

Ranskill Neighbourhood Development Plan

Site Options and Assessment

Ranskill Neighbourhood Plan Steering Group

October 2019

Quality information

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This document is intended to aid the preparation of the Neighbourhood Development Plan (NDP), and can be used to guide decision making and as evidence to support NDP policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the NDP and that judgement should be documented so that it can be defended at the Examination stage.

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Abbreviations used in the report

Abbreviation

BDC	Bassetlaw District Council
BCS	Bassetlaw Core Strategy and Development Management Policies Development Plan Document
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
eBLP	Emerging Bassetlaw Local Plan
Ha	Hectare
LAA	Land Availability Assessment
MHCLG	Ministry of Housing, Communities and Local Government
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework

Abbreviation

PDL	Previously Developed Land
PPG	Planning Policy Guidance (MHCLG)
RNP	Ranskill Neighbourhood Plan
SHLAA	Strategic Housing Land Availability Assessment

1. Executive Summary

The Ranskill Neighbourhood Development Plan (NDP) is being prepared in the context of the Bassetlaw Core Strategy and Development Management Policies Development Plan Document¹ (adopted on the 22nd December 2011) and the emerging Bassetlaw Local Plan which is in the early stages of development.

Bassetlaw District Council (BDC) recently consulted on the Draft Bassetlaw Plan – Part 1: Strategic Plan, for the Plan period 2018-2035, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) (2012) Act. The consultation commenced on the 14th January 2019 and closed on the 10th March 2019.

The village of Ranskill is defined as “Rural Service Centres” in the Bassetlaw Core Strategy and Development Management Policies Development Plan Document which are considered more sustainable settlements to accommodate some residential development and growth.

In the Draft Bassetlaw Plan – Part 1: Strategic Plan the village of Ranskill is defined as rural settlement. All rural settlements are required to support the delivery of 1,777 dwellings. Neighbourhood Development Plans are recognised as playing a significant role in meeting the overall housing target. Through the Draft Bassetlaw Plan – Part 1: Strategic Plan Ranskill has been given a housing target of 60 (capped at 119). Of these 60-119 dwellings, 48 homes have already been committed over the Plan period, resulting in a residual requirement of 12-71 dwellings. Therefore, Ranskill has an expectation to allocate sites for housing within its boundary to ensure that it is in line with the Draft Bassetlaw Plan – Part 1: Strategic Plan.

At the time of writing, there were 19 known sites within the Ranskill Neighbourhood Development Plan area. 13 sites were submitted to the NDP Call for Sites consultation, of which four had been submitted and assessed in BDC’s Land Availability Assessment (LAA); and an additional two sites submitted to the LAA but not submitted to the NDP Call for Sites consultation.

The BDC LAA included an initial sift exercise, discounting sites “which have no clear relationship or proximity to the established built form of existing settlements”. In addition, sites that also has issues relating to ‘access to and impact on local highways.’ For consistency, this initial sift criterion has been carried forwards in this site assessment and, on this basis six of the 19 known sites were discounted and 13 sites were taken forwards to the next stage of assessment.

Of the 13 sites, six have been assessed in the LAA and were submitted to the NDP Call for Sites consultation without any change to the site boundaries. The conclusions of the LAA (2017) were reviewed. For the majority of the sites there is no evidence to suggest that they are now out of date, with the exception of site NP23, whereby additional evidence provided by BDC council suggests that this site is not suitable for development.

BDC’s LAA suggests these six sites, two are considered suitable and achievable (refer to **Error! Reference source not found.**) and could have an indicative capacity of 46 dwellings.

AECOM assessed the remaining seven sites using its site assessment template. This exercise concluded that three sites are considered suitable for development (one site is considered to be appropriate for allocation for employment (i.e. suitable, available and achievable) and two sites are considered to be potentially appropriate for allocation for housing subject to the mitigation of identified constraints). Four sites are not considered to be suitable for development or their availability is not known.

The indicative capacities of the sites (provided by the site promotor or calculated by AECOM in accordance with the methodology presented in Section 3 of this report) that AECOM considers suitable for development totals 45 dwellings. This figure is subject to refinement through consultation with the site promoters, landowners, BDC, key stakeholders and consideration of site-specific considerations.

¹ Bassetlaw District Council (2011) <http://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy/what-is-the-core-strategy/>

This report can be used by the Steering Group to guide decision-making on site selection and to use as evidence to support site allocations in the Neighbourhood Development Plan if they choose to include any.

The Steering Group are advised to contact the landowners/site promoters of the six sites which Bassetlaw District Council have concluded are suitable, available and achievable to confirm that they are still available for development and any timeframes for their development.

The Steering Group are advised to consult the local community on the findings of this report.

The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with BDC and other statutory stakeholders;
- Local criteria that can be applied to differentiate between suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Ranskill Neighbourhood Development Plan (NDP) on behalf of the Ranskill Neighbourhood Plan Steering Group (Steering Group), part of Ranskill Parish Council. The work undertaken was agreed with the Steering Group and the Ministry of Housing, Communities and Local Government (MHCLG) in July 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 The NDP is being prepared in the context of the adopted Bassetlaw Core Strategy and Development Management Policies Development Plan Document² (BCS) (adopted on the 22nd December 2011) and the emerging Bassetlaw Local Plan³ (eBLP).
- 2.3 The BCS is the key development plan document for the District and influences how and where the District will develop in the over the Plan period. The BCS identifies the settlements to which new development will be directed and the amount of new housing and employment land that will be provided in these areas up to 2028. Most significantly, it has a fundamental role to play in delivering the Council's long-term vision for sustainable growth in the District. This aims to see Bassetlaw address a number of regeneration challenges and to enhance its reputation as a fine place to live and work.
- 2.4 The village of Ranskill is defined as a “Rural Service Centre” in the BCS; these are considered more sustainable settlements to accommodate some residential development and growth.
- 2.5 The Council is in the process of preparing the Bassetlaw Plan (eBLP) which includes strategic policies for the period 2018 to 2035 and will replace the BCS when adopted. The Council consulted on the draft version of eBLP between January and March 2019. The eBLP will allocate sites where there are no neighbourhood plans, will review the current settlement boundaries and include detailed policies for the management of development.
- 2.6 NDPs are recognised in the eBLP as playing a significant role in meeting the overall housing target. Therefore, it is expected that each NDP will meet their housing target as a minimum. Through the eBLP, Ranskill has been given a housing target of 60 (capped at 119). Therefore, Ranskill has an expectation to allocate sites for housing within its boundary to ensure that it is aligned with the eBLP.
- 2.7 Figure 1-1 shows the extent of the Ranskill Area: this includes the village of Ranskill and is the same as the NDP area; as designated by BDC on the 7th March 2016.
- 2.8 It is the intention of the Steering Group to include allocations for housing within the NDP and they are looking to ensure that key aspects of their proposals for site allocations will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that have been identified, including sites from BDC's Land Availability Assessment (LAA) housing paper⁴ (2017) and sites submitted to the NDP's Call for Sites consultation.
- 2.9 The purpose of the site appraisal is to produce a clear assessment of whether the identified sites are suitable for allocation in the NDP, considering their compliance with the National Planning Policy Framework (NPPF), the strategic policies of the BCS and the direction of travel of the eBLP.

