

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Mattersey

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	295	Other site reference	ii99
House number		House name	Land off
Street name	Thorpe Road	Locality	Mattersey
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468634 389485
Site area (ha)	1.23	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	No previous use.		
Surrounding land use(s)	North - road and then open countryside East - residential South - open countryside 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	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: No existing footway on this side of Thorpe Road. A footway would be required across the site frontage linking to the existing to the south-east. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard, planning strategy 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

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

Based on local demand.

Expected start date**Total number of dwellings**

33

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.23ha) 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 Mattersey. There are no known constraints why the site should not be suitable for development, provided that the highway requirements can be met. The landowner of the site would sell the land if allocated for housing development. The site is within a good rural location and would be attractive to the market, especially if the capacity of the site was reduced and the land to the rear excluded.

Site number	423	Other site reference	
House number		House name	Land north of
Street name	Thorpe Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468694 389569
Site area (ha)	3.46	Brownfield area (ha)	0.00
Current use (s)	Arable land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential South - residential West - open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Could be a possible development site. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard and on site highway layout to standard.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Majority of the site is identified as being within Flood Zone 1, but part of the site is within Flood Zone 2 and at risk from the River Idle. Comments from Environment Agency suggest that the flood risk from this source is considered and development should not be located within Flood Zone 2. 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

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

Based on local demand

Expected start date**Total number of dwellings**

10

When will the site be delivered?

6-10 years

Comments

If based on 90% of the gross area (3.46ha) at a density of 30 dwellings per hectare would have meant 93 dwellings. However, as a large portion of the site is within Flood Zones 2 or 3, the developable area is 0.34ha.

Initial assessment

Developable

Reasoned justification

The site is suitable and could come forward within 5-10 years

Final assessment comments

The site is adjacent to the built form of Mattersey. The site is considered suitable for development provided that the highway requirements can be met and the potential flood risk can be addressed. The site if allocated, could come forward within 5 years. The site could be desirable for the market, but involve reducing the numbers of houses on the site.

Site number	424	Other site reference	
House number		House name	Land north of
Street name	Thorpe Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468853 389421
Site area (ha)	0.6	Brownfield area (ha)	0.00
Current use (s)	Grazing land		
Previous use (s)	Arable land		
Surrounding land use(s)	North- open countryside East- residential South- road and then residential West- residential		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the east of the site is identified as an area of archaeological interest.		
Conservation designation 2	Listed Building		
Comments	UNRESOLVED: Grade II Listed Buildings to the northeast (ref: Church hall and cottages) and to the southeast (ref: Mattersey House) of the site. Comments from Conservation suggest that there would be strong concerns over developing this site due to the close proximity to the Listed Buildings.		
Conservation designation 3	Conservation Area		
Comments	IDENTIFIED: The site is adjacent to 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	IDENTIFIED: Visibility potentially an issue. Careful consideration must be given to the proposed access position. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard and planning strategy contributions.		
Physical problem 2	Flood risk		

Comments COMMENT: Site is identified as being within Flood Zone 1 but is bounded by Flood Zone 2 to the north. Comments from Environment Agency suggest that development near Flood Zone 3 should be avoided. 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. However, there are strong conservation concerns over developing this site which would have to be addressed before the site can be considered suitable as well the access point is agreed with county highways and that the flood risk to the north of the site can be 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 Landowner may act as a developer.

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 Site within village development boundary where some demand exists for infill sites.

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

	proximity of the Listed Buildings.	
Delivery factors	Based on 18 dwellings site is likely to be built on for 2 years or more in present climate.	
Achievability conclusion	The site IS achievable	
Reasoned justification	Some local demand.	
Expected start date		Total number of dwellings 6
When will the site be delivered?	6-10 years	
Comments	If based on 100% of the gross area (0.60ha) at a density of 30 dwellings per hectare would have meant 18 dwellings. However, as a large portion of the site is within Flood Zones 2 or 3, the developable area is 0.2ha.	
Initial assessment	Developable	
Reasoned justification	The site may be suitable and could come forward within 5-10 years	
Final assessment comments	The site is adjacent to the built form of Mattersey. The site would only be considered suitable if the strong conservation concerns can be addressed, as well as the access point can be agreed with the county highways department and that the flood risk to the north of the site can be addressed. The site if allocated, could come forward within 5 years. The site is within a good rural location and would be attractive to the market.	

