

Bolsover District Council

Housing Land Availability Assessment

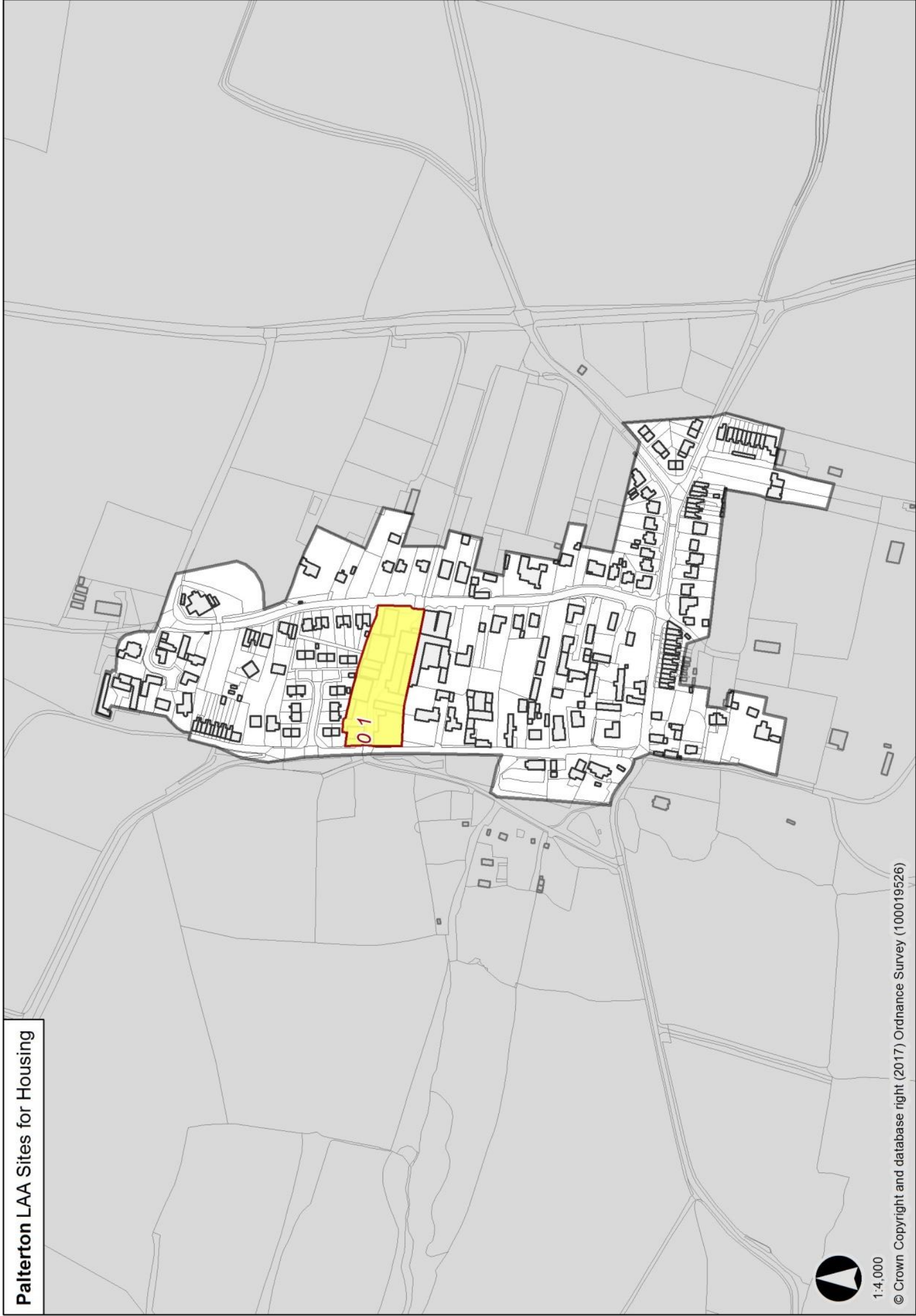
Palterton Site Summaries

List of sites assessed:

