

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Gamston

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	410	Other site reference	
House number		House name	Former Bramcote School
Street name	Rectory Lane	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	471073 376459
Site area (ha)	2.58	Brownfield area (ha)	2.58
Current use (s)	Former residential school with associated dwellings		
Previous use (s)	Residential school with associated staff dwellings		
Surrounding land use(s)	North and northeast - open countryside Southeast and South h- residential West - open countryside		
Conservation designation 1	Listed Building		
Comments	UNRESOLVED: Grade II Listed Building is on the site (ref: 3/50). Comments from Conservation suggest that the site would not be suitable for a housing allocation without careful consideration to future and re-use of the Listed Building on site and the re-instatement of the wider school grounds (removal of the recent additional school buildings)		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: The entire site is within an identified area of archaeological interest.		
Conservation designation 3	Conservation Area		
Comments	IDENTIFIED: The entire site is within the conservation area. Comments from Conservation suggest that the impact of the development on the Conservation Area would have to be carefully considered.		
Conservation designation 4	Heritage aspects		
Comments	IDENTIFIED: A local listed building (heritage asset) has been identified to the east of the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Physical problem 1	Access		
Comments	IDENTIFIED: Possible development site subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, planning contributions, off site improvements and traffic assessment.		

Physical problem 2 Flood risk

Comments UNRESOLVED: The eastern part of the site is identified as being within Flood Zone 1, whilst the western part is within Flood Zone 3, where the River Idle flows in a northerly direction. Comments from Environment Agency suggest that the sequential approach is given to the site and development is located within the area of lowest risk of flooding. Furthermore, there should be no development within 8 meters of this watercourse and that a robust FRA is required to consider the risk of flooding from this source. It will have to demonstrate that the site will maintain the current brownfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1 Protected Trees

Comments IDENTIFIED: Protected trees to the south of the site (TPO B138)

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. There are strong conservation concerns over the proposed use of the site as a housing allocation, but there may be potential for the re-use of the buildings on site. Further work would be required to establish the future potential of the site.

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

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

Legal / Ownership Single ownership

Comments

Known developer interest No

Comments

Site for sale? Yes

Comments Site is currently being marketed

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to promote 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	Some local demand for infill developments but prices currently depressed and not currently seen as a favoured area for development. Given the size of plot and conservation concerns viability may be dependant on a significant improvement in the local housing market.	
Cost factors	Flood risk area	
Delivery factors	Assuming one developer at 25 to 30 a year maximum and only building to order.	
Achievability conclusion	The site MAY be achievable	
Reasoned justification	Viability seen as marginal as existing property prices relatively low - assuming market recovers in plus 5 years the site moves into a viable position targeting a specific buyer (converted old buildings).	
Expected start date		Total number of dwellings 27
When will the site be delivered?	6-10 years	
Comments	If based on 90% of the gross area (2.58ha) at a density of 30 dwellings per hectare would have meant 70 dwellings. 27 dwellings are proposed in the indicative scheme submitted, although this has not been agreed by the Conservation Team (and may be reduced further).	
Initial assessment	Developable	
Reasoned justification	423	
Final assessment comments	The site is adjacent to Gamston. There are strong conservation concerns over the proposed use of the site as a housing allocation, but is potential for the re-use of the buildings on site. If allocated or secured planning permission, the site could come forward within 5-10 years and would depend upon the site being split into smaller parcels or when the market picks up.	

Site number	411	Other site reference	
House number		House name	Land east of
Street name	Main Street	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	471244 377481
Site area (ha)	0.34	Brownfield area (ha)	0.00
Current use (s)	Agricultural field		
Previous use (s)	Not known		
Surrounding land use(s)	North and East - open countryside South - residential West - former residential school		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the south and west of the site is an identified area of archaeological interest.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: The land to the south and west of the site is within the conservation area.		
Conservation designation 3	Heritage aspects		
Comments	IDENTIFIED: A local listed building (heritage asset) has been identified to the south of the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that it will have to demonstrate that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 2	Access		
Comments	IDENTIFIED: Possible development site providing visibility in line with the Design Manual for Roads and Bridges can be achieved as access is within a 40mph limit on a class road and subject to satisfactory details of layout access, parking and servicing.		

