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| **Site reference** | **Suitable?** | **BDC Planning Policy Comments** |
| NP10 | Considered unsuitable | * The site is separated from the village boundary. * Development would create ribbon development on the edge of Ranskill. This would not reflect the pattern of development in Ranskill (which is more nucleated, concentrated between Station Road to the south, the East Coast Main Line to the east, Great North Road to the West, and Arundel Drive to the north). * NCC Highways to advise about highway constraints. |
| NP11 | Potentially suitable, subject to the strategic priorities of the Neighbourhood Plan areas affected | * Situated to the south of the village on Great North Road, the site is separated from Ranskill by agricultural land. The site would bound Torworth village to the south. * The landscape between Torworth and Ranskill, which is quite open in character, would start to erode if the site is taken forward. If continued, this could affect the individual identity of each village. * NCC Highways to advise about highway constraints. |
| NP12 | Potentially suitable, subject to a suitable access/highway arrangement, and suitability regarding impact on heritage assets | * Development of the site would reflect the pattern of development in Ranskill. * The site is within 500 metres walking distance of Ranskill Primary School * It is unknown if a suitable access can be achieved. Advice should be sought from NCC Highways. * There is potential for a non-designated heritage asset to be harmed/lost if demolition is required to gain access. This would be contrary to policy. Advice should be sought from BDC Conservation. * If a suitable access arrangement cannot be identified prior to the submission of the Neighbourhood Plan for examination, it is unknown if the site is deliverable within the Plan period. There is a risk that the Inspector may recommend the allocation of additional sites. |
| NP13 | Considered unsuitable | * Situated to the south of Ranskill, development of the site would form a linear pattern which would not reflect the nucleated character of the village. * It is unknown if a suitable access could be achieved. Advice should be sought from NCC highways. * If a suitable access arrangement cannot be identified prior to the submission of the Neighbourhood Plan for examination, it is unknown if the site is deliverable within the Plan period. There is a risk that the Inspector may recommend the allocation of additional sites. * Given the sites proximity to the East Coast Main Line and the waste/scrap facility to the east of the site, advice should be sought from BDC Environmental Health. |
| NP14 | Considered unsuitable | * The site adjoins a non-designated heritage asset. Seek advice from BDC Conservation. * Development of the site would form ribbon development to the south of Ranskill. This would affect the nucleated character of the village. * Open landscape with views of the surrounding area. The site lacks enclosure and development would be incongruous in this setting. |
| NP15 | Considered unsuitable | * Located to the south of Ranskill, separated from the settlement boundary, development here would not form a logical extension to the village. * The topography here is quite flat, the landscape is open in character, and a belt of mature trees obscures views into Ranskill from the site. * Development would be incongruous in this setting. |
| NP16 | Potentially suitable, subject to a suitable access/highway arrangement, and suitability regarding impact on heritage assets | * Development of the site would reflect the pattern of development in Ranskill. * The site is within 400 metres walking distance of Ranskill Primary School. * It is unknown if a suitable access can be achieved. Advice should be sought from NCC Highways. * There is potential for a non-designated heritage asset to be harmed/lost if demolition is required to gain access. This would be contrary to policy. Advice should be sought from BDC Heritage. * If a suitable access arrangement cannot be identified prior to the submission of the Neighbourhood Plan for examination, it is unknown if the site is deliverable within the Plan period. There is a risk that the Inspector may recommend the allocation of additional sites. |
| NP17 | Considered unsuitable | * East Coast Mainline forms a strong settlement boundary to the east of Ranskill. Development of the site to the east of East Coast Mainline would not form a logical extension to the settlement. * The site does not adjoin the settlement boundary and is separated by woodland and the East Coast Rail line. * The site is also visually separated from Ranskill. It adjoins woodland and open countryside and is rural in nature. Views of Ranskill are obscured by the adjacent railway bridge. * Potential highway constraints (visibility splays). NCC Highways to advise. |
| NP18 | Considered suitable | * A residential area adjoins the site to the south and east. * If developed jointly with site NP24, the site would form a logical extension to the settlement due to the nucleated character of the village. * No heritage constraints identified. The site adjoins a modern residential area. * The site is within 500 metres walking distance of Ranskill Primary School. |
| NP19 | Potentially suitable | * The site adjoins residential development to the east, on Great North Road. The landscape is relatively open in character to the north and west, and south. * Whilst development could potentially compliment the nucleated pattern of development in Ranskill, due to the gap to the south of the site/lack of enclosure, it doesn’t form a logical extension to the village. * The site is approximately 800 metres walking distance from Ranskill Primary School |
| NP20 |  | * Residential development adjoins the site. * Development would form a logical extension to Ranskill. * The site is within 500 metres walking distance of Ranskill Primary School. * No heritage constraints identified. |
| NP21 | Unsuitable | * The site is separated from the settlement boundary and there is no point of access from the highway. * Development of the site would not reflect the character of Ranskill in terms of the settlement pattern. |
| NP22 | Unsuitable | * The site is separated from the settlement boundary and there is no point of access from the highway. * Development of the site would not reflect the character of Ranskill in terms of the settlement pattern. |
| NP23 | Potentially unsuitable unless an appropriate access can be identified. | * Access to the site from the highway is constrained. * Advise to consult NCC Highways. * Non-designated heritage assets adjoin the site boundary. Development could potentially harm the heritage assets by impacting on the setting, or by loss through the need to form a suitable access into the site. |
| NP24 | Potentially suitable | * Development would form a logical extension to Ranskill. * The site is within 500 metres walking distance of Ranskill Primary School. * No heritage constraints identified. The site adjoins a modern residential area. |
| NP25 | Potentially suitable for employment | * If proposing to take the site forward as an employment allocation, advise to contact Network Rail due to the location of the site adjacent to a level crossing. * Currently part of the site is in employment use. No objection to the principle of employment on this site. |