

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: North LeVERTon

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	162	Other site reference	ii253a
House number		House name	Sturton Road Farm
Street name	Sturton Road	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode	DN22 0AB	Parish	North Leverton
Location	Edge of settlement	Grid reference	0478486 0382411
Site area (ha)	1.64	Brownfield area (ha)	0.00
Current use (s)	Agricultural including farm house		
Previous use (s)	None known		
Surrounding land use(s)	North - open countryside East - residential (2 storey property) South - farm and associated outbuildings West - open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible site subject to the footway being widened into the village and the relevant details of layout, access, parking and servicing for a site of this size. 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. Surface water runoff from these sites would have to discharge with new outfalls to Leverton Beck. Flows would have to be restricted to less than greenfield run off and demonstrate that development would mitigate flood risk in this area.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

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

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

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification	Rural location but area of demand.		
Expected start date		Total number of dwellings	44
When will the site be delivered?	6-10 years		
Comments	Based on 90% of the gross area (1.64ha) 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 North Leverton where there is developer interest. The site is regarded as being suitable for housing development, provided that the highway requirements are met. The site would be available if the site was allocated and the development could be completed within a year, but it may now be more piecemeal than that depending on the market.		

Site number	163	Other site reference	ii253b
House number		House name	Sturton Road Farm
Street name	Sturton Road	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Outside settlement	Grid reference	0478284 0382567
Site area (ha)	4.83	Brownfield area (ha)	0.00
Current use (s)	Agricultural		
Previous use (s)	Not known		
Surrounding land use(s)	Surrounded on all sides by open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Ketlock Hill Lane is not considered to be adopted highway and therefore is not suitable. Any development would have to be accessed off an adopted highway. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 3			
Comments			

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

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 suitable, would have meant 130 dwellings, based on 90% of the gross area (4.83ha) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.		
Initial assessment	Not developable		
Reasoned justification	Removed from the urban form of North Leverton		
Final assessment comments	The site is separated from the built form of North Leverton and therefore would create an isolated area of new residential units, which means that the site is currently not suitable for housing development. Concerns over the access to the site- would need to be off an adopted highway. The site is not regarded as being desirable in market terms due to its size.		

Site number	164	Other site reference	ii258
House number		House name	Land at Olinda
Street name	Southgore Lane	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode	DN22 0AA	Parish	North Leverton
Location	Edge of settlement	Grid reference	0478508 0381786
Site area (ha)	0.64	Brownfield area (ha)	0.64
Current use (s)	House and garden land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside and then residential area (mainly 2 storey detached and semi-detached properties) North east - residential area (mainly 2 storey detached and semi-detached properties) East - open countryside South - railway line and then open countryside West - railway line and then open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible site subject to the footway close to the level crossing being widened to 2.0m and the relevant details of layout, access, parking and servicing for a site of this size. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Site 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 MAY be achievable

Reasoned justification

Site offers some potential for future village growth within existing defined boundaries. However market in this part of the county completely inactive except for one off infill plots. To be achievable market needs to improve significantly beyond current expectations in this location.

Expected start date**Total number of dwellings****When will the site be delivered?****Comments**

Based on 100% of the gross area (0.64ha) at a density of 30 dwellings per hectare.

Initial assessment**Reasoned justification**

If the site to the north is brought forward for development, then this site would be then be suitable and could come forward after that.

Final assessment comments

The site is currently not adjacent to the built form of North Leverton where there is limited demand. If the site to the north (BAS0165) came forward for development, then this item would be then be classed as an urban extension. There are no there known constraints which would prevent the development from being suitable for housing development, provided that the highway requirements are met. The site would be available if the site was allocated and could be developed in conjunction with BAS0165. The market would have to improve significantly for the site to be desirable in market terms. The development could be completed within a year of commencement.

Site number	165	Other site reference	ii126
House number		House name	Land north of Olinda
Street name	Southgore Lane	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	0478426 0381861
Site area (ha)	1.97	Brownfield area (ha)	0.00
Current use (s)	Grassed field		
Previous use (s)	Orchard		
Surrounding land use(s)	North - residential area (2 storey semi detached properties) East - residential area (2 storey semi detached properties) South - one residential property West - railway line and then open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Small area north of the site is identified as an area of archaeological interest		
Conservation designation 2	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building (ref:3/79) to the south of the site.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible site subject to the footway close to the level crossing being widened to 2.0m and the relevant details of layout, access, parking and servicing for a site of this size. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

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 offers some potential for future village growth within existing defined boundaries. However market in this part of the county completely inactive except for one off infill plots. To be achievable market needs to improve significantly beyond current expectations in this location.

