

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: Tuxford

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 113 | Other site reference | ci16 |
| House number | | House name | Land south of |
| Street name | Gilbert Avenue | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | In settlement | Grid reference | 0474388 0370872 |
| Site area (ha) | 1.82 | Brownfield area (ha) | 0.00 |
| Current use (s) | Football field and associated car parking | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - residential area (2 storey detached and terraced properties) East - school and associated buildings and land uses South - open countryside West - residential area (2 storey detached and terraced properties) | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Concerns over the visibility at the junction of Gilbert Avenue and Lincoln Road. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport 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 | No delivery/cost issues and some anticipated demand. | |
| Expected start date | N/A | Total number of dwellings |
| | | 0 |
| When will the site be delivered? | | |
| Comments | If the site had been suitable, then based on 90% of the gross area (1.82ha) at a density of 30 dwellings per hectare would be 49 dwellings. The timeframe is not relevant as the site is not regarded as being a suitable site. | |
| Initial assessment | Not developable | |
| Reasoned justification | Site is a valuable recreational area within Tuxford. | |
| Final assessment comments | The site is adjacent to the built form of Tuxford, which some developer interest. The site is currently a playing field and there is a known deficiency of these facilities in Tuxford and therefore the site cannot be considered as an area for redevelopment (unless provision can be made elsewhere as part of any future scheme). There are also concerns over the visibility at the junction of Gilbert Avenue and Lincoln Road that would need addressing. | |

| | | | |
|-----------------------------------|---|-----------------------------|-------------------------------|
| Site number | 114 | Other site reference | ii56 |
| House number | | House name | Adjacent to Brickyard Cottage |
| Street name | Eldon Street | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473424 0371443 |
| Site area (ha) | 0.39 | Brownfield area (ha) | 0.00 |
| Current use (s) | Wasteland | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East - residential area (mainly 2 storey detached properties) South - residential area (mainly 2 storey detached properties) West - open countryside | | |
| Conservation designation 1 | Heritage aspects | | |
| Comments | IDENTIFIED: site is within the conservation area and this would have to be taken into consideration if the site was developed. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: No objection in principle subject to the following. As the access road is 40mph, would require 4.5m x120m visibility sprays. Consideration should be given to junction spacing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport statement. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc. | | |

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification No delivery/cost issues and some anticipated demand. Close to recent small scale activity.

Expected start date **Total number of dwellings**

When will the site be delivered?

Comments Based on 100% of the gross area (0.39ha) at a density of 30 dwellings per hectare.

Initial assessment

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 within the conservation area, adjacent to the built form of Tuxford where there is some developer interest. There are no known constraints which would prevent the site from being suitable for housing, provided that the highway requirements can be met. The site could be completed within 3 years of commencement if allocated.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 115 | Other site reference | ii96 |
| House number | | House name | Land south of |
| Street name | Ashvale Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0474323 0370349 |
| Site area (ha) | 1.21 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grazing land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - residential area (2 storey terraced properties) East - two 2 storey dwellings and then open countryside South - A1 then open countryside West - A1 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: Footway would be required across the site frontage, linking footway would be problematic under the bridge. Would also require visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. | | |
| Physical problem 3 | Drainage issues | | |

Comments IDENTIFIED: Comments from BDC drainage engineer. There is an existing public foul sewer in Ashvale road which may be available for foul flows. It is likely that surface water would discharge to the watercourses to the south east of the site with flows balanced accordingly.

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 | Development would anticipate single developer over a 2-3 year period. | |
| Achievability conclusion | The site MAY be achievable | |
| Reasoned justification | No current demand however proximity to A1 and size of site may make it attractive in the longer term 10-15 years. | |
| Expected start date | | Total number of dwellings 33 |
| When will the site be delivered? | 6-10 years | |
| Comments | Would have been 33 dwellings if the site had been suitable and based on 90% of the gross area (1.21ha) 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 | 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 a small residential area in Tuxford where there is some developer interest. However, the site is removed from the main settlement by employment land uses and therefore it may not be suitable for new residential units. However, the land owner would also consider the site for employment uses. The site would require pedestrian access to the rest of the settlement which would have to be addressed. | |

| | | | |
|-----------------------------------|--|-----------------------------|---------------------|
| Site number | 116 | Other site reference | ii21 |
| House number | | House name | Eastfield Nurseries |
| Street name | Darlton Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0474851 0371736 |
| Site area (ha) | 2.33 | Brownfield area (ha) | 0.00 |
| Current use (s) | Empty greenhouse, polytunnels and standing out areas | | |
| Previous use (s) | Nursery | | |
| Surrounding land use(s) | North - open countryside East - open countryside South and Southwest - caravan park Northwest - Farm house and converted outbuildings | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: The access road to the site would need to be brought up to adoptable standard. No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement. | | |
| Physical problem 2 | Flood risk | | |
| Comments | UNRESOLVED: Part of the site is within Flood Zone 3. Comments from the Environment Agency suggest that this this part of the site is not suitable for housing development. | | |
| 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 NOT achievable

Reasoned justification

No demand now or anticipated.

Expected start date

N/A

Total number of dwellings

0

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

Would have been 63 dwellings if the site had been suitable and based on 90% of the net area 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 is removed from the main residential area and part of the site is within Flood Zone 3.

Final assessment comments

The site is adjacent to a caravan park and is removed from the main settlement by employment land uses and part of the site is within Flood Zone 3. Therefore the site is not be suitable for new residential units. Highway requirements would also have to satisfactorily met. There is no known market demand for this site now or when the market picks up.

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 117 | Other site reference | ii219 |
| House number | 85 | House name | |
| Street name | Lincoln Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | NG22 0JQ | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0474294 0371366 |
| Site area (ha) | 1.50 | Brownfield area (ha) | 0.00 |
| Current use (s) | Empty field | | |
| Previous use (s) | Agricultural land | | |
| Surrounding land use(s) | North - open countryside Northeast - open countryside Southeast - residential area (mainly 2 storey detached and semi-detached) South - residential area (mainly 2 storey detached and semi-detached) West - residential area (mainly 2 storey detached and semi-detached) | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Flood risk | | |
| Comments | IDENTIFIED: Northern third of the site is identified as a Flood Zone 3. Comments from the Environment Agency suggest that this this part of the site is not suitable for housing development. | | |
| Physical problem 2 | Access | | |
| Comments | RESOLVED: The access road to the site would need to be brought up to adoptable standard. No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions 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

Good sized infill plot. Part outside village development boundary.