Requires visibility to be provided as standard, on site highway layout to standard, planning contributions and off site improvements.

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 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 highway requirements can be met and heritage assets are considered.

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 unavailable.

Known developer interest

Not known

Comments

Landowner is not known and therefore this information is unavailable.

Site for sale?

Not known

Comments

Landowner is not known and therefore this information is unavailable.

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

Some local demand for infill developments but prices currently depressed and not currently seen as a favoured area for development.

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

Based on the expectation that the market will improve and more demand locally.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?

Comments

If based on 100% of the gross area (0.34ha) at a density of 30 dwellings per hectare then this could have meant 10 dwellings. The site is not available therefore the associated timescales are not needed.

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 Gamston. 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 heritage assets are considered. The site is not available as the landowner is not known. The site will be attractive once the market picks up.

Site number	412	Other site reference	
House number		House name	Land east of
Street name	Main Street	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location		Grid reference	471201 376342
Site area (ha)	0.17	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - farm and associated buildings East - open countryside South - residential West - residential		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: The entire site is within the conservation area.		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: The entire site is within an identified area of archaeological interest.		
Conservation designation 3	Heritage aspects		
Comments	IDENTIFIED: Two local listed building (heritage assets) have been identified to the north and south of the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible development site providing visibility in line with the Design Manual for Roads and Bridges can be achieved as access is within a 40mph limit on a class road and subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, 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 it will have to demonstrate that the site will maintain the current greenfield runoff rate and can attenuate surface water on site		

utilising SUDS. An un-modelled ordinary watercourse is situated to the west of the site. Flood risk from this source should also be considered within an FRA.

Physical problem 3

Comments

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 highway requirements can be met and flood risk issues and conservation concerns 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

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 promote 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

Some local demand for infill developments but prices currently depressed and not currently seen as a favoured area for development.

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

Based on the expectation that the market will improve and more demand locally.

Expected start date**Total number of dwellings**

5

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.17ha) 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 in Gamston. 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 flood risk issues and conservation concerns are addressed. The site will be attractive once the market picks up.

Site number	413	Other site reference	
House number		House name	Land east of
Street name	Main Street	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	471182 376276
Site area (ha)	0.7	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - farm and associated buildings East - open countryside South - residential West - residential		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: The entire site is within the conservation area. Comments from Conservation suggest that consideration should be given to the impact on the conservation area.		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: The entire site is within an identified area of archaeological interest.		
Conservation designation 3	Heritage aspects		
Comments	IDENTIFIED: Two local listed building (heritage assets) have been identified to the north and south of the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible development site providing visibility in line with the Design Manual for Roads and Bridges can be achieved as access is within a 40mph limit on a class road and subject to satisfactory details of layout access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. However, an un-		

modelled watercourse borders the eastern boundary of the site. Comments from Environment Agency suggest that the flood risk from this source is considered and an easement from the watercourse should be provided. Furthermore, it will have to demonstrate 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 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 highway requirements can be met and potential 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

Yes

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 promote 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

Some local demand for infill developments but prices currently depressed and not currently seen as a favoured area for development.

Cost factors

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

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	414	Other site reference	
House number		House name	Land south of
Street name	Rectory Lane	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	471081 375989
Site area (ha)	0.34	Brownfield area (ha)	0.00
Current use (s)	Unused agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East- primary school South - open countryside West - residential		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the north and west of the site is an identified area of archaeological interest.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: The entire site is within the conservation area. Comments from Conservation suggest that consideration should be given to the impact on the conservation area.		
Conservation designation 3	Heritage aspects		
Comments	IDENTIFIED: A local listed building (heritage asset) have been identified to the west of the site. Furthermore, there are Local Listed Buildings to the north of the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that it will have to demonstrate that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 2	Access		
Comments	IDENTIFIED: Possible development site subject to satisfactory details of layout		

access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, planning contributions and off site improvements.

