

Neighbourhood Planning Site Assessment

Site Details NP10

| Topic | Details |
|--|---|
| <i>Site Reference / Name</i> | NP10 |
| Site Address / Location | NP10 |
| Existing land use | Farm - Garden Site |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | Housing (12-75) |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill NDP Call for Sites Consultation |
| Planning history (Live or previous planning applications/decisions) | 3 9/91/00016 - ERECT ONE DETACHED DWELLING & CONSTRUCT NEW ACCESS. Decision; Dismissed. 13 Aug 1992 |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p><i>No</i></p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|------------------------|
| <p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p> | <p>Low Risk</p> |
| <p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes - access could be achieved to Blyth Road</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|--|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) |
| Town / local centre / shop | Site is approximately 500m to the local shop in Ranskill. The nearest town centre is outside of the plan area in Retford. |
| Bus / Tram Stop | Approximately 400m to Blyth Ro29 bus stop (no.'s 95 - Doncaster Town Centre to Retford and 595 - Bawtry to Retford,) |
| Train station | The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull. |
| Primary School | Approximately 1.2km to Ranskill Primary School. |
| Secondary School | The nearest secondary school to Ranskill is Outwood Academy Valley in Worksop; approximately 12km from Ranskill. |
| Open Space / recreation facilities | Approximately 1km to recreation ground at Mattersey Road. |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|---|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages</p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>Low sensitivity.</i></p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Area lies partially in an Area of Archaeological Interest and lies adjacent to two non-designated heritage assets.</p> <p><i>Some impact, and/or mitigation possible</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--------------|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p>Mixed</p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p data-bbox="204 255 730 322"><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p data-bbox="204 367 671 398"><i>Within the existing built up area (infill)?</i></p> <p data-bbox="204 403 719 465"><i>Adjacent to and connected to the existing built up area?</i></p> <p data-bbox="204 470 719 533"><i>Outside and not connected to the existing built up area?</i></p> | <p data-bbox="758 353 1369 421"><i>Outside and not connected to the existing built up area.</i></p> |
| <p data-bbox="204 539 730 645"><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p data-bbox="204 689 708 721"><i>Within the existing settlement boundary?</i></p> <p data-bbox="204 725 719 788"><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p data-bbox="204 792 719 855"><i>Outside and not connected to the existing settlement boundary?</i></p> | <p data-bbox="758 658 1273 725"><i>Outside and not connected to the existing settlement boundary</i></p> |
| <p data-bbox="204 864 703 969"><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p data-bbox="204 974 443 1005"><i>Yes / No / Unknown</i></p> | <p data-bbox="758 913 799 945"><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p> | <p>No - the site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|---|----------------------|
| <p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p> | <p>Unknown</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|--|---|
| <p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p> | <p>12-75 dwellings as state by landowner</p> |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p> | <p>The site is <i>not currently suitable</i>.</p> |
| <p>Summary of justification for rating</p> | <ul style="list-style-type: none"> • Small mixed greenfield/brownfield site, currently occupied by a farm and surrounded paddock/field. • This site falls outside of the current settlement boundary for Ranskill. • Suitable access along Blyth Road. • Not within Flood Zone 2 or 3 • Medium landscape sensitivity, mitigation is likely to be possible. • Some impact likely on heritage assets due to partially lying in an Area of Archaeological Interest and lies adjacent to two non-designated heritage assets. • Site does not relate well (in terms of proposed scale and character) to the settlement of Ranskill. <p>Overall, the site is unsuitable due to being outside of the existing developed footprint of the settlement and therefore may harm the surrounding open character of the countryside and does not contribute to the sustainability of Ranskill.</p> |

