

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Blyth

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	177	Other site reference	ii6
House number		House name	Land east of
Street name	Bawtry Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	0462738 0387293
Site area (ha)	7.51	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside South - wider residential area West - wider residential area		
Conservation designation 1	Listed Building		
Comments	RESOLVED: Grade I LB- St Mary's and St Martins Church. Comments from English heritage suggest that there would be no concerns over the principle of developing this site.		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED as a very high chance of archaeological remains. Site has high potential for remain associated with Medieval settlement, including waterlogged remains.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	UNRESOLVED: Majority of the site is identified within a flood risk zone 3b area. Environment Agency comments suggest that residential development in this zone is not permitted.		
Physical problem 2	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification	Site may require flood alleviation scheme and currently no demand for a site of this size however given existing demand for smaller sites and popularity of location together with strategic importance on the A1 future demand is considered good.	
Expected start date	N/A	Total number of dwellings
		0
When will the site be delivered?		
Comments	If suitable then would be 180 dwellings, based on 80% of the gross area (7.51) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.	
Initial assessment	Not developable	
Reasoned justification	The site is within Flood Zone 3a and therefore considered not suitable.	
Final assessment comments	The site is adjacent to the built form of Blyth, which is an attractive village in close proximity to the A1. However, the site is mostly within the identified Flood Zone and it is therefore considered as not being a sequentially preferable site. Highways requirements would also have to be met. The site would be available if allocated and the development could be completed within five years.	

Site number	178	Other site reference	ii250
House number		House name	Land east of
Street name	Bawtry Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	0462577 0387327
Site area (ha)	0.73	Brownfield area (ha)	0.10
Current use (s)	House and garden land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside South - wider residential area West - wider residential area		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as a very high chance of archaeological remains. Site has high potential for remain associated with Medieval settlement, including waterlogged remains.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED: the site is adjacent to the conservation area which would have to be taken into consideration if the site was developed.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: The majority of the site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. The site may also be at high risk of		

flooding from the River Ryton, and therefore residential development should remain outside of this zone.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Developing these sites would mean raising ground levels as they are deemed at risk from flooding. Individual properties fronting highway may be possible. Site 178 has public foul sewers traversing the site which would restrict development. Surface water disposal may prove a problem on this site if for more than individual units.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

The site IS suitable

Reasoned justification The site is on the edge of a wider residential area and there are no known constraints which would prevent the site from being suitable for housing.

Application number 12/01345/FUL

Type of application Full

Expiry date 28/05/2012

Dwelling numbers 1

Legal / Ownership Single ownership

Comments

Known developer interest No

Comments

Site for sale? Dependent if the site was allocated in the future

Comments

Availability conclusion

The site MAY be available

Reasoned justification The land owner is looking to sell the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors Smaller infill plot adjacent BAS0178 continuing demand for small plots in good rural locations .

Cost factors There are no exceptional cost factors that would be incurred when developing this site.

Delivery factors	None noted. Completed within 12 months reasonable.	
Achievability conclusion	The site IS achievable	
Reasoned justification	Known demand and no adverse cost or delivery factors.	
Expected start date		Total number of dwellings 20
When will the site be delivered?	6-10 years	
Comments	Based on 90% of the gross area (0.73) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site is suitable and could come forward within 5-10 years provided that the site is allocated.	
Final assessment comments	The site is adjacent to the built form of Blyth which is an attractive village in close proximity to the A1. There are no known reasons why the site is not suitable and provided that planning permission is granted the site would be available. The development could be completed within 12 months of commencement.	

Site number	212	Other site reference	Additions 34
House number		House name	Land west of
Street name	Worksop Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	0462312 0386840
Site area (ha)	2.34	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - wider residential area East - wider residential area South - open countryside West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as a medium-high chance of archaeological remains. There is a crop mark of a ring ditch from close to the boundary of the adjoining field. Ring ditches are often the remains of prehistoric burial mounds and tend not to exist in isolation.		
Conservation designation 2	Registered Historic Park + Garden / Battlefield		
Comments	IDENTIFIED as an unregistered park and garden and would have to be taken into consideration.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can		

attenuate surface water on site utilising SUDS.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site IS suitable

Reasoned justification The site is on the edge of a wider residential area and there are no known constraints which would prevent the site from being suitable for housing.

Application number N/A **Type of application**

Expiry date N/A **Dwelling numbers** N/A

Legal / Ownership Not known

Comments Landowner is not known and therefore this information is not available

Known developer interest Not known

Comments Landowner is not known and therefore this information is not available

Site for sale? Not known

Comments Landowner is not known and therefore this information is not available

Availability conclusion The site is NOT available

Reasoned justification Landowner is not known and therefore this site cannot be considered as available for development.

