

# Babworth Site Options and Assessment Final Report

Babworth Neighbourhood Plan

December 2023

## Quality information

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## Abbreviations used in the report

### Abbreviation    Definition

BDC	Bassetlaw District Council
DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
LAA	Land Availability Assessment
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
QB	Qualifying Body

# Executive Summary

The Babworth Neighbourhood Plan, which will cover the whole of Babworth Parish, is being prepared in the context of the adopted Bassetlaw District Local Plan (Core Strategy and Development Management Policies DPD) and the emerging Bassetlaw District Local Plan which is currently undergoing examination as of September 2023.

Babworth is a hamlet and civil parish in the Bassetlaw district of Nottinghamshire, England, located west of Retford. In addition to the hamlet of Babworth, the parish also includes the village of Ranby. According to the 2021 census the parish had a population of 1,488, including Ranby Prison. The parish is served by a network of roads, including the A1, a major arterial route that runs west and south of the parish. There are bus services to the nearby towns of Retford and Worksop, and the closest railway station is approximately 4 miles away in Retford.

The parish is primarily rural, with large stretches of flat and gently rolling countryside with green fields, meandering hedgerows, and farmsteads. There are a few designated heritage assets in Babworth, notably the Grade I listed Church of All Saints. The parish contains a large prison, which substantially increases the recorded population of the parish.

The emerging Bassetlaw Local Plan sets out a housing requirement of 13 homes for the settlement of Ranby. It is understood that by agreement with Bassetlaw Council, this requirement can be met across the parish of Babworth. Babworth Parish Council is seeking to identify suitable sites for residential allocation in the Neighbourhood Plan to meet this requirement. 11 sites in the neighbourhood area have been identified through the Neighbourhood Plan call for sites and the Bassetlaw Land Availability Assessment (LAA). All 11 sites have been promoted for residential development.

Four of these sites were not taken forward for detailed assessment following an initial high-level sift. Three sites from the Bassetlaw LAA (sites LAA453, LAA455A and LAA455B) were excluded on the basis that they are large, isolated greenfield sites in open countryside outside of any existing settlement and development would conflict with national policy or adopted and emerging Local Plan policy. LAA455A and LAA455B are two parcels of land within one ownership put forward to the Bassetlaw LAA, and are regarded as one overall site for the purposes of this report. A third site (BAB05) was excluded on the basis that it is a barn which has the potential for conversion to residential use under permitted development rights. This would normally be handled through the development management process and would not generally require an allocation in the Neighbourhood Plan.

The report concludes that of the seven remaining sites that were taken for assessment, one site is suitable for allocation:

- LAA056 – Blyth Road

Four sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. These four sites are:

- BAB01 – Land to west of Blyth Road, Ranby

- BAB02 – Land to the east of Blyth Road, Ranby
- BAB03 – Land to the south of The Conifers, Ranby
- LAA366 – Ranby House School

The following two sites are considered unsuitable for allocation:

- BAB04 – Land north of Babworth Road, Babworth
- LAA026 – Ranby Village Hall, Blyth Road

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Bassetlaw District Council (BDC), landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Babworth Neighbourhood Plan on behalf of Babworth Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The emerging Bassetlaw Local Plan sets a housing requirement of 13 for the settlement of Ranby which the Neighbourhood Plan Group intend to meet.
- 1.4 The Neighbourhood Plan Group is seeking to identify suitable sites for potential allocation in the Neighbourhood Plan to meet this housing requirement. A 'Call for Sites' was carried out in autumn 2022 which yielded five sites. A further six sites were identified in the Bassetlaw Land Availability Assessment.
- 1.5 The Babworth neighbourhood area was designated on 24 September 2020 and is shown in **Figure 1.1**.
- 1.6 Babworth is a hamlet and civil parish in the Bassetlaw district of Nottinghamshire, England, about 1½ miles west of Retford. In addition to the hamlet of Babworth the parish also includes the village of Ranby. According to the 2021 census the parish had a population of 1,488. The parish is served by a network of roads, including the A620, which connects Ranby with Retford, and the A1, a major arterial route that runs west and south of the parish and connects Babworth to nearby towns such as, Worksop, and Newark-on-Trent, as well as offering a direct link to larger cities such as Sheffield and Nottingham. Public transportation options in Babworth primarily consist of hourly bus services, to towns such as Retford and Worksop. The closest railway station to Babworth is Retford, approximately four miles east of the parish, which provides regular train services on the East Coast Main Line and the Sheffield – Lincoln Line.
- 1.7 The parish is primarily rural, with large stretches of flat and gently rolling countryside with green fields, meandering hedgerows, and farmsteads. There are a few designated heritage assets in Babworth, notably the Grade I listed Church of All Saints, the Grade II Registered Park and Garden at Babworth Hall and a number of Grade II listed buildings in Ranby, Babworth and at farm complexes across the parish. The parish contains a large prison, which substantially increases the recorded population of the parish.



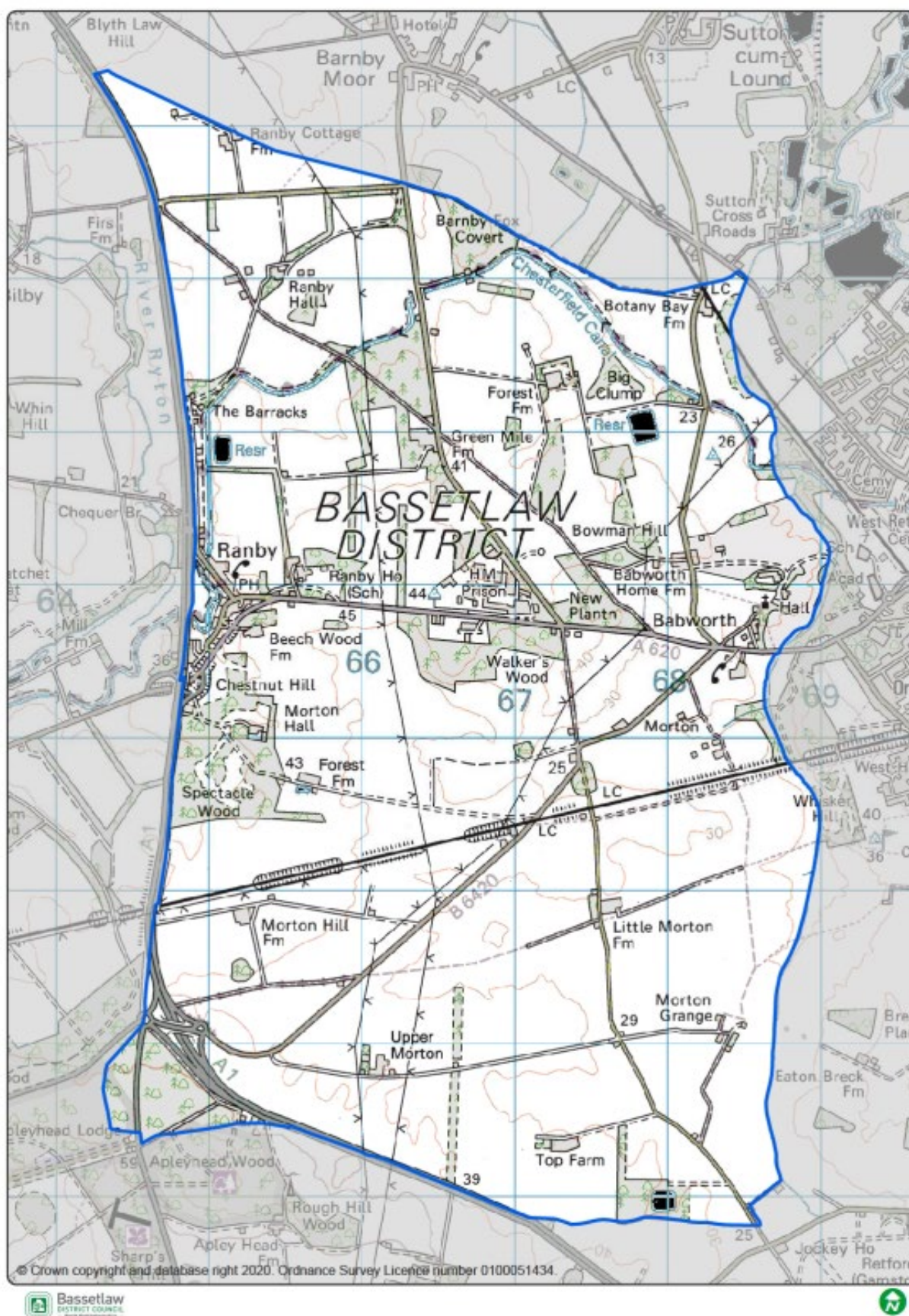


Figure 1-1 Babworth neighbourhood area (source: Bassetlaw District Council<sup>1</sup>)