Neighbourhood Planning Site Assessment

Site Details NP11

| Topic | Details |
|--|--|
| <i>Site Reference / Name</i> | NP11 |
| Site Address / Location | NP11 |
| SHLAA/SHELAA Reference (if applicable) | Not Allocated |
| Existing land use | Field / horses stables |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | 13 |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill NDP Call for Sites Consultation |
| Planning history (Live or previous planning applications/decisions) | NA |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p><i>No</i></p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|-----------------|
| <p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p> | <p>Low Risk</p> |
| <p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><i>Yes / No / Unknown</i></p> | <p>No</p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes - access could be achieved to Great N Road (A638)</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|--|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) |
| Town / local centre / shop | Site is approximately 650m to the local shop in Ranskill. The nearest town centre is outside of the plan area in Retford. |
| Bus / Tram Stop | Approximately 150m to Great North Road bus stop (no.'s 99 & 689 to Retford (hourly), 99 & 29 to Dancaaster (hourly) and 689 to Cantley) |
| Train station | The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull. |
| Primary School | Approximately 1.2km to Ranskill Primary School. |
| Secondary School | The nearest secondary school to Ranskill is Outwood Academy Valley in Worksop; approximately 12km from Ranskill. |
| Open Space / recreation facilities | Approximately 1km to recreation ground at Mattersey Road. |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|---|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages.</p> <p><i>Medium sensitivity</i></p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>Low sensitivity</i></p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Area lies partially in an Area of Archaeological Interes.</p> <p><i>Some impact, and/or mitigation possible</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|-------------------|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p>Greenfield</p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p data-bbox="204 255 730 322"><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p data-bbox="204 367 671 398"><i>Within the existing built up area (infill)?</i></p> <p data-bbox="204 403 719 465"><i>Adjacent to and connected to the existing built up area?</i></p> <p data-bbox="204 470 719 533"><i>Outside and not connected to the existing built up area?</i></p> | <p data-bbox="758 353 1369 421"><i>Outside and not connected to the existing built up area.</i></p> |
| <p data-bbox="204 539 730 645"><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p data-bbox="204 689 708 721"><i>Within the existing settlement boundary?</i></p> <p data-bbox="204 725 719 788"><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p data-bbox="204 792 719 855"><i>Outside and not connected to the existing settlement boundary?</i></p> | <p data-bbox="758 658 1273 725"><i>Outside and not connected to the existing settlement boundary</i></p> |
| <p data-bbox="204 864 703 969"><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p data-bbox="204 974 443 1005"><i>Yes / No / Unknown</i></p> | <p data-bbox="758 913 799 945"><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p> | <p>No - the site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|---|----------------------|
| <p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p> | <p>Unknown</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|--|--|
| <p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p> | <p>13 dwellings</p> |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p> | <p>The site is <i>potentially suitable, and available</i>.</p> |
| <p>Summary of justification for rating</p> | <ul style="list-style-type: none"> • Small greenfield site, currently used as a paddock/field. • This site falls outside of the current settlement boundary for Ranskill but lies adjacent to the neighbouring village of Torworth. • Suitable access along Great N Road (A638). • Not within Flood Zone 2 or 3 • Medium landscape sensitivity, mitigation is likely to be possible. • No loss of agricultural land. • Some impact likely on heritage assets due to partially lying in an Area of Archaeological Interest. • Site does not relate well (in terms of scale and character) to the settlement of Ranskill, however it does relate well to the village of Torworth. <p>Overall, the site is considered potentially suitable, although the site does not relate to the village Ranskill and has the potential to affect the character of the village to reducing the gap between Ranskill and Torwoth. The site is adjacent to the current built up settlement of Torworth, which it relates well to.</p> <p>The site has some characteristics, such as hedgerows, which should be conserved/enhanced if the site is allocated/developed. There is some potential for protected species, relevant investigations should be carried out.</p> |

