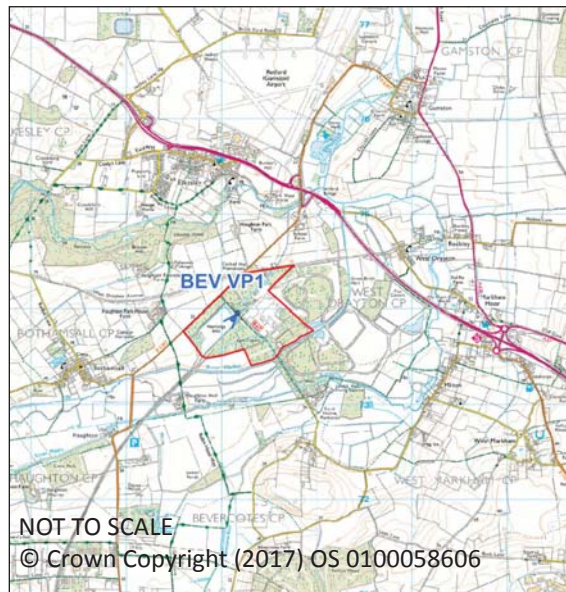


Appendix 9.1 – 9.5: Former Bevercotes Colliery Photographs



Viewpoint 1: View from PRow (Bothamsall BW14), looking west into western end of site



Viewpoint Information

Grid reference: 469170, 373950
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 0m
Conditions: Cloudy
Date: 1/9/2017
Time: 14:52
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

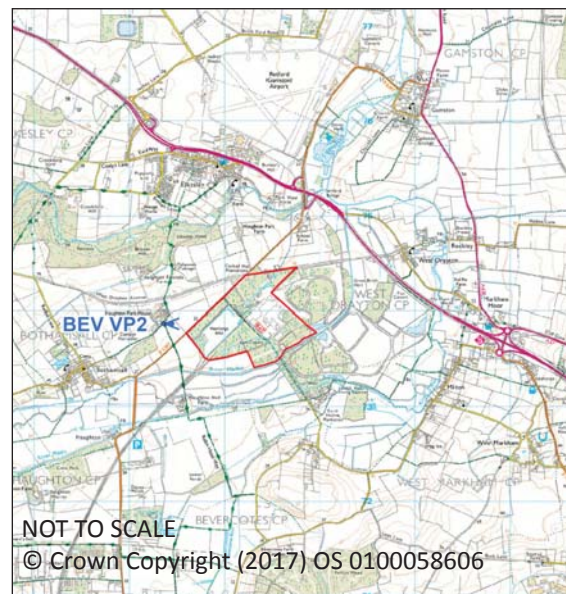
Project:
New Settlement Feasibility Study,
Former Bevercotes Colliery,
Drawing Title:
Viewpoint 1

Date of issue: 27/10/2017





Viewpoint 2: View from PRow (Bothamsall BW10A) close to Haughton Park House Farm, looking east towards the site.



Viewpoint Information

Grid reference: 468598, 373053
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 252m
Conditions: Sunny Intervals
Date: 1/9/2017
Time: 12:31
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Project:
New Settlement Feasibility Study,
Former Bevercotes Colliery,
Drawing Title:
Viewpoint 2

Date of issue: 27/10/2017





Viewpoint 3: View from PRoW (Haughton BW2) close to Haughton Hall Farm, looking north-east towards the site.



Viewpoint Information

Grid reference: 468598, 373053
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 488m
Conditions: Sunny Intervals
Date: 1/9/2017
Time: 12:50
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Project:
New Settlement Feasibility Study,
Former Bevercotes Colliery,
Drawing Title:
Viewpoint 3

Date of issue: 27/10/2017





Viewpoint 4: View from path within Bevercotes Pit Wood, looking west into the eastern part of the site.



Viewpoint Information

Grid reference: 469706, 374074
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 59m
Conditions: Sunny Intervals
Date: 1/9/2017
Time: 14:25
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Project:
New Settlement Feasibility Study,
Former Bevercotes Colliery,
Drawing Title:
Viewpoint 4

Date of issue: 27/10/2017





Viewpoint 5: View from PRow (West Markham BW1), looking north-west towards the site.



