SuDS Ponds, New Site Access Road and Associated Cycle and Footpath Infrastructure   Land At Sunny Nook Farm (Unit 1) Blyth Road Harworth Doncaster South Yorkshire			Environmental Health Officer on any potential implications on this proposed site in terms of dust and noise and consider potential phasing of development so to reduce any potential land use conflict. The Drainage 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.	per 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 the A614 Bawtry Road, connecting to the A1 M 750m from									

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LAA 320	Snape Lane	Harworth	41.3	41.3	Proposed employment site. Currently agricultural land	N/A	The site is greenfield. The site is identified as Grade 3 agricultural land. The site lies within FZ1. The southern part of the site lies within the Sherwood Sandstone Limited mineral safeguarding zone.	The site is detached from the settlement boundary of Harworth & Bircotes. The site is bordered by agricultural land to the North, A614 to the East, Snape Lane to the South and Woodland/LWS to the West	Access to the site could be via the A614 Bawtry Road, a strategic north-south route but this would need to be established. The A614 adjoins the site so has good accessibility to Harworth and the wider strategic network (the A1 M is 1.1 miles to the south).	Services, facilities and homes are potentially accessible by cycle but not by foot - there is no footway along this part of the A614, or by public transport - no bus services operate along Snape Lane or Bawtry	An area of archaeological interest covers the site. The site has some amenity value being open, farmed grade 3 land.	Coronation Clump Sandpit LWS and the Serlby Quarry LGS adjoin the southwestern part of the site	N/A	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Rural	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.	Available but not suitable.	Not suitable for allocation. The site is in a countryside location, and there are several large scale sites with planning permission

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LAA 230	Snape Road	Harworth	0.9	N/A Heavily wooded site.	Proposed empty site.  EDNA The sites small size and constrained nature, along with considerable development opportunities	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	The site adjoins the settlement boundary of Harworth & Bircotes. The site is bordered by the former colliery site to the North, agricultural land to the East, Snape Lane to the South and Serlby road	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	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.	There are no national or local heritage designations nearby. The site has amenity value being woodland.	Coronation Clump Sandpit LWS and the Serlby Quarry LGS are within 225m of the eastern boundary of the site	N/A	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Rural	A low profile site fronting a local road in a countryside location which may affect its commercial attractiveness for general employment uses.	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities, remediation, site clearance and habitat mitigation are likely to adversely impact upon the viability of employment development.	Available but not Suitable.	Not suitable due to the adverse effect development would have on the woodland.

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					nearby, means it is less attractive to develop the site.		od Sandstone Limited mineral safeguarding zone.	with employment uses to the West.	strategic network (the A1 M is 1.5 miles to the south).	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.									
LAA 321	Main Street	Styrrup	24	24	Proposed empty site. Currently agricultural land.	N/A	The site is greenfield. The site is identified as Grade 2 agricultural	The site is detached from a settlement boundary. The site is bordered by agricultural	Access to the site could be via Main Street, a local road but this would need to be established.	Services, facilities and homes are potentially accessible	There are no national or local heritage designations nearby. The site has some amenity	Styrrup Sand Quarry LWS and Styrrup Quarry LGS adjoin the north western boundary of the site. Ash	N/A	No known amenity issues have been identified.	Rural	A large low profile site fronting a local road in a countryside location, over 4 miles from	High start-up costs would be anticipated: access for vehicles and employees, drainage, utilities and	Site is available but suitable.	Not suitable due to rural location and availability of vacant employe

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					EDNA: The site is considered not to be commercially attractive given the distance from major transport routes e.g. the A1		ural land. The site lies within FZ1. The site does not lie within a minerals safeguarding zone.	land to the North and East, agricultural land, woodland/LWS to the South and LWS/Quarry to the West.	Main Street provides access to the A634 a strategic east-west route so has good accessibility to local settlements Oldcotes and Blyth but the wider strategic network - the A1 M - is 4.3 miles to the south and requires vehicles passing through settlements. Harworth is about 2 miles to the north using local roads.	ble by cycle but not by foot - there is no footway along this part of Main Street. Public transport services are limited to those servicing Styrrup approx 700m from the site. The site is detached from a settlement (settlement boundary). The site has limited potential to be accessible by a	value being open, farmed grade 2 land.	Holt LWS adjoins the southern boundary.				the A1 which may affect its commercial attractiveness for employment use.	habitat mitigation are likely to adversely impact upon the viability of employment development.		nt land within the area.

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Part of LAA 091	Plumtree Estate	Harworth	33.5	5.5	Proposed employment site. Currently agricultural	N/A	The site is greenfield, Grade 3 agricultural land and lies in FZ1. The site does not lie within a minerals safeguarding zone.	The site is within the settlement boundary of Harworth & Bircotes. The site is bordered by the A631 to the North, agricultural land to the East and West and equestrian school to the South.	Plumtree Road is a dedicated access and acts as spine road & as access for businesses. Feeder roads provide connections to these. Plumtree Road provides access to the A631 Tickhill Road and the A1 M, a major strategic route 4.7miles to the south so has good accessibility to the wider strategic network.	Services, facilities and homes are potentially accessible by cycle and by foot. A bus service operates along Tickhill Road, with stops 100m from the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 8km from the site.	There are no national or local heritage 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established local employment site comprising a mix of local medium and small sized businesses. Area is generally in good condition.	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.	N/A	Existing employment site. No vacant land available.

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LAA 091	Land at Bawtry Road	Harworth	33.5	33.5	Proposed empty site. Currently agricultural  EDNA:  There are other sites available in Harworth that are more attractive to the market (e.g. closer	N/A	The site is greenfield, Grade 3 agricultural land and lies in FZ1. The site does not lie within a mineral safeguarding zone.	The site is within the settlement boundary of Harworth & Bircotes. The site is bordered by the A631 to the North, agricultural land to the East and West and equestrian school to the South.	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.	There are no national or local heritage designations nearby. The site has some amenity value being open, farmed grade 3 land.	There are no national or local natural environment designations nearby.	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	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	Start-up costs would be reasonable with access, drainage and utilities required, which may affect the viability of employment development in this location.	Available but not suitable.	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 brownfield

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					to the A1, to the south of Harworth).					The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 8km from the site. The site is within Harworth built-up area (settlement boundary). The site has potential to be accessible by a range of employees.						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.			land if taken forward.
LAA 532	Land north of Serlby Park Academy	Harworth	5.6	5.6	Proposed empty site. Currently agricultural EDNA:	N/A	The site is greenfield. The site is identified as Grade 3 agricultural	The site is adjacent to the settlement boundary of Harworth & Bircotes. The site is	Access to the site could be via the A631, a strategic east-west route but this would need to be established.	Services, facilities and homes are potentially accessible	There are no national or local heritage designations nearby. The site has some amenity	School playing fields adjoin the western boundary	N/A	A school abuts the site which could be affected by	Employment and residential	Although the site adjoins an established local employment site, the site is not in a high	Start-up costs would be reasonable with access, drainage and utilities required, which may affect the	Available but not suitable.	Not suitable for allocation. There is a significant amount of vacant land

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					These greenfield sites provide an opportunity to expand Plumtree Farm Industrial Estate. However, there is considerable development underway at the more established employment area to the south east of Harworth. Therefore it is not considered that either of these sites should be allocated		ural land. The site lies within FZ1. The site does not lie within a mineral safeguarding zone.	bordered by A631 to the North, Plumtree Industrial Estate to the East, Serlby Park Academy to the South and pasture to the West.	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.	ble by cycle and by foot. A bus service operates along Tickhill Road, with stops adjoining the site. The site adjoins A631 Tickhill Road, a strategic east-west route, connecting to the A1 M 7.5km from the site. The site is adjacent Harworth built-up area (settlement boundary). The site has	value being open, grade 3 land.			noise, odour and light levels.		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 locations which are being actively marketed	viability of employment development in this location.		available for employment in Harworth. This is a greenfield site which could impact on the delivery of employment on vacant brownfield land if taken forward.

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					d for employment uses at the present time.					potential to be accessible by a range of employees.						and that have planning permissions for development in place.			
LAA 566	Alpine Business Park	Gamston Airport	12.5	3.0	Existing empty site  Site assessed in EDNA:  This is an established employment site with good levels of accessibility to the A1. It is considered primarily to cater for local businesses and it is recommended that the site is protect	N/A	The site is Greenfield, is Grade 2 agricultural land and lies in FZ1. The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary. The site is bordered by Gamston Airfield to the North, agricultural land to the East, A1 to the South and agricultural land to the West.	The site has two direct access points onto an unnamed local road which provides access onto the B6387. One access connects to the frontage of the site, the second to the rear. The B6387 provides access to the A1 0.5 miles from the site, although the A1 slip road is short which may lead to difficulties for large vehicles accelerating. The northbound carriageway involves crossing Twyford Bridge -	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	There are no national or local heritage 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.	There are no national or local natural environment designations nearby.	N/A	The A1 abuts the site which could affect future amenity (by noise, odour and light levels) of future occupiers of the site.	An established employment site comprising a mix of uses including open storage of materials, a scrapyard, timber yard and uses relating to motor vehicles. Area is generally in reasonable condition.	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.	Available but not suitable.	Not suitable for allocation. There is a significant amount of vacant land available for employment in more accessible locations of the district.

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					ed for such uses.				single lane controlled by traffic lights - the bridge may have difficulties accommodating an increase in traffic to the northbound carriageway.	limited potential to be accessible by a range of employees.									
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. The site is bordered by Gamston Airfield to the North, Dover Bottom to the East, A1 to the South and employment area to the West.	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	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 (settle	There are no national or local heritage designations nearby. The site has some amenity value being open, farmed grade 2 and 3 land.	There are no national or local natural environment designations nearby.	N/A	The A1 abuts the site which could affect future amenity (by noise, odour and light levels) of future occupiers of the site.	Employment and countryside	The site adjoins an established employment area, which is in mixed condition and vacancies which indicates that there may not be the demand for employment uses in this location. The site may generate additional traffic movements on Twyford Bridge which may not be acceptable.	Start-up costs would be reasonable with access, drainage and utilities required, and traffic modelling which may affect the viability of employment development in this location.	Available but not suitable.	Not suitable for allocation. The site adjoins an established employment area, which is in mixed condition with vacancies which indicate that there may not be the demand for employment uses in this location.