Neighbourhood Planning Site Assessment

Site Details NP14

| Topic | Details |
|--|--|
| <i>Site Reference / Name</i> | NP14 |
| Site Address / Location | NP14 |
| Existing land use | Open Agricultural Field |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | 10 dwellings |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill NDP Call for Sites Consultation |
| Planning history (Live or previous planning applications/decisions) | NA |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p><i>No</i></p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|-----------------|
| <p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p> | <p>Low Risk</p> |
| <p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><i>Yes / No / Unknown</i></p> | <p>No</p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes - access could be achieved to Great N Road (A638)</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|--|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) |
| Town / local centre / shop | Site is approximately 300m to the local shop in Ranskill. The nearest town centre is outside of the plan area in Retford. |
| Bus / Tram Stop | Approximately 50m to Great North Road bus stop (no.'s 99 & 689 to Retford (hourly), 99 & 29 to Dancaaster (hourly) and 689 to Cantley) |
| Train station | The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull. |
| Primary School | Approximately 900m to Ranskill Primary School. |
| Secondary School | The nearest secondary school to Ranskill is Outwood Academy Valley in Worksop; approximately 12km from Ranskill. |
| Open Space / recreation facilities | Approximately 600m to recreation ground at Mattersey Road. |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|---|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages</p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>High sensitivity</i>, mitigation is not likely to be possible as the site lacks enclosure to the open landscape setting.</p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Site lies adjacent to non-designated heritage asset. Development of this site could impact this setting and views of the Church from the southern approach.</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--------------------------|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p><i>Greenfield</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p data-bbox="204 255 735 322"><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p data-bbox="204 367 671 398"><i>Within the existing built up area (infill)?</i></p> <p data-bbox="204 403 719 465"><i>Adjacent to and connected to the existing built up area?</i></p> <p data-bbox="204 470 719 533"><i>Outside and not connected to the existing built up area?</i></p> | <p data-bbox="758 353 1374 427"><i>Outside and not connected to the existing built up area.</i></p> |
| <p data-bbox="204 539 735 645"><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p data-bbox="204 689 703 721"><i>Within the existing settlement boundary?</i></p> <p data-bbox="204 725 719 788"><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p data-bbox="204 792 719 857"><i>Outside and not connected to the existing settlement boundary?</i></p> | <p data-bbox="758 658 1270 732"><i>Outside and not connected to the existing settlement boundary</i></p> |
| <p data-bbox="204 864 703 969"><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p data-bbox="204 974 443 1005"><i>Yes / No / Unknown</i></p> | <p data-bbox="758 913 799 945"><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p> | <p>No - the site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|---|----------------------|
| <p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p> | <p>Unknown</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|--|---|
| <p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p> | <p>10 dwellings</p> |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p> | <p>The site is <i>not currently suitable</i>.</p> |
| <p>Summary of justification for rating</p> | <ul style="list-style-type: none"> • Small greenfield site, small part of a larger agricultural field. • This site lies adjacent to the current settlement boundary for Ranskill. • Suitable access along Great N Road (A638). • Not within Flood Zone 2 or 3 • High landscape sensitivity, mitigation is not likely to be possible as the site lacks enclosure to the open landscape setting. • Some loss of agricultural land. • Site lies adjacent to non-designated heritage asset. Development of this site could impact this setting and views of the Church from the southern approach. • Site does not relate particularly well (in terms of scale and character) to the settlement of Ranskill. <p>Overall, the site is considered unsuitable due to being outside of the existing developed footprint of the settlement and therefore may harm the surrounding open character of the countryside. The site would result in a linear</p> |

| | |
|--|---|
| | <p>pattern along Great North Road, which does not reflect the nucleated character of the village. Additionally, the site has the potential to impact upon the adjacent Heritage assets and based on consultation with BDC conservation officers, they have suggested they would not support development in this location.</p> |
|--|---|

Neighbourhood Planning Site Assessment

Site Details NP15

| Topic | Details |
|--|--|
| <i>Site Reference / Name</i> | NP15 |
| Site Address / Location | NP15 |
| Existing land use | Open Agricultural Field |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | 15 dwellings |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill NDP Call for Sites Consultation |
| Planning history (Live or previous planning applications/decisions) | NA |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p><i>No</i></p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p><i>No</i></p> |