Viewpoint Information

Grid reference: 471762, 372471
 Viewer height: 1.60m
 Field of view: 60°
 Distance from site boundary: 2.21km
 Conditions: Sunny Intervals
 Date: 5/10/2017
 Time: 13:50
 Camera: Canon 6D
 Lens: Canon EF 50 mm f/1.8 II
 Spacing between frames: 15°
 Paper size: A3 (420mm x 297mm)

Project:
 New Settlement Feasibility Study,
 Former Bevercotes Colliery,
 Drawing Title:
 Viewpoint 5

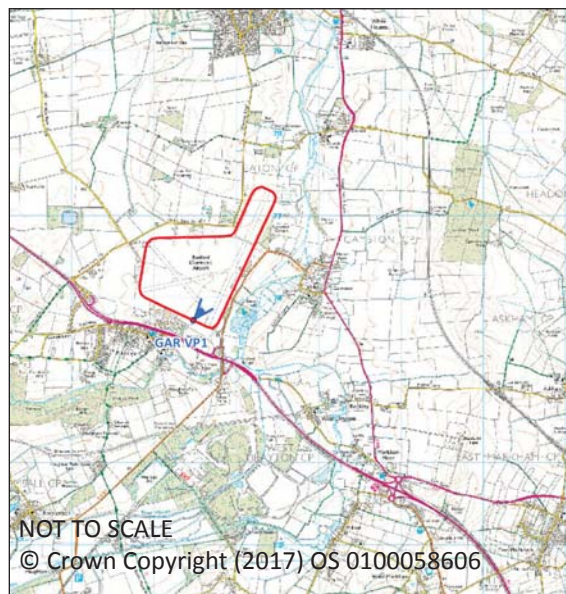
Date of issue: 27/10/2017



Appendix 10.1 – 10.5: Gamston Airport Photographs



Viewpoint 1: View from access road to Elksley Business Park along southern boundary of the site, looking north into the site.



Viewpoint Information

Grid reference: 469500, 375725
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 0m
Conditions: Sunny Day
Date: 5/10/2017
Time: 9:01
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

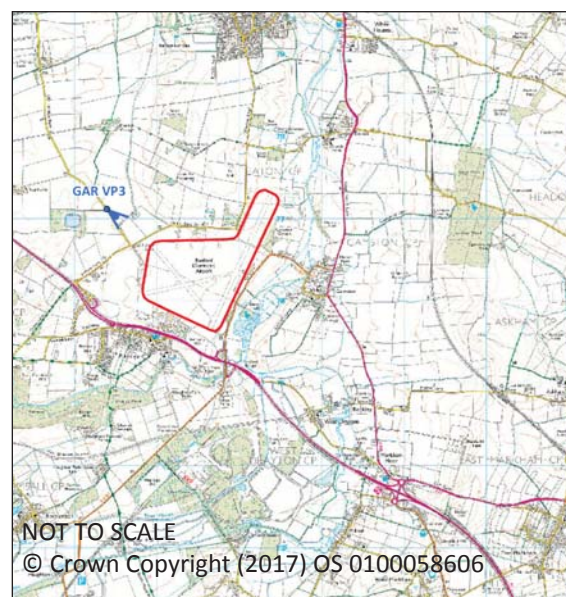
Project:
New Settlement Feasibility Study,
Gamston Airport
Drawing Title:
Viewpoint 1

Date of issue: 27/10/2017





Viewpoint 2: View from A23 crossing, looking east towards the site.



Viewpoint Information

Grid reference: 468117, 375953
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 742m
Conditions: Sunny Intervals
Date: 8/9/2017
Time: 14:53
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

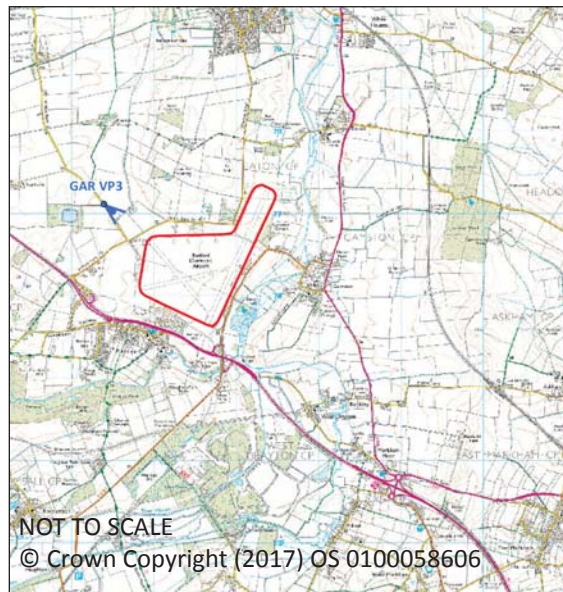
Project:
New Settlement Feasibility Study,
Gamston Airport
Drawing Title:
Viewpoint 2

Date of issue: 27/10/2017





Viewpoint 3: View from Old London Road, looking south-east towards the site.