In this context it is anticipated that the Steering Group's site selection process, aided by this report, should be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

² <https://www.bassetlaw.gov.uk/media/1543/cs1adoptedcorestrategy.pdf>

³ <https://www.bassetlaw.gov.uk/media/3820/draft-bp-pt1-web-version.pdf>

⁴ <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/land-availability-assessment/land-availability-assessment-housing-paper/>

Ranskill

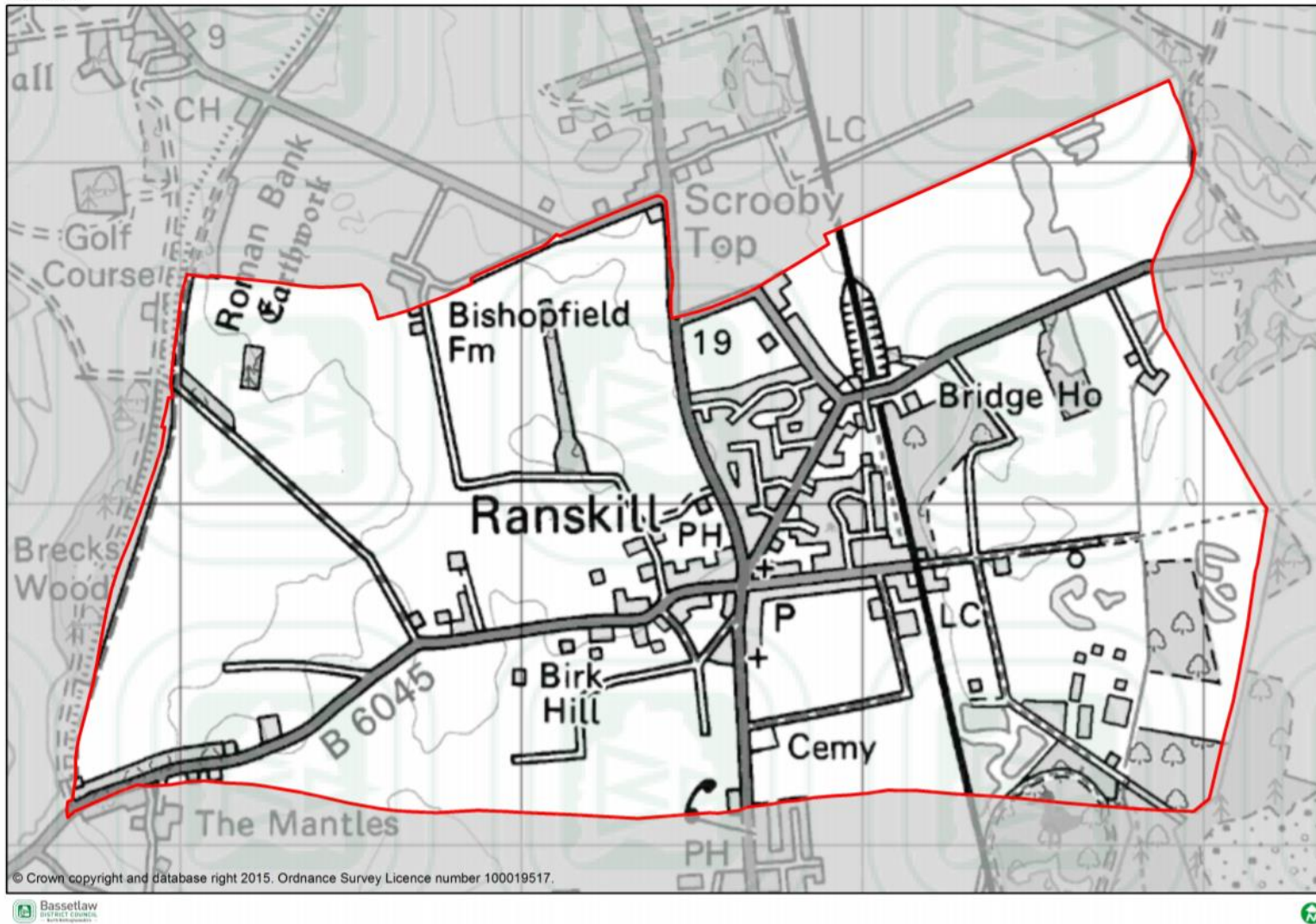


Figure 1-1. Ranskill Neighbourhood Plan Boundary (Source: Bassetlaw District Council)

3. Policy Context

Planning Policy and Evidence Base

- 3.1 The NDP policies and allocations must be in accordance with the strategic policies of the development plan. The BCS evidence base also provides a significant amount of information which can be useful when considering sites.
- 3.2 The key documents within the BDC planning framework are:
- Adopted Bassetlaw Core Strategy and Development Management Policies Development Plan Document (December 2011); and
 - Emerging Bassetlaw Local Plan policies.
- 3.3 A Regulation 18 Version of the draft Bassetlaw Local Plan was consulted upon between January and March 2019 and the final adopted version is anticipated in October 2021.
- 3.4 The Bassetlaw Land Availability Assessment (LAA) Housing Paper (published November 2017) is a useful source of information.

Adopted Bassetlaw District Council Core Strategy (December 2011)

- 3.5 The policies of relevance for this site assessment include:

POLICY CS8: RURAL SERVICE CENTRES

Any future development within a Rural Service Centre will be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities. Ranskill is classed as a Rural Service Centre. The policy states that:

- A. *“Housing Up to 10% (599 houses) of the District’s housing requirement will be delivered in the Rural Service Centres through existing permissions and allocations in the Site Allocations DPD, for the plan period 2010-2028. Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.*

All housing developments resulting in a net gain of one or more units will be required to contribute towards the achievement of affordable housing targets... This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing elsewhere within the rural areas of Bassetlaw.

Where no alternative sites are available within Development Boundaries, proposals for affordable housing schemes, of a scale appropriate to the size and role of the settlement, will be supported on sites outside of, but adjoining, these Boundaries where local need is proven and explicit community support is demonstrated”.