Site reference	Description
Palterton/01	Land between 11 and 19 Back Lane

September 2017

Palterton LAA Sites for Housing

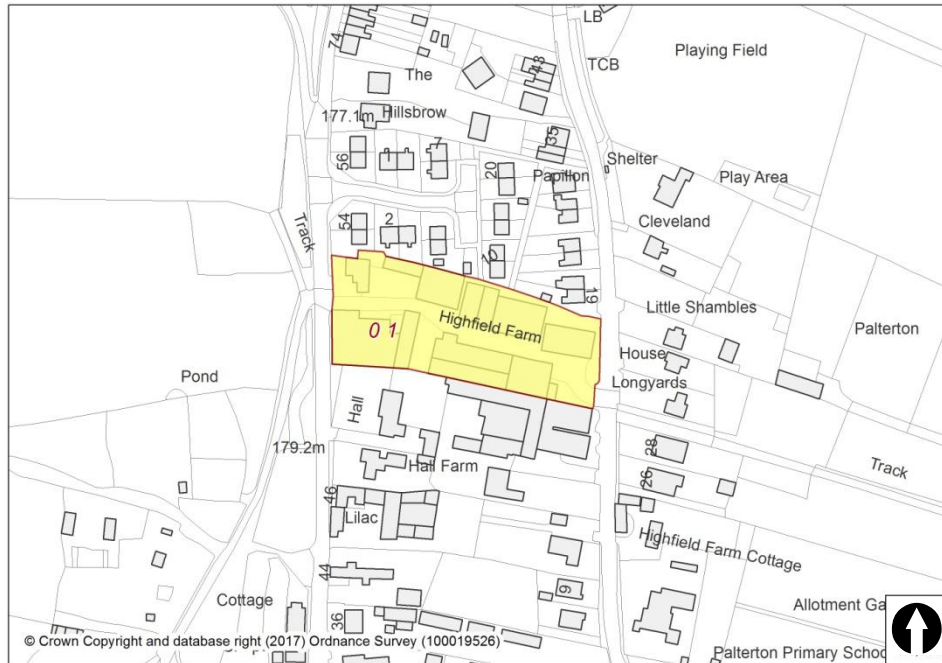


1:4,000

© Crown Copyright and database right (2017) Ordnance Survey (100019526)

Site Details:			
Ref:	Palterton/01	Approximate Size (ha):	0.57
		Potential No. Dwellings:	11 (from application)
Address:	Land between 11 and 19 Back Lane	Date of Assessment:	September 2017

Site Map:



Stage 1 – Site Availability

Site Promoted By:	Agent on behalf of landowner
When Last Promoted:	August 2016 – submission of outline planning application
Site Planning Status:	Outline planning permission granted February 2017 (16/00410/OUT)
Conclusion:	The site is available and actively promoted.

Stage 1 – Site Screening Criteria

Capable of 5+ Dwellings?	Yes	Predominantly Outside Green Belt?	Yes
Predominantly Outside of a...			
• Special Area of Conservation?	Yes	• Regionally Important Geological Site?	Yes
• Ramsar Site?	Yes	• Local Nature Reserve?	Yes
• Special Protection Area?	Yes	• Local Wildlife Site?	Yes
• Site of Special Scientific Interest?	Yes	• Priority Habitat of Principal Importance?	Yes
• National Nature Reserve?	Yes		
Conclusion:	The site is not constrained by Green Belt or any national or local wildlife designations.		

Stage 2 – Site Suitability Constraints			
Potential Constraint:	Severity:	Comment:	
Level of Flood Risk (Fluvial and Ground Water)	No Constraint	No high risk areas within the site	
Relationship to Neighbouring Uses	No Constraint	Compatible neighbouring uses	
Access to Transport Network	No Constraint	Suitable access achievable	
Impact on Highway Network	No Constraint	Acceptable impact	
Proposed HS2 Railway Line	No Constraint	Not affected	
Access to Key Services	Major Constraint	Palterton has limited access to a reasonable amount of key services	
Hazardous Risks	No Constraint	None	
Contamination Issues	Possible Constraint	Remediation scheme required under permitted proposal	
Site Topography	No Constraint	No impediment	
Land Stability	No Constraint	Outside high risk areas	
Pylons/High Voltage Cables	No Constraint	None	
Natural Obstacles (Trees, Ponds)	No Constraint	No impediment	
Landscape Character	No Constraint	No detrimental impact	
Heritage Conservation	Possible Constraint	The site is within Palterton Conservation Area and adjacent to a grade II listed building. The site may also contain medieval archaeology.	
High Quality Agricultural Land	No Constraint	Urban	
Conclusion:	Palterton has limited access to a reasonable amount of key services. The site has potential contamination issues and development would impact on heritage assets.		
Stage 2 – Site Achievability and Viability			
Known Developer Willing to Invest?	Yes	Exceptional Abnormal Costs?	None identified
Development Considered Viable?	Not yet proven – viability assessment required		
Could the Development be Delivered within 5 Years?	Not yet proven	Reasonable Prospect Beyond 5 Years?	Probably within 6-15 years
Conclusion:	There is a known developer willing to invest but viability has not yet been proven. However, the site does have outline planning permission and there is reasonable prospect of the development being delivered within 5 years.		

Overall Conclusion of Site					
Available?	Yes	Suitable?	Possibly	Achievable?	Yes

Comments
The site is available, possibly suitable, with a reasonable prospect of development within 5 years. Therefore, the site could be considered for allocation within the emerging Local Plan.