

Bassetlaw District Local Development Framework

HOUSING LAND AVAILABILITY POSITION STATEMENT

APRIL 2008 -
MARCH 2009



HOUSING LAND AVAILABILITY
POSITION STATEMENT



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

2009

Urdu

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Punjabi

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Polish

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Disclaimer

The information contained in this document is provided in good faith and is as accurate as records permit. All the maps and boundaries are an indication of site location. Reference and should always be made to the relevant planning applications or to the Bassetlaw Local Plan Proposals Map, which show accurate boundary lines. It is recommended that the Planning Policy Team be contacted before use is made of data contained in this document in support of planning applications, appeals or development plan representations.

Further Information

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Section 1: Introduction

Bassetlaw District covers approximately 64,000 hectares, almost a one third of the area of Nottinghamshire, with an approximate population of 111,000. Bassetlaw is a predominately rural area with two towns. Worksop (population 40,940) and Retford (population 21,565) vary in size and character but both operate as the main centres for services and facilities for their surrounding area.

Each year, Bassetlaw District Council undertakes a Housing Land Availability Survey in order to monitor the supply of housing within the District. The information contained in this document will be used in this year's Annual Monitoring Report and will form the basis for identifying key housing themes within the District and aid in reviewing Local Plan policies. This statement reflects the overall position as of 31 March 2008 for the previous twelve-month period.

This document is separated into three main sections. The first section will identify all valid planning permissions (includes those dwellings that have been completed, are under construction and those that have not yet been started) between 1 April 2008 and 31 March 2009. These will be shown on a map of each individual settlement. The second part will provide a summary of all developments that have taken place in the last financial year. The final part will give an outline of the status of housing allocations that are designated within the Bassetlaw Local Plan. The definitions of the terms used throughout this document are in the glossary and the key to the maps is shown in Appendix 2.

Section 2: Housing developments for each settlement

Individual settlements:

The following section outlines all current housing developments that have either been built, are under construction or have valid planning permission but are yet to be built. Each settlement has a map and a set of tables that illustrates what housing developments have taken place during the 2008/2009 financial year. The following maps are included in this section:

Appendix Maps 1: Askham, Babworth/Ranby, Barnby Moor, Beckingham Blyth, Blyth North, Bole, Bothamsall and Carburton.

Appendix Maps 2: Carlton in Lindrick, Claborough/Welham, Clayworth, Cottam, Darlton, Dunham on Trent, East Drayton and East Markham.

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Appendix Map 9: Tuxford

Appendix Map 10 Worksop

District summary of all housing developments:

Table 1 gives summaries of all houses completed, under construction and the remaining capacity in the East and West of Bassetlaw and also gives a district total.

Table 1: District Summary of all valid planning permissions as at 1st April 2009 and developments within the financial year 2008/2009

Permissions	Totals
Completed 1 st April 2008-31 st March 2009	359
Under construction at 1 st April 2009	425
Remaining capacity at 1 st April 2009	1626
Total	2410

Table 1 shows that there are 2050 dwellings with planning permissions that have not yet been completed (those under construction and the remaining capacity). Only 15% of all valid planning permissions were completed as of 31 March 2009.

The completed figure shown above takes into consideration that 26 dwellings were miss counted in the monitoring period 2006/2007 in Retford. Therefore in this monitoring period 395 houses were actually built but 26 dwelling have been deducted for the previous miscount in 2006/2007 and 10 dwellings have been demolished.

Brownfield/Greenfield summary of all valid planning permissions

Table 2 shows the breakdown of the above totals distributed between brownfield and greenfield sites.

Table 2: Brownfield/Greenfield Summary of all valid planning permissions and developments as at 1st April 2009

	Total
Brownfield	1757
Greenfield	653
Total	2410

Table 2 shows that as of 31 March 2009, 73% of all housing developments granted permission were on previously developed sites and the remaining 27% were on greenfield sites.

Section 3: Summary of Bassetlaw Local Plan's Housing Allocations

Allocated housing sites with planning permission

There are sites that are allocated within the Bassetlaw Local Plan for housing development. Of these sites those that have valid planning permission have already been included in the figures used in section 3 and are shown on each settlement map where relevant. Summaries of these sites are shown in Table 3.

Table 3: Allocated Housing sites in Bassetlaw with valid planning permission.

Settlement	Local Plan Allocation	Location	Brownfield / Greenfield	Completed	Under construction	Remaining Capacity	Site Area (ha)
Beckingham	H35	The Ings & Martindale, Station Road	GF	0	8	0	0.40
Harworth/Bircotes	H16	Bracken Way	GF	5	20	0	1.17
Harworth/Bircotes	H5	Land off Beverley Road	GF	0	0	85	1.73
Misson	H64	Misson Mill, Bawtry Road	BF	0	0	1	0.14
Misson	H64	Misson Mill, Bawtry Road	BF	0	0	1	0.09
Retford	H49	Rear of Morrisons, Amcott Way	GF	0	0	72	5.84
Retford	H49	Heathfield Gardens/ Woodbeck Rise	GF	1	0	8	0.31
Retford	H80	101 High Street	BF	0	0	1	0.04
Styruup/Oldcotes	H22	White House Farm, Main Street	BF	0	0	3	0.13
West Stockwith	H90	Land off Main Street	BF	0	0	4	0.12
Dunham	H57	Main Street	GF	0	0	4	0.17
East Markham	H59	BIF Services, Hall Lane*	BF	0	0	4	0.26
Total				6	28	183	10.4

Table 3 shows that there were only 6 dwellings completed in the last financial year on allocated sites. None of the total housing developments in the District were granted planning permission on allocated housing sites. The rest were on unallocated brownfield and greenfield sites.

