

Bassetlaw Strategic Housing Land Availability Assessment

Volume 2: North and South Wheatley

April 2013

Bassetlaw District Council



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Site number	236	Other site reference	ii228
House number		House name	Land north of
Street name	Top Pasture Lane	Locality	North Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Wheatley
Location	Edge of settlement	Grid reference	476440 385880
Site area (ha)	0.26	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside East - open countryside South - wider residential area West - wider residential area		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Western half of the site is identified as an area of archaeological interest		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	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 2	Access		
Comments	IDENTIFIED: Could be a potential site subject to satisfactory details of layout, access, parking, servicing and the relevant required information for a site of this size. Pasture Lane is adopted in part so the rest would need bringing up to an adoptable standard. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan,		

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	237	Other site reference	Additions 57
House number		House name	Land north of
Street name	Top Pasture Lane	Locality	North Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Wheatley
Location	Edge of settlement	Grid reference	476536 385903
Site area (ha)	2.68	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	None known		
Surrounding land use(s)	North - open countryside East - open countryside South - wider residential area West - site BAS0236 and then wider residential area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Could be a potential site subject to satisfactory details of layout, access, parking, servicing and the relevant required information for a site of this size. Pasture Lane is adopted in part so the rest would need bringing up to an adoptable standard. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, off site improvements and transport 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

years.

Achievability conclusion

The site MAY be achievable

Reasoned justification

Currently no demand for a plot of this size however some future demand may be anticipated as none has taken place and locality generally gives reasonable returns on property prices.

Expected start date

Total number of dwellings

72

When will the site be delivered?

6-10 years

Comments

Based on 90% of the gross area (2.68ha) at a density of 30 dwellings per hectare.

Initial assessment

Developable

Reasoned justification

The site is suitable and could come forward within 5-10 years provided that the site is allocated.

Final assessment comments

The site is adjacent to the built form of North Wheatley where there is developer interest. There are no known constraints why the site should not be suitable for development, provided that the highway requirements are met. The landowner of the site is willing to sell the land for development and therefore would be available if allocated. The development could be completed within three years of commencement.

Site number	238	Other site reference	Additions 54
House number		House name	Land south of
Street name	Top Pasture Lane	Locality	North Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Wheatley
Location	Edge of settlement	Grid reference	476674 385855
Site area (ha)	0.78	Brownfield area (ha)	0.00
Current use (s)	Overgrown field		
Previous use (s)	Paddock and agricultural uses		
Surrounding land use(s)	North - open countryside East - open countryside South - few detached properties West - wider residential area		
Conservation designation 1			
Comments			
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	IDENTIFIED: Could be a potential site subject to satisfactory details of layout, access, parking and servicing. Pasture Lane is adopted in part so the rest would need bringing up to an adoptable standard. However, the lane is not owned by the applicant or the county council and therefore approval would be required from the owner. 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 Access through village considering size of site would be an issue.

Achievability conclusion The site MAY be achievable

Reasoned justification Currently no demand for a plot of this size however some future demand may be anticipated as none has taken place and locality generally gives reasonable returns on property prices.

Expected start date **Total number of dwellings** 21

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (0.78ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

Reasoned justification The access to the site would need bringing up to standard before the site can be considered suitable.

Final assessment comments The site is adjacent to the built form of North Wheatley where there is developer interest. However, the existing access would need bringing up to standard before the site can be considered suitable. The road is a private drive and the owner is currently unknown. The landowner would sell the land for development if allocated. The site may have been desirable in market terms.