<sup>1</sup> Available at: <https://www.bassetlaw.gov.uk/media/5733/appendix-1-designation-request-babworth-redacted.pdf>



## 2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment<sup>2</sup> and Neighbourhood Planning<sup>3</sup> as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)<sup>4</sup>. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task was to identify which sites should be included in the assessment.
- 2.4 For the Babworth Neighbourhood Plan, sites were identified from two sources. First, the Babworth Neighbourhood Plan Group undertook an open 'Call for Sites' exercise to enable landowners and developers to promote land for development. The call for sites ran in autumn 2022 and yielded a total of five sites.
- 2.5 In addition, Bassetlaw District Council undertook a Land Availability Assessment (LAA), to inform the local plan. The Bassetlaw LAA has had several iterations containing different sites, all of which are available on the examination library of the emerging Bassetlaw Local Plan.<sup>5</sup> Six sites in the neighbourhood area in total were identified and assessed in the LAA.
- 2.6 Consequently, a total of 11 sites within the neighbourhood area have been considered in this report and are discussed further in Chapter 4.

### Task 2: Site Assessment

- 2.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.8 The pro-forma captures a range of both quantitative and qualitative information, including:
- General information (including site reference, address, size and use; site context and planning history)
  - Context (including planning policy)
  - Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.

<sup>2</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>4</sup> Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>5</sup> Available at: <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/bassetlaw-local-plan-2020-2038-examination-library/>

- Availability of sites for development.
  - Any issues that may affect site delivery/viability.
- 2.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website<sup>6</sup>, Natural England's Magic Map Tool<sup>7</sup> and other sources of evidence.
- 2.10 Following the initial desktop study, a site visit was undertaken on 27<sup>th</sup> April 2023. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.

### Task 3: Consolidation of results

- 2.11 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified 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 according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

### Task 4: Indicative housing requirement

- 2.12 The housing capacity figure is an indicative number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.13 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.14 For sites found to be suitable or potentially suitable for development where an existing capacity doesn't already exist (for example, from a landowner proposal) or where the proposed capacity is not considered appropriate, an indicative capacity has been provided.
- 2.15 This is applied to a net developable area (taking into account supporting infrastructure), site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan Policies.
- 2.16 In the case of Babworth, an average density of 20 dwellings per hectare (dph) has been used, in line with approach set out in the methodology for the Bassetlaw LAA 2022<sup>8</sup> for sites in rural villages, unless this conflicts with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site.

<sup>6</sup> Available at: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/>

<sup>7</sup> Available at: <https://magic.defra.gov.uk/>

<sup>8</sup> Available at: <https://www.bassetlaw.gov.uk/media/6701/land-availability-assessment-january-2022.pdf>

- 2.17 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.18 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate an indicative number of homes. The developable area ratios shown in the table are based on the approach set out in the Bassetlaw LAA methodology.

**Table 2.1 Calculation of site ‘developable area’ and density**

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.65 ha	100%	20
0.65 ha to 5.99 ha	90%	20
6 ha to 10 ha	80%	20
Over 10 ha	60%	20

## 3. Policy Context

- 3.1 The site assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2021)<sup>9</sup> and is supported by PPG<sup>10</sup>. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and should have regard to any emerging development plan so that neighbourhood plan policies are not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for Babworth is Bassetlaw District Council. The key document in the planning framework is the Core Strategy and Development Management Policies Development Plan Document (DPD), adopted in December 2011<sup>11</sup>.
- 3.5 The Draft Bassetlaw Local Plan 2020-2038<sup>12</sup> is currently under examination as of September 2023.
- 3.6 The key local and national policies of relevance to the site assessment are summarised below.

### National Planning Policy Framework (2021)

- 3.7 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 3.8 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.
- 3.9 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.10 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.11 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least

<sup>9</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>10</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>11</sup> Available at: <https://www.bassetlaw.gov.uk/media/1543/cs1adoptedcorestrategy.pdf>

<sup>12</sup> Available at: <https://www.bassetlaw.gov.uk/media/6527/local-plan-publication-version-2020-2037.pdf>

10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

- 3.12 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to one hectare) suitable for housing in their area.
- 3.13 **Paragraph 80** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
  - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality.
- 3.14 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.15 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.16 **Paragraph 161** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.
- 3.17 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.18 **Paragraph 175** states that plans should distinguish between the hierarchy of international, national and locally designated sites allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.19 **Paragraph 182** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.20 **Paragraph 199** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.21 **Paragraph 201** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.22 The NPPF is currently going through a consultation process as part of the Government's planning reform programme; changes to planning policy should be monitored as the Neighbourhood Plan progresses.

## Core Strategy & Development Management Policies DPD

- 3.23 **Policy CS1: Settlement Hierarchy** states the distribution of new development in Bassetlaw will be in accordance with the aims of the settlement hierarchy (i.e. to ensure that the scale of new development is appropriate in relation to the size, function and regeneration opportunities of each tier).
- 3.24 **Policy CS1: All other Settlements**, Babworth falls under this tier of the settlement hierarchy which is comprised of rural settlements that have limited or no services and facilities or access to public transport and which are unsuitable for growth.
- 3.25 **Policy DM5: Housing Mix & Density** sets out a flexible policy approach that will take account of site specifics and local circumstance, while at the same time supporting specialist housing provision.
- 3.26 **Policy DM8: The Historic Environment** states support will be given to development proposals that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Proposals will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals, archaeological reports and other relevant studies.
- 3.27 **Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities** ensures that the level of new development across the District contributes to improvements to the connectivity of the overall green infrastructure network and addresses deficiencies where they exist. Similarly, new development will need to integrate with the character of the surrounding area and take full account of landscape character at all stages in the planning and delivery process, recognising opportunities for habitat creation. Additionally, the Council is committed to upgrading existing open spaces and ensuring that new open spaces are of a high quality.



- 3.28 **Policy DM12: Flood Risk, Sewerage & Drainage** reflects national policy and advice that seeks to direct new development away from areas at risk of flooding. Given the availability of land across the District in Flood Zone 1 (the area of lowest risk), it is not necessary to consider development proposals (other than those directly suited to areas that may flood) in higher risk areas. There is support for Sustainable Drainage Systems (SuDS) and for restriction of development in areas that will not exacerbate land drainage problem.
- 3.29 **Policy DM13: Sustainable Transport** highlights that it is important to ensure that opportunities are taken to reduce dependency on the private car and to direct new developments towards locations with good accessibility by other means.