Expected start date

Total number of dwellings

53

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.97ha) 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 North Leverton where there is limited market demand. The site is regarded as being suitable for housing development, provided that the highway requirements are met. The site would be available if the site was allocated and could be built in conjunction with BAS0164. The market would have to improve significantly for the site to be desirable in market terms. The development could be completed within two years of commencement.

Site number	166	Other site reference	ii200
House number		House name	Land north of
Street name	Fingle Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	0478954 0382301
Site area (ha)	0.68	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside South - garden land, river and then residential area West - residential area (2 storey detached properties)		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The whole site has been identified as an area of archaeological interest.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	UNRESOLVED: Single lane access to the site. The Highway Authority would not support this site.		
Physical problem 2	Flood risk		
Comments	UNRESOLVED: The majority of the site is within Flood Zone 1. Part of the site is within Flood Zone 3. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain and where possible reduce the current Greenfield runoff rate and can attenuate surface water on site utilising SUDS. It is likely that the part of the site within Flood Zone 3 is functional as there have been flooding issues locally from this watercourse and therefore housing development is considered as not being a suitable land use in this location.		

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification	Site offers some potential for future village growth within existing defined boundaries however market in this part of the county completely inactive except for one off infill plots. To be achievable market needs to improve significantly beyond current expectations in this location.	
Expected start date	N/A	Total number of dwellings
		0
When will the site be delivered?		
Comments	If site was suitable, would have been 18 dwellings, based on 90% of the net area (this is reduced from the gross area of 0.68ha due to the part of the site that is within Flood Zone 3 resulting in the net area being ???ha) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.	
Initial assessment	Not developable	
Reasoned justification	The site cannot be accessed to meet highways requirements.	
Final assessment comments	The site is adjacent to the built form of North Leverton where there is limited market demand. However, the site cannot be accessed to meet the highways requirements and therefore the site is not suitable for housing development.	

Site number	167	Other site reference	ii23
House number		House name	Land at
Street name	Infield Lane	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Outside settlement	Grid reference	0479272 0381805
Site area (ha)	1.53	Brownfield area (ha)	1.53
Current use (s)	Employment uses and chicken sheds		
Previous use (s)	Not known		
Surrounding land use(s)	Surrounded on all sides by open countryside Further north - residential area		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: the access to this site may affect the nearby Listed Building. Careful consideration should be given to this if the site is developed.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	UNRESOLVED: Infield Lane is not considered to be adopted highway and therefore is currently not suitable. Any development would have to be accessed off an adopted highway. 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 and where possible reduce 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

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 site was suitable, would have been 41 dwellings, based on 90% of the gross area (1.53ha) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site.		
Initial assessment	Not developable		
Reasoned justification	Removed from the build form of the village		
Final assessment comments	The site is separated from the built form of North Leverton and therefore would create an isolated area of new residential units, which means that the site is currently not suitable for housing development. Concerns over the access to the site - would need to be off an adopted highway and the possible impact on the nearby Listed Building. The site is not considered as desirable in market terms.		

Site number	168	Other site reference	ii147
House number		House name	Land north of
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	0478369 0382207
Site area (ha)	0.39	Brownfield area (ha)	0.16
Current use (s)	House with garden		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - 2 storey house then play area South - residential area (2 storey properties) West - track way and then residential area (2 storey detached properties)		
Conservation designation 1	Listed Building		
Comments	RESOLVED- Grade II (ref: 5/47 Gainsborough House) adjacent to the east of the site. Comments from conservation suggest that consideration would have to be given to the design, massing and layout of any future development.		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: The whole area is identified as an area of archaeological interest.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Could be a potential site subject to satisfactory details of layout access, parking and servicing, and the relevant required information for a site of this size. 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	UNRESOLVED: Site is within an identified Flood Zone 3a and 3b by the EA. There have been localised flooding from the nearby watercourse, therefore more vulnerable uses are not permitted in this zone. If this site is found to be Flood Zone 3a, then a robust FRA will be required which demonstrates that the site is safe without		

increasing flood risk and can adequately compensate for any loss in floodplain storage.

