

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Langold

December 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	219	Other site reference	Additions 41
House number		House name	Land west of
Street name	Doncaster Road	Locality	Langold
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Langold
Location	Edge of settlement	Grid reference	0458308 0387693
Site area (ha)	11.89	Brownfield area (ha)	0.00
Current use (s)	Agricultural land (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential area South - residential area West - open countryside		
Conservation designation 1	Site of Special Scientific Interest (SSSI)		
Comments	IDENTIFIED: SSSI to the west of the site (ref: Chesterfield Canal). Comments from Natural England suggest that planning conditions would have to be imposed in order to safeguard the SSSIs, including buffer zones, management of drainage and construction impacts etc.		
Conservation designation 2	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 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Carriageway width on Chestnut Avenue is not suitable to accommodate the proposed levels of growth. The junction at A60 may need modifying, including a potential right turn lane. 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 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 The owner of the site is looking to obtain planning permission on the site for a mixed use scheme. 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 Large area of agricultural land to north of the village. No market for any land approaching this size.

Cost factors Off site improvements to Chestnut Drive and A60 would be needed to accommodate the proposed levels of growth.

Delivery factors Not considered viable due to size currently, but this will be addressed in later stages of the LDF. Could take up to 10 years to complete.

Achievability conclusion The site MAY be achievable

Reasoned justification Site too large for the market. No demand. Even small infill plots in this area are at the very bottom of any requirements in the area. This would have to be considered in the allocation process.

Expected start date **Total number of dwellings** 250

When will the site be delivered? 6-10 years

Comments Based on 70% of the gross area (11.89ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification The site is suitable and could come forward if allocated.

Final assessment comments The site is adjacent to the built form of Langold. There are no known constraints why the site should not be suitable for development, as the off site highway works that are needed could be part of a planning condition. The site is currently too large a site for the market to find desirable and even smaller plots have limited developer interest.

Site number	220	Other site reference	Additions 42
House number		House name	Land east of
Street name	Doncaster Road	Locality	Langold
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Langold
Location	Edge of settlement	Grid reference	0459172 0387433
Site area (ha)	9.71	Brownfield area (ha)	0.00
Current use (s)	Agricultural land (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside South - football pitch, cemetery Southwest - residential area West - residential area		
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 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 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

The site MAY be achievable

Reasoned justification

Site too large for the market. No demand. Even small infill plots in this area are at the very bottom of any requirements in the area. This would have to be considered in the allocation process.

Expected start date

Total number of dwellings

233

When will the site be delivered?

6-10 years

Comments

Based on 80% of the gross area (9.71ha) at a density of 30 dwellings per hectare then this would have meant 233 dwellings.

Initial assessment

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 Langold. There are no known constraints why the site should not be suitable for development. The landowner is promoting the site for development. The site is currently too large a site for the market to find desirable and even smaller plots have limited developer interest.

Site number	221	Other site reference	Additions 43
House number		House name	Land at
Street name	Cemetery Road	Locality	Langold
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Langold
Location	In settlement	Grid reference	0458841 0387184
Site area (ha)	1.69	Brownfield area (ha)	0.68
Current use (s)	Wasteland - former buildings have been demolished		
Previous use (s)	Factory		
Surrounding land use(s)	North - football ground East - cemetery South - employment uses West - shopping area and then 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 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 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	Drainage issues		
Comments	IDENTIFIED: Comments from BDC drainage engineer. There are shallow public		

foul and surface water sewers along the western boundary of the site but it is unlikely they can be drained to by gravity. The prevailing ground conditions in this area are limestone rock so it is not feasible to utilise ground infiltration techniques. The provision of offsite surface water outfalls to existing watercourses to the north would prove extremely costly as would the need to pump foul flows.

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

within 2 years.

Achievability conclusion

The site IS achievable

Reasoned justification

Full planning granted for 92 dwellings. The site is currently under construction, with the site expected to be completed by 2015/16.

Expected start date

Summer 2012

Total number of dwellings

61

When will the site be delivered?

0-5 years

Comments

Based on planning permission and monitoring records.

Initial assessment

Deliverable

Reasoned justification

The site is under construction and will be completed by 2015/16.

Final assessment comments

The site is under construction and will be completed by 2015/16. Expected 31 completions in this financial year.

Site number	385	Other site reference	
House number		House name	Land north of
Street name	School Road	Locality	Langold
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Langold
Location		Grid reference	0458044 0387676
Site area (ha)	3.06	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - BAS0219 South - residential area 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	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 2	Access		
Comments	RESOLVED: Access has been agreed through the planning application process. In principle this site could be access via 219 and Chestnut Road. However, there will be a restriction on the number of houses served off a single access point. A transport assessment would be required.		

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 Not considered viable due to size currently, but this will be addressed in later stages of the LDF. Could take up to 10 years to complete.

Achievability conclusion The site MAY be achievable

Reasoned justification Site too large for the market. No demand. Even small infill plots in this area are at the very bottom of any requirements in the area. This would have to be considered in the allocation process.

Expected start date **Total number of dwellings** 83

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (3.06ha) 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.

Final assessment comments The site is adjacent to the built form of Langold. There are no known reasons why the site should be suitable for housing development. The site, if allocated, would be sold for development and could come forward within 5-10 years. However, the site is not considered as desirable in market terms.

Site number	531	Other site reference	
House number		House name	Former Langold Hotel
Street name	Doncaster Road	Locality	Langold
Town	Worksop	County	Nottinghamshire
Postcode		Parish	Langold
Location	In settlement	Grid reference	458710 387507
Site area (ha)	0.25	Brownfield area (ha)	0.25
Current use (s)	Vacant land		
Previous use (s)	Public house		
Surrounding land use(s)	North - residential East - road and then open countryside South - residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Flood risk		
Comments	RESOLVED: Identified as Flood Zone 1. SUDS should be used to maintain brownfield runoff rates and to limit the impact of the development.		
Physical problem 2	Access		
Comments	RESOLVED: Access has been agreed through the planning application process.		
Physical problem 3			
Comments			
Physical problem 4			
Comments			

Potential impact 1	Protected Trees		
Comments	RESOLVED: Trees on the southern boundary are protected. Resolved as part of the application process.		
Potential impact 2			
Comments			
Bad neighbouring uses	<input type="checkbox"/>	Comments	
Suitability conclusion	The site IS suitable		
Reasoned justification	The site has planning permission and is therefore considered as suitable.		
Application number	62/10/00019	Type of application	Full
Expiry date	24/11/2013	Dwelling numbers	14
Legal / Ownership	Single ownership		
Comments			
Known developer interest	Owned by developer		
Comments			
Site for sale?	Owned by developer		
Comments			
Availability conclusion	The site IS available		
Reasoned justification	Site has planning permission and the site has recently been cleared. Development will commence by 2014, with the site being completed within five years.		
Market factors	Site has planning permission.		
Cost factors	Site has planning permission.		
Delivery factors	Site has planning permission and is expected to start 2014/15 and built out within five years.		
Achievability conclusion	The site IS achievable		
Reasoned justification	The site is owned by a developer and has been cleared, ready for development.		
Expected start date	2014/2015	Total number of dwellings	14
When will the site be delivered?	0-5 years		
Comments	The site is owned by a developer and has been cleared, ready for development.		
Initial assessment	Deliverable		

Reasoned justification

The site has planning permission and will be completed within 5 years.

Final assessment comments

The site is owned by a developer and has been cleared, ready for development.