Expected start date**Total number of dwellings**

29

When will the site be delivered?

6-10 years

Comments

Based on 90% of the net area (1.07ha of the site is classed as suitable due to the part of the site that is within Flood Zone 3) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The southern two thirds of this site is classed as suitable and should come forward within 5-10 years if allocated.

Final assessment comments

The site is adjacent to the built form of Tuxford where there is some developer interest. There are no known constraints on the southern two thirds of the site which would prevent the site from being suitable for housing, provided that highway requirements are satisfactorily met. The northern third of the site is within an identified Flood Zone and therefore is not sequentially preferable. The site could come forward for development in the next 5-10 years if the site was allocated. The development could be completed within two years from commencement.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 118 | Other site reference | ii81 |
| House number | | House name | Land off |
| Street name | Landa Grove | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | In settlement | Grid reference | 0474382 0371191 |
| Site area (ha) | 0.51 | Brownfield area (ha) | 0.51 |
| Current use (s) | Vacant cleared site | | |
| Previous use (s) | Used in conjunction with the school | | |
| Surrounding land use(s) | North - residential area (mainly 2 storey semi detached properties) East - residential area (mainly 2 storey semi detached properties) South - school and associated buildings and land uses West - residential area (mainly 2 storey semi detached properties) | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Flood risk | | |
| Comments | COMMENT: Identified as being within Flood Zone 1 and therefore is not a constraint on development | | |
| Physical problem 2 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions 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

| | | |
|---|--|----------------------------------|
| Reasoned justification | New owners' application 12/01121/OUT for Residential Mobile Homes granted on appeal. Outline application for 14 dwellings although in addressing the Inspectors concerns may reduce numbers to 10/11 units. | |
| Expected start date | 2013/2014 | Total number of dwellings |
| | | 11 |
| When will the site be delivered? | 0-5 years | |
| Comments | Based on the outline application granted and subsequent discussions with the developer of the site. | |
| Initial assessment | Deliverable | |
| Reasoned justification | The site has planning permission for 14 residential homes (may be reduced to 11) and is expected to be completed within 3 years. | |
| Final assessment comments | The site is within the built form of Tuxford where there is some developer interest. New owners' application 12/01121/OUT for Residential Mobile Homes granted on appeal. Outline application for 14 dwellings although in addressing the Inspectors concerns may reduce numbers to 10/11 units. | |

| | | | |
|-----------------------------------|--|-----------------------------|------------------|
| Site number | 119 | Other site reference | ii63 |
| House number | 61 | House name | Land adjacent to |
| Street name | Eldon Street | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473451 0371398 |
| Site area (ha) | 0.03 | Brownfield area (ha) | 0.00 |
| Current use (s) | Garden land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East - residential area (mainly newly build 2 and 2 1/2 storey properties) South - residential area (large single storey properties) West - residential area (large single storey properties) | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Site lies within Tuxford conservation area. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: No objection in principle subject to satisfactory parking and access arrangements. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. | | |
| Physical problem 3 | Drainage issues | | |
| Comments | IDENTIFIED: Comments from BDC drainage engineer. There are public foul and surface water sewers adjacent to the south east boundaries which would provide | | |

outfalls. Surface water would be restricted with on-site balancing required.

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 | There is demand for small infill plots, however this is a particularly small plot with access issues. | |
| Expected start date | <input type="text"/> | Total number of dwellings <input type="text" value="1"/> |
| When will the site be delivered? | <input type="text" value="6-10 years"/> | |
| Comments | Based on 100% of the gross area (0.03ha) at a density of 30 dwellings per hectare. | |
| Initial assessment | <input type="text" value="Developable"/> | |
| Reasoned justification | The site may be suitable and should be completed shortly if allocated or gains planning permission. | |
| Final assessment comments | The site is within the built form of Tuxford. The site may be suitable provided access can be achieved. If allocated the site could come forward shortly, as there is demand for small infill plots within Tuxford. | |

| | | | |
|-----------------------------------|--|-----------------------------|---------------------|
| Site number | 120 | Other site reference | ii26 |
| House number | 44 | House name | Land to the rear of |
| Street name | Newcastle Street | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473385 0370647 |
| Site area (ha) | 2.99 | Brownfield area (ha) | 2.99 |
| Current use (s) | House and extended garden land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East and Southeast - residential area (mainly 2 storey detached properties) Southwest and West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | RESOLVED: Potential access is from the road (part of a conservation area) | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | UNRESOLVED: There are problems with achieving visibility across the site frontage and with junction spacing at this location and therefore development at this location would not be supported by highways. Would also require visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment. Looking at gaining access to the north of the site. | | |
| 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?****Comments****Initial assessment****Reasoned justification****Final assessment comments**

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 121 | Other site reference | ii97 |
| House number | | House name | Land between |
| Street name | A1 and Old Great North Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0474746 0370240 |
| Site area (ha) | 12.05 | Brownfield area (ha) | 0.00 |
| Current use (s) | Agricultural field (in use) | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - railway line and then employment uses East - open countryside West - small residential area (mainly 2 storey terraced properties along the road side, with a two detached houses set in large plots) South - open countryside | | |
| Conservation designation 1 | Archaeology | | |
| Comments | IDENTIFIED: Area to the southwest of the site has been identified as being of archaeological interest, which will need to be considered. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Footway along the site frontage will be required (could be a problem under the bridge). Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements and traffic assessment. . | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can | | |

attenuate surface water on site utilising SUDS.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. Surface water runoff would have to be discharged to Goosemoor Dyke to the south of the site. Consent to discharge would have to be granted by Trent Valley IDB. The nearest public foul sewer is Ashvale Sewage Pumping Station to the west of this site. There would be insufficient capacity to provide an outfall for this site without substantial reinforcement of the existing network.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments** Railway line runs directly past the northern boundary and then there are employment uses further north than this

Suitability conclusion The site MAY be suitable

Reasoned justification The site is slightly removed from the wider residential area and in close proximity to employment uses and although there are a small cluster of houses to the west of the site, it is may not be suitable location for housing development. Highway requirements should be met and the required footway under the bridge may cause problems.

