



Ranskill Neighbourhood Plan

Steering Group

SECOND

PUBLIC

CONSULTATION

CLOSING DATE : 31st JULY 2020

The Parish Council is seeking your view as to which of the two alternative visions you prefer for future development in the village put forward by both landowners.

The chosen site will go forward to be included in our formal Neighbourhood Plan.

In Review: Sites Consultation, March 2020

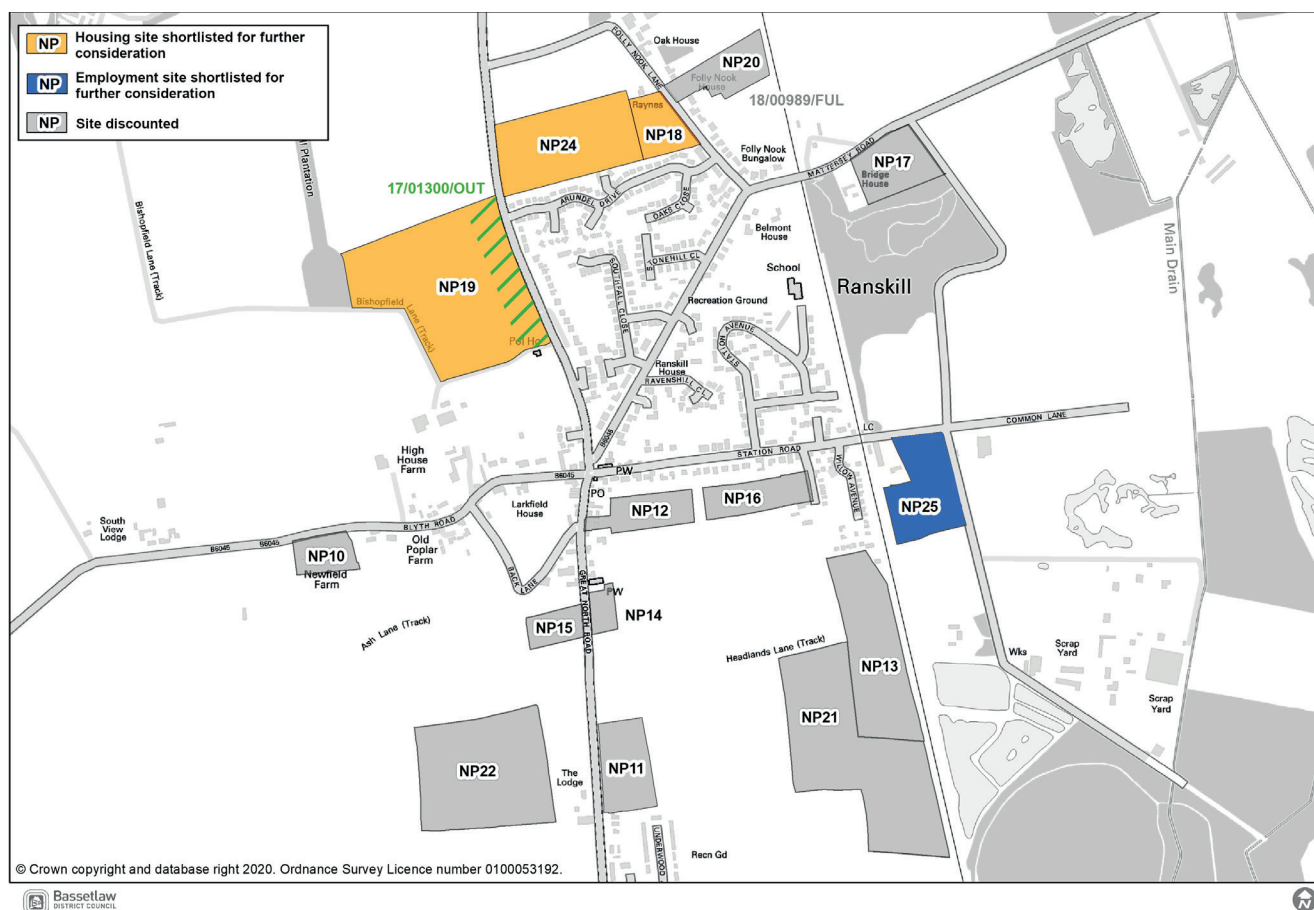
The public consultation carried out on the 4th March 2020 highlighted two preferred sites where residents believed that housing development should take place, **NP19** and **NP24**. Site **NP25**, where employment development is proposed, also received a favourable response. Please see the table below and the map on the next page:-