Site number	425	Other site reference	
House number		House name	Land east of
Street name	Everton Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468990 389417
Site area (ha)	0.35	Brownfield area (ha)	0.00
Current use (s)	Small holding		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential South - residential West - road and then residential		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the northeast (ref: Bridge House) and to the southeast (ref: The Barley Mow Inn) 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	Archaeology		
Comments	IDENTIFIED: The entire site is identified as an area of archaeological interest.		
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	IDENTIFIED: Site is located within the existing 30mph limit. Visibility will require careful assessment due to the alignment of Everton Road. A footway will be required across the site frontage linking to the existing to the south. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard and off site improvements.		
Physical problem 2	Flood risk		

Comments IDENTIFIED: Southern part of the site is identified as being within Flood Zone 1 and the northern part within Flood Zone 2. Comments from Environment Agency suggest that if development was to be located within Flood Zone 2 a robust FRA may be required to examine the potential flood risk. 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 access point is agreed with county highways, the flood risk to the north of the site and the conservation concerns addressed.

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 Site within village development boundary where some demand exists for infill sites.

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	Some local demand.	
Expected start date	N/A	Total number of dwellings 0
When will the site be delivered?		
Comments	If based on 90% of the net area (0.32ha of the site is classed as suitable due to the part of the site that is within Flood Zone 2) at a density of 30 dwellings per hectare would have meant 10 dwellings. The timeframe is not relevant as the site is regarded as not suitable.	
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 Mattersey. The site is considered suitable for development provided that the highway requirements are met, the flood risk to the north of the site and the conservation concerns can be addressed. The landowner is not known and therefore the site cannot be considered available. The site is within a good rural location and would be attractive to the market.	

Site number	426	Other site reference	
House number		House name	Land east of
Street name	Retford Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	469053 389100
Site area (ha)	0.14	Brownfield area (ha)	0.00
Current use (s)	Part of the college playing fields		
Previous use (s)	Not known		
Surrounding land use(s)	North - Mattersey Bible College East - playing fields South - house and then open countryside West - residential		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the north of the site is identified as an area of archaeological interest.		
Conservation designation 2	Conservation Area		
Comments	IDENTIFIED: The site is adjacent to 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			
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 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: Site is located within the existing 30mph limit. Potential for residential development although a footway will be required across the site frontage linking to the north. Would require satisfactory details of layout access, parking,		

turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard, planning strategy contributions and off site improvements.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Protected Trees

Comments

IDENTIFIED: Protected trees on the west boundary of the site (TPO B61)

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 that the protected trees can be incorporated within the scheme.

Application number

N/A

Type of application

Expiry date

N/A

Dwelling numbers

N/A

Legal / Ownership

Single ownership

Comments

Bible College own the site.

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 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

Outside the settlement boundary and presently no demand other than for small to medium sites within the village.

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 MAY be achievable

Reasoned justification

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

Expected start date**Total number of dwellings**

4

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.14ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site may be suitable.

Final assessment comments

The site is adjacent to Mattersey. 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 protected trees can be incorporated within the scheme and that the conservation area is considered. The site is within a good rural location and would be attractive to the market. The landowner is known and is willing to promote the site for residential development.

Site number	427	Other site reference	
House number		House name	Land east of
Street name	Retford Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	469051 389943
Site area (ha)	1.14	Brownfield area (ha)	0.00

Current use (s) Agricultural land

Previous use (s) Not known

Surrounding land use(s)
 North - house and then College playing fields
 East - open countryside
 South - open countryside
 Southwest and West - open countryside
 Northwest - residential

Conservation designation 1

Comments

Conservation designation 2

Comments

Conservation designation 3

Comments

Conservation designation 4

Comments

Physical problem 1 Access

Comments IDENTIFIED: Site is located outside the 30mph limit. Visibility could potentially be an issue due to the alignment of Retford Road. A footway would be required as there is no existing footway on this side of Retford Road. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard, planning strategy contributions and off site improvements.