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 | Rural location but adjacent A1 gives good access links. Not an area of high demand but some interest from developers within village boundary given proximity to A1. This site outside and somewhat isolated - no evidence of any demand currently. |
| Cost factors | There are no exceptional factors that would be incurred when developing this site. |
| Delivery factors | Development would anticipate single developer over a 2-3 year period. |

Achievability conclusion The site MAY be achievable

Reasoned justification No current demand however proximity to A1 and size of site may make it attractive in the longer term 10-15 years.

Expected start date **Total number of dwellings** 253

When will the site be delivered? 6-10 years

Comments If the site was suitable would have meant 253 dwellings if based on 70% of the gross area (12.05ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification The site may be suitable for housing and could come forward if allocated.

Final assessment comments The site is removed from the existing village and in close proximity to employment uses. The site does have development potential but not for large scale housing developments. Highway requirements should be met and the required footway under the bridge may cause problems. The site would not be desirable in market terms for at least ten years.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 122 | Other site reference | ii135 |
| House number | | House name | Land east of |
| Street name | Ashvale Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0474244 0370710 |
| Site area (ha) | 3.07 | Brownfield area (ha) | 0.00 |
| Current use (s) | Wasteland, overgrown and not maintained | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - wider residential area (mainly 2 storey detached and semi-detached properties) East - open countryside South - employment uses West - A1 | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. | | |

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

a three year time frame. Good access points to the site.

Achievability conclusion

The site IS achievable

Reasoned justification

Despite size for village likely to attract some interest and no cost or delivery issues.

Expected start date

Total number of dwellings

83

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (3.07ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable for development and should come forward within 5-10 years

Final assessment comments

The site is adjacent to the built form of Tuxford where there is some developer interest. There are no known constraints that would prevent this site from being suitable for housing development, provided that the highway requirements can be satisfactorily met and the site can be adequately drained. Although the site is large for a small village, it is regarded as being desirable and could be completed within a three year period.

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 123 | Other site reference | ii134 |
| House number | | House name | Land west of |
| Street name | Eldon Street | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473414 0371146 |
| Site area (ha) | 2.07 | Brownfield area (ha) | 0.00 |
| Current use (s) | Wasteland- overgrown and not maintained | | |
| Previous use (s) | Agricultural uses | | |
| Surrounding land use(s) | North - open countryside East - residential area (mainly 2 storey detached properties) South - residential area (mainly 2 storey detached properties) West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Within Tuxford conservation area which would have to be taken into consideration if the site was developed. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Flood risk | | |
| Comments | IDENTIFIED: Small area to the north of the site has been identified as a Flood Zone 3. Comments from EA suggest that no residential development occurs on this part of the site, as it is undefended and may be functional. | | |
| Physical problem 2 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic statement. | | |
| Physical problem 3 | Drainage issues | | |

Comments IDENTIFIED: Comments from BDC drainage engineer. There is an existing foul sewer running through the southern part of this site but it is unlikely much of the site will be able to drain to it. Flows would therefore have to be pumped or an off-site outfall sewer laid to Eldon Street. Surface water would have to be discharged to the existing watercourse north of the site with flows restricted to greenfield or less.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification The site is adjacent to a wider residential area and there are no known constraints which would prevent the site from being suitable for housing. However, there may be concerns over access and from the site's proximity to a conservation area. The northern part of the site is not considered to be suitable for development due to flooding issues.

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 Rural location but adjacent A1 gives good access links. Not an area of high demand but some interest from developers within village boundary given proximity to A1. Site itself outside village development boundary.

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

Delivery factors Narrow access and may require acquisition/demolition of an adjoining house to facilitate adequate access to a site of this size. 30 to 40 units a year and two year delivery reasonable.

Achievability conclusion The site MAY be achievable

Reasoned justification Currently no demand outside village however site does extend into village. Access issues make this unlikely in the short to medium term.

Expected start date **Total number of dwellings** 54

When will the site be delivered? 6-10 years

Comments Based on 90% of the net area (1.99ha of the site is classed as suitable due to the part of the site that is within Flood Zone 3) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification Provided that the site can be accessed, the site is suitable for housing and should come forward within 5-10 years.

Final assessment comments The site is adjacent to the built form of Tuxford where there is some developer interest. However, as this site is further from the main village, this lowers its desirability in market terms, If the highway requirements can be met, then the site is suitable for development. The northern part of the site is not considered as suitable due to flooding concerns. The development could be completed within two years of commencement.

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 124 | Other site reference | ii83 |
| House number | | House name | Highcroft |
| Street name | Retford Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473295 0371595 |
| Site area (ha) | 2.71 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grazing land | | |
| Previous use (s) | Brick production | | |
| Surrounding land use(s) | North - open countryside East - small elements of residential area (mainly large detached properties with large gardens) South - open countryside West - open countryside | | |
| Conservation designation 1 | Listed Building | | |
| Comments | RESOLVED: Listed building across the road. Conservation comments suggest that there is no concerns but would still need to be considered. | | |
| Conservation designation 2 | Heritage aspects | | |
| Comments | IDENTIFIED: site contains a building of local interest which would need to be taken into consideration if the site was developed. | | |
| Conservation designation 3 | Conservation Area | | |
| Comments | Lies within the Mill Mount character area of Tuxford conservation area. | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Providing that visibility can be achieved and footway link provided, there is no objection in principle subject to satisfactory details of layout, access, parking and servicing. Footway along the site frontage will be required (could be a problem under the bridge). Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and 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 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There are public foul and surface water sewers adjacent to the south east boundaries which would provide outfalls. Surface water would be restricted with on-site balancing required.

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 adjacent to a wider residential area and there are no known constraints which would prevent the site from being suitable for housing. Highways requirements would have to be met.