Viewpoint Information

Grid reference: 468409, 377094
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 684m
Conditions: Sunny Intervals
Date: 5/10/2017
Time: 10:16
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

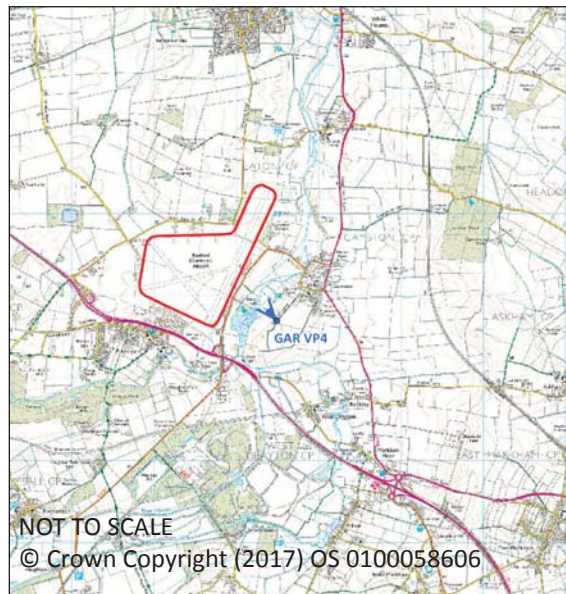
Project:
New Settlement Feasibility Study,
Gamston Airport
Drawing Title:
Viewpoint 3

Date of issue: 27/10/2017





Viewpoint 4: View from PRoW along Church Lane (Gamston (B)FP2), looking north-west towards the site.



Viewpoint Information

Grid reference: 470496, 375694
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 638m
Conditions: Cloudy
Date: 8/9/2017
Time: 9:08
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

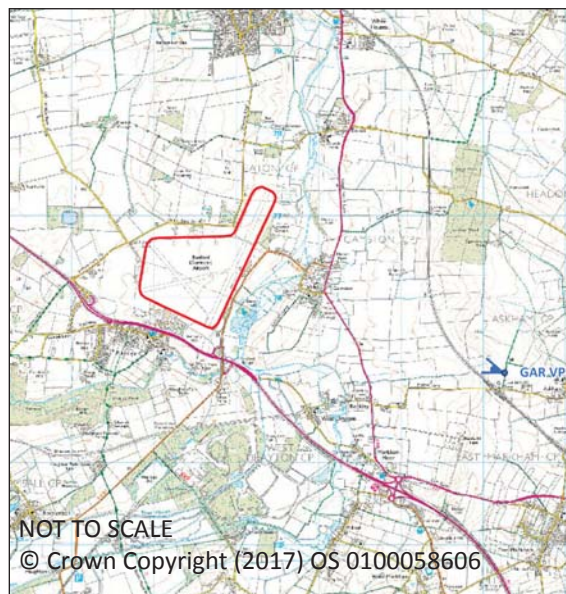
Project:
New Settlement Feasibility Study,
Gamston Airport
Drawing Title:
Viewpoint 4

Date of issue: 27/10/2017





Viewpoint 5:View from PRoW (Askham RB6), looking west towards the site.



Viewpoint Information

Grid reference: 473259, 375080
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 3.40km
Conditions: Sunny Day
Date: 5/10/2017
Time: 8:38
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Project:
New Settlement Feasibility Study,
Gamston Airport
Drawing Title:
Viewpoint 5

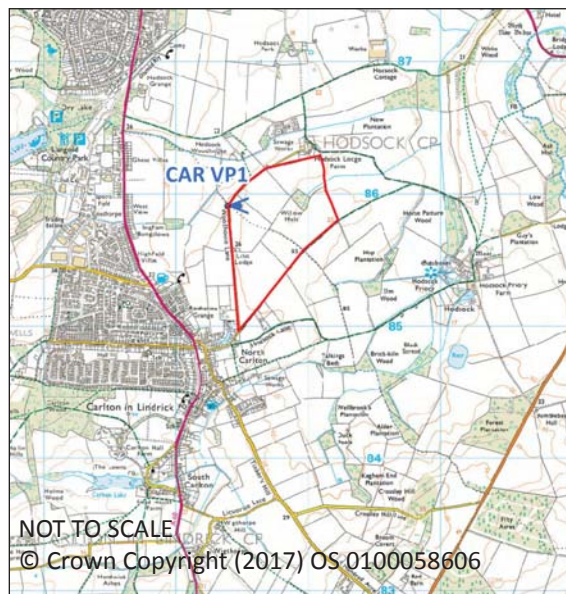
Date of issue: 27/10/2017



Appendix 11.1 – 11.5: Land east of Carlton in Lindrick Photographs



Viewpoint 1: View from Woodhouse Lane, looking east into the site.



