

SITE & SURROUNDINGS.

“Welcome”

Thank you for coming to join our vision for the future extension of your village, a place we want to stay and welcome others to come.

UKSD are working alongside Hughes McLaughlin Homes to bring forward a site that we wish to be included within your Neighbourhood Plan.

Our proposal consists of a mixed use scheme that will provide several high value community benefits, such as; a food store a community centre and car parking. Our conceptual masterplan also includes residential development comprising of up to 111 new homes all with large gardens and off street parking. Our proposal also includes a large amount of green open space in the form of a trim trail, duck pond, children's play area and a community orchard. Our proposal also includes plenty of parking for both the food store and the community centre; this will be complemented by a pedestrian crossing for Great North Road.

The overall site area is approximately 8.29 hectares (20.49 acres). Our site; NP19 includes the already approved development of 32 dwellings (17/01300/OUT) and these properties are included within our total of 111 dwellings proposed.

We have assessed the physical, technical, and environmental features of the site and are confident our conceptual Masterplan should be included within your Neighbourhood Plan. Once included, we would put forward a detailed planning application to allow the development to be delivered.

It is extremely important for us to consider the views of the local community. Therefore, we would welcome your comments on our proposal. Our details are below and we look forward to hearing from you.

Development Team Contact Details

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SITE LOCATION PLAN

The Development Team.

“A Little About Us... We Are Local People Wishing To Enhance Our Surroundings”

Both UKSD and Hughes McLaughlin Homes operate primarily within the Bassetlaw District as well as other surrounding areas. Our head office is located at West Retford Hall, Retford, therefore we are genuinely local. We have completed many successful projects within the District and we also, have a number of projects on site currently.

UKSD and Hughes McLaughlin Homes have a significant reputation and track record within the Residential sector, we are particularly renowned for delivering, innovative, cutting edge solutions with quality architecture. As well as having a track record with similar projects combining this experience with our local knowledge and expertise, we believe we have the complete package to successfully deliver this scheme within your village.

Consequently we believe our team would be an asset for this exciting project and extension to your village. Our combined core design and development skill is the ability to create innovative, culturally sensitive and commercially successful environments, integrating the disciplines of architecture, interior design, thematic design and graphics into a holistic design approach. The 'finished product' will not only look good on paper but our already successfully delivered schemes illustrate that the quality we strive to deliver is ALWAYS delivered on site.

Our dedicated combined team of designers, builder, joiners, and multi-trade professionals and partnered consultants have a collective wealth of experience and personality and their day-to-day work constitutes a valuable contribution to the development and value of the built environment we create and you live in.

We never settle for the first solution and cannot accept the merely adequate – we always strive to go beyond to deliver rich design solutions. We are conscious of the impact the design and construction industry has on the future of our planet, and are sensitive to finding the most efficient and sustainable solutions that are responsible and improve upon the local environment.

Our Team demonstrates this ethos, we are busy at work, planning and regenerating communities, designing and constructing places of commerce and re-imagining village and townscapes. A truly local operation, our Design and Construction Team draws on skills, cultures and experiences from around the world, to create truly unique destinations.

In particular the UKSD and Hughes McLaughlin Homes Team is able to offer:

- A dedicated team of professionals with significant experience in the delivery of landmark, Residential, Commercial, Mixed use and Retail-led developments.
- Experience in the Masterplanning and design of residential, mixed use retail-led developments worldwide.
- A team with a genuine appreciation for the cultural nuances of countries across the world.
- A team that recognises the need to design and construct buildings that are sympathetic in both scale and grain to their surroundings and culture.



9 New Homes - North Leverton



9 New Homes - North Leverton



10 New Homes - Blyth



10 New Homes - Blyth



4 New Homes - Branton



4 New Homes - Branton



78 New Homes - Lincoln



4 New Homes - Marton

“Just A Few Examples of Our Recent Local Projects”

DEVELOPMENT PROPOSALS.

“Our Vision”

The conceptual proposal for the site has been developed from the findings of the extensive technical and environmental appraisals, a planning policy review, analysis of the character and context of the surrounding property and landscape but most importantly from the comments already received from the Neighbourhood Plan Group.