| Indicator of Suitability | Assessment |
|--|------------------------|
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p> | <p>Low Risk</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | <p>No</p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes - access could be achieved to Great N Road (A638)</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|--|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) |
| Town / local centre / shop | Site is approximately 300m to the local shop in Ranskill. The nearest town centre is outside of the plan area in Retford. |
| Bus / Tram Stop | Approximately 50m to Great North Road bus stop (no.'s 99 & 689 to Retford (hourly), 99 & 29 to Dancaaster (hourly) and 689 to Cantley) |
| Train station | The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull. |
| Primary School | Approximately 900m to Ranskill Primary School. |
| Secondary School | The nearest secondary school to Ranskill is Outwood Academy Valley in Worksop; approximately 12km from Ranskill. |
| Open Space / recreation facilities | Approximately 600m to recreation ground at Mattersey Road. |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|--|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages.</p> <p><i>High landscape</i>, sensitivity, mitigation is not likely to be possible as the site lacks enclosure to the open landscape setting.</p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>High</i> sensitivity, mitigation is not likely to be possible as the site lacks enclosure to the open landscape setting.</p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Site lies adjacent to non-designated heritage asset. Development of this site could impact this setting and views of the Church from the southern approach.</p> <p><i>Some impact, and/or mitigation possible</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--------------------------|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p><i>Greenfield</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p data-bbox="204 255 730 322"><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p data-bbox="204 367 671 398"><i>Within the existing built up area (infill)?</i></p> <p data-bbox="204 403 719 465"><i>Adjacent to and connected to the existing built up area?</i></p> <p data-bbox="204 470 719 533"><i>Outside and not connected to the existing built up area?</i></p> | <p data-bbox="758 353 1369 421"><i>Outside and not connected to the existing built up area.</i></p> |
| <p data-bbox="204 539 730 645"><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p data-bbox="204 689 708 721"><i>Within the existing settlement boundary?</i></p> <p data-bbox="204 725 719 788"><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p data-bbox="204 792 719 855"><i>Outside and not connected to the existing settlement boundary?</i></p> | <p data-bbox="758 658 1273 725"><i>Outside and not connected to the existing settlement boundary</i></p> |
| <p data-bbox="204 864 703 969"><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p data-bbox="204 974 443 1005"><i>Yes / No / Unknown</i></p> | <p data-bbox="758 913 799 945"><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p> | <p>No - the site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|---|----------------------|
| <p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p> | <p>Unknown</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|--|---|
| <p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p> | <p>15 dwellings.</p> |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p> | <p>The site is <i>not currently suitable</i>.</p> |
| <p>Summary of justification for rating</p> | <ul style="list-style-type: none"> • Small greenfield site, small part of a larger agricultural field. • This site lies outside of the current settlement boundary for Ranskill. • Suitable access along Great N Road (A638). • Not within Flood Zone 2 or 3 • High landscape sensitivity, mitigation is not likely to be possible as the site lacks enclosure to the open landscape setting. • Some loss of agricultural land. • Site lies adjacent to non-designated heritage asset. Development of this site could impact this setting and views of the Church from the southern approach. • Site does not relate particularly well (in terms of scale and character) to the settlement of Ranskill as it detached from the current built form. <p>Overall, the site is considered unsuitable due to being outside of the existing developed footprint of the settlement and therefore may harm the surrounding open character of the countryside. The site would result in a linear</p> |

| | |
|--|--|
| | <p>pattern along Great North Road, which does not reflect the nucleated character of the village. Additionally, the site has the potential to impact upon nearby Heritage assets and based on consultation with BDC conservation officers, they have suggested they would not support development in this location</p> |
|--|--|