Viewpoint Information
Grid reference: 459400, 385904
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 0m
Conditions: Cloudy
Date: 4/10/2017
Time: 16:15
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

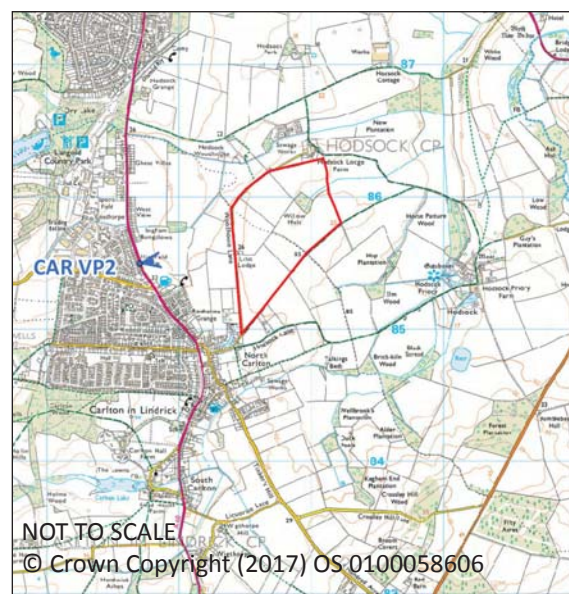
Project:
New Settlement Feasibility Study,
Land East of Carlton-in-Lindrick
Drawing Title:
Viewpoint 1

Date of issue: 27/10/2017





Viewpoint 2: View from Doncaster Road (A60), looking east towards the site.



Viewpoint Information

Grid reference: 458712, 385492
 Viewer height: 1.60m
 Field of view: 60°
 Distance from site boundary: 717m
 Conditions: Cloudy
 Date: 4/10/2017
 Time: 16:58
 Camera: Canon 6D
 Lens: Canon EF 50 mm f/1.8 II
 Spacing between frames: 15°
 Paper size: A3 (420mm x 297mm)

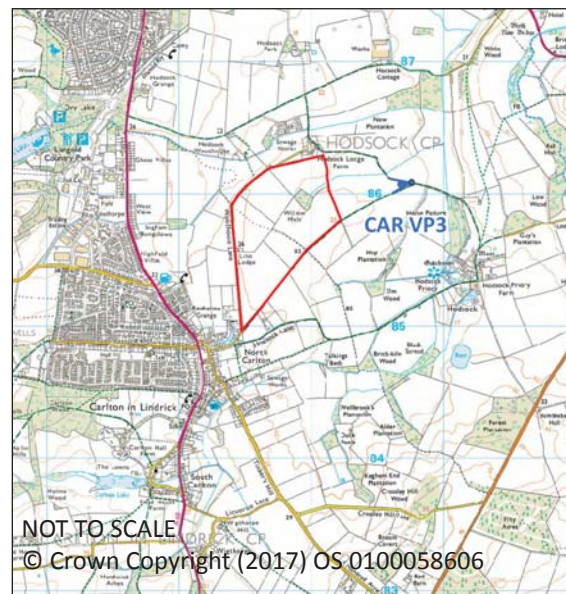
Project:
 New Settlement Feasibility Study,
 Land East of Carlton-in-Lindrick
 Drawing Title:
 Viewpoint 2

Date of issue: 27/10/2017





Viewpoint 3: View from PRoW (Hodsock BW2), looking west towards the site.