Site number	239	Other site reference	Additions 55
House number		House name	Land southeast of
Street name	Low Street	Locality	North Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Wheatley
Location	Edge of settlement	Grid reference	475651 382770
Site area (ha)	2.31	Brownfield area (ha)	0.00
Current use (s)	Paddock		
Previous use (s)	Not known		
Surrounding land use(s)	North - wider residential area East - wider residential area South - open countryside South border - beck West - open countryside		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: The whole site is identified as an area of archaeological interest		
Conservation designation 2	Heritage aspects		
Comments	IDENTIFIED: The site is in close proximity to local 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	Conservation Area		
Comments	IDENTIFIED: The whole site is within a conservation area. Comments from Conservation suggest that careful consideration would have to be given to the design, layout and massing of the development and its impact on the conservation area.		
Physical problem 1	Access		
Comments	RESOLVED: Could be a potential site subject to satisfactory details of layout, access, parking, servicing and the relevant required information for a site of this size. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, 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. The flood risk from the local drain should also be considered.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There are public foul and surface water sewers in Low Street fronting this site. Surface water runoff however will probably have to discharge to the main watercourse which forms the western and southern boundary of the site. Flows will have to be restricted to greenfield or less. Any development should be set back from the watercourse and above any perceived flood levels.

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site MAY be suitable

Reasoned justification The site is on the edge of the wider residential area. However, before the site is considered suitable, the conservation concerns would have to be adequately addressed including the conservation area, heritage assets and the area of archaeological interest and that the highway requirements are met.

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 would may sell the land for development if allocated. 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 stable prices very little development. Some developer interest but to date only single plots developed

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

Delivery factors Access on junction entrance to village may be an issue.

Achievability conclusion The site MAY be achievable

Reasoned justification Currently no demand for a plot of this size however some future demand may be anticipated as none has taken place and locality generally gives reasonable returns on property prices.

Expected start date **Total number of dwellings** 62

When will the site be delivered? 6-10 years

Comments Based on 90% of the gross area (2.31ha) at a density of 30 dwellings per hectare.

Initial assessment Developable

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

Final assessment comments The site is adjacent to the built form of North Wheatley where there is developer interest. Highway requirements, archaeology and conservation concerns should be addressed before the site can be considered as suitable. The landowner of the site is willing to sell the land for development. The site may be considered desirable in market terms.

Site number	240	Other site reference	Additions 56
House number		House name	Land southeast of
Street name	Low Street	Locality	North Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Wheatley
Location	Edge of settlement	Grid reference	475522 385724
Site area (ha)	1.91	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - detached properties East - open countryside Southeast - detached properties South - open countryside West - open countryside		
Conservation designation 1	Conservation Area		
Comments	IDENTIFIED: The site is just south of the conservation area. Comments from Conservation suggest that careful consideration would have to be given to the design, layout and massing of the development and its impact on the conservation area.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Could be a potential site subject to satisfactory details of layout, access, parking, servicing and the relevant required information for a site of this size. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions, 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. The flood risk from the local drain should also be considered.

Physical problem 3 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. I have no drainage information for this site. The site will need to be drained to existing infrastructure.

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 detached from the main village and unless BAS0239 were to come forward for development, this site would be creating a new development completely removed from the existing settlement of North Wheatley. Furthermore, the conservation concerns would have to be addressed.

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

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

Legal / Ownership Not known

Comments Landowner is not known and therefore this information is not available

Known developer interest Not known

Comments Landowner is not known and therefore this information is not available

Site for sale? Not known

Comments Landowner is not known and therefore this information is not available

Availability conclusion The site is NOT available

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

Market factors Rural location stable prices very little development. Some developer interest but to date only single plots developed. Site is outside village development boundary and there is no evidence of any demand nor any anticipated.

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

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	241	Other site reference	additions57
House number		House name	Land east of
Street name	Muspitt Lane	Locality	South Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	South Wheatley
Location	Edge of settlement	Grid reference	476125 385559
Site area (ha)	1.25	Brownfield area (ha)	0.00
Current use (s)	Agricultural land		
Previous use (s)	Not known		
Surrounding land use(s)	North - open countryside South - open countryside West - open countryside East - residential area		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: Eastern half of the site is identified as an area of archaeological interest.		
Conservation designation 2	Other heritage asset		
Comments	IDENTIFIED; Heritage asset has been identified in or adjacent to the site. Under NPPF Section 12 there is a presumption in favour of preserving heritage assets.		
Conservation designation 3	Conservation Area		
Comments	IDENTIFIED: The site is bordered on the north and south by a conservation area. Comments from Conservation suggest that careful consideration would have to be given to the design, layout and massing of the development and its impact on the conservation area.		
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	RESOLVED: Could be a potential site subject to satisfactory details of layout, access, parking, servicing and the relevant required information for a site of this size. Requires visibility to be provided as standard, on site highway layout to standard, residential travel plan, planning contributions and off site improvements.		
Physical problem 2	Flood risk		
Comments	COMMENT: Site is identified as being within Flood Zone 1. Comments from		

Environment Agency suggest that a flood risk assessment is required that demonstrates that the site will maintain the current greenfield runoff rate and can attenuate surface water on site utilising SUDS.