### **Draft Bassetlaw Local Plan (Publication Version July 2022)**

- 3.30 **Policy ST1: Bassetlaw's Spatial Strategy** sets out the settlement hierarchy and the quantum of development supported in specified areas. Ranby falls under the 'Small Rural Settlement' category. Babworth is classed as 'Countryside'.
- 3.31 **Policy ST2: Residential Growth in Rural Bassetlaw** requires that Ranby provides 13 dwellings over the plan period.
- 3.32 **Policy ST29: Affordable Housing** sets out thresholds regarding the provision of affordable housing will be sought from housing schemes of 10 or more units; or housing sites of 0.5ha or more; including conversions and change of use, to provide an appropriate mix of affordable housing.
- 3.33 **Policy ST30: Housing Mix** suggests how all new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure.
- 3.34 **Policy ST39: Green and Blue Infrastructure** sets out how the connectivity, quality, multifunctionality, biodiversity and amenity value of the green and blue infrastructure network will be enhanced, extended and managed. The Chesterfield Canal is identified as a Major Green Corridor. The policy states the function, setting, and biodiversity, landscape, access and recreational value of Major Green Corridors will be protected and enhanced. All proposals wholly or partly within the minimum buffer zone of a main green corridor (30m width) should be supported by an Ecological Impact Assessment and landscape statement.
- 3.35 **Policy ST40: Biodiversity and Geodiversity** sets out how the Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw.
- 3.36 **Policy ST41: Trees, woodlands and hedgerows** states the Council protects existing trees, woodland and hedgerows and secures additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation.
- 3.37 **Policy ST42: The Historic Environment** states the historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities.

- 3.38 **Policy ST43: Designated and Non-Designated Heritage Assets** sets out how Designated and Non-Designated Heritage Assets and Archaeological Priority sites must be considered.
- 3.39 **Policy ST52: Flood Risk and Drainage** states all proposals are required to consider and, where necessary, mitigate the impacts of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development.
- 3.40 **Policy ST55: Promoting Sustainable Transport and Active Travel** indicates development that contributes towards a sustainable, safe, active transport network and offers a range of public transport and active travel choices will be supported.

## Evidence Reports

- 3.41 The site assessment also has regard to the findings of the Bassetlaw LAA first published in January 2020<sup>13</sup> and later in November 2020<sup>14</sup>, with an Addendum published in June 2021<sup>15</sup>. It also considers the findings of the Bassetlaw Landscape Character Assessment and supporting documents<sup>16</sup>.

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<sup>13</sup> Available at: <https://www.bassetlaw.gov.uk/media/5321/final-land-availability-assessment-2020-without-app.pdf>

<sup>14</sup> Available at: <https://www.bassetlaw.gov.uk/media/6012/final-laa-housing-paper-nov-2020-without-app.pdf>

<sup>15</sup> Available at: <https://www.bassetlaw.gov.uk/media/6378/lp-laa-addendum.pdf>

<sup>16</sup> Available at <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/submission-documents/landscape-character-assessments-study/>

## 4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the Babworth Neighbourhood Plan Call for Sites and the Bassetlaw Land Availability Assessment (LAA). In total, eleven sites were identified in the neighbourhood area, five of which from the Neighbourhood Plan Call for Sites, and six from the LAA. Seven of these sites were then taken forward for assessment.
- 4.2 In the case of BAB05 - Barn at Great Morton, Babworth, a barn conversion is likely to be permissible through permitted development rights. This could be brought forward via an application to Bassetlaw District Council and would not generally require an allocation in the Babworth Neighbourhood Plan. A rural barn conversion is unlikely to contribute meaningfully towards the housing requirement figure of 13 dwellings in the emerging Local Plan.
- 4.3 The three sites put forward to the Bassetlaw Land Availability Assessment (LAA) produced by Bassetlaw District Council in 2020, LAA453, LAA455A and LAA455B, have been excluded from the assessment. LAA455A and LAA455B are two parcels of one site submitted to the LAA and can be considered as one site, LAA455 for the purposes of this report as the same policy constraints apply to both parcels. These two large sites, LAA453 and LA455, (131ha and 80ha respectively) are located in the open countryside and are not in proximity to any existing development or settlement. Residential development of isolated greenfield sites would not be in conformity with national policy or adopted and emerging Local Plan policy, and the sites are therefore unsuitable for allocation in the Neighbourhood Plan.
- 4.4 Whilst site BAB04 is also considered to be unsuitable against adopted and emerging Local Plan policy because it is also classified as being in open countryside, it is in proximity to existing development in Babworth and is of a scale more appropriate for consideration for allocation in the Neighbourhood Plan. It has therefore been taken forward for assessment. A map of all identified sites is shown in **Figure 4.1**

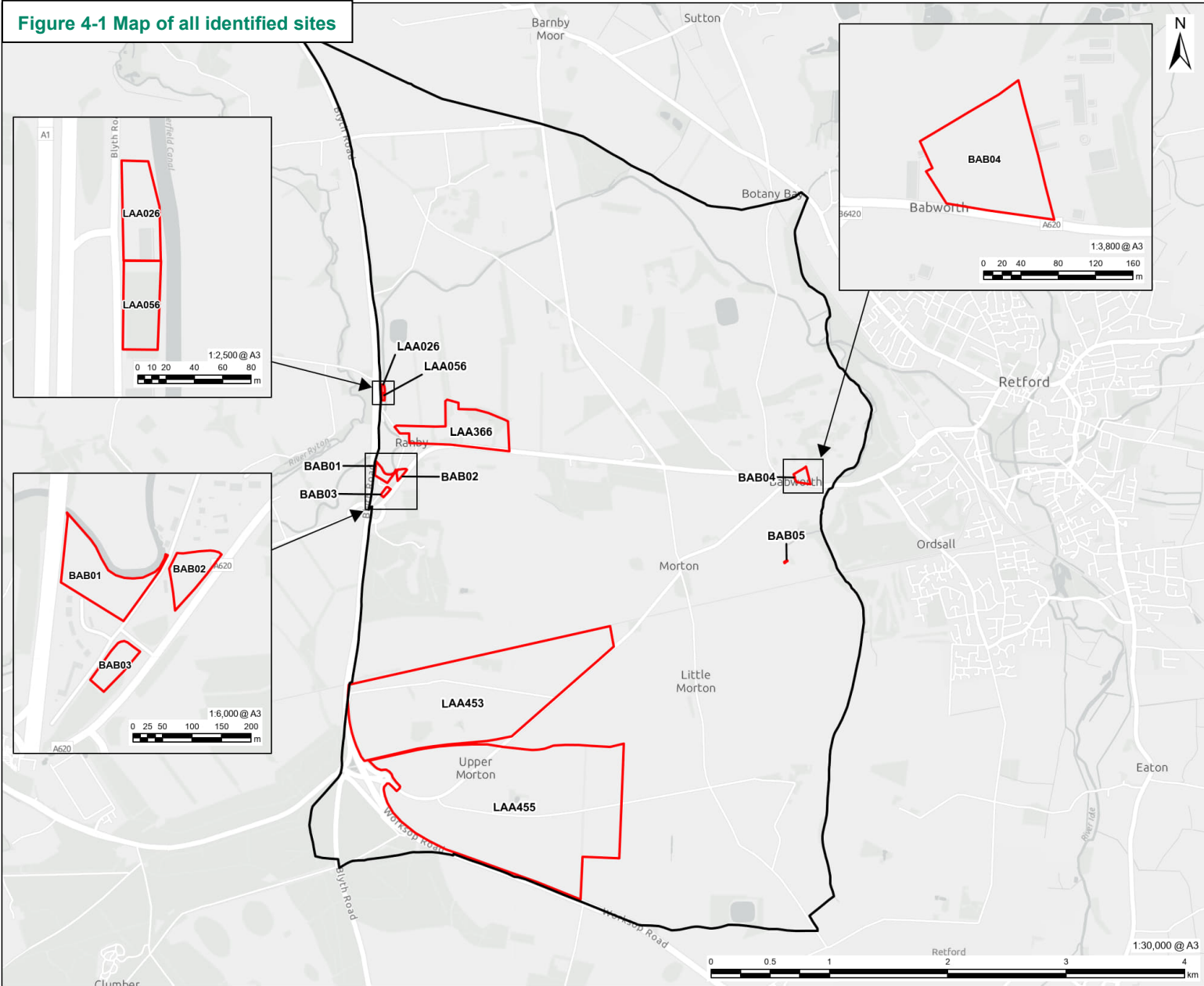
**Table 4.1 Sites identified for assessment**