Viewpoint Information

Grid reference: 460758, 386080
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 597m
Conditions: Overcast
Date: 4/10/2017
Time: 13:47
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

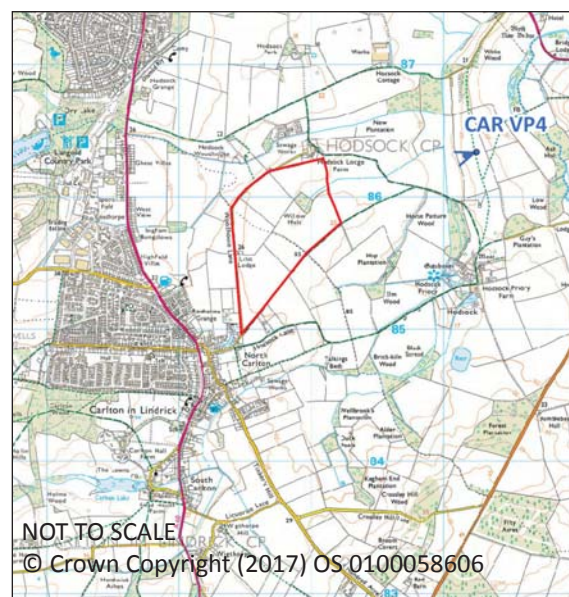
Project:
New Settlement Feasibility Study,
Land East of Carlton-in-Lindrick
Drawing Title:
Viewpoint 3

Date of issue: 27/10/2017





Viewpoint 4: View from PRoW (Hodsock FP4), looking west towards site.



Viewpoint Information

Grid reference: 461247, 386333
 Viewer height: 1.60m
 Field of view: 60°
 Distance from site boundary: 1.13km
 Conditions: Cloudy
 Date: 4/10/2017
 Time: 14:42
 Camera: Canon 6D
 Lens: Canon EF 50 mm f/1.8 II
 Spacing between frames: 15°
 Paper size: A3 (420mm x 297mm)

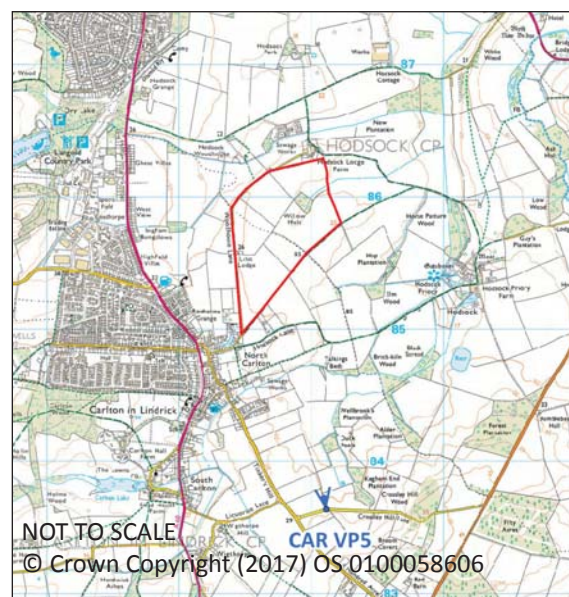
Project:
 New Settlement Feasibility Study,
 Land East of Carlton-in-Lindrick
 Drawing Title:
 Viewpoint 4

Date of issue: 27/10/2017





Viewpoint 5: View from Crossley Hill Lane, looking north towards the site.



Viewpoint Information

Grid reference: 460115, 383639
Viewer height: 1.60m
Field of view: 60°
Distance from site boundary: 1.46km
Conditions: Sunny Intervals
Date: 5/10/2017
Time: 11:43
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II
Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Project:
New Settlement Feasibility Study,
Land East of Carlton-in-Lindrick
Drawing Title:
Viewpoint 5

Date of issue: 27/10/2017



Appendix 12.1: Feasibility Summary

Carlton in Lindrick				Ha	Acres
Gross Site Area	m ²	590,400		59	146
Net Development Areas					
Residential Area	m ²	414,800		41	103
Green Area	m ²	118,000		12	29
Schools	m ²	16,600		2	4
Leisure and Sports	m ²	41,000		4	10
Community Buildings and Allotments	m ²	0		0	0
Energy Center				N/A	N/A
Retail and Employment	m ²	8,739		1	2

Development Output			Total Nr	Ave / Ha	Ave / Acre
Housing Units			1452	35	14

Financial Output			Total	Value / Ha	Value / Acre
Gross Development Value			380,214,602		
Development Costs (excluding land)			279,623,353		
Developers Profit Allowance (20% GDV)			54,518,170		
Residual Land Value			46,073,080		
Housing Land Value			40,989,080	988,165	398,454
Overall Land value			46,073,080	780,371	314,666

Development Outputs Comparison			Housing Units Nr	Ancillary development Acres	Value / Acre £ / Acre
Carlton in Lindrick			1452	18	314,666
Bevercotes Colliery			1775	24	151,561
Gamston			1986	65	305,414