The proposal consists of a mixed-use scheme that has the opportunity to provide exceptional new community facilities that include: a food store such as a Waitrose, Co-Op or Tesco Express, a community centre linked to which could be a large area of amenity land that includes a woodland walk / trim trail, duck pond, children’s play area, community orchard, all with dedicated parking facilities and a pedestrian crossing for Great North Road. The conceptual masterplan also, includes residential development comprising of up to 111 new homes; All of which will serve the local community need and make it possible to deliver the community facilities.

It is envisaged that the housing development will include a broad range of house types from two, and three bedroom properties ideal for first-time buyers (starter homes) through to larger four and five bedroom family homes. The new homes will include a mix of bungalows and houses to ensure that we are accommodating for everyone’s needs.

A proportion (26%) of the dwellings provided will be affordable homes, this is above and beyond the minimum required. It is envisaged that the affordable homes will be in the form of specialist accommodation ‘Starter Homes’, this will allow the younger generation to get onto the property ladder in the village they grew up in. And it will also present the opportunity for new families to enjoy the benefits of the village at an affordable price.

The proposed scheme will envisage a genuinely sustainable development, offering a much-needed mix of dwellings of mixed sizes, types and tenures. The proposal also includes extensively landscaped amenity areas and other public facilities, providing the new homes with an attractive setting.

The development proposed will provide a high-quality scheme, utilising architectural detailing and materials which respect, reflect, and further enhance local characteristics of the village. The design standards envisaged will ensure that the development will make a positive contribution to the existing built form and will retain the quality of the appearance of the local area of Ranskill.



PROPOSED CONCEPTUAL MASTERPLAN FRAMEWORK

PLANNING AHEAD.

“Planning Policy”

Ranskill has been identified as an area for growth within the Bassetlaw District. This has been confirmed within 'The Draft Bassetlaw Plan'.

This document provides an ambitious, innovative, and positive planning framework for addressing the District's housing and economic needs and other social and environmental priorities by 2037.

The village of Ranskill is also producing a Neighbourhood Plan, once adopted, this will work in unity with the Bassetlaw Plan. Consultation with the Ranskill Neighbourhood Plan group has confirmed that they wish to see a development that would deliver the following:

- A Community Centre**
- Bungalows**
- A Village Shop**
- Suitable Car Parking**
- A Pedestrian Crossing Over Great North Road**

UKSD wishes to work alongside the Village of Ranskill and Bassetlaw District Council to deliver a truly innovative scheme that will meet the needs of the village as highlighted within the Neighbourhood Plan.

We have already carefully considered the site location and surrounding area and we consider the site to be within a highly sustainable location for the development proposed.

It is essential that we 'think, consider, and show' how the site can be developed sensitively to ensure the amenity of the existing neighbours are protected and enhanced'.

We sincerely hope our vision fulfils the needs of the people of Ranskill however, we welcome comments from the People of Ranskill.



PROPOSED ARTISTS IMPRESSION LOOKING SOUTH OVER THE PROPOSED DEVELOPMENT



DUCK POND & PLAY PARK



HOUSING MIX - HOUSES & BUNGALOWS

FACILITIES FOR LOCAL PEOPLE.

“Meeting The Local Need”

A Food Store, Community Hub, And Outdoor Amenity Space for now, and the future.

The proposed masterplan includes a number of future proof assets for the village, such as a large food store and a community centre, the community centre and the food store will have a vast amount of car parking as well as a pedestrian crossing over Great North Road.

The proposal will also host an array of complementary facilities such as a fully equipped children’s play park, a woodland trim trail, duck pond and a community orchard; all of which can be enjoyed by the village for dog walking, general enjoyment, fun and learning!

As well as the above, our proposal includes a mix of housing to accommodate for everyone’s needs. A mix of houses and bungalows all of which will be designed to reflect and complement the local architectural vernacular. We will provide homes that would be well suited to first time buyers needing a helping hand to get onto the property ladder, these would be delivered via 2 and 3 bedroom ‘starter homes’ and this would total 26% of the number of units proposed. The remaining properties would comprise of family homes or retirement homes that would have 3, 4 and 5 bed rooms. All of the properties would have off street parking within garages or on driveways, large gardens and an array of complimentary landscaping.