Site Ref	Site Name	Site Size (ha)	Source	Planning History	Taken forward for assessment or excluded from assessment
BAB01	Land to west of Blyth Road, Ranby, Retford, Notts DN22 8HP	1.16 ha	Neighbourhood Plan Call for Sites	Erection 15m lattice tower with 3 dual polar antenna and associated equipment cabin (04/96/00004); erection of 15 metre high tower and associated equipment cabin (04/96/00003)	Taken forward for assessment
BAB02	Land to the east of Blyth Road, Ranby, Retford, Notts DN22 8HT	0.45 ha	Neighbourhood Plan Call for Sites	N/A	Taken forward for assessment
BAB03	Land to the south of The Conifers, Ranby, Retford, Notts DN22 8HP	0.32 ha	Neighbourhood Plan Call for Sites	N/A	Taken forward for assessment
BAB04	Land north of Babworth Road, Babworth, Retford, Notts DN22 8ES	1.28 ha	Neighbourhood Plan Call for Sites	04/05/00012 - Retain change of use of land, retain timber stables and associated facilities in connection with a proposed racecourse training and breeding centre; 04/07/00001 Remove condition 10 of P.A. 04/05/12 (Means of enclosure), 04/06/00021 Retention of double gates and erect brick piers, cappings and walls	Taken forward for assessment
BAB05	Barn at Great Morton, Babworth	0.02 ha	Neighbourhood Plan Call for Sites	N/A	Excluded from assessment because barn has potential for permitted development and a Neighbourhood Plan allocation is unnecessary to bring the site forward for development

Site Ref	Site Name	Site Size (ha)	Source	Planning History	Taken forward for assessment or excluded from assessment
LAA026	Ranby Village Hall. Blyth Road	0.17 ha	Bassetlaw LAA	N/A	Taken forward for assessment
LAA056	Blyth Road	0.15 ha	Bassetlaw LAA	Outline application with all matters reserved for residential development (19/00196/OUT); Outline application with all matters reserved for residential development, resubmission of 19/00196/OUT (19/01369/OUT); Reserved matters application for the approval of appearance, landscaping, layout, scale and access following outline 19/01369/OUT for residential development, including all pre-commencement conditions of the outline approval (21/01546/RES)	Taken forward for assessment
LAA366	Ranby House School	23.03 ha	Bassetlaw LAA	Replacement windows and change of window to french doors (21/01717/LBA)	Taken forward for assessment
LAA453	Morton North	131 ha	Bassetlaw LAA	18/00160/SCR – Screening Opinion – Solar Farm and Associated Development 18/01508/SCR – Screening Opinion – Development of 49.99mw Large Scale Solar Farm 02/83/00249 – Erect 132,000 volt overhead electricity line supported on steel towers	Excluded from assessment on grounds of countryside location outside of an existing settlement or area of development contrary to Local and National policy
LAA455	Morton South	80 ha	Bassetlaw LAA	18/81/00009 – Erect 11kv overhead line 13/00767/FUL - Installation Of 46.3m (Tip Height) Wind Turbine 04/94/00001 – Erect steel framed building for potato store 04/01/00013 – Erect 15m high timber monopole mast with three antenna and associated equipment cabin 04/84/00006 – Erect overhead line 04/81/00007 – Erect agricultural storage building 04/93/00009/F – Erect building to cover carrot grader 04/77/00001 – Erect agricultural bungalow	Excluded from assessment on grounds of countryside location outside of an existing settlement or area of development contrary to Local and National policy

Revision: 0 Drawn: HW Checked: LL Approved: AMP Date: 2023-09-07

Filename: \\na.aecom.com\city\BME\London\UK\N058\_Legacy\UK\OHDP\FP50501\UK\OHDP\FP50501\_V1\DP\EL\map\GIS\_DATA\Project\Babworth\Babworth\_00571087\_Babworth\_NeighbourhoodPlan.aprx



**AECOM**

**PROJECT**  
Babworth Site Options and Assessment

**CLIENT**  
Locality

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**LEGEND**  
Babworth Parish Boundary  
Babworth Site Options Boundary

**NOTES**  
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**ISSUE PURPOSE**  
FINAL

**PROJECT NUMBER**  
60571087

**FIGURE TITLE**  
Babworth Site Options

**FIGURE NUMBER**  
Figure 1



## 5. Site Assessment Results

### Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the neighbourhood area. The table shows 'traffic light' ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.2 Ranby was classed as a rural settlement, in effect open countryside, unsuitable for growth in the adopted Bassetlaw Core Strategy. However, the emerging Bassetlaw Local Plan Policy ST1 classes Ranby as a Small Rural Settlement expected to accommodate 13 dwellings in Policy ST2. The sites have been assessed against this context.
- 5.3 In summary, the assessment found that of the seven sites assessed, one site is suitable for allocation and four sites are potentially suitable for allocation subject to mitigation of identified constraints. Two sites are not appropriate for allocation. The results of the site assessment are shown in the map in **Figure 5.1**. Site proformas for all sites are contained in **Appendix A**.
- 5.4 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in **Chapter 2** of this report (Paragraphs 2.12 to 2.18).

**Table 5.1 Site assessment summary**

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating <sup>17</sup>	Justification
BAB01	Land to west of Blyth Road, Ranby, Retford, Notts DN22 8HP	1.16	20 dwellings (AECOM estimate)		<p>The site is potentially suitable and available for housing development and therefore could potentially be considered for allocation in the Neighbourhood Plan. The site represents a wedge of land bounded by the Chesterfield Canal to the north, the A1 trunk road to the west (which may engender future noise impacts for residents in this location), and the existing built up area of Ranby to the south and east - comprised of dwellings on Blyth Road and Birchwood Crescent. The site is currently in use as an agricultural field.</p> <p>The site is well related to the existing settlement of Ranby and adjacent to its built up area. It is accessible to local services such as the primary school and pub, and in very close proximity to an existing bus stop. The site has the potential to create vehicular access either from Blyth Road and/or Beechwood Crescent. There is a telecommunications mast in the NW corner of the site however this only covers a very small area in the far north west corner of the site. It is likely that this will require some safeguarded land to secure maintenance access to the mast. The development would need to consider its relationship to the Chesterfield Canal to the north to meet the policies of the adopted and emerging Local Plans, in particular the emerging policy ST39 which requires any proposals within 30m of the Chesterfield Canal to provide an Ecological Impact Assessment and landscape statement. There is the potential for loss of BMV agricultural land and further investigation may be required to establish whether the site is Grade 3a agricultural land or higher.</p> <p>The site is potentially suitable subject to detailed proposals demonstrating compliance with adopted and emerging Local Plan policy, in particular emerging policy ST39. The mitigation of noise emanating from the A1 through screening may also be required.</p>
BAB02	Land to the east of Blyth Road, Ranby, Retford, Notts DN22 8HT	0.45	1-2 dwellings (AECOM estimate)		<p>The site is potentially suitable and available for housing development and could potentially be considered as an allocation in the Neighbourhood Plan. The site is a steeply sloping field which</p>