Bevercotes and Gamston Linked			Housing Units Nr	Ancillary development Acres	Value / Acre £ / Acre
Development Outputs			3760	90	228,488

Gamston				Ha	Acres
Gross Site Area	m ²	1,220,200		122	303
Net Development Areas					
Residential Area	m ²	567,400		57	141
Green Area	m ²	168,600		17	42
Schools	m ²	51,400		5	13
Leisure and Sports	m ²	291,000		29	72
Community Buildings	m ²	33,700		3	8
Energy Center		0		7	17
Retail and Employment	m ²	40,800		4	10

Development Output			Total Nr	Ave / Ha	Ave / Acre
Housing Units			1986	35	14

Financial Output			Total	Value / Ha	Value / Acre
Gross Development Value			561,399,981		
Development Costs (excluding land)			393,059,715		
Developers Profit Allowance (20% GDV)			75,918,994		
Residual Land Value			92,421,272		
Housing Land Value			44,157,992	778,252	313,811
Overall Land value			92,421,272	757,427	305,414

Bevercotes Colliery				Ha	Acres
Gross Site Area	m ²	750,800		75	186
Net Development Areas					
Residential Area	m ²	507,000		51	126
Green Area	m ²	158,200		16	39
Schools	m ²	17,100		2	4
Leisure and Sports	m ²	44,700		4	11
Community Buildings	m ²	9,000		1	2
Energy Center		0		N/A	N/A
Retail and Employment	m ²	14,800		1	4

Development Output			Total Nr	Ave / Ha	Ave / Acre
Housing Units			1775	35	14

Financial Output			Total	Value / Ha	Value / Acre
Gross Development Value			466,920,255		
Development Costs (excluding land)			366,467,557		
Developers Profit Allowance (20% GDV)			72,232,253		
Residual Land Value			28,220,445		
Housing Land Value			19,813,245	390,794	157,578
Overall Land value			28,220,445	375,872	151,561

Appendix 12.2: Bevercotes Appraisal

Bevercotes Colliery

Density **35** per Ha

Site	Ha	Acres	Units	Units Area
				ft2
Total Site Area	75.08	186.20		
Residential Area	50.70	125.74	1,775	2,315,723
Landscaping	15.82	39.23		
Schools	1.71	4.24		
Leisure and Sports	4.47	11.09		
Community Buildings	0.90	2.23		
Energy Center				
Retail and Employment	1.48	3.67		
Major Roads	6,719	m		
Minor Roads	4,897	m		
			ft2/Unit	Total ft2
2BH	10%	177	750	133,088
3BH	20%	355	925	328,283
4BH	40%	710	1300	922,740
5BH	30%	532	1750	931,613
Total	100%	1775		2,315,723

Appendix 12.3: Gamston Appraisal

Gamston

Density **35** per Ha

Site		Ha	Acres	Units	Units Area
					ft2
Total Site Area		122.02	302.61		
Residential Area		56.74	140.72	1,986	2,591,600
Green Area		16.86	41.81		
Schools		5.14	12.75		
Leisure and Sports		29.10	72.17		
Community Buildings		3.37	8.36		
Energy Center		6.73	16.69		
Retail and Employment		4.08	10.12		
Major Roads		6,076	m		
Minor Roads		5,556	m		
				ft2/Unit	Total ft2
2BH	10%	199		750	148,943
3BH	20%	397		925	367,392
4BH	40%	794		1300	1,032,668
5BH	30%	596		1750	1,042,598
Total Units	100%		1986		2,591,600

Appendix 12.4: Land east of Carlton in Lindrick Appraisal

Carlton in Lindrick

Density **35** per Ha

Site		Ha	Acres	Units	Units Area
					ft2
Total Site Area		59.04	146.42		
Residential Area		41.48	102.87	1,452	1,894,599
Green Area		11.80	29.26		
Schools		1.66	4.12		
Leisure and Sports		4.10	10.17		
Community Buildings		0.00	0.00		
Energy Center		0.00	0.00		
Retail and Employment		0.00	0.00		
Major Roads		5,915	m		
Minor Roads		4,740	m		
				ft2/Unit	Total ft2
2BH	10%	145	750	108,885	
3BH	20%	290	925	268,583	
4BH	40%	581	1300	754,936	
5BH	30%	436	1750	762,195	
Total Units	100%	1452			1,894,599