The affordable housing target for Ranskill is defined as 25% in this policy.

POLICY DM3: GENERAL DEVELOPMENT IN THE COUNTRYSIDE

This policy applies to any area outside a Development Boundary.

A. Replacement of Building

“Proposals for the replacement of buildings outside Development Boundaries will be supported where they can demonstrate that: i. (other than where these are existing houses) it is unviable to use or convert the buildings for other uses (see Policy DM2); ii. the buildings to be replaced are of a permanent design and construction; iii. the replacement is located over the footprint of, or close to, the original building; iv. the scale, design and form of the replacement is appropriate to its setting and location; v. the proposed use and number of units will be sustainable and appropriate in terms

of location and accessibility; vi. the proposed use will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages; and vii. they will not create significant or exacerbate existing environmental or highway safety problems”.

B. Re-use of Previously Developed Land in Rural Areas

“Proposals for the re-use of previously developed land outside Development Boundaries will be supported, other than where the site has naturally regenerated to the extent that it is of biodiversity value (see Policy DM9), where they result in: i. the redevelopment of the site for the existing permitted use (other than where this is clearly no longer appropriate in the context of e.g. nearby residential amenity or wider sustainability issues); or ii. the redevelopment of the site for a use requiring a rural location; or iii. the redevelopment of the site for affordable housing or community services and facilities (where this is in line with the Spatial Strategy policies); or iv. the restoration or natural regeneration of the site either in line with the Council’s Green Infrastructure aims or to become a functional part of the open countryside (e.g. sustainable wetlands); and v. development that will not create significant or exacerbate existing environmental or highway safety problems.

Where the redevelopment of a site for the existing permitted use is clearly no longer appropriate, consideration will be given to other uses in line with the approach set out in the Spatial Strategy policies and where explicit community support is demonstrated”.

C. Agricultural/Forestry Buildings and Domestic Equine Facilities

“Proposals for new agricultural/forestry buildings and domestic equine facilities will be supported where they can demonstrate that:

- i. the buildings or structures are necessary for agricultural, forestry or domestic equine purposes in the specific location proposed and other more suitable sites are unavailable;*
- ii. the scale, design, and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses; and*
- iii. they will not create or exacerbate environmental or highway safety problems”.*

POLICY DM5: HOUSING MIX AND DENSITY

A. Housing Mix

“Proposals for new housing development will be expected to deliver, in discussion with the Council, housing of a size, type and tenure appropriate to the site and locality. Proposals will be informed by:

- i. the Strategic Housing Market Assessment;*
- ii. the Sub-Regional Housing Strategy*
- iii. the Council’s Housing Strategy;*
- iv. the local demographic context and future trends;*
- v. local assessments of housing need and demand;*
- vi. other research into household and dwelling size within Bassetlaw and the wider subregion”*

Consideration will also be given to local market factors”.

B. Housing Density

“Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape). Consequently:

Higher densities will be expected or required where:

- i. there will be good future accessibility between the site and local facilities by walking, cycling and/or public transport; or*
- ii. the site is well-served by public transport; or*
- iii. the local character is of a high density (e.g. in town centres; some village centres; historic farm complexes); or*
- iv. the need for an appropriate local housing mix requires higher density provision”.*

Lower densities may be supported or required where:

- v. *site constraints prevent higher density development; or*
- vi. *there will be limited future accessibility between the site and local facilities by walking, cycling and/or public transport; or*
- vii. *there is limited public transport access; or*
- viii. *local character will be compromised by higher density development (e.g. in low density suburban areas and more open villages); or*
- ix. *the need for an appropriate local housing mix requires lower density provision”.*

Draft Bassetlaw Plan – Part 1: Strategic Plan (Regulation 18)

BDC is currently in the early stages of preparing the eBLP; the new Local Plan for the district of Bassetlaw. This will replace the ‘Core Strategy & Development Management Policies’ Development Plan Document, adopted in December 2011, as the key document setting out the long-term strategy for development in the district. It is expected that this plan will be adopted in October 2021, with an intended lifespan of 15 years.

The relevant initial policies for the Ranskill NDP are listed below:

Policy 1: The Bassetlaw Spatial Strategy

The Bassetlaw Spatial Strategy is encapsulated in five Spatial Strategy Strands. Each strand outlines the spatial priorities and role of their respective settlement, settlements or area. The following strand is relevant to the Ranskill NDP:

1. Rural Bassetlaw

“Proportionate growth through a careful mix of planned and managed organic development that will support the living, working and environmentally diverse landscape of the district, containing over 60 villages and hamlets located in a range of distinct landscapes, shaped by a legacy of agriculture, mining and historic Ducal estates”.

Policy 2: Housing and Economic Growth

To promote growth in Bassetlaw District the Council will support:

1. Bassetlaw District’s housing requirement for the period 2018 to 2035 is 6,630 dwellings. The village of Ranskill is defined as a rural settlement and collectively, these are required to support the delivery of 1,777 dwellings. Table 7 within the eBLP breaks down the housing requirement for each of the rural settlements within Bassetlaw, shown below. It highlights that Ranskill should deliver 60 homes over the Plan period, of which 48 dwellings already have planning permission and are classed as a ‘commitments’, therefore, there is a net requirement for a minimum of 12 additional dwellings over the Plan period within the neighbourhood plan area. Table 7 also sets a capped maximum growth figure of 119 dwellings (or 71 dwellings, taking account of the commitments).

Table 1 – Extract from eBLP Table 7

Parish	a. Housing Requirement ^{†37} 2018 to 2035 (10%)	b. Capped growth ³⁸ 2018 to 2035 (20%)	c. Made NP allocations and proposed NP Site Allocations (Capacity/ No. Dwellings)	d. Residual housing requirement for NP site allocation process - 2018 to 2035 (No. Dwellings)	e. Planning Permissions at 1 st April 2018 (Net)
Ranskill	60	119	0	60	48

Source: BDC

Policy 3: Affordable Housing

1. The Council will seek, in part, to address the scale of affordable housing need by increasing the provision of affordable homes through the planning system.

- The Council will require on-site contributions to be made in accordance with the following qualifying thresholds and requirements:

Percentage of dwellings required to be affordable housing		Housing unit threshold
Brownfield	Greenfield	<ul style="list-style-type: none"> 10 Dwellings or more, or sites of 0.5 hectares or more. In designated rural areas, sites of 5 or more dwellings. <p>Brownfield sites: Contributions should be reduced by a proportionate amount, equivalent to the existing gross floorspace of the existing buildings. This does not apply to abandoned vacant buildings.</p>
10%	20%	

Policy 4: Housing mix

- In developing housing sites, developers will be required to adopt an approach that will establish sustainable communities, providing a choice of homes to meet a range of housing requirements. A mix of housing tenures, types and sizes should be provided, appropriate to the site size and needs of the area.
- Where applicable, development proposals should accord with the requirements of Neighbourhood Plan Policies.