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LAA 282	The Bungalow, Jockey Lane	Elkesley	2.1	N/A	Existing employment 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, lies in FZ1 and does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary. The site is bordered by Jockey lane to the North, agricultural land to the East and South and residential area to the West.	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	There are no national or local heritage 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established employment site comprising a small scrapyard and is used for the open storage of materials. Area is generally in reasonable condition.	A small operational scrapyard/s storage yard for one occupier. The site is not in a high profile location and does not relate well to the employment activity taking place along the A1 or within/adjacent nearby settlements. It is considered that this location may not be as commercially attractive as other	No known constraints that could render redevelopment of units/plots unviable, as infrastructure and highways provided to the site.	Availability but not Suitable.	Not suitable for allocation. The site is small scale, detached from a settlement and contains one local business.

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LAA 263 LAA 368 LAA 199	Markham Moor Roundabout	West Markham	35.7	17.4	Proposed employment sites. Currently agricultural land	N/A	A mix of brownfield and greenfield sites, they are Grade 2 Agricultural land and lie within FZ1. The western part of the site lies within the Sneinton Gunthrope Clay MSA.	The site is detached from a settlement boundary. The site is bordered by agricultural land to the North, East and West. And is bordered by commercial use and the A638 to the South.	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	c north-south route, 1km from the site. The site has more limited 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: <b>Significance:</b> • Site is in the setting of various designated heritage assets,	There are several Local Wildlife Sites in the area. One site contains a LWS (land south of Lincoln Road (A57).	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	locations for strategic/local employment uses.	No known constraints that could render development of site unviable, as infrastructure and highways provided to the site.	Available but not Suitable.	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.

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					areas along the A1 due to the size of the plots available (smaller than other sites on the A1)					route, providing access to the A1, 0.5miles from the site. The site has potential to be accessible by a range of employees.	including Milton Mausoleum (grade I) and the West Markham DMV (a Scheduled Ancient Monument). <ul style="list-style-type: none"> <li>Site lies close to shrunken medieval settlement of West Markham, a Scheduled Monument (NHLE: 1018263) and east of settlement identified from cropmarks.</li> </ul> Medium potential for archaeology associated with both on this site. It is not agricultural land, and the site is				south west, there is a Travelodge, Shell Garage, retail stores and a truck stop. To the north west there is a restaurant, residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.				

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LAA 368	South of Markham Moor	West Markham	15.9	15.9	Proposed employment site. Currently agricultural	N/A	Site is green field, is Grade 3 agricultural land and lies in FZ1.	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 developme	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/State ment and Travel Plan would be required. It is strongly recommended that Highways England is consulted in this respect. A	The site has good access from the A1. The landscape is open in character. Whilst small scale, red brick buildings are located adjoining the roundabout and A1 (Travelodge Hotel, Services, residential	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	No constraints identified	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 a Travelodge, Shell Garage, retail stores	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	Available but not suitable.	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.

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					red 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			nt 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. The site is bordered by commercial uses to the North, residential uses to the East and West and Agricultural land to the South.	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	buildings etc), there are no large industrial buildings. A large timber barn and small scale metal units adjoin the roundabout the south.	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 requirements for evaluation in order to determine an appropriate mitigation strategy			and a truck stop. To the north west there is a restaurant; residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.					

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									>3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.										
LAA 199	Great North Road	West Markham	12.3	12.3	Proposed employment site. Currently agricultural  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	N/A	The site is greenfield, lies in FZ1 and is Grade 2 Agricultural land.	Great North Road is a large parcel of agricultural land, located near Markham Moor. The site is bound to the north by agricultural land; to the east by agricultural land; to the south by a small industrial estate; and to the west by the A638 and agricultural land. The surrounding area is characterised by agricultural uses. The site is bordered by	A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. It is strongly recommended that Highways England is consulted in this respect. The junction(s) with the A638 must be designed in accordance with the Design Manual for Roads and Bridges. Pedestrian and cycle infrastructure	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 comments on a preapp for this site, reference 17/00975/P REAPP. Site includes undated cropmarks on site and surrounding areas. Further information will be required in the form of archaeological desk based assessment	There are no national or local natural environment designations nearby.	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 a Travelodge, Shell Garage, retail stores and a truck stop. To the north west	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	Available but not suitable.	Considered unsuitable for allocation due to the adverse impact development would have on the setting of several heritage assets and on the open landscape. The location is also considered less attractive to the market than other available sites on the A1.

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					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 on the North, East and West and industrial land to the South.	e 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		and evaluation to determine appropriate archaeological mitigation strategy. Conservation objected to that proposal, based on the harm caused to the listed buildings' setting. Prominent, open landscape. Development would have an adverse impact on the openness of the landscape.			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.					

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LAA 263	East of Markham Moor	West Markham	8.5	7.5 (reduced by LWS area)	Proposed employment site. Currently agricultural	N/A	The site is greenfield, is grade 3 agricultural land and lies in FZ1.	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	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	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. No site specific information. Further information required in the form of initial desk based heritage assessment with possible further	The site contains a Local Wildlife Site (Ref. 2/433 'A herb-rich paddock with a calcareous bias')	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 a Travelodge, Shell Garage, retail stores and a truck	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	Available but not suitable.	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.

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					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.			than other sites nearby. The site is bordered by A57 to the North, Agricultural land to the East, A1/agricultural land to the South and restaurant to the West.	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		requirements for evaluation in order to determine an appropriate mitigation strategy. Conservation objected to that proposal, based on the harm caused to the listed buildings' setting. The site is open in character with an elevated landscape.				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.				

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LAA 567	Ollerton Road	Tuxford	22.8	No vacant land. The site is fully occupied.	Existing employment 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	N/A	The site is brownfield, lies in FZ1 and 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. The site is bordered by agricultural land on all sides.	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	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	Tuxford Conservation Area is 350m to the east 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established local employment site comprising a mix of local large, medium and small sized businesses. Area is in mixed condition - the western part of the site has a higher quality environment, whereas the eastern side has a lower	An established employment site with a good profile locally. 22,187 sq ft unit marketed for warehousing. Good critical mass of local large, medium and small sized B-Class businesses with cranes benefitting from being in close proximity to the A1. Site actively managed and marketed.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	N/A	Existing employment site. No vacant land available.

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					protected for continued as such				vehicles pass through Tuxford village centre which has the potential to cause conflicts with other road users.	from the site. The site has more limited potential to be accessible by a range of employees.				quality with a mix of units.					
LAA 568	Ashvale Road	Tuxford	2.64	No vacant land. The site is fully occupied.	Existing employment 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	N/A	The site is brownfield and lies within FZ1. The site does not lie within a mineral safeguarding zone.	The site is detached from a settlement boundary, The site is bordered by pasture to the North, agricultural land to the East, Lodge Lane to the South and Ashvale Road to the West.	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	There are no national or local heritage 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.	Lodge Lane allotments are within 100m of the southern boundary.	N/A	N/A	An established local employment site comprising a mix of local medium sized businesses and a large area of car parking in the northern part of the site. Area is generally in reasonable condition.	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	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	N/A	Existing employment site. No vacant land available.

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					further development.					from the site. The site has potential to be accessible by a range of employees.						and marketed.			
LAA 087 – LAA5 69	Lodge Lane	Tuxford	8.49	No vacant land. The site is fully occupied.	Existing employment 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	N/A	The site is brownfield and lies within FZ1. The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary. The site is bordered by agricultural land to the North and West and by the railway line to the East and South.	Lodge Lane provides dedicated access which acts as spine road & as access for businesses onto Ashvale Road, a good quality local road providing access to the A1, a major strategic route 0.5 miles to the north so has good accessibility to the wider strategic network, although vehicles pass residential areas.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site has good access to the A1, 0.5 miles from the site. The site has more limited potential to be	There are no national or local heritage 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.	There are no national or local natural environment designations nearby.	N/A	N/A	An established local employment site comprising a mix of local medium and small sized businesses. Area is generally in reasonable condition.	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.	Remediation may be required for parts of the site, otherwise infrastructure and highways provided to the site.	N/A	Existing employment site. No vacant land available.

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					development.					accessible by a range of employees.						Site actively managed.			
LAA 038	Eastfield Nurseries	Tuxford	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	17/00958/COU Change of use from horticultural nursery to glamping (camping) site	The site is part brownfield/part greenfield and 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. Site is bordered by agricultural land to the North and East, a caravan park to the South and a mobile home park to the West.	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. The site has some amenity value being open grassland and Grade 3 agricultural land.	There are no national or local natural environment designations nearby.	N/A	A mobile home park and caravan park abuts the site which could be affected by noise, odour and light levels.	Predominantly rural and residential	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.	Available but not suitable - given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, it is considered this site would not be as commercially attractive as other sites in the locality. Additionally, the site appears to have an implemented planning permission for a camp site which would mean the site would	Not suitable for employment. The site is in a rural location surrounded by predominantly residential / visitor accommodation use.