Physical problem 2 Flood risk

Comments COMMENT: Site is identified as being within Flood Zone 1. However, the site is bounded by an ordinary watercourse to the west. Comments from Environment Agency suggest that the flood risk from this source is considered. 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 the potential flood risk can be addressed.

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

Outside the settlement boundary and presently no demand other than for small to medium sites within the village.

Cost factors

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

Delivery factors

Appears to have good access.

Achievability conclusion

The site MAY be achievable

Reasoned justification

Despite good access there is no demand either existing or anticipated for agricultural land of this size. Existing Agricultural values not significantly affected.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?**Comments**

If the site was available would have meant 31 houses, based on 90% of the gross area (1.14ha) at a density of 30 dwellings per hectare.

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 Mattersey. The site is considered suitable for development provided that the highway requirements can be met and the potential flood risk can be addressed. However, the landowner is not known and therefore the site cannot be considered as available. The site would need to be much smaller parcels of land before the market would consider this attractive.

Site number	428	Other site reference	
House number		House name	Land west of
Street name	Retford Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	467869 387568
Site area (ha)	4.61	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - road and then open countryside South - open countryside West - agricultural land then road		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Access to the site likely to be from Retford Road, which is currently outside the existing 30mph limit. A footway will be required across the site frontage linking to the existing to the north. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning strategy contributions, off site improvements and traffic assessment.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. However, the site is bounded by an ordinary watercourse to the east. Comments from Environment Agency suggest that the flood risk from this source is considered. 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

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

Despite good access there is no demand either existing or anticipated for agricultural land of this size. Existing Agricultural values not significantly affected.

Expected start date**Total number of dwellings**

124

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (4.61ha) 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

Final assessment comments

The site is adjacent to the built form of Mattersey. The site is considered suitable for development provided that the highway requirements can be met and the potential flood risk can be addressed. The site if allocated, could come forward within 5 years. The site would need to be much smaller parcels of land before the market would consider this attractive.

Site number	429	Other site reference	
House number		House name	Land east of
Street name	B6045	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468769 388993
Site area (ha)	0.34	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - agricultural land South - open countryside West - road and then open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the northwest of the site is identified as an area of archaeological interest.		
Conservation designation 2	Other heritage asset		
Comments	IDENTIFIED: Site forms part of the entrance to the Conservation Area and the street scape should be considered.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Site is located partly within the existing 30mph limit. A footway will be required across the site frontage linking to the existing to the north-east. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard, planning strategy 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 current greenfield runoff rate is maintained and SUDs are utilised to manage the surface water on site such as soakaways or rainwater		

harvesting etc. Bounded by ordinary watercourse to the south-west and the flood risk from this source should be considered.

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, the flood risk issues can be addressed and the entrance of the Conservation Area can be respected.

Application number

31/76/00012

Type of application

Outline

Expiry date

Residential refused

Dwelling numbers

N/A

Legal / Ownership

Multiple ownership

Comments

Mattersey Millennium Green Trust.

Known developer interest

No

Comments

Site for sale?

No

Comments

Site is in use for recreational uses and will not be available for development

Availability conclusion

The site is NOT available

Reasoned justification

Site is in use for recreational uses and the Trust does not want the site to be used for any other purposes.

Market factors

Edge of present settlement and some demand for small sites.

Cost factors

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

Delivery factors

Appears to have good access.

Achievability conclusion

The site IS achievable

Reasoned justification

Based on size and proximity to existing settlement - little demand or expectation of demand .

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?**Comments**

The site is not available therefore the associated timescales are not needed. 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.