Policy 8: Rural Bassetlaw

The Council will support the delivery of sustainable development to meet the needs of Bassetlaw's rural areas over the plan period.

1. Housing

Rural settlements will accommodate a minimum of 1,777 new dwellings (27% of the housing requirement) and deliver the necessary associated infrastructure from 2018 to 2035. This will be delivered through existing planning permissions and sites allocated through the Neighbourhood Plan process and Local Plan site allocation process. New housing will also be supported within settlements and/or on non-allocated sites where appropriate to the character of the area, and where amenity or highway safety is not adversely affected.

Proposals are required to provide the type and mix of housing to address the identified need. The scale of development and housing densities should be appropriate to the character of the settlement. Greenfield extensions to the built-up area of the settlement must be designed so as to enhance the urban-rural interface.

Housing development proposals on unallocated sites in made Neighbourhood Plan areas with site allocations which can deliver the Neighbourhood Plan adopted housing requirement will only be supported where the proposal accords with the criteria below.

In areas without site allocations which address the housing requirement, in the defined rural settlements will generally be supported where it does not harm the surrounding open character of the countryside and contributes the sustainability of that settlement alongside satisfying the following strategic criteria:

- The site is in or adjacent to the existing developed footprint* of the settlement; and
- It would not result in coalescence with any neighbouring settlement; and
- It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and
- The proposal is of a scale and in a location that is in keeping with the core shape and form** of the settlement and will not adversely harm its character and appearance; and

- e) The site retains where possible or mitigates for changes to natural boundaries such as trees, hedgerows, embankments, water courses and drainage ditches; and
- f) The site conserves and enhances local heritage and environmental characteristics; and
- g) It would not result in the loss of identified open spaces within the settlement that contributes to the character and form of the settlement; and
- h) It can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and
- i) It can be served by existing social infrastructure (e.g. schools) or it can be demonstrated that the proposal is capable of funding any necessary improvements to mitigate for its impact; and
- j) It does not, through a single housing proposal, increase the number of dwellings in the settlement by 5% or more^{***}
- k) It does not, through a housing proposal, cumulatively increase the number of dwellings in the settlement by 20% or more when in combination with other development built or committed in the settlement^{t****}

** The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:*

a) Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;

b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement

c) Agricultural buildings and associated land on the edge of the settlement

*** The core shape and form of the settlement relates to its inherited character that will have evolved around a certain pattern of development for example a nucleated or linear structure.*

**** The growth of a settlement will be compared to baseline date of August 2018, i.e. development growth will not be compounded over the life of the Bassetlaw Plan.*

***** The 20% cumulative housing development cap in any defined settlement will include relevant site allocations made in the Bassetlaw Plan and/or relevant Neighbourhood Plans.*

Policy 17: Landscape

1. In all locations, development will be supported where it protects or enhances the character, local distinctiveness and quality of the landscape. Proposals will be expected to respond to the recommendations of the relevant Landscape Character Assessment Policy Zone. Where necessary, development proposals must:
 - i. Show how landscape character has been considered in the design; and
 - ii. Include mitigation measures appropriate to the character type.
2. Development proposals that would have an unacceptable impact on landscape character, visual amenity and sensitivity will not be supported.
3. The provision of alternative, replacement or additional landscape features either within the development site, or in an appropriate alternative location, may be appropriate in circumstances where the impact is demonstrated to be necessary to facilitate an otherwise acceptable scheme. Proposals to offset any loss or damage will be subject to the agreement of an appropriate management scheme by the Council where necessary.
4. Where there is evidence of deliberate neglect of or damage to the landscape, the prior condition of the landscape will be considered in the consideration of development proposals