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 NOT suitable

Reasoned justification

The site is not suitable as it is within Flood Zone 3 and is therefore considered as not being a sequentially preferable site. Furthermore, the highway requirements need to be resolved. If the site was developed, it would mean the extension of the built from into the open countryside. Consideration would have to be given to the design, layout and massing of any future development.

Application number

N/A

Type of application

Expiry date

N/A

Dwelling numbers

N/A

Legal / Ownership

Single ownership

Comments

Known developer interest

Not known

Comments

Site for sale?

Not known

Comments

Availability conclusion

The site MAY be available

Reasoned justification

The land owner may sell the land for development depending on the outcomes of this study. 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

Rural location limited market. Limited demand exists for small infill plots only.

Cost factors

House would have to be demolished.

Delivery factors

Single developer completion in 12 months.

Achievability conclusion

The site IS achievable

Reasoned justification

Despite cost factors there is some demand for sites of this size in good rural locations.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?

Comments

Based on 100% of the gross area (0.39ha) at a density of 30 dwellings per hectare would have meant 12 dwellings. The timeframe is not relevant as the site is not regarded as being a suitable site.

Initial assessment

Not developable

Reasoned justification

The site is within Flood Zone 3 and therefore considered not suitable.

Final assessment comments

The site is adjacent to the built form of North Leverton where there is limited demand for residential land. The site is within Flood Zone 3 and therefore considered as not being a sequentially preferable site. The site would be available if the site was allocated and the development could be completed within a year.

Site number	169	Other site reference	ii49
House number		House name	Land north of
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	0478326 0382162
Site area (ha)	0.20	Brownfield area (ha)	0.00
Current use (s)	Track way		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - 2 x 2 storey houses then play area South - residential area (2 storey properties) West - residential area (2 storey detached properties)		
Conservation designation 1	Listed Building		
Comments	RESOLVED- Grade II (ref: 5/46 Gainsborough House) adjacent to the east of the site. Comments from Conservation would suggest that consideration would have to be given to the nearby Listed Building.		
Conservation designation 2	Archaeology		
Comments	IDENTIFIED: The whole area is identified as an area of archaeological interest.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Could be a potential site subject to satisfactory details of layout access, parking and servicing, and the relevant required information for a site of this size. 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	IDENTIFIED: Site is within an identified Flood Zone 3a and 3b by the EA. There have been localised flooding from the nearby watercourse, therefore more vulnerable uses are not permitted in this zone. If this site is found to be Flood Zone 3a, then a robust FRA will be required which demonstrates that the site is safe without		

increasing flood risk and can adequately compensate for any loss in floodplain storage.

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

Despite cost factors there is some demand for sites of this size in good rural locations.

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 (0.20ha) at a density of 30 dwellings per hectare would have meant 6 dwellings. The timeframe is not relevant as the site is not regarded as being a suitable site.

Initial assessment

Not developable

Reasoned justification

The site is within Flood Zone 3 and therefore considered not suitable.

Final assessment comments

The site is adjacent to the built form of North Leverton where there is limited market demand. The site is within Flood Zone 3 and therefore considered as a sequentially preferable site. The site would be available if the site was allocated and the development could be completed within a year.

Site number	200	Other site reference	ii273
House number		House name	Land at Crookes Garage
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	In settlement	Grid reference	0478593 0382114
Site area (ha)	0.25	Brownfield area (ha)	0.25
Current use (s)	Garage and workshop, with house and garden land		
Previous use (s)	Not known		
Surrounding land use(s)	North - primary school 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	Archaeology		
Comments	IDENTIFIED: The whole site has been identified as an area of archaeological interest		
Conservation designation 2	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 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection in principle. A footway will be required across the site frontage.		
Physical problem 2	Flood risk		
Comments	IDENTIFIED: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 3	Contamination		
Comments	IDENTIFIED: Existing underground fuel storage tanks would be decommissioned		

and removed

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

Current demand for infill plots indicates viability of this site.

Expected start date

Total number of dwellings

8

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.25ha) 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 a previously developed site within North Leverton. 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 contamination can be resolved and the heritage asset is considered. If allocated, the site could be developed in around 2 years, allowing for some delay with site remediation and demolitions.