Application number 50/81/00016- refused **Type of application** Outline

Expiry date N/A **Dwelling numbers** 1

Legal / Ownership Single ownership

Comments

Known developer interest Yes

Comments

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

Comments

Availability conclusion The site MAY be available

Reasoned justification The owner of the site is wanting to promote the land for development. However, planning permission has not been gained and the site is not allocated. Therefore, the site may not be available for some time.

Market factors Rural location but adjacent A1 gives good access links. Not an area of high demand but some interest from developers within village boundary given proximity to A1. Site itself outside village development boundary.

| | | |
|---|--|-------------------------------------|
| Cost factors | There are no exceptional cost factors that would be incurred when developing this site. | |
| Delivery factors | Site has good road access and could manage single or multiple developers. 30 to 40 units a year and two year delivery reasonable. | |
| Achievability conclusion | The site MAY be achievable | |
| Reasoned justification | Currently no demand but edge of village may generate future interest if market improves significantly. | |
| Expected start date | | Total number of dwellings 73 |
| When will the site be delivered? | 6-10 years | |
| Comments | Based on 90% of the gross area (2.71ha) 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 Tuxford where there is some developer interest. The site is regarded as being suitable for housing development, provided that visibility sprays and a footway link is provided. The site would be available if the site was allocated and the development could be completed within two years of commencement. | |

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 125 | Other site reference | Additions 18 |
| House number | | House name | Land east of |
| Street name | Egmanton Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473344 0370427 |
| Site area (ha) | 2.37 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grassland | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside Northeast - residential area (mainly 2 storey detached properties) Southeast and south - open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: The site is now within the Conservation Area, which will mean its development potential is limited. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Contamination | | |
| Comments | IDENTIFIED: Land to the south of the site has been identified as area of contamination | | |
| Physical problem 2 | Access | | |
| Comments | IDENTIFIED: Providing that visibility can be achieved and footway link provided, there is no objection in principle subject to satisfactory details of layout, access, parking and servicing. Footway along the site frontage will be required (could be a problem under the bridge). Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements and traffic statement . | | |

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

Currently no demand but edge of village may generate future interest if market improves significantly.

Expected start date

Total number of dwellings

64

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (2.37ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable and could be available if allocated.

Final assessment comments

The site is adjacent to the built form of Tuxford where there is some developer interest and this site might generate future interest if the market improves significantly. The site is now within the Conservation Area, which will mean its development potential is now limited. Highway requirements would also have to be met, providing that visibility and a footway is provided, along with other highway requirements are met. The site would be available if allocated.

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 126 | Other site reference | Additions 19 |
| House number | | House name | Land west of |
| Street name | Egmanton Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473480 0370412 |
| Site area (ha) | 1.71 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grassland | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North and Northeast - residential area (mainly 2 storey detached properties) Southeast - open countryside South - mineral railway line then open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Site is within the Conservation Area and this would limit the development potential of the site. | | |
| Conservation designation 2 | Other heritage asset | | |
| Comments | IDENTIFIED: Heritage asset in or adjacent to the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets. | | |
| Conservation designation 3 | | | |
| Comments | IDENTIFIED: Comments from BDC drainage engineer. There is no obvious surface water outfall for this site at present. Foul flows would have to be pumped to the existing public sewer to the east of the site. I could not recommend allocation of this site until it can be demonstrated that it can be effectively drained. | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Access is not suitable at the end of Newcastle Street. Providing that pedestrian links can be achieved on Egmanton Road, there are no objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and 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 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There is no obvious surface water outfall for this site at present. Foul flows would have to be pumped to the existing public sewer to the east of the site. I could not recommend allocation of this site until it can be demonstrated that it can be effectively drained.

Physical problem 4

Comments

Potential impact 1 Local Site

Comments Housing allocation

Potential impact 2

Comments

Bad neighbouring uses **Comments** Mineral railway line to the south of the site

Suitability conclusion The site MAY be suitable

Reasoned justification The site is now within the Conservation Area which would limit the site's suitability. Furthermore, pedestrian access would have to be secured on Egmonton Road and that all other highway requirements can be met, as well as successfully addressing the impact on the heritage assets.

Application number 50/97/00026- withdrawn **Type of application** Outline

Expiry date N/A **Dwelling numbers** 70 based on 30dpa

Legal / Ownership Multiple ownership

Comments The site belongs to a family, and are now proactively looking at redeveloping the site. This was not previously the case.

Known developer interest Not sure

Comments

Site for sale? Not sure

Comments

Availability conclusion The site MAY be available

Reasoned justification The site was previously a housing allocation and was not delivered during the plan period. Therefore, the delivery of the site is uncertain.

| | |
|-------------------------|---|
| Market factors | Rural location but adjacent A1 gives good access links. Not an area of high demand but some interest from developers within village boundary given proximity to A1. Site itself outside village development boundary. |
| Cost factors | There are no exceptional cost factors that would be incurred when developing this site. |
| Delivery factors | Site has good road access and could manage single or multiple developers over 2 years. |

Achievability conclusion The site MAY be achievable

Reasoned justification Currently no demand but edge of village may generate future interest if market improves significantly.

Expected start date **Total number of dwellings** 46

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (1.71ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification The site is suitable and may come forward shortly.