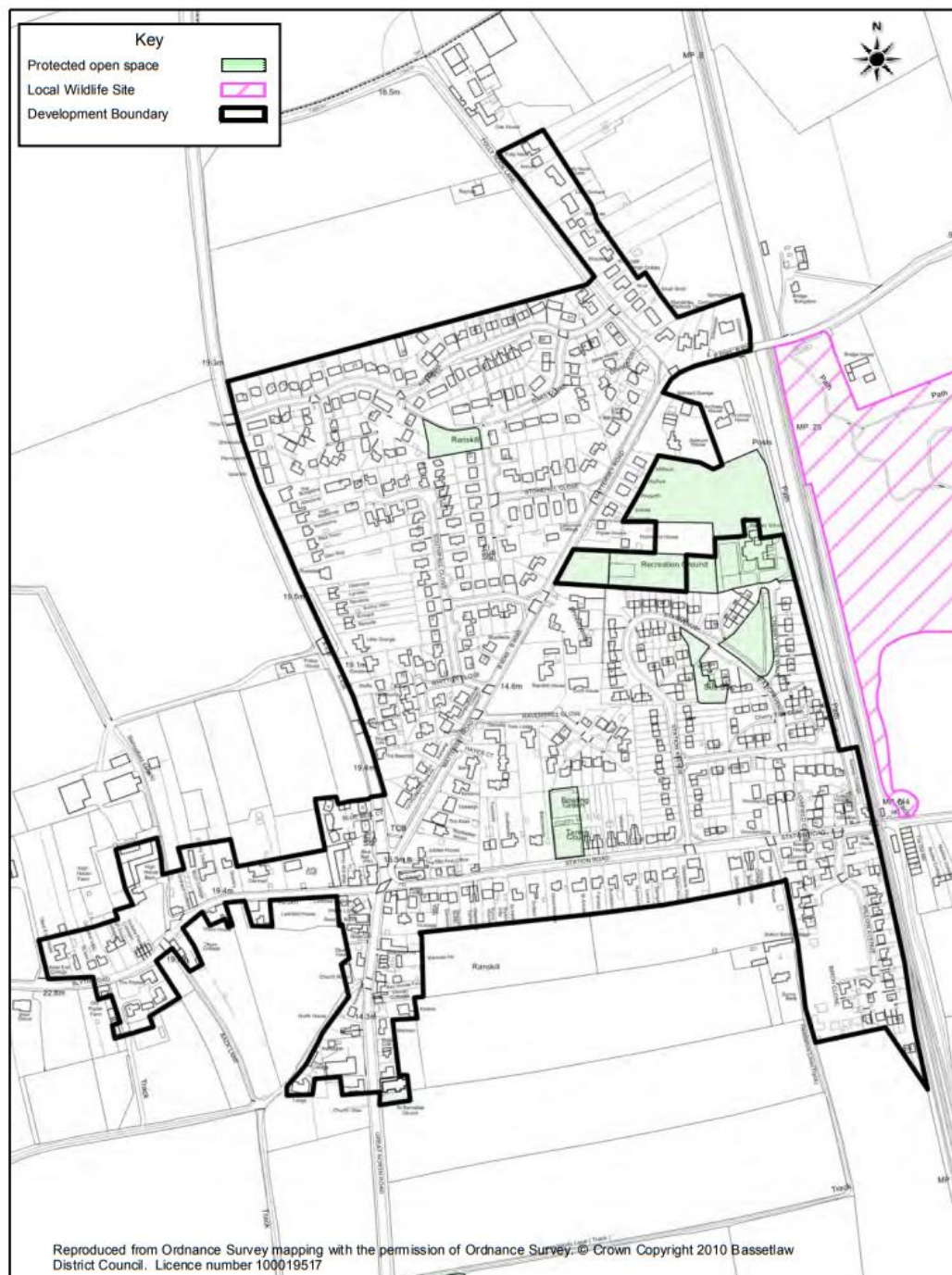
Policy 20: Open Space

“Proposals for provision of new and enhancement of existing open spaces will be supported, subject to the requirements of other applicable policies of the development plan”.

Policy 22: Design

“The Council will support development of a good quality design which positively contributes to the appearance of the area. Development should enhance the built, natural and historic environment”.

Figure 1 – Extract from Core strategy – Development Boundaries



Source: BLP Core Strategy (22)

4. Site Assessment Method

4.1 The approach to the site assessment is based on the Government’s Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)⁵, Neighbourhood Planning (updated May 2019)⁶ and Locality’s Neighbourhood Planning Site Assessment Toolkit⁷. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

4.2 The first task is to identify which sites should be considered as part of the assessment.

4.3 For the Ranskill NDP, this includes:

- All LAA sites identified in the 2017 LAA; and
- Sites identified through the NDP Call for Sites.

4.4 All sites included in the assessment are detailed in Table 2.

Task 2: Site Appraisal Pro-Forma

4.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan, based on the Government’s Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015 and updated in 2019)⁸ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

4.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability (willingness of landowner to sell or develop the site); and
- Summary.

⁵ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁶ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁷ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁸ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Site Assessment

- 4.7 The next task was to complete the site pro-formas. These were completed following a desk top assessment which draws upon a range of sources of information including Google Maps/Streetview/Google Earth, MAGIC maps, Historic England mapping and the Environment Agency's Flood Map for Planning, in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.
- 4.8 For sites that had previously been assessed in the LAA, pro-formas were not completed but the conclusions of the LAA were reviewed by AECOM in terms of whether the reasons for accepting/discounting sites were still justified and appropriate for the NDP at the local level, as the LAA was undertaken at the District level.

Task 4: Consolidation of Results

- 4.9 Following the site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 4.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no or few constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available** and **achievable**.

Indicative Housing Capacity

- 4.11 This report includes a capacity analysis of each site where no information was provided by the site promoter. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in Table 1 below.
- 4.12 Where sites were previously included in the LAA the indicative housing capacities has been used, which is calculated at 30dph.
- 4.13 Lower densities may be appropriate to apply to the sites in the NDP than suggested in this report due to the rural nature of the settlement a. It is recommended that number of houses allocated per site is consistent with the existing densities of the village and appropriate for the context and setting, considering the site-specific characteristic and constraints.
- 4.14 The indicative housing capacities have been calculated so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified requirement.

Table 1 AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density (dwellings per ha)
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

5. Site Assessment

Known Sites

5.1 19 sites have been identified, they are made up of:

- 14 sites submitted to the NDP Call for Sites consultation (of which four have been submitted and assessed in the LAA); and
- Five sites submitted to the Bassetlaw LAA but not submitted to the NDP Call for Sites consultation.