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					employ ment land supply.													not be available for employ ment use.	
LAA 032	Markham Road	Tuxford	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	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 industrial uses within a close proximity to the site.	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. The site has some amenity value being partly open pasture, grassland and unfarmed Grade 2 agricultural land.	There are no national or local natural environment designations nearby.	Residential site which would result in the loss of a dwelling.	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.	Predominantly rural and residential area.	A low profile site in a countryside/residential location which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to provide for upgrade to Markham Road suitable for commercial vehicles and to provide access for employees, drainage and utilities upgrades, site clearance, remediation which may adversely impact upon the viability of employment development in this location.	Available but not suitable - the site has a low profile in a predominantly residential/countryside location. Given the amount of land available as part of an established employment site and/or with planning permission for employment use in the locality, and the level of start-up costs envisaged it is considered this site would not be as deliverable as other sites in the locality.	Not suitable for employment. The site is in a rural and residential location

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					site should not be included within the Council's employment land supply.														
LAA 223	Welbeck Colliery	Cuckney	29.6	19	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	The site is brownfield, lies in FZ1 and does not lie within a mineral 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. Site is bordered by woodland and agricultural land uses to the North, East and West and residential area to the South.	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	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	There are no national or local heritage 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 a former colliery.	Elkesley Hill Colliery Village LWS adjoins the south eastern corner of the site.	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 area	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	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.	Site is available and suitable - the site has planning permission, conditions have been discharged demonstrating an intent to deliver B Uses on site.	Suitable for allocation. The site has planning permission for employment uses.

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						Associated Infrastructure and Outline Planning Permission for Offices (Use Class B1a), Employment 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.			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.	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.						proposed throughout the site to provide space for small local businesses and/or start up units.			
LAA 045	Holme House Farm	Carlton in Lindrick	20.3	N/A	Proposed employment site	N/A	The site is greenfield, is identified as Grade 3 agricultural land, lies on FZ1 and does not lie within a mineral safeguarding zone.	The site is detached from a settlement boundary. The site is bordered by woodland on the South and West, agricultural land to the East and Owday Lane to the North.	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	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	Carlton in Lindrick Conservation Area is 220m to the north east. Gateford Conservation Area is 480m to the south west. The site has some amenity value being open farmed Grade 3 agricultural land.	Owday Plantation LWS and a group TPO cover the southern part of the site and extend south and east.	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 area.	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	Site is available but not suitable - 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	Not suitable for employment. The site is in a rural location

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					not considered commercially attractive, and therefore it is recommended that the site should not be protected for employment uses or included within the Council's employment land supply.				east, accessed via minor local roads and would involve passing residential areas and town centres.	along minor local roads. The site has the limited potential to be accessible by a range of employees.							in this location.	employment use in the locality, and the level of start-up costs envisaged it is considered this site would not be as commercially attractive as other sites in the locality.	
LAA 463	Firbeck Colliery	Costhorpe	23	N/A as site is allocated for housing	Former employment site. EDNA: The Lawn Road Industrial Estate provides a reasonable local	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,	The site is brownfield, lies within FZ1 and does not lie within a mineral safeguarding zone.	The site is within the settlement boundary of Carlton in Lindrick. Site is bordered by residential uses to the East and South, woodland to the	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	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are	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.	Costhorpe Industrial Estate LWS covers the underused/vacant land on site.	Site is former colliery site which would result in regeneration of a derelict land.	The site is identified as having the potential for contamination and landfill, which would need to be	An established local employment site comprising a mix of local medium and small sized businesses. The southern part of	An established local employment site with a good profile locally. Good critical mass of local medium and small sized B-Class	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	Site is suitable but not available- The existing employment area should be protected as an Existing Employment Site but the underused land should	Not available for employment. Now 100% residential (pp for 400 dwellings).

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					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.	Layout and Scale Following the Granting of Hybrid Application 15/01457/FUL to Erect 400 Dwellings   Former Firbeck Colliery Doncaster Road Costhorpe Nottinghamshire		North and West.	Rotherham Baulk to A60 Doncaster Road. Access to Doncaster Road is shared with housing. The A1 M is 5 miles to the east via the A634 but would involve passing residential areas and town centres. A Transport Assessment and Travel Plan would be required in support of any planning application of this scale prepared in accordance with Planning Practice Guidance. The junction(s) with the A60 must be designed in accordance with the Design Manual for Roads and Bridges.	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.	Conservation made comments on the hybrid scheme 15/01457/FUL. It is not agricultural land, and the site is previously developed. The site has some intrinsic amenity value being partly LWS.		investigated.	the site is of reasonable quality, the former colliery site in the central part of the site is used as open storage and the northern part of the site is vacant and derelict.	businesses benefitting from being in close proximity to the A1. Low vacancy rate. Site actively managed and marketed.	development in this location. Site has been allocated for housing in the Neighbourhood Plan	be allocated for housing to reflect the housing allocation in the Carlton and Lindrick Neighbourhood Plan.		

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									<p>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.</p> <p>For B1 uses a Transport Statement will be required for GFAs &gt;1,500&lt;2,500sq.m, a Transport Assessment and Travel Plan will be required</p>											

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LAA 570	Hundred Acre Lane	Countryside	2.67	No vacant land available	Existing employment site	N/A	The site is brownfield, is located within FZ1 and lies within the Sherwood Sandstone Limited MSA.	The site is detached from a settlement boundary and is bordered by agricultural land on all sides.	>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.	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport	There are no national or local heritage designations nearby. It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is	There are no national or local natural environment designations nearby.	N/A	N/A	An established local employment site comprising a mix of medium and small sized units. Area is generally in good	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	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Site is suitable but not available - the site is an important local employment site catering for businesses in the rural area.	Existing employment site no vacant land available

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					that no policy response is required.				involve passing residential areas and town centres.	rt. The A1 M is 4 miles to the north via the B6045. The site has more limited potential to be accessible by a range of employees.	currently occupied by employment development.				condition .	businesses. Site actively managed and marketed. Low vacancy rate.			
LAA 464	Misson Mill	Misson	3.22	The site has been allocated for housing in Misson Neighbourhood Plan. Its suitability for employment uses would need careful consideration if the site becomes	Site is allocated in the Misson neighbourhood plan as a housing allocation. EDNA: The site offers a mix of industrial units, although the units and general environment would	32/10/00011 Removal of existing spoil mounds, re-grade on site and re-use on site and redistribute soil on site.	The site is brownfield, lies within FZ2 and lies within the Sand and Gravel Resource MSA.	The site is within the settlement boundary of Misson. Site is bordered by substation to the North, Residential/agricultural area to the East, agricultural land to the South and a pasture to the West.	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	Misson Conservation Area is within 100m of the eastern boundary. Site is also in the wider setting of the church (grade I). It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment	Slaynes Lane LWS is within 270m of the southern boundary.	Opportunity for redevelopment	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	An established local employment site comprising a mix of local medium and small sized businesses. The site is mixed quality - reasonable to poor. High vacancy rate - 60,000-70,000sq ft.	An established local employment site accommodating a mix of small/medium local businesses. Site actively managed and marketed. High vacancy rate.	High start-up costs anticipated to redevelop the site including upgrading access, drainage and utilities, site clearance and remediation.	Site's suitability is subject to appropriate mitigation strategy as it is located within floodzone 2. A sequential test and exceptions test would be required to determine if the site is suitable for employment. Site is not available as it forms part of the Neighbourhood Plan	Existing employment site. Potential 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

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				residential	benefit from improvement. Further intensification of the site would require a significant investment; however the location is not considered to be particularly commercially attractive. As such, no policy response is recommended.					via local roads. The site has the potential to be accessible by a range of employees.	development.							housing allocation.	and suitability is therefore unknown.
LAA 057	Station Road	Ranski II	2.22	1.92	Proposed employment site  EDNA: The site is not considered.	N/A	The site is greenfield and is Grade 3 agricultural land. The site	The site is detached from a settlement boundary. The site is bordered by Station Road to the North,	Access to the site would be via Station Road, a local road but would need to be established. A level crossing is to	Services, facilities and homes are potentially accessible by	There are no national or local heritage designations nearby. The site has some amenity value being	Ranskill Wood LWS is within 100m of the northern boundary.	N/A	Residential uses adjoin the site which could be affected by noise,	Rural	A low profile site in a countryside location, with more limited accessibility which may affect its	High start-up costs anticipated to significantly improve access to and along Station Road, provide for drainage and utilities	Available but not suitable - the site is in a countryside location, and is less accessible	Not suitable for allocation due to the rural location and availability of

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					red 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.		is in FZ1 and lies within the Sherwood Sandstone Limited MSA.	employment uses and agricultural land to the East, agricultural land to the South and residential area/railway to the West.	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.	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.	open Grade 3 agricultural land.		odour and light levels.		commercial attractiveness for employment use.	which may adversely impact upon the viability of employment development in this location.	than other sites.	employment sites in other, more accessible locations.	
LAA 334	Bridge Bungalow	Ranskill	2.4	2.4	Proposed employment site  EDNA: As the site is located in a predominantly residential area, it is recommended that the	N/A	The site is mostly greenfield, with a small part brownfield. The majority of the site is identified as Grade 3 agricultural land -	The site is detached from a settlement boundary. The site is bordered by agricultural land to the North and East, Mattersey Road to the South and the railway line to the West.	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	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The A1 M is 3 miles	There are no national or local heritage designations nearby. The site has some amenity value being mostly open farmed Grade 2 and Grade 3.	Ranskill Birch Woodland LWS and Ranskill Wetlands LWS are within 120 m of the southern boundary.	Only a small part of the site is brownfield therefore there are not many opportunities for regeneration.	The site is identified as having the potential for contamination and landfill, which would need to be investigated.	Rural	A low profile site in a countryside location, with more limited accessibility which may affect its commercial attractiveness for employment use.	High start-up costs anticipated to significantly improve access into the site from Mattersey Road, provide for drainage and utilities and remediation and site clearance which may adversely impact upon the viability of	Site is available but not suitable-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	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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					site is not included within the Council's employment land supply.		the north eastern part of the site is Grade 2 agricultural land. The site lies within FZ1 and the eastern part of the site lies within the Sand and Gravel MSA.		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.	to the west via rural roads. The site has limited potential to be accessible by a range of employees.							employment development in this location.	considered this site would not be as commercially attractive as other sites in the locality.	
LAA 271	South of Ashdown Way	Misterton	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	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 mineral	The site is adjacent to Misterton settlement boundary. Site is bordered by residential area to the North, agricultural land to the East and Chesterfield Canal to the South and West.	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	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are 500m from the site.	Grade II listed building/bridge are within 200m of the eastern boundary. The site has some amenity value being open Grade 3 agricultural land.	Chesterfield Canal LWS adjoins the southern boundary.	Site does not contribute towards regeneration.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	Rural Residential area	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	High start-up costs anticipated to provide access, drainage and utilities and habitat mitigation which may adversely impact upon the viability of employment development in this location.	Available but not suitable - the site is in a predominantly residential area within a village setting, is some distance from B Class uses.	Not suitable for allocation due to residential location and availability of employment sites in other, more suitable locations.

