

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Gringley-on-the-Hill

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	134	Other site reference	ii149
House number		House name	Land north of
Street name	Finkell Street	Locality	Gringley-on-the-Hill
Town	Doncaster	County	South Yorkshire
Postcode	DN10 4SF	Parish	Gringley
Location	Edge of settlement	Grid reference	0473828 0391083
Site area (ha)	0.33	Brownfield area (ha)	0.00
Current use (s)	Farm buildings		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential area (mainly 2 storey detached properties) South - residential area (mainly 2 storey detached properties) West - residential area (mainly 2 storey detached properties)		
Conservation designation 1	Other heritage asset		
Comments	IDENTIFIED: Heritage asset has been identified in or adjacent to the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: The site is within the Conservation Area. The impact of the development on the Conservation Area would have to be carefully considered. Comments from Conservation suggest that there would be concerns over developing the site and its impact on the Conservation Area.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: possible site in principle subject to satisfactory details of layout access, parking and servicing. May require s278 works along the site frontage to improve the pedestrian access and safety issues. Requires visibility to be provided as standard, on site highway layout to standard and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff		

rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc.

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 adjacent to a wider residential area. The site may be suitable provided that the conservation concerns were addressed and the highway requirements met.

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?

Not sure

Comments

Availability conclusion

The site MAY be available

Reasoned justification

The owner of the site is wanting 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

Small rural village attracting some of the highest residential values in the county. Considered a very attractive small scale development. Known demand for infill.

Cost factors

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

Delivery factors

Likely one developer of high value dwellings but realistically would be built to order.

Achievability conclusion

The site IS achievable

Reasoned justification

Good location. Known demand for infill plots.

Expected start date**Total number of dwellings**

10

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.33ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site may be suitable and could come forward within 5-10 years if allocated or had planning permission.

Final assessment comments

The site is adjacent to the built form of Gringley which is considered as highly desirable in market terms. The site is regarded as being suitable for housing development, provided that the conservation concerns were addressed and the highway requirements met. The site would be available if the site was allocated and could come forward in 5-10 years. It is anticipated that the individual dwellings would be built to order.

Site number	135	Other site reference	ii32
House number		House name	Land to the rear of The Bungal
Street name	Low Street	Locality	Gringley-on-the-Hill
Town	Doncaster	County	South Yorkshire
Postcode	DN10 4RZ	Parish	Gringley
Location	In settlement	Grid reference	0473536 0390893
Site area (ha)	0.61	Brownfield area (ha)	0.61
Current use (s)	Garden land		
Previous use (s)	Not known		
Surrounding land use(s)	Bounded on all sides by housing (mainly 2 storey detached properties)		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The whole site has been identified as being of archaeological interest.		
Conservation designation 2	Conservation Area		
Comments	UNRESOLVED: The site is within the Conservation Area. The impact of the development on the Conservation Area would have to be carefully considered. Comments from Conservation suggest that there would be strong concerns over developing the site and its impact on the Conservation Area as it would likely harm the historic settlement layout.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: possible site in principle subject to satisfactory details of layout access, parking and servicing. May require s278 works along the site frontage to improve the pedestrian access and safety issues. Requires visibility to be provided as standard, on site highway layout to standard and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc.		

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

The site IS achievable

Reasoned justification

Good location. Known demand for infill plots.

Expected start date**Total number of dwellings**

16

When will the site be delivered?

6-10 years

Comments

The site is not available and therefore the associated timescales are not needed. If based on 90% of the gross area (0.60ha) at a density of 30 dwellings per hectare would have meant 16 dwellings.

Initial assessment

Developable

Reasoned justification

The site may be 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 Gringley which is considered as highly desirable in market terms. However, for the site to be considered as suitable, it would have to be adequately justified that the site would not harm the historic settlement layout typified in the Conservation Area. Furthermore, the highway requirements would have to be met. The site would be available if the site was allocated and come forward in 5-10 years. It is anticipated that the individual dwellings would be built to order.

Site number	136	Other site reference	Additions 9
House number		House name	Land north of
Street name	West Wells Lane	Locality	Gringley-on-the-Hill
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Gringley
Location	Edge of settlement	Grid reference	0473131 0390727
Site area (ha)	0.60	Brownfield area (ha)	0.00
Current use (s)	Agricultural land (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North and Northwest - open countryside East - residential area (2 storey semi-detached properties) South - residential area (2 storey detached properties) Southwest - garage and repair centre		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: possible site in principle subject to satisfactory details of layout access, parking and servicing. May require s278 works along the site frontage. 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 has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc.		
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	The site is not available and therefore the associated timescales are not needed. If based on 90% of the gross area (0.60ha) at a density of 30 dwellings per hectare would have meant 18 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 within the built form of Gringley which is considered as highly desirable in market terms. There are no known constraints which would prevent the site from being suitable for housing, provided that the highway requirements were met. However, the landowner of the site is unknown and therefore the site is considered as not being available. It is anticipated that the individual dwellings would be built to order.		