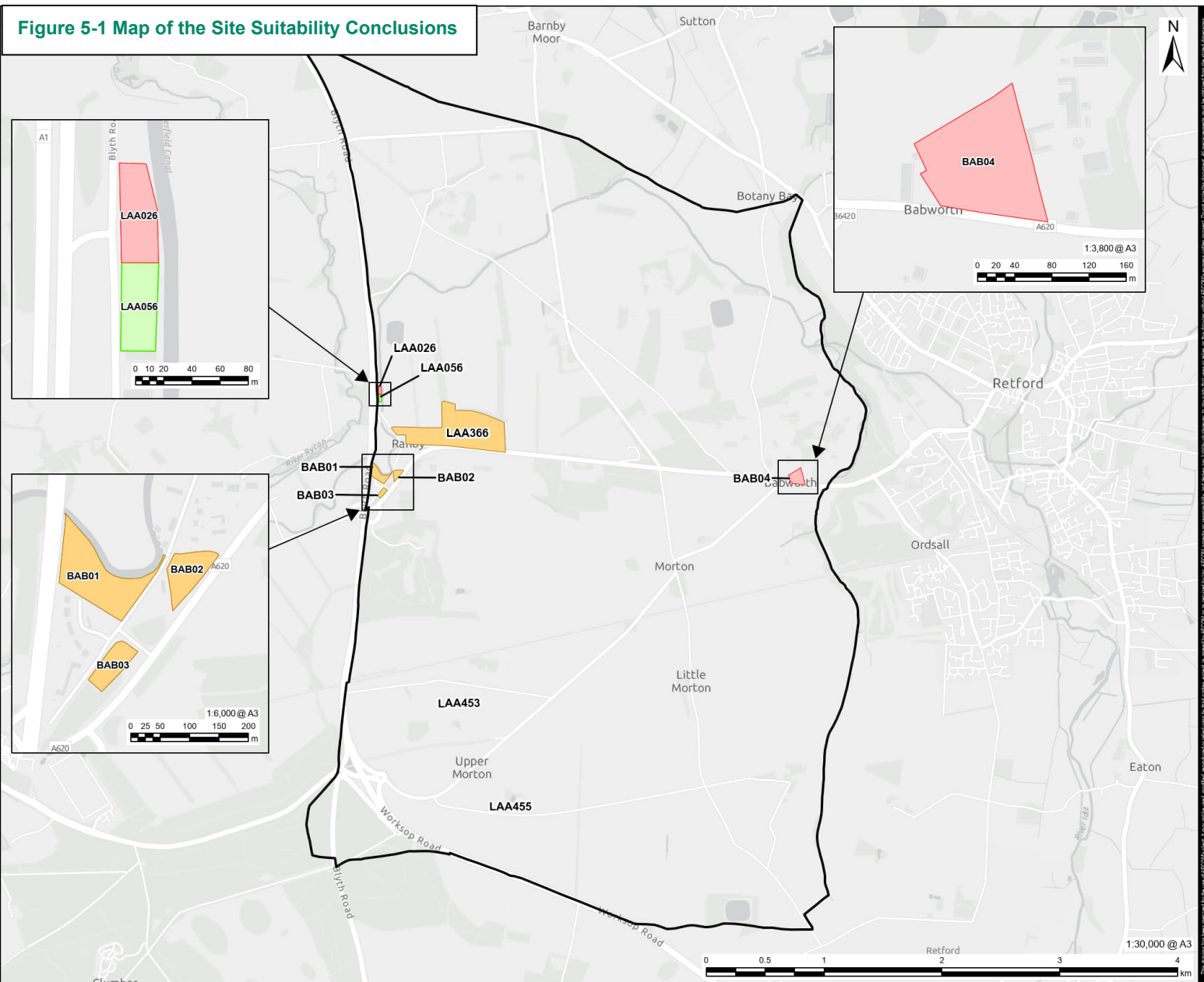
<sup>17</sup> Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating <sup>17</sup>	Justification
					<p>extends east from Blyth Road eastwards towards Retford Road. The site is currently in use as an agricultural field.</p> <p>The site is well related to the existing settlement of Ranby and adjacent to its built up area, and is accessible to local services such as the primary school, pub and in very close proximity to an existing bus stop. The site has the potential to create vehicular access from Blyth Road using an existing driveway albeit this would have limited capacity. The site's capacity is chiefly limited by its topography and potential requirement for groundworks. There is the potential for loss of BMV agricultural land and further investigation may be required to establish whether the site is Grade 3a agricultural land or higher.</p> <p>The site is potentially suitable subject to detailed proposals demonstrating a design which considers the implications that the site's topography has on capacity and any potential impacts on the nearby Grade II listed Ranby War Memorial and would not be suitable for more than one or two dwellings. The development would need to consider its relationship to the Chesterfield Canal to the west to meet the policies of the adopted and emerging Local Plans, in particular the emerging policy ST39 which requires any proposals within 30m of the Chesterfield Canal to provide an Ecological Impact Assessment and landscape statement.</p>
BAB03	Land to the south of The Conifers, Ranby, Retford, Notts DN22 8HP	0.32	8-10 dwellings (proposed by landowner / promoter),		<p>The site is potentially suitable and available for housing development and could potentially be considered for allocation in the Neighbourhood Plan. The site represents a paddock to the east of The Conifers, south of Blyth Road and west of the band of woodland on the north west side of Retford Road. It is in effect bounded by thick woodland to its north, east and south, meaning that the site is well screened from the broader landscape. However, the site may require screening from Retford Road and Blyth Road and appropriate landscaping. The site is currently in use as a paddock.</p> <p>The site is well related to the existing settlement of Ranby and adjacent to its built up area. It is accessible to local services such as the primary school and pub, and in very close proximity to an existing bus stop. The site has the potential to create vehicular access from Old Blyth Road. There is the potential for loss of BMV agricultural land and further investigation may be required to establish whether the site is Grade 3a agricultural land or higher.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating <sup>17</sup>	Justification
					The landowner / promoter has proposed 8-10 dwellings on the site, and this figure is considered reasonable in light of the site context and constraints.
BAB04	Land north of Babworth Road, Babworth, Retford, Notts DN22 8ES	1.28	N/A		<p>The site is not currently suitable for housing development. Babworth is a hamlet and has not been afforded settlement status in either the adopted or emerging Local Plans, and is therefore effectively classed as open countryside. Whilst there is scattered development in Babworth, it is an isolated location with no services of its own, unlike Ranby. This location is unsuitable for growth according to the adopted Core Strategy and emerging Local Plan policies ST1 and ST2, and development is unlikely to be in conformity with national policy.</p> <p>The site is also adjacent to a Grade II Registered Park and Garden (RPG) to its north, and development in this open countryside location would have potential implications on the approach to the RPG and Grade I listed All Saints' Church Babworth. The heritage and landscape sensitivities of development in this location are noteworthy because of the presence of the RPG and nearby listed buildings.</p> <p>Access may also present a constraint to development, since the A620 has a 40mph limit in this location and there are numerous access points and junctions in the vicinity which may make the creation of safe access to the site challenging.</p>
LAA026	Ranby Village Hall. Blyth Road	0.17	N/A		<p>The site is unavailable for development and could not currently be considered as an allocation in the Neighbourhood Plan. The site is currently occupied by Ranby Village Hall and associated green space and is located adjacent to the canal in Ranby village. The site has access to local services and a bus service with pedestrian access via a footpath on Blyth Road. Redevelopment of the site for housing would result in the loss of the Village Hall and may depend on re-provision of community facility. The site has been confirmed as unavailable by Babworth Parish Council owing to its existing use as the Village Hall, which there is no intention to relocate.</p>
LAA056	Blyth Road	0.15	3 dwellings (As per		<p>The site is suitable for housing development and could be considered as an allocation in the Neighbourhood Plan. The site has planning permission for three dwellings both outline and reserved matters (19/01369/OUT and 21/01546/RES). The site does not require allocation to</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating <sup>17</sup>	Justification
			planning permission),		come forward but could be allocated in the Neighbourhood Plan to add support to development in this location if the permission was not implemented. It is important to consider that the net additional dwellings brought forward, in this case three dwellings, are not double counted towards the housing requirement figure for the Neighbourhood Plan.
LAA366	Ranby House School	23.03	Approx. 5 dwellings (AECOM estimate based on development of 0.25 ha)		The site is potentially, partly suitable for housing development and could potentially be allocated in the Neighbourhood Plan. It encompasses several different land uses, but is mostly greenfield with a substantial portion of woodland surrounding Worksop College and Ranby House school. Listed buildings and features of significance include Ranby House (Grade II); Centre Lodge (Grade II) alongside the original entrance to the site; West Lodge and East Lodge (both curtilage listed) with associated entrances, wooded plantations, grassed lawns. Much of the woodland is designated as a Priority Habitat – Deciduous Woodland. Most of the site is unsuitable for development on the grounds of the impact development would have on the Priority Habitats, wooded landscape typical of the local countryside, Ranby House grounds and the setting of the three Grade II listed buildings, in particular Ranby House School itself. There is, however, an opportunity for a proportionate residential development on Straight Mile opposite the Chequers Close development immediately adjacent to the settlement of Ranby of an area of approximately 0.25ha. There is also potential for change of use of buildings on the site to residential if the buildings were no longer required for the current use. The site has been included in the Bassetlaw Land Availability Assessment (LAA) 2020 and has been submitted by the landowner, but availability of the site and there are currently no plans for relocation of the educational facilities.