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					access is poor. It is therefore not considered an attractive location for employment uses and it is recommended that the site is not included within the Council's employment land supply.		s safeguarding zone.		would need to pass residential areas and town centres.	The A1 M is 12 miles to the west via rural roads. The site has potential to be accessible by a range of employees.					that could be accommodated on the site.				
LAA 117	Fox Covert Lane	Misterton	1.1	N/A	Proposed employment site  EDNA: It is considered that these sites are not commercially attractive	N/A	The site is greenfield. Site is Grade 3 agricultural land. The northern part of the western site is within	The eastern site is within Misterton settlement boundary, the western site adjoins the boundary. Site is bordered by Fox covert lane to the South,	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	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are	There are no national or local heritage designations nearby. The eastern site has some amenity value being open Grade 3 agricultural land, and the western site has some	There are no national or local natural environment designations nearby.	Site does not contribute towards regeneration.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	Rural Residential area and countryside	Low profile sites located in a predominantly countryside setting in close proximity to housing, which may affect its commercial attractiveness for employment	High start-up costs anticipated to provide access, drainage and utilities which may adversely impact upon the viability of employment development in this location.	Available but not suitable - the site is in a predominantly residential area within a countryside setting, is some distance from B Class uses.	Not suitable for allocation due to residential location and availability of employment sites in other, more suitable locations.

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					due to their location, and as such, they should not be included within the employment land supply.		FZ2 and the eastern site is within FZ2. The site does not lie within a mineral safeguarding zone.	existing employment to the East, and land to the West and North.	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.	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.	value as open farmed Grade 3 agricultural land.					use and could adversely impact upon the mix of uses that could be accommodated on the site.			
LAA 572	Old Mister ton Works (West Stock with Park)	Mister ton	5.19	N/A	Existing employment site fully occupied  EDNA: A local industrial estate in a rural location which provides provision for predom	N/A	The site is brownfield and lies within FZ3. The eastern part of the site lies within the Sand and Gravel MSA.	The site is detached from a development boundary. Site is bordered by residential area to the North, River Trent to the East, agricultural land to the South and Stockwith road to the West.	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	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	There are no national or local heritage 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	The River Trent LWS adjoins the eastern boundary of the site.	N/A	The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site	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	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	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site.	Site is suitable but not available - the site is an important local employment site catering for businesses in the rural area.	Existing employment site. No vacant land available

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					inantly local busines ses. Recommend continu ed use of the site for such uses.				passing residential areas and town centres.	miles to the west. The site has more limited potenti al to be accessi ble by a range of employ ees.				which could be affected by noise, odour and light levels.	to be an area of underuse d land in the south west of the site which could accomm odate additiona l develop ment . Area is generally in mixed condition .	vacancy rate.			
LAA 545	Beckingham Ship Yard	Beckingham	8.75	N/A	Existing employment site fully occupie d  EDNA: This is a dual occupie r site, in a rural location . Continu ed use or develop ment depend s on the current	N/A	The site is brownfi eld and lies within FZ3. The site lies within the Sand and Gravel MSA.	The site is detached from a settlement boundary. The site is bordered by agricultural land to the North and West, River Trent to the East and Old Trent road to the South.	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.	Service s, facilitie s and homes are potenti ally accessi ble by cycle but not by foot or public transpo rt. The A1 M is 14 miles to the west. The site has	There are no national or local heritage 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 developmen t.	The River Trent LWS and the Beckingham Marshes LWS adjoins the eastern and southern boundaries of the site.	N/A	No known amenity issues have been identifie d.	An establish ed local employ ment site comprising large, medium and small sized units for two local busines ses, with a large open storage area to the north of the site. Area is generally	An established local employ ment 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.	Site is suitable but not available - the site is an important local employ ment site catering for businesses in the rural area.	Existing employe nt site. No vacant land available

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					occupiers. Recommend no specific policy response.					limited potential to be accessible by a range of employees.					in mixed condition				
LAA 048	Top Pasture Lane	North Wheatley	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. Site is bordered by agricultural land on all sides.	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. The site has some amenity value being open Grade 3 agricultural land.	There are no national or local natural environment designations nearby.	N/A	A small sewage works appears to be within 120m of the western boundary.	Rural area	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.	Available but not suitable - the site is in a countryside location, some distance from B Class development and is less accessible than other sites.	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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LAA 240	North of Sturton	Sturton Le Steeple	42.1	N/A	Proposed employment site	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. The site is bordered by agricultural land to the East and West, residential to the South and the former power station to the North.	Access to the site would be via South Road within the Power Station site or via Gainsborough Road, but this would need to be established. The A1 is 11 miles to the west but would involve passing residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 260m of the site. The A1 is 11 miles to the west. The site has potential to be accessible by a range of employees.	Several Grade II listed buildings are within 100m of the southern boundary of the site. The site has some amenity value being open Grade 3 agricultural land.	West Burton Meadow LWS adjoins the north west corner of the site	N/A	A former power station adjoins the northern boundary is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	Rural/Power Station	A low profile site in a countryside location, away from B Class development next to a redundant power station which may affect its commercial attractiveness for employment use.	Access along South Road into the site can only be achieved with consent of the power station owners otherwise new access would need to be provided which would increase the start up costs. Drainage and utilities would also need to be provided and mitigation for heritage and natural environment impacts may adversely affect the viability of employment development in this location.	Available but not suitable- 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.	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.
LAA 028	RMB Clarborough Hill	Clarborough	1.00	No vacant land available	Existing Employment site	N/A	Site is brownfield, lies within FZ1 and	The site is detached from a settlement boundary.	Direct access onto A620, a main road in the District providing	Services, facilities and homes	There are no national or local heritage designations	Site is in Nitrate Vulnerable Zones 2017	Site is in 40% least deprived neighbourhood	Residential uses adjoin the site which	An established farm to the West of	A low profile site in a countryside location,	No known constraints that could render redevelopment	Available as the site is and existing employment site.	Existing employment site. No vacant

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					EDNA: This is a single occupier site not in employment use with no opportunity for redevelopment, and therefore, no specific policy response is recommended.		does not lie within a mineral safeguarding zone.	Site is bordered by A620 to the North, agricultural land to the East and South and Hill Top Farm to the West.	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.	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	nearby. Site is within DPZ Mid Nots Farmlands.	Designations (England).	ods in the country.	could be affected by noise, odour and light levels.	the site, comprising of one large dwelling and one large agricultural outbuilding on the North of the Site. Rest of the site is agricultural land that is also a land allocation (LAA169).	with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use.	nt of site unviable, as infrastructure and highways provided to the site.	However it is in a countryside location, some distance from B Class development and is less accessible than other sites. Clarborough is identified as an area with sewerage and drainage issues, requiring all new development to incorporate SUDS.	land available

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LAA 573	Headon Camp	Headon	3.86	No vacant land available	Existing employment 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)	Site is brownfield site, lies within FZ1 and does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary. Site is bordered by agricultural land to the North, East and West and by Lady Wells Lane to the South.	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 underdeveloped roads. So significant improvement	range of employees.	The entire site is a non-designated local heritage 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.	There is an unregistered Parks and Gardens site called Headon Hall near by. As well as Trent and Belvoir Vales character area.	Site is amongst the 30% most deprived neighbourhoods in the country.	There is a parcel of residential accommodation to the east. The site is identified as having the potential for contamination and landfill, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and	The site is surrounded by agricultural land and is in the middle of the countryside. There is a parcel of residential accommodation to the East.	An established local employment site with a good profile locally. Good mass of small and medium sized units capable of providing space for local businesses. Site actively managed. Low vacancy rate.	No known constraints that could render redevelopment of site unviable, as infrastructure and highways provided to the site. Future works are directly related to the occupiers business plans to meet the needs of the each business.	Site is suitable but not available - the site is an important local employment site catering for businesses in the rural area. Though quality of Existing structures are quiet low.	Existing employment site. No vacant land available.