Market factors Popular village where property prices and demand reflect desirability and proximity to A1.

Cost factors There are no exceptional cost factors that would be incurred when developing this site.

Delivery factors Good road frontage suggests minimal disruption. Likely one developer with a timescale for completion in two years.

Achievability conclusion The site IS achievable

Reasoned justification	Site is of both a size and location to attract significant developer interest. No adverse cost or delivery factors.	
Expected start date	N/A	Total number of dwellings
		0
When will the site be delivered?		
Comments	The site is not available and therefore the associated timescales are not needed. If based on 90% of the gross area (2.34ha) at a density of 30 dwellings per hectare then this would have meant 63 dwellings.	
Initial assessment	Not developable	
Reasoned justification	The landowner is not known and therefore the site is currently unavailable.	
Final assessment comments	The site is adjacent to the built form of Blyth which is an attractive village in close proximity to the A1. There are no known constraints why the site should not be suitable for development. The landowner of the site is unknown and therefore the site is considered as not being available. The development could be completed within two years after commencement.	

Site number	213	Other site reference	Additions 35
House number		House name	Land west of
Street name	Spital Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	0462658 0386450
Site area (ha)	3.86	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - wider residential area East - open countryside South - farm and associated outbuildings West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as a medium-high chance of archaeological remains. The close proximity to the hospital suggests possible presence of human burials or other remains.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED as being within the historic core of the settlement which would have to be taken into consideration if the site was developed.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Location of pylons		
Comments	UNRESOLVED: Large electricity pylons run through the central part of the site.		
Physical problem 2	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		
Physical problem 3	Flood risk		

Comments IDENTIFIED: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There is no evidence of surface water drainage infrastructure to serve these sites so they would have to rely on ground infiltration techniques for discharge of surface water. There is a public foul sewer in Spital Road and Retford Road.

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site MAY be suitable

Reasoned justification The site is on the edge of a wider residential area and there are no known constraints which would prevent the site from being suitable for housing, providing that the electricity pylons can be incorporated within any future scheme.

Application number 57/04/00044 **Type of application** Full

Expiry date N/A **Dwelling numbers** Cemetery

Legal / Ownership Single ownership

Comments

Known developer interest No

Comments

Site for sale? Dependent if the site was allocated in the future

Comments

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to sell the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors Popular village where property prices and demand reflect desirability and proximity to A1.

Cost factors There are no exceptional cost factors that would be incurred when developing this site.

Delivery factors Site of this size would require phasing over a period of 5 years and is likely to attract both regional and national house builders.

Achievability conclusion The site IS achievable

Reasoned justification Currently no demand for a site of this size however given existing demand for smaller sites and popularity of location together with strategic importance on the A1 future demand is considered good.

Expected start date **Total number of dwellings** 104

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (3.86ha) at a density of 30 dwellings per hectare then this would have meant 104 dwellings.

Initial assessment Developable

Reasoned justification The site is suitable and could come forward within 5-10 years provided that the site is allocated.

Final assessment comments The site is adjacent to the built form of Blyth which is an attractive village in close proximity to the A1. Provided that the overhead electricity wires can be incorporated within any future scheme, there are no other known constraints why the site should not be suitable for development. If the site was allocated, the development could be completed within 5 years after commencement.

Site number	214	Other site reference	Additions 36
House number		House name	Land east of
Street name	Spital Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	0462877 0386553
Site area (ha)	7.88	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	Northeast - open countryside East - open countryside Southwest - farm and associated out buildings West - open countryside Northwest - main residential area of Blyth		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as low-medium chance of archaeological remains. Although there are no known remains, given the size of site, would advise that geophysical investigation and/or field walking be undertaken.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED as being within the historic core of the settlement which would have to be taken into consideration if the site was developed.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Location of pylons		
Comments	UNRESOLVED: Large electricity pylons run through the southern part of the site.		
Physical problem 2	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.		

Physical problem 3 Flood risk

Comments IDENTIFIED: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There is no evidence of surface water drainage infrastructure to serve these sites so they would have to rely on ground infiltration techniques for discharge of surface water. There is a public foul sewer in Spital Road and Retford Road.

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site MAY be suitable

Reasoned justification The site is on the edge of a wider residential area and there are no known constraints which would prevent the site from being suitable for housing, providing that the area of archaeology is not a problem and that the electricity pylons can be incorporated within any future scheme.