Final assessment comments The site is adjacent to the built form of Tuxford where there is some developer interest. The site is now within the Conservation Area which would limit the site's suitability. Furthermore, pedestrian access would have to be secured on Egmonton Road and that all other highway requirements can be met, as well as successfully addressing the impact on the heritage assets. The site was a housing allocation in the old Local Plan but the site is not actively been promoted either by pursuing a planning application or being marketed, it cannot be considered as available.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 127 | Other site reference | Additions 20 |
| House number | | House name | Land north of |
| Street name | Lincoln Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0474122 0371312 |
| Site area (ha) | 1.69 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grassland (not used) | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North and northeast - open countryside Southeast, south and southwest - wider residential area (mainly 2 storey detached properties) Northwest - open countryside | | |
| Conservation designation 1 | Archaeology | | |
| Comments | IDENTIFIED: Southwest corner of the site is identified as an area of archaeological interest | | |
| Conservation designation 2 | Heritage aspects | | |
| Comments | IDENTIFIED: the site is adjacent to a conservation area and locally listed buildings which would have to be taken into consideration if the site was developed. | | |
| Conservation designation 3 | 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 4 | | | |
| Comments | | | |
| Physical problem 1 | Flood risk | | |
| Comments | IDENTIFIED: Area to the north of the site is within Flood Zone 3. Comments from the Environment Agency suggest that this part of the site is not suitable for housing development, as the site is undefended and may be functional. | | |
| Physical problem 2 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions 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

| | | |
|---|--|-------------------------------------|
| | Site itself outside village development boundary. | |
| Cost factors | There are no exceptional cost factors that would be incurred when developing this site. | |
| Delivery factors | Site has two potential access points. Assumes suit single regional developer and delivery in 2 years from start of works. | |
| Achievability conclusion | The site IS achievable | |
| Reasoned justification | Currently no demand but edge of village may generate future interest if market improves significantly. Site could be split in two - more achievable at lower numbers. | |
| Expected start date | | Total number of dwellings 41 |
| When will the site be delivered? | 6-10 years | |
| Comments | Based on 90% of the net area (this is reduced from the gross area of 1.69ha due to part of the site being within Flood Zone 3, therefore the net area is 1.5ha) at a density of 30 dwellings per hectare. | |
| Initial assessment | Developable | |
| Reasoned justification | The site could be suitable and could come forward within 5-10 years. | |
| Final assessment comments | The site is adjacent to the conservation area and built form of Tuxford. Where there is some developer interest. The northern part of the site is within Flood Zone 3 and as this is undefended, the rest of the site may be a functional Flood Zone, which would need addressing and a sequential test undertaken. The heritage assets and highway requirements would have to be adequately addressed. If the site was allocated then the landowners would sell the land for development. The site would be more desirable if split into two parts. | |

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 128 | Other site reference | Additions 21 |
| House number | | House name | Land north of |
| Street name | Lincoln Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473907 0371273 |
| Site area (ha) | 0.84 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grassland | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North and northeast - open countryside Southeast, south and southwest - residential area (mainly 2 storey detached properties) Northwest - open countryside | | |
| Conservation designation 1 | Archaeology | | |
| Comments | IDENTIFIED: Area to the south is identified as an area of archaeology | | |
| Conservation designation 2 | Heritage aspects | | |
| Comments | IDENTIFIED: the site is adjacent to a conservation area which would have to be taken into consideration if the site was developed. | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Flood risk | | |
| Comments | UNRESOLVED: Area to the north of the site is within Flood Zone 3. Comments from the Environment Agency suggest that this part of the site is not suitable for housing development, as the site is undefended and may be functional. | | |
| Physical problem 2 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions 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

| | | |
|---|---|----------------------------------|
| Reasoned justification | Some demand anticipated for small land plots within village. No delivery or cost issues. | |
| Expected start date | N/A | Total number of dwellings |
| | | 0 |
| When will the site be delivered? | | |
| Comments | The site is unavailable and therefore the associated timescales are not needed. If based on 90% of the net area (this is reduced from the gross area of 0.84ha due to part of the site being within Flood Zone 3, therefore the net area is 1.28ha) at a density of 30 dwellings per hectare then this would be 35 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 Tuxford where there is some developer interest. The northern part of the site is within Flood Zone 3 and as this is undefended, the rest of the site may be a functional Flood Zone, which would need addressing before the site could be considered suitable. Additionally, highway requirements would have to be met. The northern part is within an identified Flood Zone. However, the landowner of the site is unknown and therefore the site is considered as not being available. The site if available could be completed within two years. | |

| | | | |
|-----------------------------------|--|-----------------------------|--------------------------|
| Site number | 129 | Other site reference | Additions 22 |
| House number | | House name | Land at American Gardens |
| Street name | Markham Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | In settlement | Grid reference | 0473543 0371497 |
| Site area (ha) | 0.40 | Brownfield area (ha) | 0.40 |
| Current use (s) | Garden land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - residential area (mainly 2 storey detached properties) East - A1 and then open countryside South - residential area (mainly 2 storey terraced properties) West - residential area (mainly 2 storey detached properties) | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | RESOLVED: Known highways problems over the visibility due to the brow of the hill from previous application, Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc. | | |
| Physical problem 3 | | | |

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

| | | | |
|---|---|----------------------------------|---|
| Expected start date | 2013 | Total number of dwellings | 7 |
| When will the site be delivered? | 0-5 years | | |
| Comments | Based on application (8 but one is a replacement dwelling). If based on 100% of the gross area (0.4ha) at a density of 30 dwellings per hectare would have also meant 12 dwellings. | | |
| Initial assessment | Deliverable | | |
| Reasoned justification | The site is within the development boundary and will come forward within 5 years. | | |
| Final assessment comments | The site is within the built form of Tuxford where there is some developer interest. The principle of developing the site has been accepted and the outstanding constraints have been resolved. The site has planning permission and is currently being marketed. | | |

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 130 | Other site reference | Additions 23 |
| House number | | House name | Land north of |
| Street name | Markham Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473463 0371578 |
| Site area (ha) | 1.78 | Brownfield area (ha) | 0.85 |
| Current use (s) | Garden land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - residential area (mainly 2 storey detached properties) East - residential area (mainly 2 storey detached properties) South - residential area (mainly 2 storey detached properties) West - open countryside | | |
| Conservation designation 1 | Heritage aspects | | |
| Comments | IDENTIFIED: site is adjacent to a local listed building which would have to be taken into consideration if the site was developed. | | |
| Conservation designation 2 | Conservation Area | | |
| Comments | Within the Mill Mount character area of Tuxford Conservation Area. | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | RESOLVED: No objection in principle subject to satisfactory details of layout, access, parking and servicing. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site has been identified as being situated in Flood Zone 1. As the site is relatively small, any development on the site must ensure that the greenfield runoff rate is maintained and SUDs are utilised to manage surface water on site such as soakaways or rainwater harvesting etc. | | |

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

The site MAY be achievable

Reasoned justification

No current demand however proximity to A1 and size of site may make it attractive in the longer term 10-15 years.