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LAA 241	Treswell Road	Rampton	14.3	N/A	Proposed employment site	N/A	The site is greenfield. The site is identified as Grade 3 agricultural land and lies in FZ1. The site does not lie within a minerals safeguarding zone.	The site is detached from a settlement boundary. Site is bordered by residential uses to the North, Treswell Road to the East, dirt road to the South and agricultural uses to the West.	Access to the site could be via Treswell Road, a local road but would need to be upgraded to accommodate commercial vehicles. The dirt track on the South side of the road would need to be upgraded majorly. Access could potentially also be via Laneham road as well. The A57 is 7 miles from the site but via local roads which could limit access via larger vehicles and would need to pass residential areas and town centres.	Services, facilities and homes are potentially accessible by cycle and by foot if infrastructure is provided. Bus stops are within 260m of the site. The A57 is 7 miles to the South. The site has potential to be accessible by a range of employees.	There are no national or local heritage designations nearby. The site has some amenity value being open Grade 3 agricultural land.	There is an unregistered Parks and Gardens site called Rampton Manor nearby. As well as Trent and Belvoir Vales character area.	This is amongst the 30% most deprived neighbourhoods in the country.	Residential uses adjoin the site which could be affected by noise, odour and light levels.	The site is surrounded by agricultural land on the West side and is in the countryside. There is a parcel of residential accommodation to the East. Two dwellings bordering the North side of the site and dirt track borders the South side of the site. On the other side of the dirt track are 3 established	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.	Site is available but not suitable - 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.	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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LAA 234	Retford Road	Woodbeck	26.1	N/A	Proposed employment site	N/A	Site is greenfield and is identified as Grade 3 agricultural land. Site lies within FZ1 and not lie within a mineral safeguarding zone.	Site is on the East side of Woodbeck, directly next to the settlement. Site is bordered by Retford Road to the North, Laneham Road to the East, private access dirt road to the South and settlement of Woodbeck to the West.	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. The site has some amenity value being open Grade 3 agricultural land. It is also in the Trent and Belvoir Vales character area.	Existing LWS on the NE side of the site with mature deciduous woodland with a valuable ground flora.	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.	farms/d wellings.	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. Site might be better as housing land allocation?	Site is available but not suitable - 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.	Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.
LAA 369	High Marnham Power	Marnham	158.9	60Ha	Formerly a Power station	5.5ha National Grid switching station	Site is a brownfield site and is	The site is detached from a settlement	Multiple National Grid assets are on site. The size	Services, facilities and	Within the setting of various Listed	There is an area of archaeological interest	Site is next to the 50% most deprived nei	There is the settlement of	The site is mostly surrounded by	A former power station site in a	The surrounding area is characterised	Site is suitable and available -	A small part of the site has planning

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	Station				which provided large scale jobs to the area  EDNA: The EDNA found that this site is not commercially attractive, and therefore, it was recommended that it should not be included within the employment land supply.  However, the site has been put forward by the landowner who is seeking to	19/00818/FUL - Erect Storage Building (Class B8) with Associated Weigh Bridge 17/00057/FUL - Proposed Electricity Transformer and Associated Works at the Switchyard to enable Connection of the New Electricity Link to the JG Pears Site, Low Marnham	identified as Grade 3 agricultural land. The East side of the site is in FZ2, the rest of the site is in FZ1. The Western part of this High Marnham Power Station site lies within the MSA/MCA for sand and gravel.	boundary. Site is bordered by agricultural land to the North, River Trent to the East, Hallowgate Lane to the South and country Lane to the East.	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-	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 provide	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). Undated cropmarks close by. No site specific information. Further information required in the form of initial desk based heritage assessment with possible requirements for evaluation in	on the site. The LWSs of Marnham Railway Yard and Fledborough to Harby Dismantled Railway are also bordering the Northern part of the boundary.	neighbourhoods in the country. And is in amongst the 50% least deprived neighbourhoods in the country. Site is also a former power station site that could benefit from regeneration.	High Marnham to the South. The site is identified as having the potential for contamination and landfill because of the prior use, which would need to be investigated. Residential uses adjoin the site which could be affected by noise, odour and light levels.	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.	countryside location, with limited accessibility, away from B Class development which may affect its commercial attractiveness for employment use. Site would be attractive for zero carbon/energy generating uses.	by a mix of agricultural and residential uses. There are no industrial uses within close proximity to the site. There is an established access but high cost is anticipated with the development on the site as site is a former powerstation.	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 site to be fully functional.	permission for employment uses. There is also vacant land available for additional development. The landowner has indicated that they are seeking to deliver primarily zero/low energy generating uses on the site.

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					promote energy generation uses and associated employment generating uses on the site.				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. Preventing HGVs from travelling through Grassthorpe and Sutton-on-Trent would likely increase numbers through Ragnall, Normanton-on-Trent and on Marnham Road into Tuxford passed the school. The adequacy of the possible routes and	d by country roads through the existing small rural settlements which lead to the site. The site has more limited potential to be accessible by a range of employees. The River Trent could be a potential mode of transport for products.	order to determine an appropriate mitigation strategy. The site is located in the Trent and Belvoir Vales character area.								

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									<p>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.</p>										

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									For B1 uses a Transport Statement will be required for GFAs >1,500<2,500sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B2 uses a Transport Statement will be required for GFAs >2,500<4,000sq.m, a Transport Assessment and Travel Plan will be required >2,500sq.m. For B8 uses a Transport Statement will be required for GFAs >3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.										
LAA 531	Lound Hall	Lound	2.00	No vacant land	Proposed	N/A	The site is brownfield	The site is detached from a	Access to the site is provided via	Services, facilities	Grade II listed building	There is an unregistered park called	This is amongst the 50%	The site is used as a	The site is within the	A low profile site in a	Initial start-up costs would be	Site is available but not	Not suitable for

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				available	employment  EDNA: On the basis of its location, and current use, the site should not be included within the Council's employment land supply.		old land, is identified as Grade 3 agricultural land and Some of the site area is in FZ2. The site does not lie within a minerals safeguarding zone.	settlement boundary. Site is bordered by woodland to the North, agricultural land to the East and Est and Bevercotes Beck to the South.	the existing country side road, however this would need significant improvements so that heavy vehicles could easily access the site too.	s and homes are not accessible by cycle or by Existing footpaths as they are too far out from the nearest facilities in Botham sall or Milton. Public transport is not available near the site. The A1 is 2 miles North to the site with the B6387 providing access to the country road which leads to	called Lound Hall is near by site boundary. Site is in the Sherwood Character area. And is grade 3 agricultural land.	Haughton Park that is in very close approximation to the site boundaries. LWS site of Bevercotes Colliery Site close to site boundaries.	least deprived neighbourhoods in the country. Site is brownfield site as well.	series of holiday lodges, located in the Lound Hall estate.	country side 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.	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.	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.	suitable - 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.	allocation due to the rural location and availability of employment sites in other, more accessible locations.

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LAA 453	Morton Hill Farm	Morton	132.1	122.1	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	N/A	Site is greenfield is Grade 3 agricultural land and lies within FZ1. The site does not lie within a mineral safeguarding zone.	The site is detached from a settlement boundary. Site is bordered by Railway to the North, electric power grid to the East, Mansfield Road to the South and the A1 to the West.	Current access to the site is via a countryside 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 Worksope. Public transport is not available near the site.	Morton Hill Farm is a non-designated heritage asset. The majority of the site has also been highlighted as an area of archaeological interest. Site is in the Sherwood Character area. And is grade 3 agricultural land.	The site is surrounded by agricultural lands. It is in close approximation to Morton Hall, an unregistered park that is also designated as a LWS.	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 and has existing man-made boundaries in the forms of the A1, Mansfield Road and the railway line.	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	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.	Site is available but not for large scale floorplate development, and has potential for employment uses, given its proximity to the A1/A57. 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.	The site is prominent and in an accessible location but it is considered that there are other suitable sites, better related to settlements available to meet identified needs.

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					away from strategic B8					The A1 is right next to the site however so it is well connected to the existing road networks. The site has limited potential to be accessible by a range of employees. Though it is passed by a railway, there is no rail station at which employers could use.						associated with any nearby development.			
LAA 455	Upper Mortongrange (Upper	Morton	188	178	Proposed employment site. Submitted at LP	N/A	Site is Greenfield site, Grade 3 agricultural land	The site is detached from a development boundary. Site is	There is an existing access into the site via Mansfield Road which then leads to	Services, facilities and homes are not accessible	There are no national or local heritage designations nearby. Site is in the	The NE part of the site is of archaeological interest. The site is directly	This is amongst the 40% most deprived neighbourhoods in the country and	No known amenity issues have been	The site is surrounded by agricultural land of all	A high profile site in a countryside location, with great accessibility	Initial start-up costs would be anticipated to upgrade the highways access for	Site is unavailable due to landowner withdrawing it from the LOCAL	The site was withdrawn by the landowner during the plan-

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	Morton Site)				consultation 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 strategic B8		and lies within FZ1. The site does not lie within a minerals safeguarding zone.	bordered by agricultural land to the North and West, the A1 and some of Mansfield Road to the East and the A1 to the South.	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.	ble by cycle or by Existing footpaths as they are too far out from the nearest facilities in Ranby and Workso p. Public transport is not available near the site. The A1 is right next to the site however so it is well connected to the existing road networks. The site has limited potential to be accessible by a	Sherwood Character area. And is grade 3 agricultural land.	opposite Apleyhead Wood which is a LWS. This site also has some ancient woodland on it.	is next to one of the 30% most deprived neighbourhoods in the country.	identified.	shapes and sizes and has an existing man-made boundary in the forms of the A1 on the Southern side.	. But it is away from B Class development which may affect its commercial attractiveness for employment use.	commercial vehicles and to provide access for employees, drainage, flood mitigation, utilities, site clearance which adversely impact upon the viability of employment development.	Plan process.	making process so is no longer considered available for any form of development.