5.2 The 19 'known sites' are set out in Table 2 below.

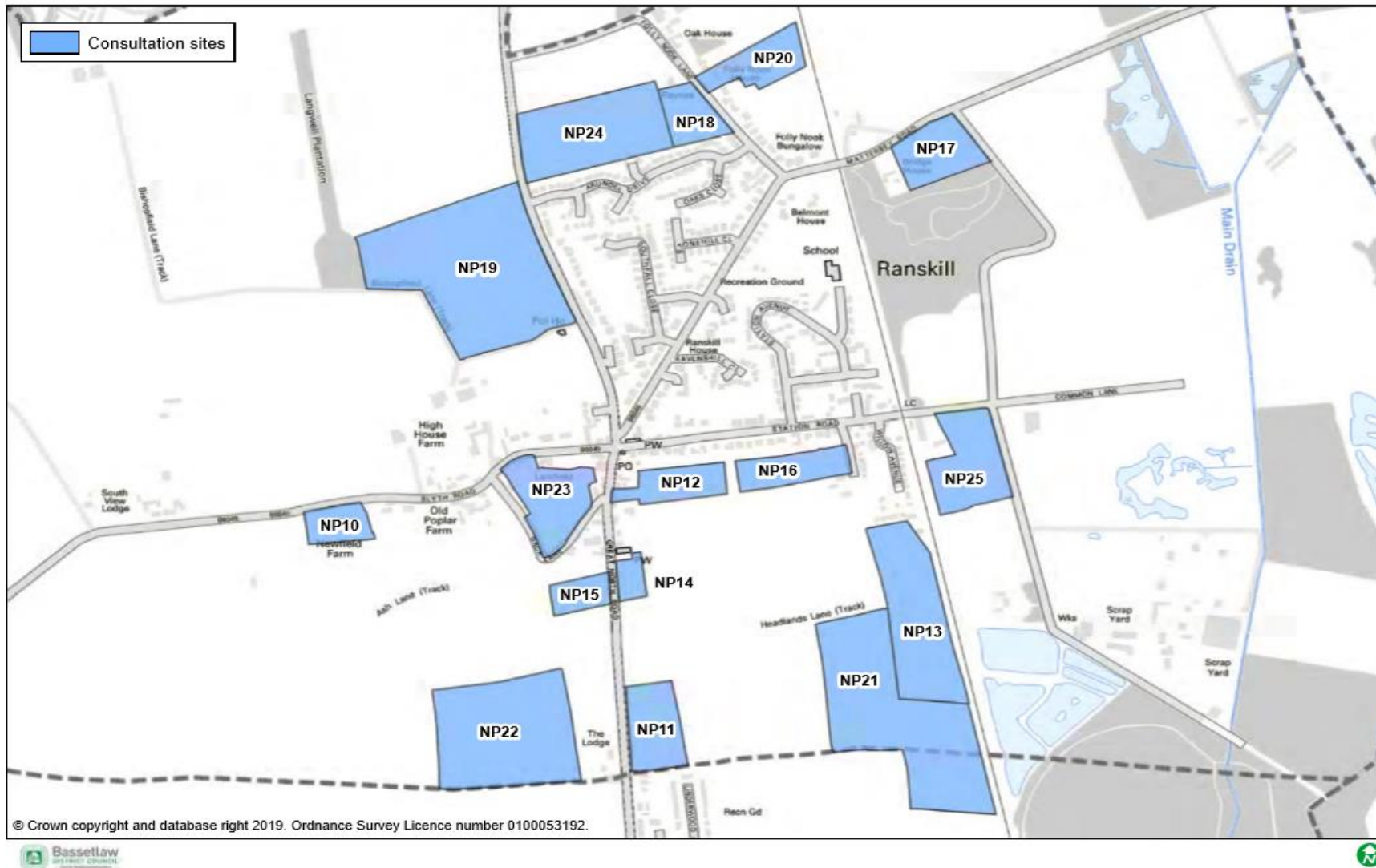
Table 2 - Known Sites

NDP Site Reference	Address	Parish	Submitted to LAA 2017?	Submitted to NDP Call for Sites consultation?
NP10	Newfield Farm, B6045 Blyth Road, Ranskill	Ranskill	No	Yes
NP11	A638 Great North Road, Torworth	Ranskill	No	Yes
NP12	North Road Farm, A638 Great North Road, Ranskill	Ranskill	No	Yes
NP13	South of Willow Avenue, Headlands Lane, Ranskill (Ranskill Bridleway 4)	Ranskill	No	Yes
NP14	South of St. Barnabas' Church, A638 Great North Road, Ranskill	Ranskill	No	Yes
NP15	South of Church View, A638 Great North Road, Ranskill	Ranskill	No	Yes
NP16	Top Cat Cattery, Headlands Lane, Ranskill (Ranskill Bridleway 4)	Ranskill	No	Yes
NP17	Northeast of Bridge House, B6045 Mattersey Road, Ranskill	Ranskill	No	Yes
NP18	Folly Nook Lane (west side), Ranskill	Ranskill	Yes part of LAA174	Yes
NP19	Great North Road, opposite Arundel Drive, Ranskill	Ranskill	No	Yes
NP20	Folly Nook House, Folly Nook Lane, Ranskill	Ranskill	Yes LAA191	Yes
NP21	Land south of Headlands Lane, Ranskill (Ranskill Bridleway 4)	Ranskill	No	Yes
NP22	Land west of The Lodge, Great North Road, Ranskill	Ranskill	No	No
NP23	Thorn House, Blyth Road, Ranskill	Ranskill	Yes LAA007	No
NP24	Land west of Arundel drive, Great North Road, Ranskill	Ranskill	Yes part of LAA174	Yes

NDP Site Reference	Address	Parish	Submitted to LAA 2017?	Submitted to NDP Call for Sites consultation?
NP25	South of Common Lane, Ranskill	Ranskill	Yes LAA057	Yes
LAA093	Land north of Blyth Road	Ranskill	Yes LAA093	No
LAA334	Bridge Bungalow, Mattersey Road	Ranskill	Yes LAA334	No
LAA186	Land to the rear of High Gables, Folly Nook Lane	Ranskill	Yes LAA186	No

Source: *Bassetlaw LAA (2017) and Ranskill NDP Steering Group*

Figure 1– Map showing the sites within Ranskill



Source: Bassetlaw District Council

Initial Sift

5.3 The Bassetlaw LAA undertakes an initial sift exercise, discounting sites “which have no clear relationship or proximity to the established built form of existing settlements have been assessed as unsuitable”⁹ from further consideration. In addition, sites that also had issues relating to ‘access to and impact on local highways’ were discounted. For consistency, this initial sift has been carried forward into this assessment and BDC planning officers have been asked to apply the same suitability criteria as that in the LAA in Appendix B with respect to new sites submitted to the NDP Call for Sites consultation.

5.4 On the basis of the application of the initial sift criterion, six sites have been discounted (shown in **bold text** in the Table 3 below) and 13 sites will be taken forward to the next stage of assessment.

Table 3 - Initial Sift

NDP Site Reference	Address	Discount on the initial sift criterion?
NP10	Newfield Farm, B6045 Blyth Road, Ranskill	No
NP11	A638 Great North Road, Torworth	No – separate from Ranskill built form, but connected to neighbouring village built up curtilage
NP12	North Road Farm, A638 Great North Road, Ranskill	Yes – no suitable access
NP13	South of Willow Avenue, Headlands Lane, Ranskill (Ranskill Bridleway 4)	Yes – no suitable access
NP14	South of St. Barnabas’ Church, A638 Great North Road, Ranskill	No
NP15	South of Church View, A638 Great North Road, Ranskill	No
NP16	Top Cat Cattery, Headlands Lane, Ranskill (Ranskill Bridleway 4)	No
NP17	Northeast of Bridge House, B6045 Mattersey Road, Ranskill	Yes - Separate from built form
NP18	Folly Nook Lane (west side), Ranskill	No
NP19	Great North Road, opposite Arundel Drive, Ranskill	No – part of site has planning permission for 24 dwellings
NP20	Folly Nook House, Folly Nook Lane, Ranskill	No
NP21	Land south of Headlands Lane, Ranskill (Ranskill Bridleway 4)	Yes – no suitable access
NP22	Land west of The Lodge, Great North Road, Ranskill	Yes – no suitable access
NP23	Thorn House, Blyth Road, Ranskill	No
NP24	Land west of Arundel drive, Great North Road, Ranskill	No

⁹ Relationship with associated settlements: One of the most common factors that will determine a site’s potential suitability is its relationship with the settlement to which it associates. To be considered suitable a site must be in or adjacent to the existing developed footprint of the settlement. The development footprint of a settlement is defined as the continuous built form of the settlement and excludes: • Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement; • Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement; and • Agricultural buildings and associated land on the edge of the settlement

NDP Site Reference	Address	Discount on the initial sift criterion?
NP25	South of Common Lane, Ranskill	No – Separate from built form due to East Coast Main Line. However, put forward for light industrial use, not residential.
LAA093	Land north of Blyth Road	Yes - Separate from built form
LAA334	Bridge Bungalow, Mattersey Road	No
LAA186	Land to the rear of High Gables, Folly Nook Lane	No

Source: *Bassetlaw District Council*

Sites to be Assessed

- 5.5 As shown in Table 2, eight of the sites submitted to the NDP Call for Sites consultation were submitted and assessed through BDC’s LAA (2017). As the policy environment which informed the LAA assessments in 2017 has not changed significantly since the publication of the LAA and the conclusions contained within are considered to be up-to-date and relevant for the purpose of the Ranskill NDP; it has not been considered necessary for AECOM to repeat the work previously undertaken by BDC.
- 5.6 **Error! Reference source not found.** below sets out the six known sites which have passed the initial sift and are assessed within the LAA, with the LAA’s conclusions. Where the LAA set out that a site has planning permission, a check has been undertaken to check that the planning permission is still live/implementable and details have been added as appropriate.