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 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 highway requirements can be met.

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 unavailable.

Known developer interest

Not known

Comments

Landowner is not known and therefore this information is unavailable.

Site for sale?

Not known

Comments

Landowner is not known and therefore this information is unavailable.

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

Some local demand for infill developments but prices currently depressed and not currently seen as a favoured area for development.

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

Based on the expectation that the market will improve and more demand locally.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?

Comments

If based on 100% of the gross area (0.34ha) at a density of 30 dwellings per hectare then this could have meant 10 dwellings. The site is not available therefore the associated timescales are not needed.

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 Gamston. There are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met. The site is not available as the landowner is not known. The site will be attractive once the market picks up.

Site number	415	Other site reference	
House number		House name	Land east of
Street name	Church Lane	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	471256 376290
Site area (ha)	0.56	Brownfield area (ha)	0.00
Current use (s)	Unused agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - agricultural land South - residential West - road with public footpath and then open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the north of the site is an identified area of archaeological interest.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: The land to the north and west of the site is within an identified area of archaeological interest.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Church Lane is an un-adopted single width road with no provision for pedestrians; therefore intensification would not be encouraged at this location. Requires visibility to be provided as standard, on site highway layout to standard, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. However, an un-modelled watercourse borders the eastern boundary of the site. Comments from Environment Agency suggest that it the flood risk from this source is considered and as easement from the watercourse should be provided. Furthermore, the development		

should ensure that the current greenfield runoff rate can be maintained 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 MAY be suitable

Reasoned justification

The site may not be suitable due to the poor highway access, and the unknown flood risk from the un-modelled watercourse.

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 unavailable.

Known developer interest

Not known

Comments

Landowner is not known and therefore this information is unavailable.

Site for sale?

Not known

Comments

Landowner is not known and therefore this information is unavailable.

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

Some local demand for infill developments but prices currently depressed and not currently seen as a favoured area for development.

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	Based on the expectation that the market will improve and more demand locally.	
Expected start date	N/A	Total number of dwellings
		0
When will the site be delivered?		
Comments	If based on 100% of the gross area (0.56ha) at a density of 30 dwellings per hectare then this could have meant 17 dwellings. The site is not available therefore the associated timescales are not needed.	
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 Gamston. The site may not be suitable due to the poor highway access, and the unknown flood risk from the un-modelled watercourse. The site is not available as the landowner is not known. The site will be attractive once the market picks up.	

Site number	416	Other site reference	
House number		House name	Land west of
Street name	Church Lane	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	470719 376034
Site area (ha)	0.82	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North- residential East - road with public footpath then residential South - open countryside West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the east of the site is an identified area of archaeological interest.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Church Lane is an un-adopted single width road with no provision for pedestrians; therefore intensification would not be encouraged at this location. Requires visibility to be provided as standard, on site highway layout to standard, 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 it will have to demonstrate that the site will maintain the current greenfield runoff rate and SUDs are utilised to manage water on site. However, the River Idle is situated to the north of the site and there is an associated Flood Zone 3. Flood risk from this source should also be considered		

within an FRA.

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	Based on the expectation that the market will improve and more demand locally.	
Expected start date	N/A	Total number of dwellings
		0
When will the site be delivered?		
Comments	If based on 90% of the gross area (0.82ha) at a density of 30 dwellings per hectare then this could have meant 20 dwellings. The site is not available therefore the associated timescales are not needed.	
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 Gamston. The site may not be suitable due to the poor highway access. The site is not available as the landowner is not known. The site will be attractive once the market picks up.	