Expected start date

Total number of dwellings

48

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.78ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable and could come forward for development if allocated.

Final assessment comments

The site is within the conservation area and the built form of Tuxford where there is some developer interest. There are no known constraints on the southern part of the site which would prevent the site from being suitable for housing, providing that the Highways requirements are met. The northern part is within an identified Flood Zone. The landowner is promoting the site for housing development.

| | | | |
|-----------------------------------|--|-----------------------------|----------------------------|
| Site number | 233 | Other site reference | |
| House number | | House name | Land east of Manvers House |
| Street name | Ollerton Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473336 0370977 |
| Site area (ha) | 0.21 | Brownfield area (ha) | 0.00 |
| Current use (s) | Wasteland | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East - main residential area (mainly 2 storey detached properties) South - open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: the site is within Tuxford's conservation area which would have to be taken into consideration if the site was developed. | | |
| 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: It would have to be demonstrated that a satisfactory access can be achieved with suitable visibility splays due to the narrow footway width and presence of a hedgerow. | | |
| 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 IS achievable

Reasoned justification

Based on local demand.

Expected start date

Total number of dwellings

6

When will the site be delivered?

6-10 years

Comments

Based on 100% of the gross area (0.21ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable and could come forward within 5 years if allocated.

Final assessment comments

The site is adjacent to Tuxford. There are no known constraints which would prevent the site from being suitable for housing development, provided that the conservation constraints are resolved. The owner of the site is looking to sell the land for development. There is known market demand for such sites locally.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 235 | Other site reference | |
| House number | | House name | Land south of |
| Street name | Newcastle Street | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 0473760 0370497 |
| Site area (ha) | 5.38 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grassland | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - residential area East - open countryside South - open countryside West - residential area | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Site is within the Conservation Area and this would limit the development potential of the site. | | |
| Conservation designation 2 | Archaeology | | |
| Comments | IDENTIFIED: Small parcel of the site to the west of the site | | |
| Conservation designation 3 | 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 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Access from Newcastle Street would only be suitable for limited residential infill/conversions (maybe 3 or 4 dwellings). A further 25 dwellings could be accommodated through Lexington Gardens. | | |
| 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 Contamination

Comments IDENTIFIED: Small parcel of land to the east has been identified as area of contamination

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There public foul and surface water sewers traversing this land which could provide adequate outfalls. Surface water runoff would have to be balanced in accordance with the requirements of STW. There may also be an option to provide a new offsite surface water sewer out falling to Goosemoor Dyke to the south. Consent to discharge would have to be granted by Trent Valley IDB.

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 a wider residential area. The site is now within the Conservation Area and the access to the site, which will mean its development potential is limited.

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

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

Legal / Ownership Multiple ownership

Comments The site belongs to a family, and are now proactively looking at redeveloping the site. This was not previously the case.

Known developer interest Not known

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 Large site and currently no demand for sites of this size. However it is assumed the market will recover and the site is likely to generate developer interest given the location of both the site and Tuxford.

| | | |
|---|---|---|
| Cost factors | There are no exceptional cost factors that would be incurred when developing this site. | |
| Delivery factors | Only possible developer would be larger regional with prospect of either phased delivery over 2 to 3 years or the site could be reduced in size. | |
| Achievability conclusion | The site MAY be achievable | |
| Reasoned justification | Large site and currently no demand for sites of this size. However it is assumed the market will recover and the site is likely to generate developer interest given the location of both the site and Tuxford. No adverse cost or delivery factors. | |
| Expected start date | <input type="text"/> | Total number of dwellings <input type="text" value="145"/> |
| When will the site be delivered? | <input type="text" value="6-10 years"/> | |
| Comments | Based on 90% of the gross area (5.38ha) at a density of 30 dwellings per hectare. | |
| Initial assessment | <input type="text" value="Developable"/> | |
| Reasoned justification | The site may be suitable and could come forward shortly. | |
| Final assessment comments | The site is adjacent to the built form of Tuxford where there is limited demand for site of this size. The site is now within the Conservation Area and the access to the site, which will mean its development potential is limited. The landowners are looking to sell the land. The development could be completed within two to three years after commencement. | |

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 356 | Other site reference | |
| House number | | House name | Newcastle Arms |
| Street name | Eldon Street | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | In settlement | Grid reference | 473565 370964 |
| Site area (ha) | 0.20 | Brownfield area (ha) | 0.20 |
| Current use (s) | 490 | | |
| Previous use (s) | Public house | | |
| Surrounding land use(s) | Within a wider residential area | | |
| Conservation designation 1 | Listed Building | | |
| Comments | RESOLVED: The Grade II building has now been converted for a non-residential use. The development of new build units to the rear would, however, still need to carefully consider the impact on the setting of the existing building. | | |
| Conservation designation 2 | Conservation Area | | |
| Comments | RESOLVED: Whole site is within the conservation area and careful consideration would have to be given to this. | | |
| Conservation designation 3 | Archaeology | | |
| Comments | RESOLVED: Whole site is identified as an area of archaeological interest | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | RESOLVED: Access has been agreed through the planning application process. | | |
| Physical problem 2 | | | |
| Comments | | | |
| Physical problem 3 | | | |
| Comments | | | |
| Physical problem 4 | | | |
| Comments | | | |

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

| | |
|----------------------------------|--|
| Initial assessment | Developable |
| Reasoned justification | Site has planning permission but as the deliverability of the site is unknown it cannot be counted within the five year supply. |
| Final assessment comments | The site had planning permission for the conversion of the Listed Buildings, however, the main building has now been converted for non-residential use. Permission remains for four dwellings to the rear. Within Tuxford where there is some developer interest. Since the site was sold on it is unclear as to whether the four units at the rear will come forward. |

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 490 | Other site reference | add 24 |
| House number | | House name | Land north of |
| Street name | Lodge Lane | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 474570 370657 |
| Site area (ha) | 18.61 | Brownfield area (ha) | 0.00 |
| Current use (s) | Agricultural land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - playing field and school East - railway line South - industrial park/railway line West - agricultural land/industrial park | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | <p>IDENTIFIED: The site is remote from the existing residential conurbation. It must be demonstrated that good pedestrian and cycling connectivity could be provided and a bus service will be needed to serve the site. Improvements will be needed to existing access arrangements and potentially a further access from Ash Vale Road will be required.</p> <p>The traffic impact of the development must be supported by a 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.</p> | | |

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 Location of pylons

Comments IDENTIFIED: Pylons run across the site.