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PROJECT  
Babworth Site Options and  
Assessment



## CLIENT

### Locality

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### LEGEND

-  Babworth Parish Boundary
- Babworth Site Options Boundary**
-  Green
-  Amber
-  Red

## NOTES

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## ISSUE PURPOSE

FINAL

PROJECT NUMBER

60571087

FIGURE TITLE

Babworth Site Options and Assessment

FIGURE NUMBER

Figure 2



## 6. Conclusions

### Site Assessment conclusions

- 6.1 Of the seven sites assessed, one site is suitable for allocation for residential development in the Neighbourhood Plan. This site is:
- LAA056 – Blyth Road
- 6.2 Four sites are considered potentially suitable for allocation for residential development in the Neighbourhood Plan. These sites are:
- BAB01 – Land to west of Blyth Road, Ranby
  - BAB02 – Land to the east of Blyth Road, Ranby
  - BAB03 – Land to the south of The Conifers, Ranby
  - LAA366 – Ranby House School
- 6.3 The combined indicative capacity of these sites is up to 37 to 40 dwellings, subject to site design and the mitigation of constraints identified in this report. Therefore it is likely that the housing requirement of 13 dwellings in Ranby could be met through residential development of the sites assessed in this report.
- 6.4 The following two sites are considered unsuitable for allocation:
- BAB04 – Land north of Babworth Road, Babworth
  - LAA026 – Ranby Village Hall, Blyth Road

### Next Steps

- 6.5 Should the neighbourhood plan group decide to allocate a site or sites, the next steps will be for the group to select sites for allocation in the Neighbourhood Plan, based on:
- The findings of this site assessment;
  - Assessment of viability;
  - Community consultation and consultation with landowners;
  - Confirmation of site availability for the proposed use;
  - Discussions with Bassetlaw District Council;
  - Any other relevant evidence that becomes available; and
  - Other considerations such as the appropriate density of the proposed sites to reflect local character.

### Viability

- 6.6 As part of the site selection process, it is recommended that the Parish Council discusses site viability with Bassetlaw District Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further

evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

## Affordable Housing

- 6.7 Five of the seven sites considered in this assessment are suitable or potentially suitable for allocation for residential development. One of these sites, BAB01, has the potential to accommodate 10 or more dwellings and if the site were proposed as market housing, it would be required to include a proportion of affordable housing<sup>18</sup>. This site is therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>19</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65. A second site (BAB03) is proposed for between 8 and 10 dwellings, and if developed at the upper end of this range it would also be required to include a proportion of affordable housing.
- 6.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

---



<sup>18</sup> see NPPF para 63-65

<sup>19</sup> The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

# Appendix A Site Assessment proformas

## BAB01

1. Site Details	
Site Reference / Name	BAB01
Site Address / Location	Land to west of Blyth Road, Ranby, Retford, Notts DN22 8HP
Gross Site Area (Hectares)	1.16
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	Erection 15m lattice tower with 3 dual polar antenna and associated equipment cabin (04/96/00004); erection of 15 metre high tower and associated equipment cabin (04/96/00003)
Neighbouring uses	Residential to south and east, agricultural to north and west

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 3303m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone, Major Green Corridor in emerging Local Plan (Policy ST39)</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>Grade 3 (unspecified)</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul>	No
Yes / No / Unknown	
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p>	No
Yes / No / Unknown	
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p>	Yes - existing vehicular access from Blyth Road, potential to create access from Beechwood Crescent
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p>	Yes - existing pedestrian access from Blyth Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PROW) crossing the site?</b></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p>	No

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Telecommunications - mast in NW corner of site
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	6438m	0m	6276m	643m	4989m	805m	>800m

### Landscape and Visual Constraints

**Is the site low, medium or high sensitivity in terms of landscape?**

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- 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.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is well screened from the broader landscape by existing housing to the south and east, is situated in a flat part of the landscape at a lower elevation to incline to east side of Ranby. A1 to west is a major visual barrier as there is a belt of vegetation between the site and the road. There would be few if any wider impacts on the landscape if development were to take place. The site falls within the Bassetlaw Landscape Character Assessment Sherwood Policy Zone 39: Blyth. Development would not affect open views from higher ground or medium distance views.



2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Low sensitivity - the site is visually enclosed by screening. Development would have limited visual impacts and could form an attractive addition to the village, taking advantage of its canalside location.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, emerging Policy ST1, emerging Policy ST2</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

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

## 4. Assessment of Viability



<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
---	----

## 5. Conclusions

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)	20 dwellings (AECOM estimate)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	1-5 years
Other key information	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>No</p>
Summary of justification for rating	<p>The site is potentially suitable and available for housing development and therefore could potentially be considered for allocation in the Neighbourhood Plan. The site represents a wedge of land bounded by the Chesterfield Canal to the north, the A1 trunk road to the west (which may engender future noise impacts for residents in this location), and the existing built up area of Ranby to the south and east - comprised of dwellings on Blyth Road and Birchwood Crescent. The site is currently in use as an agricultural field.</p> <p>The site is well related to the existing settlement of Ranby and adjacent to its built up area. It is accessible to local services such as the primary school and pub, and in very close proximity to an existing bus stop. The site has the potential to create vehicular access either from Blyth Road and/or Beechwood Crescent. There is a telecommunications mast in the NW corner of the site however this only covers a very small area in the far north west corner of the site. It is likely that this will require some safeguarded land to secure maintenance access to the mast. The development would need to consider its relationship to the Chesterfield Canal to the north to meet the policies of the adopted and emerging Local Plans, in particular the emerging policy ST39 which requires any proposals within 30m of the Chesterfield Canal to provide an Ecological Impact Assessment and landscape statement . There is the potential for loss of BMV agricultural land and further investigation may be required to establish whether the site is Grade 3a agricultural land or higher.</p> <p>The site is potentially suitable subject to detailed proposals demonstrating compliance with adopted and emerging Local Plan policy, in particular emerging policy ST39. The mitigation of noise emanating from the A1 through screening may also be required.</p>

## BAB02

1. Site Details	
Site Reference / Name	BAB02
Site Address / Location	Land to the east of Blyth Road, Ranby, Retford, Notts DN22 8HT
Gross Site Area (Hectares)	0.45
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	N/A
Neighbouring uses	Residential to north and west, agricultural to south east

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 3303m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone. Major Green Corridor in emerging Local Plan (Policy ST39).</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>Grade 3 (unspecified)</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing vehicular access from Blyth Road
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing pedestrian access from Blyth Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	6438m	100m	6276m	482m	4989m	643m	>800m

### Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- 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.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is steeply sloping upwards to the east and is therefore exposed to views from the village. In order to mitigate these landscape and visual impacts the site is likely to have a reduced capacity for development, especially because excessive levelling of the slope is likely to cause adverse landscape and visual impacts. The site falls within the Bassetlaw Landscape Character Assessment Sherwood Policy Zone 39: Blyth. Development would have the potential to affect open views from higher ground or medium distance views.