Application number 57/01/00020 **Type of application**

Expiry date N/A **Dwelling numbers** Cemetery

Legal / Ownership Single ownership

Comments

Known developer interest No

Comments

Site for sale? Dependent if the site was allocated in the future

Comments

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to sell the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors Popular village where property prices and demand reflect desirability and proximity to A1.

Cost factors	There are no exceptional cost factors that would be incurred when developing this site.	
Delivery factors	Site of this size would require phasing over a period of 5 years and is likely to attract both regional and national house builders. On the assumption that the market improves a reasonable expectation would be 50 units a year over 4 years.	
Achievability conclusion	The site IS achievable	
Reasoned justification	Currently no demand for a site of this size however given existing demand for smaller sites and popularity of location together with strategic importance on the A1 future demand is considered good.	
Expected start date		Total number of dwellings 189
When will the site be delivered?	6-10 years	
Comments	Based on 80% of the gross area (7.88ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site is suitable and could come forward within 5-10 years provided that the site is allocated.	
Final assessment comments	The site is adjacent to the built form of Blyth which is an attractive village in close proximity to the A1. Provided that the overhead power lines and area of archaeological interest can be incorporated within the scheme. There are no other known constraints why the site should not be suitable for development. If the site was allocated, the development could be completed within five years after commencement.	

Site number	266	Other site reference	
House number		House name	Land off
Street name	Retford Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	0462968 0386801
Site area (ha)	1.40	Brownfield area (ha)	0.00
Current use (s)	Derelict open land with public footpath running through the site		
Previous use (s)	Agricultural land		
Surrounding land use(s)	North - row of 2 storey detached and bungalows East - A1 and then open countryside South - open countryside West - extended garden and then school and playing fields		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as low-medium chance of archaeological remains. Although there are no known remains, given the size of site, would advise that geophysical investigation and/or field walking be undertaken.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

Site number	369	Other site reference	ii288
House number		House name	Land at 61
Street name	Retford Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode	S81 8EY	Parish	Blyth
Location	Edge of settlement	Grid reference	462947 387020
Site area (ha)	0.45	Brownfield area (ha)	0.45
Current use (s)	House and garden land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential area South - residential area West - residential area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will not at risk from flooding from the River Ryton.		
Physical problem 3	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. Developing these sites		

would mean raising ground levels as they are deemed at risk from flooding. Individual properties fronting highway may be possible. Surface water disposal may prove a problem on this site if for more than individual units.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses

Comments

Suitability conclusion

The site MAY be suitable

Reasoned justification

The site is within the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flood risk issues are addressed.

Application number

57/78/00020- refused

Type of application

Outline

Expiry date

N/A

Dwelling numbers

1

Legal / Ownership

Single ownership

Comments

Known developer interest

No

Comments

Site for sale?

Dependent if the site was allocated in the future

Comments

Availability conclusion

The site MAY be available

Reasoned justification

The owner of the site is looking to sell the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors

Popular village where property prices and demand reflect desirability and proximity to A1

Cost factors

May require some demolition to create adequate access

Delivery factors

Small plot single developer should assume completion within 12 months in a good market. Completed within 12 months reasonable.

Achievability conclusion

The site IS achievable

Reasoned justification	Locality and demand good and any demolition costs are not prohibitive.		
Expected start date		Total number of dwellings	14
When will the site be delivered?	6-10 years		
Comments	Based on 100% of the gross area (0.45ha) at a density of 30 dwellings per hectare.		
Initial assessment	Developable		
Reasoned justification	The site may be suitable and should be completed within 5-10 years if allocated.		
Final assessment comments	The site is adjacent to the built form of Blyth. There are no known reasons why the site should not be suitable for housing development, provided that the flooding issues are resolved. The site, if allocated, would be sold for development and the development could be completed within 12 months of commencement.		

Site number	482	Other site reference	Add 99
House number		House name	Land north of
Street name	Mill Meadow View	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	462938 387127
Site area (ha)	0.77	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	None known		
Surrounding land use(s)	North - mature trees and river East - mature trees and then A1 South - residential area West - open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	UNRESOLVED: Whole site is within Flood Zone 3.		
Physical problem 2	Access		
Comments	IDENTIFIED: Potential access problems.		
Physical problem 3	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. Developing these sites would mean raising ground levels as they are deemed at risk from flooding. Individual properties fronting highway may be possible. Surface water disposal may prove a problem on this site if for more than individual units.		
Physical problem 4			

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments	If based on 90% of the gross area (0.77ha) at a density of 30 dwellings per hectare would have meant 21 dwellings. The timescales are not relevant as the site is not suitable.
Initial assessment	Not developable
Reasoned justification	The site is within Flood Zone 3 and therefore considered not suitable.
Final assessment comments	The site is adjacent to the built form of Blyth. The site is not suitable as it is within Flood Zone 3, and is therefore not considered to be sequentially preferable. If allocated, the site could come forward within 5 years. There is known market demand for such sites locally.