Physical problem 3

Comments

Physical problem 4

Comments

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion

Reasoned justification

Application number **Type of application**

Expiry date **Dwelling numbers**

Legal / Ownership

Comments

Known developer interest

Comments

Site for sale?

Comments

Availability conclusion

Reasoned justification

Market factors

Cost factors

Delivery factors

Achievability conclusion

The site MAY be achievable

Reasoned justification

Currently no demand for a plot of this size however some future demand may be anticipated as none has taken place and locality generally gives reasonable returns on property prices.

Expected start date

N/A

Total number of dwellings

0

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

The site is not available therefore the associated timescales are not needed. If based on 90% of the gross area (1.25ha) at a density of 30 dwellings per hectare then this would have meant 34 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 North Wheatley where there is developer interest. Highway requirements, archaeology and conservation concerns should be addressed before the site can be considered as suitable. The landowner of the site is unknown and therefore the site is considered as not being available. The site may be considered as desirable in market terms.

Site number	464	Other site reference	
House number		House name	Land east of
Street name	Eastfield	Locality	North Wheatley
Town	Retford	County	Nottinghamshire
Postcode		Parish	North Wheatley
Location	Edge of settlement	Grid reference	385952 476360
Site area (ha)	2.66	Brownfield area (ha)	0.03
Current use (s)	Garden and grassed area, with two outbuildings		
Previous use (s)	Small holding/market garden		
Surrounding land use(s)	North - dual carriageway East - open countryside South - residential West - residential		
Conservation designation 1	Archaeology		
Comments	IDENTIFIED: South western corner of the site is identified as an area of archaeological interest.		
Conservation designation 2			
Comments			
Conservation designation 3			
Comments			
Conservation designation 4			
Comments			
Physical problem 1	Access		
Comments	<p>IDENTIFIED: It is unlikely that access to the A620 will be acceptable. The other potential accesses from Eastfield or Top Pasture Lane would require significantly upgrading to create a road to highway adoption standard into the site. This is likely to require land outside the proposed site area which would need to include 2.0m footways connecting with existing infrastructure and adequate visibility splays.</p> <p>Should the development exceed 70 dwellings, a Transport Assessment will be required produced in accordance with the DfT document 'Guidance on Transport Assessment' which shall identify improvements to pedestrian, cycling, public transport facilities and appropriate mitigation where traffic issues are identified including travel plan provisions. Should a lesser development be proposed, a</p>		

Transport Statement will be required. A Section 106 or CIL contribution to enable mitigation of the traffic implications is likely to be sought.

Physical problem 2 Infrastructure

Comments IDENTIFIED: Sewer runs through the site and the site has access to all utilities.

Physical problem 3 Flood risk

Comments IDENTIFIED: Identified as Flood Zone 1. SUDS should be used to maintain existing runoff rates and to limit the impact of the development.

Physical problem 4 Drainage issues

Comments IDENTIFIED: Comments from BDC drainage engineer. There is no surface water outfall readily available to serve this site. The nearest surface water sewer in Church street does not have capacity to accept runoff. Development would probably increase flood risk to properties immediately to the south.

Potential impact 1

Comments

Potential impact 2

Comments

Bad neighbouring uses **Comments**

Suitability conclusion The site MAY be suitable

Reasoned justification The site may be suitable for housing development, but the scale may be limited due to highway restrictions.

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

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

Legal / Ownership Single ownership

Comments

Known developer interest Yes

Comments Landowner is willing to invest in the site to develop it.

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

Comments

Availability conclusion The site MAY be available

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

Market factors Currently no demand for anything other than small infill sites locally.

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