2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Medium sensitivity - as the site slopes upwards fairly steeply it is visible from the village at various angles, both from the south, west and north. Development would need to be limited in capacity to avoid visual impacts.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - potential impact on setting of Grade II listed Ranby War Memorial would need to be considered as part of the design proposal.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, Policy DM8, emerging Policy ST1, emerging Policy ST2, emerging Policy ST42, emerging Policy ST43</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

Yes / No / Unknown

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

Yes / No / Unknown

No

## 3. Assessment of Availability

**Is the site available for development?**

Yes / No / Unknown

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

Yes / No / Unknown

No

**Is there a known time frame for availability?**  
Available now / 0-5 years / 6-10 years / 11-15 years

Available now

## 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

Yes / No / Unknown

No

## 5. Conclusions

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)	1-2 dwellings (AECOM estimate)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	1-5 years
Other key information	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p><b>No</b></p>
Summary of justification for rating	<p>The site is potentially suitable and available for housing development and could potentially be considered as an allocation in the Neighbourhood Plan. The site is a steeply sloping field which extends east from Blyth Road eastwards towards Retford Road. The site is currently in use as an agricultural field.</p> <p>The site is well related to the existing settlement of Ranby and adjacent to its built up area, and is accessible to local services such as the primary school, pub and in very close proximity to an existing bus stop. The site has the potential to create vehicular access from Blyth Road using an existing driveway albeit this would have limited capacity. The site's capacity is chiefly limited by its topography and potential requirement for groundworks. There is the potential for loss of BMV agricultural land and further investigation may be required to establish whether the site is Grade 3a agricultural land or higher.</p> <p>The site is potentially suitable subject to detailed proposals demonstrating a design which considers the implications that the site's topography has on capacity and any potential impacts on the nearby Grade II listed Ranby War Memorial and would not be suitable for more than one or two dwellings. The development would need to consider its relationship to the Chesterfield Canal to the west to meet the policies of the adopted and emerging Local Plans, in particular the emerging policy ST39 which requires any proposals within 30m of the Chesterfield Canal to provide an Ecological Impact Assessment and landscape statement.</p>

## BAB03

1. Site Details	
Site Reference / Name	BAB03
Site Address / Location	Land to the south of The Conifers, Ranby, Retford, Notts DN22 8HP
Gross Site Area (Hectares)	0.32
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8-10 dwellings (site promoter)
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	N/A
Neighbouring uses	Residential to north west, woodland to other sides



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 3303m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>Grade 3 (unspecified)</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing vehicular access from Blyth Road
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing pedestrian access from Blyth Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	6438m	10m	6276m	643m	4989m	805m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Medium sensitivity - the site is very well screened from the broader landscape by existing housing to the north west and thick belts of woodland on all other sides however it is visible along Retford Road and Babworth Road. The site falls within the Bassetlaw Landscape Character Assessment Sherwood Policy Zone 39: Blyth. Development would have the potential to affect medium distance views.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Medium sensitivity - the site is well screened visually by existing housing and woodland from the broader landscape, however is prominent from Retford Road and Blyth Road. Screening would be required to soften the approach to the site as viewed from Retford Road particularly.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, emerging Policy ST1, emerging Policy ST2</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

Yes / No / Unknown

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

Yes / No / Unknown

No

## 3. Assessment of Availability

**Is the site available for development?**

Yes / No / Unknown

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

Yes / No / Unknown

No

**Is there a known time frame for availability?**  
Available now / 0-5 years / 6-10 years / 11-15 years

Available now

## 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**



Yes / No / Unknown

No

## 5. Conclusions

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)	8-10 dwellings (landowner / promoter)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	1-5 years
Other key information	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>No</p>
Summary of justification for rating	<p>The site is potentially suitable and available for housing development and could potentially be considered for allocation in the Neighbourhood Plan. The site represents a paddock to the east of The Conifers, south of Blyth Road and west of the band of woodland on the north west side of Retford Road. It is in effect bounded by thick woodland to its north, east and south, meaning that the site is well screened from the broader landscape. However, the site may require screening from Retford Road and Blyth Road and appropriate landscaping. The site is currently in use as a paddock.</p> <p>The site is well related to the existing settlement of Ranby and adjacent to its built up area. It is accessible to local services such as the primary school and pub, and in very close proximity to an existing bus stop. The site has the potential to create vehicular access from Old Blyth Road. There is the potential for loss of BMV agricultural land and further investigation may be required to establish whether the site is Grade 3a agricultural land or higher.</p> <p>The landowner / promoter has proposed 8-10 dwellings on the site, and this figure is considered reasonable in light of the site context and constraints.</p>

## BAB04

1. Site Details	
Site Reference / Name	BAB04
Site Address / Location	Land north of Babworth Road, Babworth, Retford, Notts DN22 8ES
Gross Site Area (Hectares)	1.28
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddocks
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	04/05/00012 - Retain change of use of land, retain timber stables and associated facilities in connection with a proposed racecourse training and breeding centre; 04/07/00001 Remove condition 10 of P.A. 04/05/12 (Means of enclosure), 04/06/00021 Retention of double gates and erect brick piers, cappings and walls
Neighbouring uses	Agricultural barns to east, small area of residential to west, otherwise surrounded by agricultural uses
 	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 8470m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>Grade 3 (unspecified)</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul>	No
Yes / No / Unknown	
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p>	No
Yes / No / Unknown	
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p>	Yes - existing vehicular access from Babworth Road, although speed limit is 40mph and there are several existing junctions and access points on this stretch of road.
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p>	Yes - existing pedestrian access from Babworth Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PROW) crossing the site?</b></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p>	No

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	2897m	0m	2735m	2092m	1448m	1287m	>800m

### Landscape and Visual Constraints

#### Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- 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.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site has medium landscape sensitivity because it is adjacent to a Grade II listed Registered Park and Garden (RPG). Development would change the landscape character in this location from a fairly open agrarian landscape to a built up one in a location which is sensitive for forming part of the approach to the RPG and Grade I listed All Saints Church and Grade II listed Babworth Rectory. The site falls within the Bassetlaw Landscape Character Assessment Sherwood Policy Zone 23: Babworth Park Estate lands with Plantations. Development would have the potential to affect the assemblage of historic, listed buildings, pasture, mature woodland and parkland trees and views to and from the area, and urbanise the small scale field pattern typical of this area.



2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Medium sensitivity - the visual impacts of development in this location would be considerable for the RPG and its undeveloped context. Babworth is a hamlet with a scattered, rural character and is not characterised by large scale development. There are clusters of dwellings and barns at dispersed location. Development would have the potential to visually disrupt the character of Babworth and the RPG.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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>Some impact and/or mitigation possible - site is adjacent to a Grade II listed Registered Park and Garden (RPG) Babworth Hall. Development in this location would impact on views from and to the RPG at this location. Would effect the character of the approach to the RPG from the south west the main access route to All Saints' Church. By virtue of changing the approach to Babworth Rectory, Grade II listed, and All Saints' Church, Grade I listed, development may have additional impacts on the integrity of the heritage in Babworth.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, Policy DM8, emerging Policy ST1, emerging Policy ST2, emerging Policy ST42, emerging Policy ST43</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes

## 3. Assessment of Availability



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

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
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5. Conclusions	
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)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>Red: The site is not currently suitable, available and achievable</b></p> <p>No</p>
Summary of justification for rating	<p>The site is not currently suitable for housing development. Babworth is a hamlet and has not been afforded settlement status in either the adopted or emerging Local Plans, and is therefore effectively classed as open countryside. Whilst there is scattered development in Babworth, it is an isolated location with no services of its own, unlike Ranby. This location is unsuitable for growth according to the adopted Core Strategy and emerging Local Plan policies ST1 and ST2, and development is unlikely to be in conformity with national policy.</p> <p>The site is also adjacent to a Grade II Registered Park and Garden (RPG) to its north, and development in this open countryside location would have potential implications on the approach to the RPG and Grade I listed All Saints' Church Babworth. The heritage and landscape sensitivities of development in this location are noteworthy because of the presence of the RPG and nearby listed buildings.</p> <p>Access may also present a constraint to development, since the A620 has a 40mph limit in this location and there are numerous access points and junctions in the vicinity which may make the creation of safe access to the site challenging.</p>