Initial assessment

Not developable

Reasoned justification

Site is in use for recreational uses and will not be available for development

Final assessment comments

The site is adjacent to the built form of Mattersey. The site is considered suitable for development provided that the highway requirements can be met, the flood risk issues can be addressed and the entrance of the Conservation Area can be respected. However, the site is in use for recreational uses and will not be available for development. The site is within a good rural location and would be attractive to the market.

Site number	430	Other site reference	
House number		House name	Land west of
Street name	B6045	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468665 389014
Site area (ha)	0.32	Brownfield area (ha)	0.00
Current use (s)	Unused land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside North east - residential East - road and then open countryside South - open countryside West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The land to the northeast of the site is identified as an area of archaeological interest.		
Conservation designation 2	Other heritage asset		
Comments	IDENTIFIED: Site forms part of the entrance to the Conservation Area and the street scape should be considered.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Site is located outside the 30mph limit. Visibility could potentially be an issue due to the alignment of Ranskill Road. A footway would be required across the site frontage linking to the existing to the north-east. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard, 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 current greenfield runoff rate is maintained and		

SUDs are utilised to manage the surface water on site such as soakaways or rainwater harvesting etc. Bounded by ordinary watercourse to the south-west and the flood risk from this source should be considered.

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 including visibility splays and footway works and the flood issues can be addressed and the entrance of the Conservation Area can be respected.

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

Edge of settlement location with frontage to Ranskill Road attractive to developers if the market improves. Currently no demand for sites of this size locally.

Cost factors

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

Delivery factors	No access issues. One developer / builder would indicate build out in 12 to 18 months.		
Achievability conclusion	The site IS achievable		
Reasoned justification	Demand for similar sized infill plots in the locality.		
Expected start date	N/A	Total number of dwellings	0
When will the site be delivered?			
Comments	The site is not available therefore the associated timescales are not needed. If based on 100% of the gross area (0.32ha) at a density of 30 dwellings per hectare then this could have meant 10 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 Mattersey. The site is considered suitable for development provided that the highway requirements can be met including visibility splays and footway works and the flood risk issues can be addressed and that the entrance of the Conservation Area is respected. However, the landowner is not known and therefore the site cannot be considered as available. The site is within a good rural location and would be attractive to the market.		

Site number	479	Other site reference	
House number		House name	Land south of
Street name	Ranskill Road	Locality	Mattersey
Town	Retford	County	Nottinghamshire
Postcode		Parish	Mattersey
Location	Outside settlement	Grid reference	468649 388844
Site area (ha)	1.37	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - road and then open countryside East - open countryside (BAS0429 site) South - open countryside West - road and then open countryside		
Conservation designation 1	Other heritage asset		
Comments	IDENTIFIED: Site forms part of the entrance to the Conservation Area and the street scape should be considered.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: A footway will be required across the site frontage to connect to existing facilities in Mattersey. It is noted that the site does not connect to the conurbation.		
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	Only demand is within the village and this site somewhat isolated.	
Expected start date		Total number of dwellings 37
When will the site be delivered?	11-15 years	
Comments	Based on 90% of the gross area (1.37ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site is suitable and could come forward after BAS0298.	
Final assessment comments	The site is adjacent to Mattersey. 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 entrance of the Conservation Area is respected. However, BAS0298 would have to come forward before this site as to connect this site with the built form of the village. The release of this site may depend on splitting the site or waiting until the market picks up.	