Site number	226	Other site reference	Additions 48
House number		House name	Land east of
Street name	Southgore Lane	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	0478034 0382095
Site area (ha)	2.81	Brownfield area (ha)	0.00
Current use (s)	Farm and associated outbuildings (in use)		
Previous use (s)	Not known		
Surrounding land use(s)	North - farm and associated buildings East - open countryside South - open countryside West - residential area		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: careful consideration should be given to how the site is accessed and the possible impact on the nearby Listed Building.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Possible access off Hawthorne Close and/or Bramble Close, subject to satisfactory details of layout access, parking and surfacing for a site of this size. However, Hawthorne Close and Bramble Close are still in control of developer (though should be adopted by Council at some point) but there may be ransom strips. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that		

demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses

Comments

Suitability conclusion

The site IS suitable

Reasoned justification

There are no known constraints which would prevent the site from being suitable for housing, provided that the highway requirements are met and do not have a detrimental impact on the nearby Listed Building.

Application number

N/A

Type of application

Expiry date

N/A

Dwelling numbers

N/A

Legal / Ownership

Not known

Comments

Landowner is not known and therefore this information is not available

Known developer interest

Not known

Comments

Landowner is not known and therefore this information is not available

Site for sale?

Not known

Comments

Landowner is not known and therefore this information is not available

Availability conclusion

The site is NOT available

Reasoned justification

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

Market factors

Only demand is for small infill plots at present. Some previous development adjoining..

Cost factors

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

Delivery factors

Access available. Likely one developer.

Achievability conclusion

The site MAY be achievable

Reasoned justification

Site too large but has prospect of splitting.

Expected start date

N/A

Total number of dwellings

0

When will the site be delivered?

Comments

If suitable would have meant 76 dwellings, based on 90% of the gross area (2.81ha) at a density of 30 dwellings per hectare. The timeframe is not relevant as the site is not regarded as being a suitable site. (Maximum off single access point would be 150 dwellings)

Initial assessment

Not 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 North Leverton where there is demand for small infill plots. There are no known reasons why the site is not suitable, provided that the highway requirements are met which do not have a negative impact on the nearby Listed Building. The landowner of the site is unknown and therefore the site is considered as not being available. The site would be desirable to the market if the site was split.

Site number	227	Other site reference	Additions 49
House number		House name	Land north of
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	0478776 0381955
Site area (ha)	1.24	Brownfield area (ha)	0.00
Current use (s)	Agricultural land and storage building		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential area South - railway line West - open countryside		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: The bridge may cause a problem with visibility. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.		
Physical problem 3			
Comments			

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?	6-10 years
Comments	Based on 90% of the gross area (1.24ha) at a density of 30 dwellings per hectare.
Initial assessment	Developable
Reasoned justification	The site may be suitable and available if allocated.
Final assessment comments	The site is adjacent to the built form of North Leverton where there is limited demand for infill plots. There are no known constraints why the site should not be suitable for development, provided that the highway requirements are met and that the visibility issues are resolved. The landowner is promoting the site for housing development. There is no demand for this site at present but may be once the market picks up.

Site number	262	Other site reference	
House number		House name	Land south of The Cottage
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode	DN22 8QQ	Parish	North Leverton
Location	Edge of settlement	Grid reference	478930 382124
Site area (ha)	0.58	Brownfield area (ha)	0.08
Current use (s)	Residential, garden and paddock		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential area East - agricultural buildings South - open countryside West - farmhouse and associated outbuildings, some new built houses		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The whole area is identified as an area of archaeological interest		
Conservation designation 2	Listed Building		
Comments	RESOLVED: Grade II Listed Building to the west of the site (ref: 5/60, 5/61 and 5/62). Any scheme would have to reflect the rural character of the area and should incorporate agricultural buildings and/or workers cottage.		
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection on highway grounds subject to it being demonstrated that sufficient visibility would be available from any proposed site access. Should the proposal exceed 70 dwelling the traffic impact of the development must be assessed by way of Transport Assessment produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.		
Physical problem 2	Flood risk		

Comments IDENTIFIED: Northern part of the site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. The site may also be at high risk of flooding from the watercourse to the north, residential development should therefore remain outside of this zone..

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The only outfall for surface water is the public surface water sewer in Main Street and as far as I am aware there is no spare capacity. Concerns until a suitable means of disposal for surface water is identified and agreed.

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 on the edge of the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flooding issues are resolved and the design, massing and layout of the site is in keeping with the adjacent Listed Buildings.