Site number	534	Other site reference	
House number		House name	Land north of
Street name	Church Lane	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	470787 376037
Site area (ha)	0.22	Brownfield area (ha)	0.00
Current use (s)	Agricultural outbuildings		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential Northeast - Farm house and other outbuildings East - St. Peter's Church and church yard. South - road and then residential West - SHLAA site 416 and open countryside.		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the east of the site, which will need to be considered.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: The access arrangements are very constrained. Further development is only likely to be acceptable should it replace existing less traffic intensive uses or significant improvements be proposed to the access arrangements. Looking at a maximum of 5 dwellings.		
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	Based on the expectation that the market will improve and more demand locally.	
Expected start date	<input type="text"/>	Total number of dwellings <input type="text" value="5"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>	
Comments	If based on 100% of the gross area (0.22ha) at a density of 30 dwellings per hectare would have meant 7 dwellings. Highways comments suggest that only 5 dwellings would be suitable.	
Initial assessment	<input type="text" value="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 Gamston. However, there are highway concerns that would have to be addressed before the site can be considered suitable for development. If allocated the landowners would sell the land for development. The site will be attractive once the market picks up.	

Site number	535	Other site reference	
House number		House name	Land west of
Street name	A638	Locality	Gamston
Town	Retford	County	Nottinghamshire
Postcode		Parish	Gamston
Location	Edge of settlement	Grid reference	471087 375910
Site area (ha)	0.88	Brownfield area (ha)	
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - Unused agricultural land East - road and then primary school South - agricultural land West - road and then residential		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: Conservation Area is to the north of the site, which will need to be considered.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Access to the A631 is not appropriate. Sandy Lane is only likely to be appropriate a very limited amount of development subject to it being demonstrated that sufficient visibility can be achieved at the proposed access for emerging vehicles (looking at only 1 dwelling).		
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	N/A	Total number of dwellings	0
When will the site be delivered?			
Comments	If based on 90% of the gross area (0.88ha) at a density of 30 dwellings per hectare would have meant 24 dwellings. Highways comments would have only allowed 1 dwelling on site. The timeframe is not relevant as the site is not regarded as being available.		
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 Gamston. However, there are highway concerns that would have to be addressed before the site can be considered suitable for development. The site is not available as the landowner is not known. The site will be attractive once the market picks up.		

Site number	577	Other site reference	
House number		House name	Land adjacent to
Street name		Locality	Gamston
Town	Retford	County	Doncaster
Postcode		Parish	Gamston
Location	In settlement	Grid reference	471022 376306
Site area (ha)	0.23	Brownfield area (ha)	0.00
Current use (s)	Garden land		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - residential South - residential West - residential		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Gamston Manor is in close proximity to the site. Comments from Conservation suggest that the impact of the development on Gamston Manor would have to be carefully considered.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: Whole site is within the conservation area. Comments from Conservation suggest that the impact of the development on the Conservation Area would have to be carefully considered.		
Conservation designation 3	Archaeology		
Comments	IDENTIFIED: Whole area has been identified as an area of archaeological interest.		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: The access will require improving to highway adoption standard to serve additional development. This will likely require the access to be combined with the adjacent parallel route.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that it will have to demonstrate that the site will maintain the current greenfield runoff rate and SUDs are utilised to manage water on		

site. An un-modelled ordinary watercourse is situated to the north of the site. Flood risk from this source should also be considered within an FRA.

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	641	Other site reference	
House number	Land south of	House name	22
Street name	Rectory Lane	Locality	Gamston
Town	Retford	County	
Postcode	DN22 0QD	Parish	Gamston
Location	Edge of settlement	Grid reference	470754 376145
Site area (ha)	0.07	Brownfield area (ha)	0
Current use (s)	Residential/garden		
Previous use (s)	Not known		
Surrounding land use(s)	North - woodland East - road/village South - paddock West - paddock		
Conservation designation 1	Conservation Area		
Comments	Site lies immediately adjacent to Gamston CA and the existing property to the north is identified as a positive building in the CA.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1			
Comments			
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

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**

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