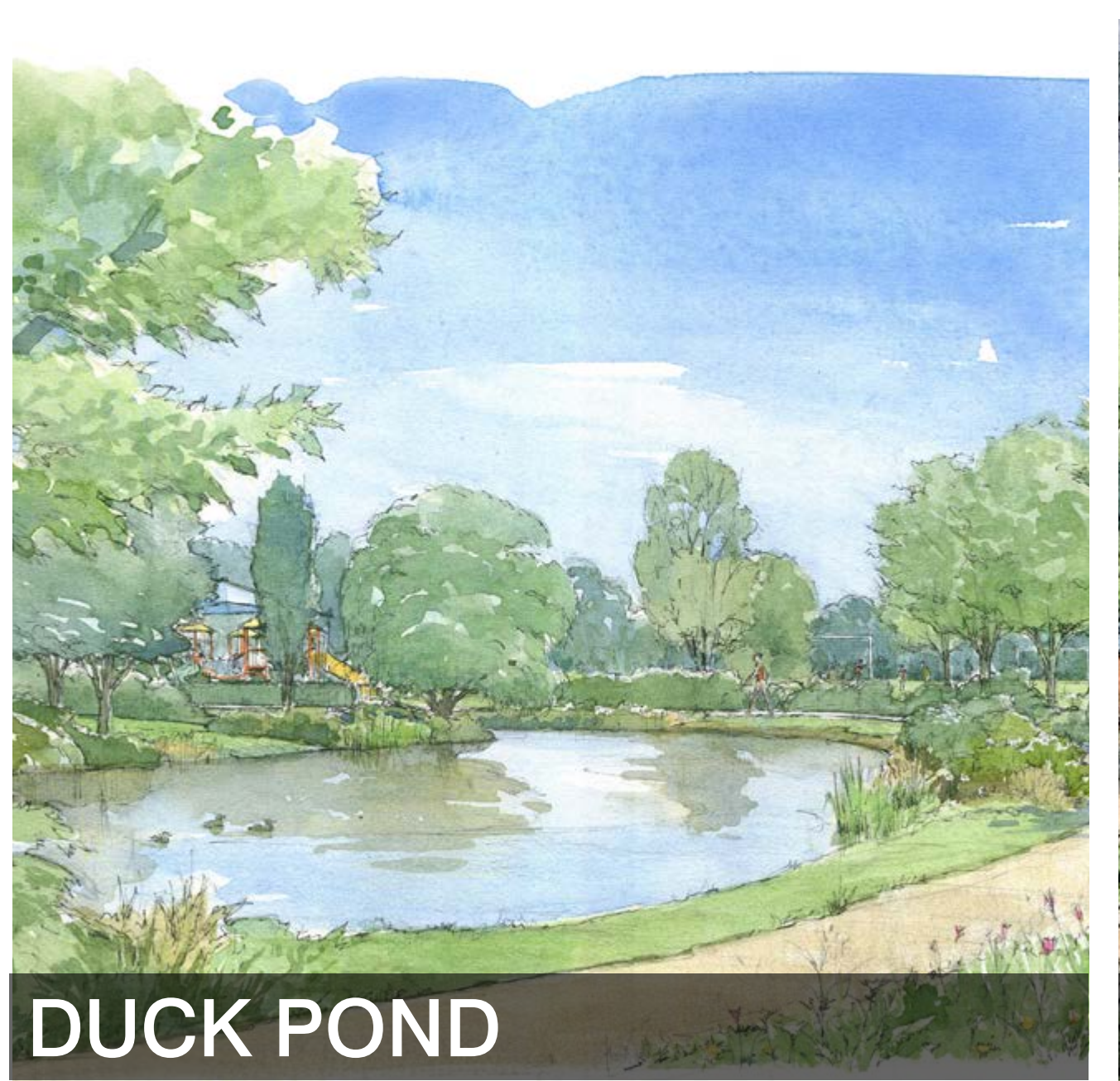
All in all we wish to create a future proof extension to your village that will allow current and future generations to enjoy the facilities and homes that will be provided.