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

Market factors	In an area of previous demand for small and single plots and this plot is expected to generate some local builder interest as property prices less volatile than other areas of the county.
Cost factors	There are no exceptional cost factors that would be incurred when developing this site. Some demolitions may be required
Delivery factors	None anticipated. Site will be attractive to local builders looking to develop over 12onths.

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	449	Other site reference	
House number		House name	Land south of
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	In settlement	Grid reference	478265 382070
Site area (ha)	1.7	Brownfield area (ha)	0.5
Current use (s)	Housing		
Previous use (s)	Industrial building/residential		
Surrounding land use(s)	North - road and then residential East - residential South - residential West - residential		
Conservation designation 1	Archaeology		
Comments	RESOLVED: The entire site is identified as an area of archaeological interest.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Planning history on this site. A drainage ditch crosses the site frontage which will require consideration. Pedestrian links from the site to the village should be considered. 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	RESOLVED: 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

Expected start date Total number of dwellings

When will the site be delivered?

Comments	Based on the application, with 2 remaining, with completion of one house scheduled for each year.
Initial assessment	Deliverable
Reasoned justification	The site is under construction and will be completed within 5 years.
Final assessment comments	The site is under construction and will be completed within 5 years by 2015/16.

Site number	501	Other site reference	add 34
House number		House name	Land east of
Street name	Sturton Road	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	478632 382353
Site area (ha)	1.41	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - residential South - agricultural land and then residential West - road and then residential		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: St Martin's Church (to the south of the site) is a grade I Listed Building, which is in close proximity to the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Careful consideration must be given to the location of the proposed access. Junction spacing could be an issue. The provision of a footway along Sturton Road is likely to be required if an access is to be located beyond the existing surgery access. 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	IDENTIFIED: The majority of the site is identified as being within Flood Zone 1, although the southern parts of the site are within Flood Zones 2 and 3. Comments		

from Environment Agency suggest that a phased scheme should be considered, along with a FRA to demonstrate that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS over the different phases. No development should occur within Flood Zone 2 and 3.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Surface water runoff from these sites would have to discharge with new outfalls to Leverton Beck. Flows would have to be restricted to less than greenfield run off and demonstrate that development would mitigate flood risk in this area.

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 and other highway requirements can be met, the flood risk issues are addressed and heritage assets respected.

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 The site is in a good rural village location where demand for infill developments such

as this are likely to see local interest.

Cost factors

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

Delivery factors

Likely to attract a single developer and development of larger individual house types built to order - sales led at the present time.

Achievability conclusion

The site IS achievable

Reasoned justification

Good location and local demand.

Expected start date

Total number of dwellings

38

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.41ha) 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 on the edge of North Leverton. There are no known constraints which would prevent the site from being suitable for housing development, provided that the access and other highway requirements can be met, the flood risk issues are addressed and heritage assets respected. If allocated the site could come forward within 5-10 years. There is known market demand for such sites locally.

Site number	548	Other site reference	
House number		House name	Land south of
Street name	Pippistrelle Close	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	478668 381736
Site area (ha)	2.62	Brownfield area (ha)	0.00
Current use (s)	Grassland		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - open countryside South - railway line West - road and then BAS0164 and BAS0165		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	<p>IDENTIFIED: Access should be achieved from Pippistrelle Close designed to highway adoption standard with connecting footway to Southgore Lane. This may involve the loss of hedgerow.</p> <p>Should the development exceed 70 dwellings, a Transport Assessment will be required produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. Should a lesser development be proposed, a Transport Statement will be required. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.</p>		

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	There are no exceptional cost factors that would be incurred when developing this site.	
Delivery factors	No negative factors and good access.	
Achievability conclusion	The site MAY be achievable	
Reasoned justification	Currently no demand for a site of this size in this location - demand limited to much smaller scale sites.	
Expected start date		Total number of dwellings 71
When will the site be delivered?	6-10 years	
Comments	Based on 90% of the gross area (2.62ha) at a density of 30 dwellings per hectare.	
Initial assessment	Developable	
Reasoned justification	The site is suitable and available if allocated.	
Final assessment comments	The site is adjacent to the built form of North Leverton. 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 release of this site may depend on splitting the site or waiting until the market picks up.	