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There is a watercourse to the south of this site which could provide an outfall for surface water with flows restricted to greenfield runoff. The nearest public foul sewers are to the west of the site and connection to them may prove difficult. It may be necessary to pump the flows and it is likely that the existing sewer network would have to be reinforced to provide adequate capacity. I could not recommend allocation of this site until it can be demonstrated that it can be effectively drained.

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site IS suitable

Reasoned justification The site is within the wider residential area and there are no known constraints which would prevent the site from being suitable for housing development, provided that the highway requirements can be met.

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

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

Legal / Ownership 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 | Property prices relatively low and growth prospects not currently considered very good. Presently the market would not support a development of the scale envisaged here but subject to future improvement there may be a possibility of a viable development. | |
| Cost factors | There are no exceptional cost factors that would be incurred when developing this site. | |
| Delivery factors | Regional or national house builders and the site could accommodate more than one developer. Current build rates at 25 to 30 a year reflecting demand and are sales led. Up to 50 units a year is possible. | |
| Achievability conclusion | The site MAY be achievable | |
| Reasoned justification | Currently no demand for sites of this size | |
| Expected start date | | Total number of dwellings 391 |
| When will the site be delivered? | 6-10 years | |
| Comments | Based on 70% of the gross area (18.61ha) 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 provided that the site is allocated. | |
| Final assessment comments | The site is adjacent to the built form of Tuxford. 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 | 492 | Other site reference | add 38 |
| House number | | House name | Land north of |
| Street name | Bevercotes Lane | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Outside settlement | Grid reference | 473287 371387 |
| Site area (ha) | 0.13 | Brownfield area (ha) | 0.00 |
| Current use (s) | Overgrown land | | |
| Previous use (s) | Houses had been on the site (a long time ago) | | |
| Surrounding land use(s) | North - open countryside East - BAS495 and then residential South - road and then open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | Site is within the Mill Mount character area of the Tuxford Conservation Area. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Improvements will be required to Bevercotes Lane if further development is to 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 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. 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 | No negative factors. | |
| Achievability conclusion | The site IS achievable | |
| Reasoned justification | Based on local demand. | |
| 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 (0.13ha) 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 Tuxford. There are no known constraints which would prevent the site from being suitable for housing development. However, there would need to be road improvements before the site could be considered suitable for development. If allocated the site could come forward within 5-10 years. There is known market demand for such sites locally. | |

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 493 | Other site reference | add 33 |
| House number | | House name | Land north of |
| Street name | Lincoln Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 473945 371225 |
| Site area (ha) | 0.15 | Brownfield area (ha) | 0.00 |
| Current use (s) | Grazing land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East - paddock and agricultural uses South - road and then residential West - paddock and agricultural uses | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Lies within the conservation area. Grade II Listed building to the south of the site (42 Lincoln Road). 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 to the east of the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets. | | |
| Conservation designation 3 | Archaeology | | |
| Comments | IDENTIFIED: The southern 3/4s of the site has been identified as an area of archaeological interest. | | |
| 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: Potential development site, subject to satisfactory details of layout | | |

access, parking and servicing. Off site works to conform to NCC Highway Design Guide. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and traffic assessment.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There are public foul and surface water sewers adjacent to the north and west of this land respectively which would provide outfalls. Surface water would be restricted with on-site balancing required. There is a watercourse 90m to the north which could also provide a surface water outfall with restricted discharge rate.

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 are met and that the conservation concerns 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 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 Some local demand for smaller 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 | Based on local demand. | |
| Expected start date | | Total number of dwellings 5 |
| When will the site be delivered? | 6-10 years | |
| Comments | Based on 100% of the gross area (0.15ha) 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 on the edge of Tuxford. 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 conservation concerns can be addressed. If allocated the site could come forward within 5-10 years. There is known market demand for such sites locally. | |

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 494 | Other site reference | add 22 |
| House number | | House name | Land south of |
| Street name | Markham Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 473776 3717156 |
| Site area (ha) | 1.68 | Brownfield area (ha) | 0.02 |
| Current use (s) | Agricultural land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - road and footpath then open countryside East - open countryside South - open countryside West - residential | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Development site is outside of a bend in a 40mph area, visibility in line with the Design Manual for Roads and Bridges does not appear to be achievable at this location. Requires satisfactory details of layout access, parking, servicing, visibility to be provided as standard, on site highway layout to standard, planning contributions and off site improvements. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that should this be a phased scheme then a holistic approach should be taken to the drainage of the site. Furthermore, it should be demonstrated that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS over the different phases. | | |

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

45

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (1.68ha) 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 on the edge of the main built form of Tuxford. The access to the site would have to be resolved before the site can be considered suitable. The landowners are promoting the site for development and has developer interest in the site. There is known market demand for such sites locally.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 495 | Other site reference | add 25 |
| House number | | House name | Land north of |
| Street name | Bevercotes Lane | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Newark |
| Location | Edge of settlement | Grid reference | 473343 371423 |
| Site area (ha) | 1.10 | Brownfield area (ha) | 0.00 |
| Current use (s) | Agricultural land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East - BAS0114 then road and residential South - road and then open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | Site is within the conservation area. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Improvements will be required to Bevercotes Lane if further development is to 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, 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 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 | No negative factors. | | |
| Achievability conclusion | The site IS achievable | | |
| Reasoned justification | Based on local demand. | | |
| Expected start date | | Total number of dwellings | 30 |
| When will the site be delivered? | 6-10 years | | |
| Comments | Based on 90% of the gross area (1.10ha) 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 Tuxford. There are no known constraints which would prevent the site from being suitable for housing development. However, there would need to be road improvements before the site could be considered suitable for development. If allocated the site could come forward within 5-10 years. There is known market demand for such sites locally. | | |

| | | | |
|-----------------------------------|---|-----------------------------|-----------------|
| Site number | 515 | Other site reference | add 4 |
| House number | | House name | Land south of |
| Street name | Bevercotes Lane | Locality | Tuxford |
| Town | Retford | County | Nottinghamshire |
| Postcode | | Parish | |
| Location | Edge of settlement | Grid reference | 473258 371314 |
| Site area (ha) | 0.76 | 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 - residential South - open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Site is currently being considered within the Conservation Area Boundary review. | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: Improvements will be required to Bevercotes Lane if further development is to 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 contributions, off site improvements and traffic statement. | | |
| 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