Site number	137	Other site reference	Additions 1
House number		House name	Former detention centre
Street name	West Wells Lane	Locality	Gringley-on-the-Hill
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Gringley
Location	Edge of settlement	Grid reference	0473250 0390839
Site area (ha)	2.14	Brownfield area (ha)	2.14
Current use (s)	Wasteland (buildings on the site have recently been demolished)		
Previous use (s)	Detention centre		
Surrounding land use(s)	North - open countryside East - residential area (2 storey semi-detached properties) South - residential area (2 storey detached properties) South West - residential area (2 storey semi-detached properties) West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED as low-medium chance of archaeological remains. Although there are no known remains, given the size/nature 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 as outline planning permission has been granted on this site. 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			
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

The site IS achievable

Reasoned justification

The site is under construction

Expected start date

Commenced Sept 2010

Total number of dwellings

35

When will the site be delivered?

0-5 years

Comments

Based on the reserved matters application and monitoring records as of end of June 2011. 35 dwellings expected to be remaining in 2013/14, with the development expected to be completed in 2016/17.

Initial assessment

Deliverable

Reasoned justification

The site has planning permission and is expected to be completed by 2016/2017.

Final assessment comments

The site is within the built form of Gringley and has planning permission. Gringley is regarded as an attractive location and this site offers developers the opportunity to build larger dwellings at the higher end of the market. The site is under construction and is expected to be completed by 2016/2017 (with 7 completed this year).

Site number	500	Other site reference	add 20
House number		House name	Land north of
Street name	A631	Locality	Gringley-on-the-Hill
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Gringley on the Hill
Location	Edge of settlement	Grid reference	473963 390623
Site area (ha)	1.25	Brownfield area (ha)	0.00
Current use (s)	Paddock and field		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - residential and gardens South - dual carriageway and then open countryside West - woodland (BAS0539)		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Site is within an identified area of archaeological interest.		
Conservation designation 2	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the north of the site (North and South Beeches). 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 3	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 4			
Comments			
Physical problem 1	Access		
Comments	UNRESOLVED: it is unclear where access to this site would be from. County highways department would be unlikely to support a proposal with access from the A631.		
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.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** Dual carriageway to the south of the site.

Suitability conclusion The site is NOT suitable

Reasoned justification The access to the site is not supported by the county highways department and therefore the site cannot be currently considered as suitable for residential development. Furthermore, the conservation concerns would have to be addressed.

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership Single ownership

Comments

Known developer interest Not sure

Comments

Site for sale? Not sure

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 Regular shaped site between High Street and A631. Village has seen some local development of significant numbers reflecting attractive rural location and house prices higher than average for the district.

Cost factors The site is mostly within a conservation area and therefore this may have cost implications in terms of design, massing and numbers of units on the site and costs of providing access to the site.

Delivery factors Access to the site is unclear. Site proportions indicate one developer building out

over one to two years however larger units may only be built to order.

Achievability conclusion

The site IS achievable

Reasoned justification

Very good local market and demand stimulated by new built in the locality.

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 (1.25ha) at a density of 30 dwellings per hectare would have meant 34 dwellings. The timeframe is not relevant as the site is regarded as not suitable.

Initial assessment

Not developable

Reasoned justification

The access to the site is not supported by the county highways department.

Final assessment comments

The site is adjacent to Gringley. The access to the site is not supported by the county highways department and therefore the site cannot be currently considered as suitable for residential development. The landowners are promoting the land for development. There is known market demand for such sites locally.

Site number	539	Other site reference	
House number		House name	Land south of
Street name	High Street	Locality	Gringley-on-the-Hill
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Gringley on the Hill
Location	Edge of settlement	Grid reference	473857 390612
Site area (ha)	1.12	Brownfield area (ha)	0.00
Current use (s)	Largely woodland		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - grassed area South - dual carriageway West - grassed area		
Conservation designation 1	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 2	Archaeology		
Comments	IDENTIFIED: Site has been identified as an area of archaeological interest.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	UNRESOLVED: Access from the A631 is not appropriate. It is not clear where an access could be achieved from the High Street alternative due to existing constraints		
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. 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 3

Comments

Physical problem 4

Comments

Potential impact 1

Protected Trees

Comments

IDENTIFIED: Mature trees on the site should be incorporated within any future scheme.

Potential impact 2

Comments

Bad neighbouring uses



Comments

Dual carriageway to the south of the site.

Suitability conclusion

The site is NOT suitable

Reasoned justification

The access to the site is not supported by the county highways department and therefore the site cannot be currently considered as suitable for residential development. Furthermore the conservation concerns and the mature trees would have to be considered.

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?

Not sure

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

Site between High Street and A631. Village has seen some local development of significant numbers reflecting attractive rural location and house prices higher than average for the district.

Cost factors

Trees on the site would need to be felled before the site can be developed. Site is within Conservation Area.

Delivery factors	Access to the site is unclear. Site proportions indicate one developer building out over one to two years however larger units may only be built to order.	
Achievability conclusion	The site IS achievable	
Reasoned justification	Very good local market and demand stimulated by new built in the locality.	
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 (1.12ha) at a density of 30 dwellings per hectare would have meant 30 dwellings. The timeframe is not relevant as the site is not regarded as being available.	
Initial assessment	Not developable	
Reasoned justification	The access to the site is not supported by the county highways department.	
Final assessment comments	The access to the site is not supported by the county highways department and therefore the site cannot be currently considered as suitable for residential development. Furthermore the conservation concerns and the mature trees would have to be considered. If allocated the site could come forward within 5-10 years. There is known market demand for such sites locally.	