Neighbourhood Planning Site Assessment

Site Details NP16

| Topic | Details |
|---|--|
| <i>Site Reference / Name</i> | NP16 |
| Site Address / Location | NP16 |
| Gross Site Area (Hectares) | 32 acres |
| Existing land use | Paddock |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | 25 dwellings |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill NDP Call for Sites Consultation |
| Planning history (Live or previous planning applications/decisions) | NA |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p><i>No</i></p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|-------------------------------|
| <p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p> | <p>Low Risk</p> |
| <p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><i>Yes / No / Unknown</i></p> | <p><i>Yes, some loss.</i></p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes Access could potentially be achieved from Headlands lane.</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|--|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) |
| Town / local centre / shop | Site is approximately 500m to the local shop in Ranskill. The nearest town centre is outside of the plan area in Retford. |
| Bus / Tram Stop | Approximately 50m to bus stop on station road. No 99, to tetford (hourly) |
| Train station | The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull. |
| Primary School | Approximately 800m to Ranskill Primary School. |
| Secondary School | The nearest secondary school to Ranskill is Outwood Academy Valley in Worksop; approximately 12km from Ranskill. |
| Open Space / recreation facilities | Approximately 400m to recreation ground at Mattersey Road. |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|---|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages.</p> <p><i>Medium sensitivity</i>, mitigation is likely to be possible.</p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>Low sensitivity.</i></p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Area lies partially in an Area of Archaeological Interest.</p> <p><i>Some impact, and/or mitigation possible</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--------------------------|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p><i>Greenfield</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p data-bbox="204 255 730 322"><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p data-bbox="204 367 671 398"><i>Within the existing built up area (infill)?</i></p> <p data-bbox="204 403 719 465"><i>Adjacent to and connected to the existing built up area?</i></p> <p data-bbox="204 470 719 533"><i>Outside and not connected to the existing built up area?</i></p> | <p data-bbox="758 353 1369 421"><i>Outside and not connected to the existing built up area.</i></p> |
| <p data-bbox="204 539 730 645"><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p data-bbox="204 689 708 721"><i>Within the existing settlement boundary?</i></p> <p data-bbox="204 725 719 788"><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p data-bbox="204 792 719 855"><i>Outside and not connected to the existing settlement boundary?</i></p> | <p data-bbox="758 658 1273 725"><i>Outside and not connected to the existing settlement boundary</i></p> |
| <p data-bbox="204 864 703 969"><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p data-bbox="204 974 443 1005"><i>Yes / No / Unknown</i></p> | <p data-bbox="758 913 799 945"><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p> | <p>No - the site is not large enough to accommodate sufficient dwellings to significantly change the size or character of the existing settlement.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|---|----------------------|
| <p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown.</p> | <p>Unknown</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|--|---|
| <p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p> | <p>25 dwellings</p> |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p> | <p>The site is <i>not currently suitable</i>.</p> |
| <p>Summary of justification for rating</p> | <ul style="list-style-type: none"> • Medium greenfield site. • This site lies adjacent to the current settlement boundary for Ranskill. • No suitable access, does not look like suitable access is possible along the current bridleway. • Not within Flood Zone 2 or 3 • Medium landscape sensitivity, mitigation is likely to be possible. • Some loss of agricultural land. • No impact likely on heritage assets. • Site does relate well (in terms of scale and character) to the settlement of Ranskill. <p>Overall, the site is considered unsuitable due to a lack of a suitable access to the site from Station Road. BDC highways officers have stated that 'There does not appear to be a reasonable prospect of upgrading the bridleway to serve the site due to the available width, visibility at the junction with Station Road is limited, and Station Road lacks a footway on the development side (south side)'.</p> |

Neighbourhood Planning Site Assessment

Site Details NP19

| Topic | Details |
|--|--|
| <i>Site Reference / Name</i> | NP19 |
| Site Address / Location | NP19 |
| Gross Site Area (Hectares) | |
| SHLAA/SHELAA Reference (if applicable) | Not Allocated |
| Existing land use | Agricultural field. |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | 290 – (32 dwellings approved in most recent planning application) |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill NDP Call for Sites Consultation |
| Planning history (Live or previous planning applications/decisions) | 17/01300/OUT Outline Application with Some Matters Reserved (Approval Being Sought for Access) for Residential Development of Residential 32 Dwellinghouses Previous planning permission: 15/00116/OUT Outline Planning Permission for Erection of 23 Dwellings, with Approval Being Sought for Access, Landscaping, Layout and Scale |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p><i>No</i></p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p><i>No</i></p> |

| Indicator of Suitability | Assessment |
|---|--------------------------------------|
| <p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p> | <p>Low Risk</p> |
| <p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p>Yes / No / Unknown</p> | <p>Yes, some loss likely.</p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes - access could be achieved to Great N Road (A638)</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|--|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| What is the distance to the following facilities (measured from the edge of the site) | Distance (metres) |
| Town / local centre / shop | Site is approximately 300m to the local shop in Ranskill. The nearest town centre is outside of the plan area in Retford. |
| Bus / Tram Stop | Approximately 50m to Great North Road bus stop (no.'s 99 & 689 to Retford (hourly), 99 & 29 to Dancaaster (hourly) and 689 to Cantley) |
| Train station | The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull. |
| Primary School | Approximately 900m to Ranskill Primary School. |
| Secondary School | The nearest secondary school to Ranskill is Outwood Academy Valley in Worksop; approximately 12km from Ranskill. |
| Open Space / recreation facilities | Approximately 400m to recreation ground at Mattersey Road. |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|--|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages.</p> <p><i>Medium sensitivity.</i></p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>Low sensitivity</i></p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Area lies partially in an Area of Archaeological Interest & adjacent to a non-designated heritage asset. <i>Some impact, and/or mitigation possible</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p>Area lies partially in an Area of Archaeological Interest & adjacent to a non-designated heritage asset. <i>Some impact, and/or mitigation possible</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|--------------------------|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any other relevant planning policies relating to the site?</i></p> | |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p><i>Greenfield</i></p> |