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LAA 456	Land north of Coalpit Lane	Elkesley	17.7	17.7	Proposed employment site. Submitted at LP consultation March 2019.  The landowner has confirmed that the site is available for new employment related uses.	N/A	Site is Greenfield, is Grade 3 agricultural land and lies in FZ1.	Site is detached from settlement boundary of Elkesley. Site is bordered by A1 and agricultural land to the North, agricultural land to the East and West and agricultural land alongside Elkesley village to the South.	The site 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. The site is now bisected by the A1 Jockey Lane junction improvement where is links Elkesley to the A1 southbound carriageway. The suitability of pedestrian and cycle links into Elkesley and surrounding	range of employees.  The site adjoins the A1 and Coalpit Lane	No conservation concerns. 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. Gently sloping from south to north. Prominent views from the A1.	There are no statutory international or national nature conservation designations within 500m of the site and no local designations within 100m of the site.	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.	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.	Site is available. 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.	Site has been assessed in the SA. Not suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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									<p>area will need to be considered. The junctions into the site must be designed in accordance with the Design Manual for Roads and Bridges. A contribution is likely to be required towards public transport and public transport infrastructure.</p> <p>For B1 uses a Transport Statement will be required for GFAs &gt;1,500&lt;2,500sq.m, a Transport Assessment and Travel Plan will be required &gt;2,500sq.m. For B2 uses a Transport Statement will be required for GFAs &gt;2,500&lt;4,00</p>												

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LAA 468 LAA 469 LAA 535	Blyth Road, Worksop, including: Carlton Forest Sandpit	Worksop	33.8	13.4, 10.6 and 7.8	Existing employment 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 Park, Innovative Data Centre and Ancillary Storage Use, Access and Junction Improvements, Landscaping and	The site is greenfield, lies within FZ1 and is Grade 3 agricultural land. The site does not lie within a mineral safeguarding zone.	The site is detached from a settlement boundary. Sites are bordered by Blyth Road to the East, agricultural land to the South and West and brownfield land to the North.	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	Services, facilities and homes are not accessible by cycle or by Existing footpaths as they are too far out from the nearest facilities in Thievesdale and	Carlton Forest Farm, a none-designated heritage asset is opposite the Eastern site boundary. Site is in the Sherwood Character area. And is grade 3 agricultural land.	LWS called Carlton Forest Sandpits border the site on the NW site boundary. The site is also in close approximation to ancient woodland on both Western and Eastern sides. There is also a morsel of land that is archaeological interest.	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	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	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	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.	Sites are available and suitable - the site is a current local employment site catering for businesses in the rural area. However infrastructure and associated utilities would be needed. This site could also be very useful in	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)

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						<p>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 Distribution) Units</p>			<p>should be completed by the 25th August 2019. As part of this restoration, importation of waste for landfill has also now ceased on the site and so has the materials recycling facility, which was to cease operation within one year of the completion of waste deposit in the adjoining quarry. As the site is in the final stages of restoration and will then move into aftercare, the site will still be of interest to the County Council who will monitor the aftercare progress.</p>	<p>Workso p. 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</p>			<p>of the site.</p>	<p>East side of the site is B6045 and on the other side of the road are some agricultural buildings . On the Southern and Northern sides, the site is surrounded by agricultural fields.</p>	<p>and commercial development will be more advantageous as site is not easily associated with any nearby development.</p>		<p>providing employment for the neighbouring site of Peaks Hill farm that is being allocated as a large housing development past the local plan period.</p>	<p>does not have pp. NCC Highways has indicated that they would not support the allocation of this site due to substandard access arrangement. It would need to be demonstrated that this could be addressed before this area of site could be considered suitable.</p>	

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									<p>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, 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</p>	<p>infrastructure should be upgraded to allow more modes of sustainable transport.</p>											

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									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										

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									<p>point where the speed-limited is derestricted (60mph).</p> <p>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</p>											

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									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.										
LAA 228	Station Street	Misterton	2.54	2.54	Agricultural land	N/A	Site is greenfield, is Grade 3 agricultural land and lies within FZ2. The site does not lie within a mineral safeguarding zone.	The site is on the edge of the settlement and adjoins a Cattery on the North side. Site is bordered by Cattery to the North, A161 to the East and agricultural land to the South and West.	There is an existing access into the site via Station Street which then leads into the site from the East. The access would need updating but the road seems to be in good condition.	Services, facilities and homes are easily accessible by cycle or by Existing footpaths as they are close to Misterton's facilities. Public transport is available near	No conservation concerns	No environmental concerns	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.	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	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.	Available and potentially suitable - If Flood zone 2 risks are addressed properly in the design the site would be well suited for employment development.	Site taken forward to be assessed in the SA. The SA concludes that site would not be suitable for allocation due to the rural location and availability of employment sites in other, more accessible locations.

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										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						commercial development will be more advantageous as site is not easily associated with any nearby development.			

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LAA 574	Infield Lane	North Levert on	1.49	No vacant land available	Existing employment site PP for B1, B2, B8 granted Feb 2018	17/01195/CO U   Change the Use of Land and Buildings from Contractors Plant Yard to B1 (Business), B2 (Industry) and B8 (Warehousing)   Quantum Farm Infield Lane North Levert on Nottinghamshire Granted Feb 2018	Site is brownfield site, is Grade 3 agricultural land and lies 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 Levert on. Site is bordered by agricultural land to the East, West and South; site is bordered by Infield Avenue and agricultural land to the North.	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 Levert on'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	No conservation concerns	No environmental constraints identified	N/A	No known amenity issues have been identified.	Site is surrounded by agricultural land on all sides except for the Northern site.	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.	Site is suitable and available - as there are existing facilities there already that can be used by new development. It is in an accessible location	The site has planning consent for B1, B2, B8 and is an existing employment site.

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										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 the surrounding infrastructure should be upgraded to allow more modes of sustainable transport.									

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LAA 575	JG Pears	Low Marnham	8.06	No Land available	Existing employment site Fully operational	30/11/00005 - Biomass fuelled 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	Site is brownfield, identified as Grade 2 agricultural land and lies within 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. Site is bordered by agricultural land to the North, East, South and West.	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 infrastr	No conservation concerns	Fully operational	Site is fully operational.	No known amenity issues have been identified.	Site is surrounded by agricultural land on all sides and is in the countryside	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.	Site is suitable but not available - as there are existing facilities there already, however there is no vacant land remaining. It is in an accessible location.	Existing employment generating site. No vacant land available

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LAA 527 (Form s part of LAA 368)	South of Markham Moor	West Markham	13.82	13.8	Proposed Employment 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	The site is greenfield, Grade 3 agricultural land and lies within FZ1.	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 developme	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/State ment and Travel Plan would be required. It is strongly recommended that Highways England is consulted in this respect. A	The site has good access from the A1	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 is in the setting of various	No constraints identified	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 predominately agricultural; however, there are a range of uses in the surrounding area. To the south west, there is a Travelodge, Shell Garage, retail stores	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	Site is available and 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 1 of the LAA site	Site taken forward to be assessed in the SA. SA findings 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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					. 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			nt 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.	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		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.			and a truck stop. To the north west there is a restaurant; residential units and industrial units (including a local industrial estate). To the north there is agricultural land, and to the east there is a McDonalds and agricultural land.				assessment	

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									>3,000<5,000sq.m, a Transport Assessment and Travel Plan will be required >5,000sq.m.										
LAA 528 (Forms part of LAA 368)	South of Markham Moor	West Markham	6.85	6.85	Proposed Employment site. Currently agricultural	N/A	The site is greenfield, Grade 3 agricultural land and lies within FZ1.	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 for B2 or B8 uses. However, the site is located	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	The site has good access from the A1	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 is in the setting of various designated heritage assets, including Milton	No constraints identified.	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 a Travelodge, Shell Garage, retail stores and a truck stop. To the north west	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	Site is available and 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 1 of the LAA site assessment).	Site taken forward to be assessed in the SA. SA findings 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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					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			further away from the District's larger settlements and as such is less accessible to the existing labour supply	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		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.				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.				

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LAA 473	Cottam Power Station	Cottam	335	Approx. 100 Ha	The site formerly operated as a power station. It provided large scale jobs to the local area.	N/A	The site is brownfield and lies mainly in FZ3 on the Western border. 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	Site is located approximately 1Km from Rampton village and 2 Km from Treswell village. Site is bordered by countryside to the South, West and North; and bordered by River Trent to the East.	There are National Grid assets on site which should be preserved.  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 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	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 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	This site contains a small portion of a Local Wildlife Site (Cottam Wetlands). This area would not be suitable for development.  Cottam Wetlands Local Wildlife Site (LWS 1/101) is within the eastern part of the site. There 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	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 current use.	Rural	Unknown due to site location	Redevelopment of a former power station	Site is available. Potentially suitable for employment subject to highways, flood risk, viability constraints being satisfactorily addressed. This has not yet been demonstrated.	This assessment has identified significant physical and environmental constraints. The landowner/developer would 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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							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.		be prohibitively expensive requiring land and would do 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		area has a relatively low potential for total or partial loss of as yet unknown archaeological remains.  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.	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 development.							
LAA 432  Bunker's Hill LAA432A	Gamston Airport	Gamston	175.2  Bunker's Hill to south is 11.46	175.2  Bunker's Hill to south is 11.46	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	The site is brownfield, Grade 3 agricultural and lies in FZ1.	Site is outside the settlement boundary of Gamston and is located 500 metres from the airfield. Site is bordered by employment uses to the South and	A TA may reveal a greater traffic impact at the Moorgate, Arlington Way, London Road junction complex without a reasonable/affordable prospect of mitigation	The site has poor access to services and facilities.	The site is elevated above the A1 to the north. It is a relatively flat site, screened by mature hedgerows to all sides.  No Heritage Conservation concerns Archaeologic	There are two Local Wildlife Sites that are adjacent to Gamston Airfield: Gamston Airport Scrub and Grassland (LWS 5/358) and Brick Yard Road Ponds (LWS 5/1239). If a	The benefits of the redevelopment of a brownfield site should be considered against the loss of an airport. The NPPF recognises the importance of protecting	Potential noise/bad neighbouring use from airfield	Rural area	Unknown	The site adjoins the A1. Potential for Airport related employment uses	Available but not suitable - Potentially suitable for an element of employment. The loss of the airfield would be contrary to national policy. LAA432A	The site could potentially be suitable for an element of employment adjacent to the airfield. The loss of the airfield would be contrary to NPPF policy

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						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 Hardstanding And Construction Works, Erect Winch Room and Screened External Plan Enclosure		bordered by the countryside to the North, East and West.	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		al 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.	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 .	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, and the Government's General Aviation Strategy					section of the site has been taken forward to be assessed in the SA.	