## LAA026

1. Site Details	
Site Reference / Name	LAA026
Site Address / Location	Ranby Village Hall. Blyth Road
Gross Site Area (Hectares)	0.17
SHLAA/SHELAA Reference (if applicable)	LAA026
Existing land use	Community use
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5 dwellings (Bassetlaw LAA)
Site identification method / source	Bassetlaw LAA
Planning history	N/A
Neighbouring uses	Highway to the west, canal and agricultural to the east, greenfield to the north, residential to south
 	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 3303m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>No - not in agricultural use</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing vehicular access from Blyth Road
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing pedestrian access from Blyth Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Telecommunications/power line crossing the front of the site
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - loss of community facilities provided by village hall

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	6400m	510m	6300m	310m	5000m	5900m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Low sensitivity - the site is well screened from other residential properties and relatively well screened from the broader landscape. It is situated in a flat part of the landscape. A1 to west is a major visual barrier as there is a belt of vegetation between the site and the road. There would be few if any wider impacts on the landscape if development were to take place.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Low sensitivity - the site is visually enclosed by screening, shrubbery to the west and trees to the east and south. Development would have limited visual impacts and could form an attractive addition to the village, taking advantage of its canalside location.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, Policy CS9, emerging Policy ST1, emerging Policy ST2, emerging Policy ST15</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

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



## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
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## 5. Conclusions

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)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available</b>.</p> <p>The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues?</p> <p><b>Yes / No</b></p>	<p><b>Red: The site is not currently suitable, available and achievable</b></p> <p><b>No</b></p>
Summary of justification for rating	<p>The site is unavailable for development and could not currently be considered as an allocation in the Neighbourhood Plan. The site is currently occupied by Ranby Village Hall and associated green space and is located adjacent to the canal in Ranby village. The site has access to local services and a bus service with pedestrian access via a footpath on Blyth Road. Redevelopment of the site for housing would result in the loss of the Village Hall and may depend on reprovision of community facility. The site has been confirmed as unavailable by Babworth Parish Council owing to its existing use as the Village Hall, which there is no intention to relocate.</p>

## LAA056

1. Site Details	
Site Reference / Name	LAA056
Site Address / Location	Blyth Road
Gross Site Area (Hectares)	0.15
SHLAA/SHELAA Reference (if applicable)	LAA056
Existing land use	Scrub
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5 dwellings (Bassetlaw LAA)
Site identification method / source	Bassetlaw LAA
Planning history	Outline application with all matters reserved for residential development (19/00196/OUT); Outline application with all matters reserved for residential development, resubmission of 19/00196/OUT (19/01369/OUT); Reserved matters application for the approval of appearance, landscaping, layout, scale and access following outline 19/01369/OUT for residential development, including all pre-commencement conditions of the outline approval (21/01546/RES)
Neighbouring uses	Residential to south, canal and agricultural to the east, village hall to the north, highway to the west
 	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 3303m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>No - not in agricultural use</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - potential to create vehicular access from Blyth Road, potential existing access which has become overgrown
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - potential to create access from Blyth Road, potential existing access which has become overgrown
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Yes, within
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Telecommunications/power line crossing the front of the site
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	6400m	510m	6300m	310m	5000m	5900m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Low sensitivity - the site is well screened from other residential properties and relatively well screened from the broader landscape. It is situated in a flat part of the landscape. A1 to west is a major visual barrier as there is a belt of vegetation between the site and the road. There would be few if any wider impacts on the landscape if development were to take place.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Low sensitivity - the site is visually enclosed by screening. Development would have limited visual impacts and could form an attractive addition to the village, taking advantage of its canalside location.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></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>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></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>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, Policy CS9, emerging Policy ST1, emerging Policy ST2, emerging Policy ST15</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

## 3. Assessment of Availability

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



## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
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## 5. Conclusions

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)	3 dwellings (As per planning application)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> .  <b>Are there any known viability issues?</b> <b>Yes / No</b>	<b>Green: The site is suitable, available and achievable</b>  No
Summary of justification for rating	The site is suitable for housing development and could be considered as an allocation in the Neighbourhood Plan. The site has planning permission for three dwellings both outline and reserved matters (19/01369/OUT and 21/01546/RES). The site does not require allocation to come forward but could be allocated in the Neighbourhood Plan to add support to development in this location if the permission was not implemented. It is important to consider that the net additional dwellings brought forward, in this case three dwellings, are not double counted towards the housing requirement figure for the Neighbourhood Plan.

## LAA366

1. Site Details	
Site Reference / Name	LAA366
Site Address / Location	Ranby House School
Gross Site Area (Hectares)	23.03
SHLAA/SHELAA Reference (if applicable)	LAA366
Existing land use	School, agricultural, woodland
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	484 dwellings (Bassetlaw LAA)
Site identification method / source	Bassetlaw LAA
Planning history	Replacement windows and change of window to french doors (21/01717/LBA)
Neighbouring uses	Residential to the west, residential and agricultural to the south, agricultural to the north and east
 	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <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>Yes - Clumber Park SSSI Impact Risk Zone. Distance = 3303m Consultation with Natural England will be required for Residential developments of 50 or more dwellings. Proposals will require assessment of recreational pressure on Clumber Park SSSI and measures to mitigate adverse impacts eg alternative open space provision.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Yes - Zone 3 Source Protection Zone</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Flood Zone 1: Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p>	<p>Grade 3 (unspecified)</p>

2. Assessment of Suitability	
Yes / No / Unknown	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>Yes - priority habitat inventory - deciduous woodland. National forest inventory - broadleaved</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing vehicular access from Blyth Road and Straight Mile
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - existing pedestrian access from Blyth Road and Straight Mile
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes - via road only
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Yes, within
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - Telecommunications/power line crossing the middle of the site
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - loss of private school

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	5200m	0m	5300m	100m	4200m	4900m	>800m

### Landscape and Visual Constraints

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Medium sensitivity - the site has medium sensitivity due to two Grade II listed buildings and patchwork of woodland on site. However, due to the size of the site, it could be possible to develop part of the site without being in close proximity to these buildings or the woodland. Due to the low number of houses allocated to Ranby, it is considered highly unlikely that the entire site would be developed and a small number of homes would not necessarily significantly impact on the landscape.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><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></li> <li><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></li> <li><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></li> </ul>	<p>Medium sensitivity - the site has medium sensitivity due to the potential visual impact to dwellings on Blyth Road and Straight Mile. The west of the site is visually screened from the school.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - potential impact on setting of Grade II listed Centre Lodge and Grade II listed Ranby House School building. The context of these listed buildings would need be considered during the design process for any proposal.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>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?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1, Policy CS9, Policy DM8, emerging Policy ST1, emerging Policy ST2, emerging Policy ST15, emerging Policy ST42, emerging Policy ST43</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p>Yes / No / Unknown</p>	Yes
3. Assessment of Availability	
<p><b>Is the site available for development?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	N/A
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p>Yes / No / Unknown</p>	No

5. Conclusions	
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)	5 dwellings (AECOM estimate) based on a developable area of 0.25 hectares
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	N/A
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>No</p>
Summary of justification for rating	<p>The site is potentially, partly suitable for housing development and could potentially be allocated in the Neighbourhood Plan. It encompasses several different land uses, but is mostly greenfield with a substantial portion of woodland surrounding Worksop College and Ranby House school. Listed buildings and features of significance include Ranby House (Grade II); Centre Lodge (Grade II) alongside the original entrance to the site; West Lodge and East Lodge (both curtilage listed) with associated entrances, wooded plantations, grassed lawns. Much of the woodland is designated as a Priority Habitat – Deciduous Woodland. Most of the site is unsuitable for development on the grounds of the impact development would have on the Priority Habitats, wooded landscape typical of the local countryside, Ranby House grounds and the setting of the three Grade II listed buildings, in particular Ranby House School itself. There is, however, an opportunity for a proportionate residential development on Straight Mile opposite the Chequers Close development immediately adjacent to the settlement of Ranby of an area of approximately 0.25ha. There is also potential for change of use of buildings on the site to residential if the buildings were no longer required for the current use. The site has been included in the Bassetlaw Land Availability Assessment (LAA) 2020 and has been submitted by the landowner, but availability of the site and there are currently no plans for relocation of the educational facilities.</p>