| Indicator of Suitability | Assessment |
|---|---|
| <p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p> | <p><i>Adjacent to and connected to the existing built up area?</i></p> |
| <p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p> | <p>Site does relate fairly well (in terms of scale and character) to the settlement of Ranskill, however development of the whole site is likely to result in negative effects on the scale of the village.</p> <p><i>Adjacent to and connected to the existing settlement boundary</i></p> |
| <p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p><i>Yes / No / Unknown</i></p> | <p>No</p> |
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p><i>Yes / No / Unknown</i></p> | <p>Yes - if the whole of the site was to be developed.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|--|----------------------|
| <p><i>Is the site available for development?</i></p> <p><i>Yes / No / Unknown.</i></p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p><i>Yes / No / Unknown.</i></p> | <p>No</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years.</i></p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|---|--|
| <p><i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i></p> | <p>290 – (32 dwellings approved in most recent planning application)</p> |
| <p><i>Overall rating (Red/Amber/Green)</i></p> <p><i>The site is suitable and available</i></p> <p><i>The site is potentially suitable, and available.</i></p> <p><i>The site is not currently suitable, and available.</i></p> <p><i>Are there any known viability issues?</i> <i>Yes / No</i></p> | <p><i>The site is potentially suitable, and available.</i></p> |
| <p><i>Summary of justification for rating</i></p> | <ul style="list-style-type: none"> • Large greenfield site. • Part of the site has planning permission for 32 dwelling, linear along Great N Road. • This site falls outside of the current settlement boundary for Ranskill. • Suitable access along Great N Road (A638). • Not within Flood Zone 2 or 3 • Medium landscape sensitivity, mitigation is likely to be possible. • Likely loss of agricultural land. • Some impact likely on heritage assets due to partially lying in an Area of Archaeological Interest & adjacent to non-designated heritage asset. • Site does relate fairly well (in terms of scale and character) to the settlement of Ranskill, however development of the whole site is likely to result in negative effects on the scale of the village. <p>Overall, the site is considered potentially suitable, although the whole site has the potential to negatively affect the scale and character of Ranskill, but a smaller portion of the site could come forward to minimise these affects. As the site is also relatively open in</p> |

| | |
|--|--|
| | <p>terms of landscape, therefore a smaller portion of the site could help reduce the loss of the open landscape on the site.</p> <p>The site has some characteristics, such as hedgerows, which should be conserved/enhanced if the site is allocated/developed. There is some potential for protected species, relevant investigations should be carried out.</p> |
|--|--|

Neighbourhood Planning Site Assessment

Site Details NP25

| Topic | Details |
|--|--------------------------|
| <i>Site Reference / Name</i> | NP25 |
| Site Address / Location | NP25 |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use) | Light industrial |
| Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group) | Ranskill Call for Sites. |
| Neighbouring uses | Light industrial. |

Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|------------|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <p><i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i></p> <p><i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <p><i>Green Infrastructure Corridor</i> <i>Local Wildlife Site (LWS)</i> <i>Public Open Space</i> <i>Site of Importance for Nature Conservation (SINC)</i> <i>Nature Improvement Area</i> <i>Regionally Important Geological Site</i> <i>Other</i></p> | <p>No</p> |

| Indicator of Suitability | Assessment |
|---|-----------------|
| <p><i>Site is predominantly, or wholly, within Flood Zones 2 or 3?</i></p> <p>See guidance notes: <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p> | <p>Low Risk</p> |
| <p><i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i></p> <p><i>Yes / No / Unknown</i></p> | <p>No</p> |