Allocated housing sites without planning permission

The two tables below show allocated housing sites without planning permission. Table 4 shows the sites in East Bassetlaw and those in the West of the District are included in Table 5.

Table 4: Housing Allocated sites in East Bassetlaw without planning permission.

Settlement	Local Plan Allocation	Location	Brownfield or Greenfield	Site Area	Estimated dwelling capacity ¹
Clarborough	H36	Gill Green Walk	Greenfield	1.05	32
Elkesley	H37	Yew Tree Farm	Greenfield	2.00	60
Misterton	H43	Old Forge Road	Greenfield	0.70	21
Misterton	H42	Grange View	Greenfield	0.50	15
Rampton	H45	The Pastures	Brownfield	0.90	27
Retford	H47	Idle Valley Area	Greenfield	1.07	32
Retford	H49	Idle Valley Area	Greenfield	5.33	160
Retford	H51	Westhill Road	Greenfield	7.75	232
Torworth	H52	Low Street	Greenfield	0.44	13
Tuxford	H86	Faraday Avenue	Greenfield	0.33	10
West Stockwith	H91	North Carr Road	Greenfield	0.15	5
				20.22	607

Table 5: Allocated Housing sites in West Bassetlaw without valid planning permission.

Settlement	Local Plan Allocation	Location	Brownfield or Greenfield	Site Area	Estimated dwelling capacity
Blyth	H1	Retford Road	Brownfield	0.25	8
Harworth and Bircotes	H3	Alexander Road	Greenfield	0.27	8
Harworth and Bircotes	H6	Hawkins Close	Greenfield	0.54	16
Harworth and Bircotes	H15	Land adjacent Syringa Court, Bramble Way	Greenfield	0.60	18
				1.66	50

The two tables above show that there are **21.88** hectares of land allocated for housing development in the Bassetlaw Local Plan, without planning permission. When assuming an average of 30 dwellings per hectare, this would give a potential of approximately **657 dwellings**. It must be noted, however, that the remaining sites shown above, may have constraints, which limit their development potential.

Glossary

Allocated Site – A site specifically identified for future housing development in the Bassetlaw Local Plan.

¹ In practice it is unlikely that the gross area of any site could be entirely developed for dwellings. Some site area would be lost to highways, open space provision etc. However, for the purpose of this report, the gross area has been multiplied by 30 (30 dwellings per hectare is the minimum density of development recommended in Government guidance, although local circumstances could over ride this).

Brownfield (Previously Developed Land) – land is that which is or was occupied by a permanent structure, (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure, as defined in Planning Policy Statement 3: Housing.

Completed Dwellings – Dwellings (with planning permission) that have been fully completed during the monitoring period 1 April 2008 to 31 March 2009.

Estimated dwelling capacity – Maximum number of dwellings if density of development is assumed to be 30 dwellings per hectare (based on gross site area).

Full Planning Permission – Permission granted for a specified number of dwellings, together with full details such as siting, design and means of access. Would usually require more information than outline planning permission. Full Permission entails that the principle and all details of residential development have been accepted.

Greenfield – Land which has not been previously developed, as defined in Planning Policy Guidance Statement 3: Housing

Large Sites – Sites that are more than 0.4 hectares or have more than 10 dwellings allocated for development.

Outline Planning Permission – Permission granted where the principle of residential development has been accepted but full details have yet to be agreed. No dwellings can be built until all further details have been agreed as Reserved Matters.

Remaining Capacity – Dwellings that have a valid planning permission as at 31 March 2008 but which have not been fully completed.

Remaining Site Area – The area of land with valid planning permission, as at 31 March 2008 but on which dwellings have not been fully completed (in hectares).

Small Sites – Sites that are less than 0.4 hectares or have less than 10 dwellings allocated for development.

Total Dwellings – The total number of dwellings that have been completed or are under construction in the year ending 31 March 2009 added to the number of outstanding planning permissions.

Total Site Area – The area of land (in hectares) on which dwellings have been completed or are under construction in the year ending 31 March 2009 added to the remaining area of land on which there are outstanding planning permissions.

Appendix 1:

Settlements in Bassetlaw

Settlements in Bassetlaw	
Askham	Blyth
Babworth	Carburton
Barnby Moor	Carlton in Lindrick
Beckingham	Cuckney
Bole	Harworth/Bircotes
Clarborough	Hodsock/Langold
Cottam Clayworth	Holbeck
Darlton	Nether Langwith
Dunham	Norton
East Drayton	Styrrup with Oldcotes
East Markham	Rhodesia
Eaton	Wallingwells
Elkesley	Welbeck
Everton	Worksop
Fledborough	
Gamston	
Gringley on the Hill	
Grove	
Haughton	
Hayton	
Headon Cum Upton	
Laneham & Church Laneham	
Lound	
Marnham	
Mattersey	
Misson	
Misterton	
Normanton On Trent	
North Leverton with Habbleshthorpe	
North Wheatley	
Ragnall	
Rampton/Woodbeck	
Ranby	
Ranskill	
Retford	
Saundby	
Scaftworth	
Scrooby	
Shireoaks	
South Leverton	
South Wheatley	
Stokeham	
Sturton Le Steeple	
Sutton Cum Lound	
Torworth	
Treswell	
Tuxford	
Walkeringham	
Welham	
West Burton	
West Drayton	
West Markham	
West Stockwith	
Wiseton	
Bevercotes	
Bothamsall	