Site number	549	Other site reference	
House number		House name	Land at
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	478889 382253
Site area (ha)	0.66	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - road and then residential East - residential South - open countryside West - residential		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the east of the site (ref: 5/60, 5/61 and 5/62). Any scheme would have to reflect the rural character of the area and should incorporate agricultural buildings and/or workers cottage.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	<p>IDENTIFIED: No objection in principle subject to access arrangements being designed to highway adoption standard. This will need to include a 2.0m wide footway across the site frontage and the likely lose of hedgerow to ensure appropriate visibility is achievable at the junction. It may also be necessary to close existing site access arrangements.</p> <p>Should the development exceed 70 dwellings, a Transport Assessment will be required produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified</p>		

including travel plan provisions. Should a lesser development be proposed, a Transport Statement will be required. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.

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

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site MAY be suitable

Reasoned justification The site is on the edge of the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flooding issues are resolved and the design, massing and layout of the site is in keeping with the adjacent Listed Buildings.

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 The site is larger than current local demand but if demand increased then the site may be viable given the desirable location.

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

Delivery factors No negative factors and good access.

Achievability conclusion The site IS achievable

Reasoned justification Current demand indicates some interest locally for smaller plots and this plot likely to be of interest if available as it is well situated within the village and is large enough to have a flexible design approach depending on the market and based on developments in other similar sized villages.

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 (0.66ha) at a density of 30 dwellings per hectare would have meant 18 dwellings. 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 the built form of North Leverton. The site is on the edge of the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flooding issues are resolved and the design, massing and layout of the site is in keeping with the adjacent Listed Buildings. The landowner is not known and therefore the site cannot be considered available. There is known market demand for such sites locally.

Site number	550	Other site reference	
House number		House name	Land north of
Street name	Infield Lane	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	479289 382117
Site area (ha)	0.36	Brownfield area (ha)	0.00
Current use (s)	Garden and paddocks		
Previous use (s)	Not known		
Surrounding land use(s)	North - listed building East - residential South - agricultural land and then small business unit West - open countryside		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed building to the north of the site (Habblesthorpe House). Comments from conservation suggest that the design of any scheme on the site would have to be sensitive to the Listed Buildings nearby to alleviate the strong concerns over developing this land.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Infield Lane is not to highway adoption standard. However, it is likely to be adequate to serve a single dwelling from a private drive shared with the existing uses which it also serves.		
Physical problem 2	Flood risk		
Comments	UNRESOLVED: Whole site is within Flood Zone 3. Any development at this location must be accompanied by a FRA which considers flood risk from all sources and demonstrates that the proposed development will be safe without increasing flood risk elsewhere. The residual risk of defence failure must also be considers as		

the SFRA demonstrates that the site would be at risk during such an event, though flood depths may be limited.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Protected Trees

Comments

Mature trees along the edges of the road.

Potential impact 2

Comments

Bad neighbouring uses

Comments

Suitability conclusion

The site is NOT suitable

Reasoned justification

The site is not suitable as it is within Flood Zone 3, and a detailed flood risk assessment would need to be done, along with a sequential test to demonstrate the suitability of the site. Furthermore, there were conservation concerns that would need addressing before the site could be considered suitable.

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

The site is in a good rural village location where demand for infill developments such as this are likely to see local interest.

Cost factors

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

Delivery factors

Likely to attract a single developer and development of larger individual house types built to order - sales led at the present time.

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	551	Other site reference	
House number		House name	Land south of
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	479163 382101
Site area (ha)	0.68	Brownfield area (ha)	0.35
Current use (s)	Kennels and garden land		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential and then road East - residential South - open countryside West - open countryside		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Building to the east of the site. (Farmhouse and water pump). 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	Heritage aspects		
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 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Visibility for emerging from the access is restricted due to the location of the adjacent property and its proximity to the bend. Therefore additional development is not considered appropriate. However, there may be some scope to replace existing uses on the site subject to it being demonstrated that this would be a lesser traffic generator.		
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 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. The only outfall for surface water is the public surface water sewer in Main Street and as far as I am aware there is no spare capacity. Concerns until a suitable means of disposal for surface water is identified and agreed.

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

Careful consideration would have to be given to the design, layout and massing of any development on the site due to the proximity of the Listed Buildings and heritage assets. The site future use may be limited by highway restrictions.

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

The site is in a good rural village location where demand for infill developments are likely to see local interest. The size and linear layout of the site suggest a smaller infill development is more likely and the estimated unit numbers at 15 seems

unrealistic. .

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

Delivery factors Access may require demolition of some existing site buildings and linear layout will restrict development numbers.