Site number	517	Other site reference	
House number		House name	Land south of
Street name	Retford Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	463144 386751
Site area (ha)	4.81	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - road and then residential area East - open countryside South - open countryside West - A1 and then residential area		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the north (Mill Farmhouse) of the site. Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: The footway will require improving across the site frontage into Blyth, a ghost island right turn lane may be required to provide safe access from Retford Road, and the 30mph speed limit will require extending to a point north of the site. Should the proposal exceed 70 dwelling the traffic impact of the development must be assessed by way of Transport Assessment produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.		

Physical problem 2

Comments

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors	A site offering strategic access to the road network being located at Junction of A1 and A 634. Blyth considered a good residential area and this site is likely to generate much interest and competition from developers.	
Cost factors	There are no exceptional cost factors that would be incurred when developing this site.	
Delivery factors	No negative factors.	
Achievability conclusion	The site IS achievable	
Reasoned justification	A very important site in terms of location and market values giving it premium potential.	
Expected start date		Total number of dwellings 130
When will the site be delivered?	6-10 years	
Comments	Based on 90% of the gross area (4.81ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site is suitable and could come forward within 5-10 years provided that the site is allocated.	
Final assessment comments	The site is adjacent to the built form of Blyth. There are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met and the nearby Listed Building is considered. If allocated, the site could come forward within 5 years. There is known market demand for such sites locally.	

Site number	589	Other site reference	
House number		House name	Land north of
Street name	Retford Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	463003 387006
Site area (ha)	0.19	Brownfield area (ha)	0.02
Current use (s)	House and garden		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential area South - residential area West - residential area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Site would have to be accessed through the adjoining site (BAS0369). No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements. Furthermore, there is the potential for a private drive for up to 6 or 7 dwellings, provided that sufficient visibility can be achieved.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will not at risk from flooding from the River Ryton.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

market. Completed within 12 months reasonable.

Achievability conclusion

The site IS achievable

Reasoned justification

Locality and demand good and any demolition costs are not prohibitive.

Expected start date

Total number of dwellings

6

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.19ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site may be suitable and should be completed within 5-10 years if allocated.

Final assessment comments

The site is adjacent to the built form of Blyth. There are no known reasons why the site should not be suitable for housing development, provided that the flooding issues are resolved and that the site can be accessed through the neighbouring site (BAS0369). The site is being promoted for development by the landowner.

Site number	590	Other site reference	
House number		House name	Land north of
Street name	Retford Road	Locality	Blyth
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Blyth
Location	Edge of settlement	Grid reference	463111 386960
Site area (ha)	0.58	Brownfield area (ha)	0.00
Current use (s)	Overgrown field		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - farm and converted barns South - road and then open countryside West - A1 and then residential		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the east of the site. Comments from the Conservation team suggest that the site may be suitable provided that the nearby Listed Building is considered, in terms of massing, layout, scale and design of any future scheme.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: No objection in principle subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements. Furthermore, there is the potential for a private drive for up to 6 or 7 dwellings, provided that sufficient visibility can be achieved.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that		

demonstrates that the site will not at risk from flooding from the River Ryton.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Developing these sites would mean raising ground levels as they are deemed at risk from flooding. Individual properties fronting highway may be possible. Surface water disposal may prove a problem on this site if for more than individual units.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** A1 borders the western side of the site.

Suitability conclusion The site MAY be suitable

Reasoned justification The site is within the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flood risk issues are addressed.

Application number N/A **Type of application**

Expiry date N/A **Dwelling numbers** N/A

Legal / Ownership Single ownership

Comments

Known developer interest Not sure

Comments

Site for sale? Dependent if the site was allocated in the future

Comments

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to sell the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors Popular village where property prices and demand reflect desirability and proximity to A1.

Cost factors The design, massing and layout of the scheme could be affected due to the conservation constraints.

Delivery factors	No negative factors.	
Achievability conclusion	The site MAY be achievable	
Reasoned justification	Locality and demand good and any conservation constraints are not prohibitive.	
Expected start date		Total number of dwellings 17
When will the site be delivered?	6-10 years	
Comments	Based on 100% of the gross area (0.58ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site may be suitable and the landowner is promoting the site for development.	
Final assessment comments	The site is adjacent to the built form of Blyth. There are no known reasons why the site should not be suitable for housing development, provided that the flooding issues are resolved and that the conservation concerns can be addressed. The site is being promoted for development by the landowner.	