Site number	557	Other site reference	
House number		House name	Land south of
Street name	Abbey Road	Locality	Mattersey
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	469315 389095
Site area (ha)	3.65	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - road and then open countryside East - open countryside South - open countryside West - Bible College and residential area		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: Site is adjacent to a corner of the conservation area. Comments from Conservation suggest that the impact of the development on the Conservation Area would have to be considered.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Abbey Road is not of a sufficient standard to accommodate significant development. Would only be possible for one dwelling unless the road improvements were done.		
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	Despite good access there is no demand either existing or anticipated for agricultural land of this size. Existing Agricultural values not significantly affected.	
Expected start date	<input type="text"/>	Total number of dwellings <input type="text" value="99"/>
When will the site be delivered?	<input type="text" value="6-10 years"/>	
Comments	Based on 90% of the gross area (3.65ha) at a density of 30 dwellings per hectare. This may be reduced due to highway restrictions down to one unless road improvements can be done.	
Initial assessment	<input type="text" value="Developable"/>	
Reasoned justification	The site may be suitable for housing if the road improvements were done.	
Final assessment comments	The site is adjacent to the built form of Mattersey. There are no known constraints which would prevent the site from being suitable for housing. However, the scale of the development may be restricted due to the existing standard of Abbey Road. If allocated the site could come forward within 5-10 years. The release of this site would depend on splitting the site or waiting until the market picks up.	

Site number	588	Other site reference	
House number		House name	Land at
Street name	Main Street	Locality	Mattersey
Town	Doncaster	County	South Yorkshire
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468836 389256
Site area (ha)	0.3	Brownfield area (ha)	0.11
Current use (s)	Farm and outbuildings		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - road and then residential South - residential West - open countryside		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: Whole site is within Mattersey Conservation Area (CA). The Conservation team has concerns about the loss of open countryside in this part of the CA and potential adverse impact of new housing on the character and appearance of the CA. The existing brick farm buildings at Laurel's Farm remain capable of re-use.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED: Farm and outbuildings are heritage assets and would have to be considered as part of any future scheme.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Careful consideration must be given to the proposed access position. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard and planning strategy contributions.		
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**

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	Some local demand.	
Expected start date		Total number of dwellings 9
When will the site be delivered?	6-10 years	
Comments	Based on 100% of the gross area (0.3ha) at a density of 30 dwellings per hectare	
Initial assessment	Developable	
Reasoned justification	The site may be suitable and the landowner is promoting the land for development.	
Final assessment comments	The site is adjacent to the built form of Mattersey. The site would only be considered suitable if the conservation concerns can be addressed and highway requirements can be met. The landowner is promoting the land for development. The site is within a good rural location and would be attractive to the market.	

Site number	642	Other site reference	
House number	Land at	House name	Laurels Farm
Street name	Mattersey	Locality	Doncaster
Town	South Yorkshire	County	
Postcode		Parish	Mattersey
Location	Edge of settlement	Grid reference	468836 389256
Site area (ha)	0.3	Brownfield area (ha)	0.11
Current use (s)	Farm and outbuildings		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - road and then residential South - residential West - open countryside		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: Whole site is within Mattersey Conservation Area (CA). The Conservation team has concerns about the loss of open countryside in this part of the CA and potential adverse impact of new housing on the character and appearance of the CA. The existing brick farm buildings at Laurel's Farm remain capable of re-use.		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED: Farm and outbuildings are heritage assets and would have to be considered as part of any future scheme.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Careful consideration must be given to the proposed access position. Would require satisfactory details of layout access, parking, turning facilities, servicing, visibility to be provided as standard, on site highway layout to standard and planning strategy contributions.		
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

Suitability conclusion

The site IS suitable

Reasoned justification

The site has planning permission

Application number

13/00200/RSB

Type of application

Expiry date

N/A

Dwelling numbers

5

Legal / Ownership

Single ownership

Comments

Known developer interest

Yes

Comments

Site for sale?

Yes

Comments

Availability conclusion

The site IS available

Reasoned justification

The site has planning permission.

Market factors

The site has planning permission.

Cost factors

The site has planning permission.

Delivery factors

The site has planning permission.

Achievability conclusion

The site IS achievable

Reasoned justification

The site has planning permission.

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="0-5 years"/>		
Comments	<input type="text" value="Based on the planning permission"/>		
Initial assessment	<input type="text" value="Deliverable"/>		
Reasoned justification	<input type="text" value="The site may be suitable and the landowner is promoting the land for development."/>		
Final assessment comments	<input type="text" value="The site has planning permission and is expected to be completed within 5 years."/>		