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									Goosemoor 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. The A1 Twyford Bridge junction would likely require improvement similar to that identified through the Bevercotes Colliery application. Lorry routing would need to be considered particularly through										

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Bevercotes LAA 431	Former Bevercotes Colliery	Bevercotes	73.1	73.1	PP for employment.	09/05/00002 Redevelopment of site for storage and distribution use	The site is a brownfield site, the Southern part is located in FZ2 and FZ3. Site is also a Former Colliery site.	The site is isolated in the countryside. The site is bordered by countryside to the North, East and West and Woodland to the South.	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	Isolated location	Potential for archaeology on site. Further assessments should be undertaken though the planning application process. This is a relatively flat site which is screened from the highway by dense woodland.	Part of the site is in Flood zones 2 and 3. The site is designated as a Local Wildlife Site. Without appropriate mitigation, development has the potential to result in the loss of the LWS. There are three Local Wildlife Sites within and adjacent to the proposed allocation: Bevercotes Colliery Site (LWS 5/2165); Bevercotes Colliery Site and Lawn Covert (LWS 5/304); Fox	Development provides an opportunity to regenerate a large brownfield site	Potential for land contamination due to former use.	Woodland/Nature Reserve	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. Subject to appropriate mitigation strategies to protect and enhance the existing LWSs nearby.	Suitable and Available- The site has been granted planning consent for employment use. Site has been allocated in the Local Plan	Considered suitable for employment allocation due to existing planning permission and close proximity to the A1. Subject to appropriate mitigation strategies to protect and enhance the existing LWSs nearby.

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									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 roundabout where land has been safeguarded for road widening works, as this is currently			Covert West Drayton (LWS 5/3411) therefore appropriate mitigation would be required to protect and maintain LWSs.  The existing planning permission submitted an Environmental Statement submitted with the planning application indicates: "The ES shows that all significant environmental mitigation can be designed and implemented through detailed mitigation schemes which are to be submitted to the Bassetlaw District Council							

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									at or nearing capacity with a cost of works in the order of £5 million.			(BDC).” At the time of 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.							
LAA519	Tarmac, Chainbridge Lane	Lound	17.5	14.4	In operation working with precast concrete.	13/00874/COU Change of Use of an Area of Former Sand and Gravel Workings to Allow for the Storage of HGV Trailers and Precast Concrete Products   Former Sand And Gravel Workings	Site is a brownfield, lies in FZ1 and the site processes Charcon precast concrete. Site used to be a sand quarry.	Site is located out the site settlement boundary of Lound. The site is bordered by Chainbridge Lane to the North, land to the West, Lound Low road to the East and employment uses to the South.	The site would be accessed from Chainbridge Lane either via; the Town Street crossroads, Lound; the B1403 north of Hayton; or Lound Low Road between Sutton-cum-Lound and Lound. The section of Lound Low Road leading to the site and Chainbridge Lane are byways open	Isolated site. Poor access to public transport	The area of land to the south east of the site contains a pond and has potential to form a habitat for wildlife.  The majority of the site has no amenity value. Site is in operation as a Charcon precast concrete facility and part of the site is used for HGV storage	The location of the proposed new development is adjacent to Sutton and Lound Gravel Pits SSSI and Sutton and Lound Local Wildlife Site (LWS 1/63). The SSSI is designated for its ornithological features of interest (breeding birds, wintering gadwall population and	Brownfield site located within the countryside.	Isolated location. Increase in traffic could affect amenity for residents in nearby villages. Potential for contamination.	Countryside. Nature conservation areas	The site is located in an isolated area away from employment hubs and strategic transport routes. Less attractive than other areas with better access.	More limited development opportunities compared to sites in Worksop, Retford and Harworth.	Site is available but not suitable for expansion due to isolated location (reliance on private vehicles) and potential impact on residential amenity due to increase in traffic	Part of the site with HGV storage facility has been allocated as an existing employment site. Not suitable for expansion. The site is located within an isolated location and has poor access to public transport. Development also

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									to all traffic (BOAT). These are highways over which the public have a right of way for vehicular and all other kinds of traffic but which are used by the public mainly for the purposes for which footpaths and bridleways are used (i.e. walking, cycling or horse riding). Other development previously permitted accessed from Chainbridge Lane appear to be largely replacement of historical quarrying or ancillary farming uses. At 40% the site would be large enough for over 70,000sq.m of		The site is approximately 190 metres to the east of the Lound Conservation Area and around 350 metres away from the Listed Buildings which are located at the main crossroads in the village. As such, there is the potential for the setting of both the Listed Buildings and the Conservation Area to be affected by tall structures on the site. Notwithstanding the above, the site has been used for industrial purposes for many years and already contains a number of substantial	wintering and passage bird communities). Due to the close proximity of the proposed development to the SSSI Natural England should be consulted. It is of the utmost importance that the following issues are investigated prior to determination of the planning application in order to assess the potential for them to impact on the special features for which the SSSI has been designated and other fauna of value. The site is not a Local Wildlife Site (LWS) or of							has the potential to have an adverse impact on the adjacent SSSI. An ecological assessment is required to determine if the site is suitable in this respect. There are other, more suitable sites available to meet the employment need.

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									<p>employment. As most employees would likely be reliant on the private car, that would not be consistent with the purpose of the BOAT and contrary to the objectives of paragraph 100 of the NPPF unless it can be demonstrated that the development would generate no more traffic than existing. If there would be an intensification of traffic, NCC is likely to object to the lack of visibility at the Town Street, Chainbridge Lane junction, lack of footways, street lighting, and the lack of sustainable</p>		<p>buildings. As such, Conservation has no concerns with the allocation of this site. Any new buildings would have to have regard to the Conservation Area and Listed Buildings nearby, so very tall structures are unlikely to be supported.</p> <p>The site lies within an area of known late pre-historic and Roman occupation. Features have been recorded within the site boundary dating to the Roman period. Cropmarks of settlements are recorded to the east,</p>	<p>any other designated site for wildlife, but is located within close proximity to a Site of Special Scientific Interest and a Local Wildlife Site. We note that there is an existing waterbody within the red line boundary in the south-eastern corner of the site. The loss of this waterbody would therefore be of concern to NWT. NWT would expect a full Ecological Impact Assessment (EcIA) to be undertaken at the site. NWT would expect to see detailed assessment in relation to the impact of noise and</p>									

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									travel choices.		<p>south-east and east of the site. Recent evaluation work to the south at Tiln has identified previously unknown Roman settlement activity and the proposed site lies within this zone of potential identified in the wider landscape.</p> <p>However, there has been significant ground disturbance from the current concrete facility and possibly from earlier mineral extraction. The extent of this disturbance is unknown, but likely to be significant</p>	<p>emissions on local wildlife. Artificial lighting may have implications for roosting and foraging bats. Detailed guidance is provided. We have particular concern about the potential impacts from run-off, in terms of both quality, quantity and velocity of a development such as this, with such large areas of impermeable surface. Run-off from roads and hard standing can be contaminated by oil, rubber, chemicals, etc. There is a drainage channel that runs the length of Chainbridge</p>									

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											and further evaluation would be recommended	Lane that discharges into the River Idle and there is therefore, a pollution risk there. Since the Environment Bill received royal ascent in November 2021, it is mandatory to provide net gain in habitat to benefit wildlife as part of developments. As this is about a potential employment allocation at this stage, we are of the opinion that our comments should form the basis for a development brief attached to any future allocation, so that the parameters for development							

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LAA544	Carlton Industrial Estate	Carlton in Lindrick	11	No vacant land	Existing employment land Included in Policy ST11 of the Submission Bassetlaw Plan	N/A	Site is brownfield and lies in FZ1.	Site is located within the settlement boundary of Carlton in Lindrick. Site is bordered by a housing permission to be residential area to the West and cricket	Potential contamination on site due to use as an industrial estate.	Services, facilities and homes are potentially accessible by cycle and by foot. The site can be accessed via	No known impacts on heritage assets or landscape.	Site contains a LWS with the former Firbeck Colliery site containing potential for a relict area of grassland and scrub with many notable species across this former industrial site.	Site is fully operational.	No known amenity issues have been identified.	Site is surrounded by the countryside as it is on the edge of settlement and by existing residential area.	A high profile site in a Large Rural settlement location, with great accessibility. It also has existing employment on the site which makes development in terms of	Site is operational and as it is full, there is no opportunity for expansion.	Site is available and suitable – site is an existing employment site that is fully operation and has no vacant land available.	Site has been allocated as an existing employment site in the Local Plan. Though site is suitable and available there is currently no vacant

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								ground to the North, playing field alongside residential area to the East and Rotherham Baulk.		bus as well as it is located in close proximity to multiple bus stops. The site has the potential to be accessible by a range of employees.						infrastructure a lot easier.			land available.
LAA 578	Plumtree Industrial Estate	Harworth and Bircotes	9	No vacant land	Existing employment land Included in Policy ST11 of the Submission Bassetlaw Plan	N/A	Site is brownfield and lies in FZ1.	Site is located within the settlement boundary of Haworth and Bircotes. Site is bordered by Tickhill road to the North, Serlby Park Academy to the South, greenfield land to the West and East.	Potential contamination on site due to use as an industrial estate.	Services, facilities and homes are potentially accessible by cycle and by foot. The site can be accessed via bus as well as it is located in close proximity to multiple	Site is located on a potential area of archaeological interest.	No known environmental constraints.	Site is fully operational.	No known amenity issues have been identified.	Site is surrounded by the countryside as it is on the edge of settlement and by existing residential area.	A high profile site in one of the 3 towns within Bassetlaw, with great accessibility. It also has existing employment on the site which makes development in terms of infrastructure a lot easier.	Site is operational and as it is full, there is no opportunity for expansion.	Site is available and suitable – site is an existing employment site that is fully operational and has no vacant land available.	Site has been allocated as an existing employment site in the Local Plan. Though site is suitable and available there is currently no vacant land available.