Table 4 - Conclusions of Bassetlaw LAA (2017)

Site Reference	LAA (2017) Reference	SHLAA conclusions (Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?)	How can these conclusions be applied to the Neighbourhood Planning Site Assessment			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change in the Neighbourhood Plan Site Assessment context?	What is the justification for this judgement?	Additional Notes
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHLAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?			
NP18	Part of LAA174	Suitable: Yes Achievable: Yes, long term: subject to securing planning permission Comments: No significant constraints identified at this stage Final Assessment: Developable	No	Yes Planning permission: 16/01166/OUT, decision: refused-went to appeal. also dismissed. Reason: Ranskill would not be an accessible location to accommodate the proposed number of houses including affordable homes New Planning application: 18/01507/OUT – refused	Yes	No. Recent planning application for 130 dwellings not granted on the grounds that Ranskill would not be an accessible location to accommodate the proposed number of houses including affordable homes	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan, this is due to the most recent planning application and appeal decision refusing the application due to the location of the site. If the number of homes was to be reduced on the site, this could result in a different decision.	Capacity: 127 Delivery timescale: 5+ years
NP20	LAA191	Suitable: Yes Achievable:	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to	Capacity: 36

		Yes, now: subject to pending application securing planning permission Comments: No significant constraints identified at this stage Final Assessment: Developable		Planning permission: 16/01323/OUT, decision: Granted 15/09/2018			the assessment of sites for the Neighbourhood Plan	Delivery timescale: 0-5 years
NP23	LAA007	Suitable: Yes Achievable: Yes, now: subject to pending application securing planning permission Comments: No significant constraints identified at this stage Final Assessment: Developable.	No	Yes	Yes	No	LAA conclusions are not considered valid for the NDP site assessment. This is due to comments received by BDC Highways, Conservation and Planning all stating that the site is unsuitable due to access to the site from the highway being constrained. There does not appear to be a reasonable prospect of accessing the site without the demolition of Thorn House and boundary walls, and even then, it may not be possible to achieve a junction onto Blyth Road that provides sufficient visibility splays.	Capacity: 53 Delivery timescale: 5+ years
NP24	Part of LAA174	Suitable: Yes Achievable:	No	Yes Planning permission: 16/01166/OUT,	No	No. Recent planning application for 130 not granted on the grounds that Ranskill would not	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are	Capacity: 127 Delivery timescale: 5+ years

		Yes, long term: subject to securing planning permission Comments: No significant constraints identified at this stage Final Assessment: Developable		decision: refused-went to appeal. also dismissed. Reason: Ranskill would not be an accessible location to accommodate the proposed number of houses including affordable homes		be an accessible location to accommodate the proposed number of houses including affordable homes	applied to the assessment of sites for the Neighbourhood Plan, this is due to the most recent planning application and appeal decision refusing the application due to the location of the site. If the number of homes was to be reduced on the site, this could result in a different decision.	
LAA334	LAA334	Suitable: No Achievable: Yes, long term: subject to securing planning permission Comments: Separate from built form due to East Coast Main Line Final Assessment: Developable	Yes, the site is separate from built form due to East Coast Main Line	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan	Capacity: 67
LAA186	LAA186	Suitable: Yes Achievable: Yes: Site has planning permission Comments: Site has outline permission Final Assessment: Developable	No	No Planning permission: 15/00732/OUT: Granted: 30/09/2016	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan	Capacity: 10

Source: Bassetlaw District Council

5.7 Table 5 overleaf sets out the known sites which have passed the initial sift and are not assessed within the LAA and have, therefore, been assessed by AECOM using its site assessment template.

Table 5 - Sites to be assessed by AECOM

NDP Site Reference	Address	Use	Parish
NP10	Newfield Farm, B6045 Blyth Road, Ranskill	Residential	Ranskill
NP11	A638 Great North Road, Torworth	Residential	Ranskill
NP14	South of St. Barnabas' Church, A638 Great North Road, Ranskill	Residential	Ranskill
NP15	South of Church View, A638 Great North Road, Ranskill	Residential	Ranskill
NP16	Top Cat Cattery, Headlands Lane, Ranskill (Ranskill Bridleway 4)	Residential	Ranskill
NP19	Great North Road, opposite Arundel Drive, Ranskill	Residential	Ranskill
NP25	South of Common Lane, Ranskill	Light Industrial	Ranskill

Source: AECOM

5.8 On this basis seven sites were assessed using the site assessment template. The LAA sites are included in the overall summary table.

6. Site Assessment Summary

- 6.1 Table 6 sets out the conclusions for each site with respect to their potential suitability for allocation for housing within the Ranskill NDP.
- 6.2 The final column is a ‘traffic light’ rating for each site, indicating whether or not the site is appropriate for allocation.
- 6.3 **Red** indicates the site is not appropriate for allocation within the NDP. **Amber** indicates that the site is potentially appropriate for allocation within the NDP subject to the mitigation of constraints. **Green** indicates the site is appropriate for allocation within the NDP.
- 6.4 Table 6 should be read alongside the completed site assessments presented in Appendix A.