Physical Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p><i>Is the site:</i></p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p> | <p>Flat</p> |
| <p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i></p> <p>Yes / No / Unknown</p> | <p>Yes - access could be achieved along Station Road.</p> |
| <p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Are there any known Tree Preservation Orders on the site?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site likely to be affected by ground contamination?</i></p> <p>Yes / No / Unknown</p> | <p>Unknown. An assessment would need to be undertaken; however, it is unlikely that there is significant ground contamination.</p> |
| <p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p> | <p>No</p> |

Accessibility

| Factor | Guidance |
|---|---|
| <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps</p> | |
| <p>What is the distance to the following facilities (measured from the edge of the site)</p> | <p>Distance (metres)</p> |
| <p>Town / local centre / shop</p> | <p>NA</p> |
| <p>Bus / Tram Stop</p> | <p>Approximately 300m to bus stop on station road. No 99, to tetford (hourly)</p> |
| <p>Train station</p> | <p>The nearest train station to Ranskill is Retford; approximately 6 miles from Ranskill. It provides services to Sheffield, London, York, Leeds, Lincoln and Hull.</p> |
| <p>Primary School</p> | <p>NA</p> |
| <p>Secondary School</p> | <p>NA</p> |
| <p>Open Space / recreation facilities</p> | <p>NA</p> |

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

| Indicator of Suitability | Assessment |
|---|--|
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of landscape?</p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p> | <p>The site is located within an area of ordinary, non-designated landscape. The Bassetlaw Landscape Character Assessment (2009) sets out that the site is within the Idle Lowlands Landscape Character Area which is primarily an agricultural region and this is reflected in the settlement pattern of mainly small rural villages.</p> <p><i>Low sensitivity</i></p> |
| <p>Is the site <i>low, medium or high</i> sensitivity in terms of visual amenity?</p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p> | <p><i>Low sensitivity</i></p> |

Heritage Constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i></p> | <p><i>Limited or no impact or no requirement for mitigation</i></p> |

Planning policy constraints

| <i>Indicator of Suitability</i> | Assessment |
|---|---|
| <p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown</p> | <p>No</p> |
| <p><i>Is the site:</i></p> <p><i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i></p> | <p><i>A mix of greenfield and previously developed land</i></p> |

| Indicator of Suitability | Assessment |
|---|---|
| <p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i></p> | <p>Site does not relate well (in terms of scale and character) to the settlement of Ranskill, however currently western part of the site is used for employment use therefore principle for this site to be used for industrial use has been established.</p> |
| <p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i></p> | <p>Site does not relate well (in terms of scale and character) to the settlement of Ranskill, however currently western part of the site is used for employment use therefore principle for this site to be used for industrial use has been established.</p> |
| <p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p><i>Yes / No / Unknown</i></p> | <p>No</p> |
| <p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p><i>Yes / No / Unknown</i></p> | <p>No - as part of already existing industrial site.</p> |

Assessment of Availability

| Indicator of Availability | Assessment |
|--|----------------------|
| <p><i>Is the site available for development?</i></p> <p><i>Yes / No / Unknown.</i></p> | <p>Yes</p> |
| <p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p><i>Yes / No / Unknown.</i></p> | <p>No</p> |
| <p><i>Is there a known time frame for availability?</i></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years.</i></p> | <p>Available now</p> |

Conclusions

| Conclusions | Assessment |
|--|--|
| <p>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</p> | <p>NA</p> |
| <p>Overall rating (Red/Amber/Green)</p> <p>The site is <i>suitable and available</i></p> <p>The site is <i>potentially suitable, and available</i>.</p> <p>The site is <i>not currently suitable, and available</i>.</p> <p>Are there any known viability issues? Yes / No</p> | <p><i>The site is suitable and available</i></p> |
| <p><i>Summary of justification for rating</i></p> | <ul style="list-style-type: none"> • Small mixed use site, partially greenfield, partially industrial use. • This site falls outside of the current settlement boundary for Ranskill. • Suitable access could be achieved along Station Road. • Not within Flood Zone 2 or 3 • Low landscape sensitivity. • No loss of agricultural land. • No likely impact on heritage assets. • Site does not relate well (in terms of scale and character) to the settlement of Ranskill, however currently western part of the site is used for employment use therefore principle for this site to be used for industrial use has been established. <p>Overall, the site is considered suitable for employment use.</p> |