Duck Pond Car Parking Car Parking Pedestrian Crossing
 Children’s Play Park Community Orchard Community Centre Food Store



PLAY PARK



DUCK POND



ORCHARD & PARKING



COMMUNITY CENTRE



CROSSING & FOOD STORE

FACILITIES FOR LOCAL PEOPLE.

“Green Space For All To Enjoy”

Together as a community, we can make this proposal possible. The plan includes a large area of amenity space that will include a large purpose built community centre, a woodland walk, trim trail, children’s play park, a duck pond and a community orchard, as well as vast amount of green space within the development as a whole.

Let your imagination free and think of the possibilities for how this amenity space can be best utilised for each one of you in the village.

For us, it’s all about retaining the rural character, simplistic and natural as well as enhancing the village and providing an environment for all to enjoy while creating new habitats for local wildlife.

Put simply, we envisage a protected, unique space for individuals and families to enjoy now and in the future. A place where you can walk, cycle or drive to get there.

The proposed scheme will have meandering footpaths, trees and shrubs and places to sit and watch the world go by. Have a picnic or feed the ducks in the community orchard overlooking the duck pond.

Let’s get started and make it happen, as a community we can do this together.

We hope you will use the comments form or email us using the details provided on the first page of this document to add your suggestions and let us know that you can support our proposal for Ranskill.



PROPOSED ARTISTS IMPRESSION LOOKING AT THE PROPOSED DUCK POND & PLAY PARK

HOMES FOR LOCAL PEOPLE.

“Meeting The Local Need”

Of the 111 new homes proposed, 29 of the dwellings will be provided for affordable housing.

This equates to 26% of the total amount of housing this is above the minimum requirement of 25%.

These 29 new affordable homes will comprise of starter home properties.

The proposed mix of affordable housing will provide 2 and 3 bedroom starter homes and cottage housing.



PROPOSED ARTISTS IMPRESSION LOOKING EAST OVER THE PROPOSED DEVELOPMENT

THE SITES CONSTRAINTS & OPPORTUNITIES.

The site has been assessed to consider any potential constraints and opportunities. Reports carried out by various consultants will accompany the future planning application in relation to the following:

Vehicular Access
Access to the development will be gained via two entrances located on Great North Road.

Pedestrian Access
The development will include a pedestrian crossing over Great North Road, we have suggested locating it adjacent to the proposed food store as we feel this would be the most appropriate location given the anticipated foot fall.

Surface Water Drainage
The Development proposes to incorporate a sustainable approach to surface water drainage with the use of permeable paving and infiltration drainage. In this regard the site would manage the surface water run-off from road and buildings within the site itself. Surface water run-off from the site would not occur even during extreme rainfall events.

Foul Water Drainage
Foul drainage from the residential development would connect to the existing local sewer system, it has been confirmed that the system has capacity for the development proposed.

Landscape
The site is located directly adjacent to Great North Road. The site is surrounded by established hedging which will be retained and enhanced as part of the development with additional hedging and tree planting throughout.

Ecology/Trees
An ecological survey has been undertaken on the site which concludes that the proposal would not result in any harm to protected species or their habitat, it has also been confirmed that our proposal would in fact diversify and enhance the ecological value of the site.

All significant trees on the site are to be retained with additional native planting proposed to provide biodiversity enhancement.

Open Space
Open space will be provided throughout the proposal as illustrated on the concept masterplan and artist impressions. An area of the public open space will be dedicated to the village community centre, a children's play park, duck pond, community orchard, and trim trail.



- Landscaped Boundaries
- Approved Development
- Landscape Buffer
- Gateway Landscape Treatment to reflect local character
- Development Entrance
- Proposed Dwellings
- Landscaped Boundaries
- Gateway Landscape Treatment to reflect local character
- Development Entrance
- Road Crossing
- Food Store & Road Crossing
- Community Centre
- Duck Pond / SUDS
- Trim Trail
- Children's Play Park

PROPOSED CONCEPTUAL MASTERPLAN FRAMEWORK