Achievability conclusion The site MAY be achievable

Reasoned justification As it stands as one site not considered achievable but with division to smaller site would be achievable.

Expected start date **Total number of dwellings** 18

When will the site be delivered? 11-15 years

Comments Based on 100% of the gross area (0.68ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

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

Final assessment comments The site is adjacent to the built form of North Leverton. Careful consideration would have to be given to the design, layout and massing of any development on the site due to the proximity of the Listed Buildings. However, the site future use may be limited by highway restrictions. If allocated the landowners would be promoted the site for development. The release of this site may depend on splitting the site or waiting until the market picks up.

Site number	552	Other site reference	
House number		House name	Land south of
Street name	Fingle Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	478889 382253
Site area (ha)	0.37	Brownfield area (ha)	0.00
Current use (s)	Grassland		
Previous use (s)	Not known		
Surrounding land use(s)	North - residential East - residential and then open countryside South - water course and then residential West - residential		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Fingle Street is seriously substandard in terms of width and lacks footways. It is therefore no considered appropriate for additional development.		
Physical problem 2	Flood risk		
Comments	UNRESOLVED: Majority of site appears to be in FZ3 from an adjacent ordinary watercourse. Development at this location must be accompanied by a FRA which considers flood risk from all sources and demonstrates that flood risk will not be increased elsewhere. Hydraulic modelling of the watercourse may be required to demonstrate this.		
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

If based on 100% of the gross area (0.37ha) at a density of 30 dwellings per hectare would have meant 11 dwellings. The timeframe is not relevant as the site is not regarded as being a suitable site.

Initial assessment

Not developable

Reasoned justification

The site is within Flood Zone 3 and the access is unsuitable, and therefore considered not suitable.

Final assessment comments

The site is not suitable as it is within Flood Zone 3, and a detailed flood risk assessment would need to be done, along with a sequential test to demonstrate the suitability of the site. Furthermore, the access to the site is not sub standard. The site is not available as the landowner is not known. The site is within a good rural location and would be attractive to the market.

Site number	586	Other site reference	
House number		House name	Land south of
Street name	Main Street	Locality	North Leverton
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Leverton
Location	Edge of settlement	Grid reference	478791 382090
Site area (ha)	0.34	Brownfield area (ha)	0.00
Current use (s)	Field		
Previous use (s)	Not known		
Surrounding land use(s)	North - road and then residential East - field and then residential South - open countryside West - residential and farm		
Conservation designation 1	Listed Building		
Comments	IDENTIFIED: Grade II Listed Buildings to the east and north of the site. Any scheme would have to reflect the rural character of the area and should incorporate agricultural buildings and/or workers cottage.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: No objection in principle subject to access arrangements being designed to highway adoption standard. This will need to include a 2.0m wide footway across the site frontage and the likely lose of hedgerow to ensure appropriate visibility is achievable at the junction. It may also be necessary to close existing site access arrangements. Should the development exceed 70 dwellings, a Transport Assessment will be required produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. Should a lesser development be proposed, a Transport Statement will be required. A Section 106 or CIL contribution to enable		

mitigation of the traffic implications is likely to be sought.

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. The only outfall for surface water is the public surface water sewer in Main Street and as it is unlikely that there is no spare capacity. Concerns until a suitable means of disposal for surface water is identified and agreed.

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 on the edge of the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flooding issues are resolved and the design, massing and layout of the site is in keeping with the adjacent Listed Buildings.

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

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

Legal / Ownership Single ownership

Comments

Known developer interest Not sure

Comments

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

Comments

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is looking to 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	The site is larger than current local demand but if demand increased then the site may be viable given the desirable location.
Cost factors	There are no exceptional cost factors that would be incurred when developing this site.
Delivery factors	No negative factors and good access.

Achievability conclusion The site IS achievable

Reasoned justification Current demand indicates some interest locally for smaller plots and this plot likely to be of interest if available as it is well situated within the village and is large enough to have a flexible design approach depending on the market and based on developments in other similar sized villages.

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 (0.34ha) at a density of 30 dwellings per hectare

Initial assessment Developable

Reasoned justification The site may be suitable and the landowner is promoting the site for development.

Final assessment comments The site is adjacent to the built form of North Leverton. The site is on the edge of the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the flooding issues are resolved and the design, massing and layout of the site is in keeping with the adjacent Listed Buildings. The landowner is promoting the site for housing development. There is known market demand for such sites locally.