Table 6. Summary of AECOM's Site Assessment

Site No	Site Name	Ha	Proposed Use	Number of Indicative Homes provided by the Parish Council / Landowner	NP Site assessment findings	Red/ Amber/ Green rating
NP10	Newfield Farm, B6045 Blyth Road, Ranskill	0.82ha	Housing	(12-75 dwellings)	<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>	
NP11	A638 Great North Road, Torworth	1.61ha	Housing	13 dwellings	<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>	

Site No	Site Name	Ha	Proposed Use	Number of Indicative Homes provided by the Parish Council / Landowner	NP Site assessment findings	Red/ Amber/ Green rating
NP14	South of St. Barnabas' Church, A638 Great North Road, Ranskill	0.41ha	Housing	10 dwellings	<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 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>	
NP15	South of Church View, A638 Great North Road, Ranskill	0.67ha	Housing	15	<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 pattern along Great North Road, which does</p>	

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Site No	Site Name	Ha	Proposed Use	Number of Indicative Homes provided by the Parish Council / Landowner	NP Site assessment findings	Red/ Amber/ Green rating
					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.	
NP16	Top Cat Cattery, Headlands Lane, Ranskill (Ranskill Bridleway 4)	1.22ha	Housing		<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>	

Site No	Site Name	Ha	Proposed Use	Number of Indicative Homes provided by the Parish Council / Landowner	NP Site assessment findings	Red/ Amber/ Green rating
NP19	Great North Road, opposite Arundel Drive, Ranskill	7.97ha	Housing	290 – (32 dwellings approved in most recent planning application)	<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 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>	
NP25	South of Common Lane, Ranskill	2.22ha	Light Industrial / employment	N/a	<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 use for this site to be used for industrial use has been established. <p>Overall, the site is considered suitable for employment use.</p>	

Site No	Site Name	Ha	Proposed Use	Number of Indicative Homes provided by the Parish Council / Landowner	NP Site assessment findings	Red/ Amber/ Green rating
NP18	Folly Nook Lane	4.69	Housing	127*	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan, this is due to the most recent planning application and appeal decision refusing the application due to the location of the site. If the number of homes was to be reduced on the site, this could result in a different decision.	
NP20	Folly Nook House, Folly Nook Lane	1.32	Housing	36	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan	
NP23	Thorn House, Blyth Road	1.97	Housing	53	LAA conclusions are not considered valid for the NDP site assessment. This is due to comments received by BDC Highways, Conservation and Planning all stating that the site is unsuitable due to access to the site from the highway being constrained. There does not appear to be a reasonable prospect of accessing the site without the demolition of Thorn House and boundary walls, and even then, it may not be possible to achieve a junction onto Blyth Road that provides sufficient visibility splays.	
NP24	Folly Nook Lane	4.69	Housing	127*	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan, this is due to the most recent planning application and appeal decision refusing the application due to the location of the site. If the number of homes was to be reduced on the site, this could result in a different decision.	
LAA334	Bridge Bungalow, Mattersey Road	2.48	Housing	67	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	
LAA186	Land to the rear of High Gables, Folly Nook Lane	0.89 Ha	Housing	10	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	

Source: AECOM *Both part of the same site

- 6.5 On the basis of Table 6 above three sites are considered suitable for development: one site is considered to be appropriate for allocation for employment (i.e. suitable, available and achievable); and two sites are considered to be potentially appropriate for allocation for housing subject to the mitigation of identified constraints. Four sites are not considered to be suitable for development or their availability is not known.
- 6.6 In addition to the sites detailed in Table 6 above, BDC’s LAA identifies five sites that are suitable and achievable (refer to **Error! Reference source not found.**). BDC have calculated that the two sites, which they have concluded are suitable, available and achievable, have an indicative capacity of 46 dwellings.
- 6.7 Table 7 below sets out the indicative capacities of the sites that AECOM considers suitable for development; the indicative capacities stated have either been provided by the site promoter or have been calculated by AECOM in accordance with the methodology presented in Section 3 of this report. Table 7 states that there is potential to provide 45 dwellings on the suitable sites but these figures are subject to refinement through consultation with the site promoter, BDC, stakeholders and consideration of site specific considerations.

Table 7. Indicative Capacities of Sites Considered to be Suitable for Development

Site Reference	Site Address	Indicative Capacity
NP25	South of Common Lane, Ranskill	0 – Light industrial
0 dwellings		
NP11	A638 Great North Road, Torworth	13 (AECOM calculation using methodology set out)
NP19	Great North Road, opposite Arundel Drive, Ranskill	32 (current planning permission)
45 dwellings		
Total : 45 dwellings		

Source: AECOM; landowner capacities

7. Conclusions

Site Assessment Conclusions

- 7.1 At the time of writing, there were 19 known sites within the Ranskill NDP area; 14 sites were submitted to the NDP Call for Sites consultation (of which four have been submitted and assessed in the LAA); and five sites submitted to the Bassetlaw LAA but not submitted to the NDP Call for Sites consultation.
- 7.2 The Bassetlaw LAA included an initial sift exercise, discounting sites “which have no clear relationship or proximity to the established built form of existing settlements”. In addition, sites that also has issues relating to ‘access to and impact on local highways’. For consistency, this initial sift has been carried forwards in this assessment; on this basis six sites were discounted and 13 sites will be taken forwards to the next stage of assessment.
- 7.3 Of the 13 sites, six have been assessed in the LAA and were submitted to the NDP Call for Sites consultation without any change to the site boundaries. The conclusions of the LAA (2017) were reviewed. For the majority of the sites there is no evidence to suggest that they are now out of date, with the exception of site NP23, whereby additional evidence provided by BDC council suggests that this site is not suitable for development.
- 7.4 BDC’s LAA suggests these six sites, two are considered suitable and achievable (refer to **Error! Reference source not found.**) and could have an indicative capacity of 46 dwellings.
- 7.5 AECOM assessed the seven remaining sites using the site assessment template. This exercise concluded that three sites are considered suitable for development: one site is considered to be appropriate for allocation for employment use (i.e. suitable, available and achievable); and two sites are considered to be potentially appropriate for allocation for housing subject to the mitigation of identified constraints). Four sites are not considered to be suitable for development or their availability is not known.
- 7.6 The indicative capacities of the sites (provided by the site promoter or have been calculated by AECOM in accordance with the methodology presented in Section 3 of this report) that AECOM considers suitable for development totals 45 dwellings. This figure is subject to refinement through consultation with the site promoters/landowners, BDC, key stakeholders and consideration of site-specific considerations.

Viability

- 7.7 As part of the site selection process, it is recommended that the Steering Group discusses site viability with BDC. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council’s existing viability evidence (such as an “Affordable Housing Viability Assessment” or “Whole Plan Viability Study”) to test the viability of sites proposed for allocation in the NDP. This can be done by ‘matching’ site typologies used in existing reports, with sites proposed by the Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Next Steps

- 7.8 This report can be used by the Steering Group to guide decision-making on site selection and to use as evidence to support site allocations in the NDP if they choose to include any.
- 7.9 The Steering Group are advised to contact the landowners/site promoters of the six sites which BDC have concluded are suitable, available and achievable to confirm that they are still available for development and any timeframes for their development.
- 7.10 The Steering Group are advised to consult the local community on the findings of this report.
- 7.11 The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with BDC;
- Local criteria that can be applied to differentiate between suitable sites, in particular the extent to which the sites support the vision and objectives for the NDP; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

Appendix A Site Assessment Pro formas