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LAA580	Land to the North of Serlby Road	Harworth and Bircotes	7.4	6	Site submitted in the Reg19 Addendum Consultation Jan 2022. Site is currently arable field and is adjacent to an existing employment site.	Site was involved in numerous planning applications regarding the existing employment site adjacent to site.  No planning applications on site in last 5 years. (2017)	Site is greenfield, lies in FZ1 and is Grade 3 agricultural land. Site is in Source Protection Zone 3. COMAH site to East of proposed site.	Site is adjacent to the settlement boundary of Harworth and Bircotes. Site is bordered by Serlby Road to the South, arable land to the West, existing employment uses to the East and former railway line to the North.	The development would need to promote walking, cycling and public transport to be NPPF compliant. It is unclear as to whether sufficient space exists to provide a footway within the existing highway that would need to link the site with existing facilities in Styrrup and with the existing footway on the west side of Blyth Road, Harworth. It appears	The site has poor access to services and facilities.	The nearest heritage assets are a substantial distance away, those being various grade II Listed Buildings (shown blue on the map above) in Styrrup and Harworth villages, together with a range of surrounding non-designated heritage assets (shown orange), mostly of two storeys, other than Harworth Church. Given this	The site is greenfield with a pond adjacent to it. There is a possibility of protected species such as common lizard, great crested newt, slow worm and grass snake in the boundary. A Preliminary Ecological Report will be required with the possibility of further targeted species specific surveys being required with appropriate mitigation	No known contributions as site is greenfield.	No known amenity issues have been identified.	Site is surrounded by the countryside as it is on the edge of settlement and by existing employment space.	A low profile site adjacent to one of the three towns in the district. Site is adjacent to an existing employment site which potential development could connect to. However, there is no known established highways infrastructure on site so less attractive than other areas with better access.	More limited development opportunities compared to sites in Worksop, Retford and Harworth.	Site is available and has been taken forward to be assessed in the SA.  The site has not been taken forward as an employment allocation in the Local Plan, because there are other, more suitable and less constrained sites available with planning permission which can meet the general	The site has not been taken forward as an employment allocation because there are other, more suitable and less constrained sites available with planning permission which can meet the general employment need of Bassetlaw District.

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									highly unlikely that an LTN1/20 compliant cycle track could be provided in any direction. The carriageway would require widening to a minimum of 7.3m from a point west of any site access junction to Blyth Road such that two lorries can comfortably pass and so they are not forced into close proximity of pedestrians or cyclists. It is not certain this would be feasible, at least within the existing highway, or viable.  The proposed development would be anticipated		large distance, and the fact that the A1 and adjacent industrial estate already present a modern industrial landscape to this area, Conservation has no concerns with the principle of employment-related development. However, note that overly large structures are unlikely to be supported given the proximity to those heritage assets shown.	A development of this type on this site would trigger an Impact Risk Zone for the River Idle Washlands. Any development application would need to be accompanied by an assessment of all potential impacts to the features of this SSSI, which includes breeding bird assemblages and aggregations of non-breeding birds (bewick's swan). These species may use the site as functional land. The southern extent of the site may lie within the surface water							employment needs of Bassetlaw.	

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									to connect into a 225mm foul sewer in Brunel Close, Due to the scale of the development Capacity improvements may be required.			catchment of this SSSI; any surface water discharges from the site which may contain pollutants should either discharge to the north, outside this catchment, or be subject to a suitable SuDS scheme which contains components which treat the water (In line with CIRIA's SuDS Manual (C753)) before it discharges towards the SSSI.							
LAA581	Land to the North of Old Coach Road – Manton Wood	Worksop	4.2	4.2	Site submitted in the Reg19 Addendum Consultation Jan 2022 Site is currentl	Site adjacent to 19/00330/RES Reserved Matters Application Seeking Approval for Appearance, Landscaping, Layout and Scale for	Site is greenfield, lies in FZ1 and is Grade 3 agricultural land. Site is in Source Protecti	Site is located outside the development boundary of Worksop. Site is bordered by the A57 to the North,	In order to promote walking and cycling, we would expect the provision of and upgrades to existing footways and cycling facilities on the A57	The site has poor access to services and facilities.	This site is within the immediate setting of the Grade I Clumber Park Registered Park & Garden. The site is also in close proximity to	The site provides an important woodland buffer between the park boundary, the A57 and adjacent major warehousing developmen	No known contributions as site is currently occupied by woodlands.	Potential for ground contamination. Would require investigation.	Site is adjacent to existing employment site but is also in close proximity to Sherwood ppSPA	A site is in close proximity to Worksop, one of the towns in Bassetlaw, with limited accessibility to local services. Site is	Potential for logistics – the site is within close proximity to the A57. Subject to appropriate mitigation strategies and provision of appropriate highways	Site is available and has been taken forward to be assessed in the SA. Although the site is located close to the	Although the site is located close to the A57 the development is also considered harmful to designated

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					y woodland and is adjacent to an existing employment site.	Erection of Phase I, comprising 50,005sqm of Employment and Distribution Floorspace (Use Class B1, B2 and B8) Internal Access Road, Footpath and Cycle Routes, Drainage Works, Associated Car and HGV Parking, Associated Warehousing Plant and Infrastructure - Following Outline Application 18/00737/OUT	on Zone 3.	existing employment site to the West, Old Coach Road to the South and Woodland/ existing track to the East.	towards Worksop, as well as a means to promote the use of public transport to the site.  There are strong reservations as to whether the A57 has sufficient capacity to deal with the traffic associated with this and other potential allocations in the area without significant infrastructure improvements .The County Council is developing an A57 Improvement Plan with BDC to provide assurance of the deliverability of required improvements to the A57.		Manton Lodge and Manton Forest Farm (shown orange), both non-designated heritage assets. At present, the site is primarily woodland, and contributes much to the historic wooded setting to Clumber Park. It also helps as a visual and noise buffer to the industrial developments to the west and north.  Given these constraints, Conservation strongly objects to the allocation of this site. Development here would require the loss of a large area of	ts including Wilko and DHL. Its importance was recognised by the Council in a planning condition attached to outline planning permission 15/00192/OUT: 16. No phase of the development (other than the approved access) shall commence until details of the management of the existing woodland planting within the applicant's ownership (as indicated by the blue line) has been submitted to an approved by the Local Planning Authority. Reason: To ensure		and Clumber Park SSSI.	adjacent an existing employment site which potential development could connect to. However, there is no known highways/utilities infrastructure on site. Site is in close proximity to the A57. Site is in close proximity to the existing ppSPA and Clumber Park SSSI and heritage assets which would require mitigation of all potential impacts.	infrastructure . Subject to mitigation on potential impact on the ppSPA and SSSI and heritage assets.	A57 the development is also considered harmful to designated heritage assets, Grade I registered Historic park and Garden and Manton Lodge. Harm shall result from the proximity and scale of the site, the likely scale of built development and the impact of views towards, from, and between the designated heritage assets. The lack of full details at this stage does not allow for	heritage assets, primarily the Grade I registered Historic park and Garden and Manton Lodge. Harm shall result from the proximity and scale of the site, the likely scale of built development and the impact of views towards, from, and between the designated heritage assets. The lack of full details at this stage does not allow for a true assessment	

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									<p>The proposed development site would be anticipated to connect to a 225mm Foul Sewer in the A57, individually there is potential that improvements may be required.</p> <p>The Manton Wood site appears to be on the footprint of the old pit spoil. Full investigations is required here in order to determine the site is fit for use.</p>		<p>woodland, in addition to the construction of larger buildings and associated infrastructure and lighting, none of which would preserve the setting of Clumber Park. Conservation would consider development on that site, especially of a similar scale to the DHL (due west) or Wilkinsons (due north) structures, would constitute 'substantial harm' for NPPF purposes. Furthermore, the public benefits of development here would not outweigh the harm to</p>	<p>adequate habitat protection and screening for the proposed development. For the reasons above, the National Trust considers that Land to the North of Coach Road is unlikely to be suitable for general employment use. The site isn't a Local Wildlife Site. The origin of the site may be brownfield that has succeeded to scrub and woodland. Brownfield land can provide habitat for a range of species and so a Preliminary Ecological Report will be required</p>								<p>a true assessment of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms, nonetheless, in considering any public benefits that could be delivered, it is unlikely that there would be any heritage benefits.</p> <p>In addition, the site is directly adjacent to the proposed Sherwood PPSPA and has a suitable</p>	<p>of the level of harm to be able to state whether the harm would be substantial or less than substantial in NPPF terms, nonetheless, in considering any public benefits that could be delivered, it is unlikely that there would be any heritage benefits. In addition, the site is directly adjacent to the proposed Sherwood PPSPA and has a</p>

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											the historic wooded character of the site and its contribution to the setting of Clumber Park.	with the possibility of further targeted species specific surveys with appropriate mitigation. This site is directly adjacent to the Sherwood ppSPA and currently contains woodland which is potentially suitable habitat for Nightjar and Woodlark; therefore may be considered as either part of the ppSPA (As the boundary for this is as yet not finalised) or as functional land for these species. If development were to be proposed here, we would expect an						habitat for the protected Woodlark and other species. The lack of full details at this stage does not allow for a true assessment of the level of harm to be able to state whether the harm would be substantial or less than substantial.	suitable habitat for the protected Woodlark and other species. The lack of full details at this stage does not allow for a true assessment of the impacts to be considered. There are more suitable sites that can satisfactorily accommodate the Districts employment needs.

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											assessment of the likely impacts arising from the proposals on breeding nightjar and woodlark. In addition, a development of this type at this site would trigger an Impact Risk Zone for Clumber Park SSSI, so we would like to see an assessment of all the potential impacts to the features of this site too.									