The site IS achievable

Reasoned justification

Based on local demand - a site that offers flexibility to developers who can built out a unit at a time if necessary therefore likely to be of some interest.

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 (0.76ha) at a density of 30 dwellings per hectare would have meant 21 dwellings. The timeframe is not relevant as the site is regarded as not suitable nor available.

Initial assessment

Not developable

Reasoned justification

The site is not suitable nor available.

Final assessment comments

The site is on adjacent to the built form of Tuxford. The site is not suitable as the majority of the site is within Flood Zone 2 or 3, and is therefore not considered as being a sequentially preferable. Furthermore, there would need to be road improvements before the site could be considered suitable for development. The site is not available as the landowner is not known. There is known market demand for such sites locally.

| | | | |
|-----------------------------------|--|-----------------------------|-----------------|
| Site number | 518 | Other site reference | |
| House number | | House name | Land north of |
| Street name | Egmanton Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | | Parish | Tuxford |
| Location | Edge of settlement | Grid reference | 370612 473459 |
| Site area (ha) | 0.18 | Brownfield area (ha) | 0.00 |
| Current use (s) | Garden land | | |
| Previous use (s) | Not known | | |
| Surrounding land use(s) | North - open countryside East - road and then residential South - open countryside West - open countryside | | |
| Conservation designation 1 | Conservation Area | | |
| Comments | IDENTIFIED: Eastern third of the site is within the Conservation area. Comments from Conservation suggest that consideration should be given to this. Site is currently being considered within the Conservation Area Boundary review. | | |
| Conservation designation 2 | Archaeology | | |
| Comments | RESOLVED: Area of archaeological interest is to the east of the site. | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | Access | | |
| Comments | IDENTIFIED: It would have to be demonstrated that an access could be positioned that doesn't cause forward visibility issues due to the proximity of the bend. | | |
| Physical problem 2 | Flood risk | | |
| Comments | COMMENT: Site is identified as being within Flood Zone 1. Comments from Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS. | | |
| Physical problem 3 | Drainage issues | | |

Comments IDENTIFIED: Comments from BDC drainage engineer. There is a public foul sewer to the east of this site in Edgmonton Road which could provide an outfall for foul effluent. There is no obvious outfall for surface water disposal so it would be necessary to demonstrate how it would drain before allocating.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification The site is adjacent to a wider residential area and there are no known constraints which would prevent the site from being suitable for housing, provided that the highway concerns and the impact on the conservation are successfully addressed.

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 has already secured planning permission for one dwelling, but would like the remainder of the site to be developed. As the site is not allocated or within the development boundary, the site cannot be considered as available.

Market factors

Cost factors

Delivery factors

Achievability conclusion

| | | | |
|---|---|----------------------------------|---|
| Reasoned justification | Based on local demand. | | |
| Expected start date | | Total number of dwellings | 5 |
| When will the site be delivered? | 6-10 years | | |
| Comments | Based on 100% of the gross area (0.18ha) 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 Tuxford. There are no known constraints which would prevent the site from being suitable for housing, provided that the highway concerns and the impact on the conservation are successfully addressed. If allocated, the site could come forward within 5-10 years, There is known market demand for such sites locally. | | |

| | | | |
|-----------------------------------|---------------|-----------------------------|-----------------|
| Site number | 613 | Other site reference | |
| House number | | House name | Land south of |
| Street name | Ollerton Road | Locality | Tuxford |
| Town | | County | Nottinghamshire |
| Postcode | | Parish | |
| Location | | Grid reference | |
| Site area (ha) | | Brownfield area (ha) | |
| Current use (s) | | | |
| Previous use (s) | | | |
| Surrounding land use(s) | | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | | | |
| Comments | | | |
| Physical problem 2 | | | |
| Comments | | | |
| Physical problem 3 | | | |
| Comments | | | |
| Physical problem 4 | | | |
| Comments | | | |
| Potential impact 1 | | | |

Comments
Potential impact 2
Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments

| | | | |
|-----------------------------------|------------------|-----------------------------|-----------------|
| Site number | 617 | Other site reference | |
| House number | | House name | Denstone House |
| Street name | 6 Lincoln Road | Locality | Tuxford |
| Town | Newark | County | Nottinghamshire |
| Postcode | NG22 0HP | Parish | |
| Location | In settlement | Grid reference | |
| Site area (ha) | | Brownfield area (ha) | |
| Current use (s) | House and garden | | |
| Previous use (s) | | | |
| Surrounding land use(s) | | | |
| Conservation designation 1 | | | |
| Comments | | | |
| Conservation designation 2 | | | |
| Comments | | | |
| Conservation designation 3 | | | |
| Comments | | | |
| Conservation designation 4 | | | |
| Comments | | | |
| Physical problem 1 | | | |
| Comments | | | |
| Physical problem 2 | | | |
| Comments | | | |
| Physical problem 3 | | | |
| Comments | | | |
| Physical problem 4 | | | |
| Comments | | | |
| Potential impact 1 | | | |

Comments

Potential impact 2

Comments

Bad neighbouring uses Comments

Suitability conclusion

Reasoned justification

Application number Type of application

Expiry date Dwelling numbers

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

Reasoned justification

Expected start date Total number of dwellings

When will the site be delivered?

Comments

Initial assessment

Reasoned justification

Final assessment comments