Ranskill Neighbourhood Plan - Summary					
Potential Site Allocations - Analysis of Responses					
	Yes	No	Maybe	No response	Yes+Maybe
Site					
NP10	16%	57%	12%	15%	28%
NP11	25%	48%	13%	14%	39%
NP12	8%	72%	7%	13%	15%
NP13	6%	72%	7%	16%	12%
NP14	14%	57%	10%	20%	24%
NP15	17%	57%	9%	17%	26%
NP16	10%	66%	7%	16%	17%
NP17	6%	70%	6%	18%	11%
NP18	20%	46%	16%	18%	36%
NP19	48%	25%	18%	8%	66%
NP21	5%	74%	5%	16%	10%
NP22	8%	66%	8%	17%	16%
NP24	43%	30%	16%	11%	59%
NP25	30%	28%	22%	20%	52%
Village Hall					
NP19	48%	25%	18%	8%	66%
NP24	43%	30%	16%	11%	59%
Playground	30%	38%	8%	25%	38%
Shop					
NP19	41%	20%	20%	20%	61%
NP24	34%	27%	9%	30%	43%
Building					
NP20	56%	17%	4%	23%	Now in construction

Progress: Indicative Masterplans

As a result of the consultation, discussions have taken place with the landowners of both **NP19** and **NP24** to consider how their sites could be developed should they be allocated in the Neighbourhood Plan. This process has resulted in the production of two indicative masterplans, one for each site, produced by the site promoters. The purpose of this consultation is to provide you with the opportunity to observe and comment on the indicative proposals, helping to inform how one or other could be incorporated into the Neighbourhood Plan.

Shortlisted and Discounted Sites (June 2020)



The Brief

The landowners of both NP19 and NP24 were given the same brief to work with:

- 79 homes (the remainder of the requirement of 121 homes for Ranskill, as set-out in the Draft Bassetlaw Local Plan, after the 42 already with permission have been deducted)
- A village hall, with potential to host other services, such as a GP surgery
- New retail provision, such as a small food store

The Proposals

A summary of each of the two indicative schemes is provided over the following pages. More detail on both schemes is available from the Ranskill Neighbourhood Plan website:

www.ranskillplan.co.uk

Please note. Both of the schemes are indicative, and elements could be subject to change or negotiation as part of developing the neighbourhood plan or a planning application. To this effect, all comments are very welcome to help support further consideration and discussion.

NP19: Land to the west of Great North Road



**Indicative
Masterplan**

Indicative Masterplan for NP19: Key Details

Housing	<p>Up to 79 dwellings (phase 2) plus 32 dwellings already with permission fronting Great North Road (phase 1).</p> <p>Varied sizes, from 2 to 5 bedrooms.</p> <p>Varied types, including bungalows and houses.</p> <p>26% affordable housing (2 and 3 bedroom starter homes and cottage housing).</p> <p>All parking off-street.</p>
Facilities	<p>New village shop to Great North Road frontage, with car parking.</p> <p>Community centre behind food store and adjacent to public open space, with car parking.</p>
Open space	<p>Public open space adjoining the community hub, including duck pond, community orchard, equipped play park, and woodland trim trail.</p>
Landscaping	<p>Retention and enhancement of boundary hedging and significant trees.</p> <p>Additional tree and hedge planting throughout the site.</p>
Access	<p>Access from Great North Road.</p> <p>Pedestrian crossing across Great North Road.</p>
Other key features	<p>Agreement that village assets will be ready for use before the first house in phase 2 is occupied.</p>

NP18 and NP24: Land between Great North Road and Folly Nook Lane



Indicative Masterplan

Indicative Masterplan for NP18 and NP24: Key Details

<p>Housing</p>	<p>Around 79 dwellings.</p> <p>Lower density than previous proposals for the site.</p> <p>A range of types, including bungalows, family, and affordable housing.</p>
<p>Facilities</p>	<p>New village shop to Great North Road frontage, with car parking.</p> <p>Combined village hall and GP surgery to Folly Nook Lane frontage, with car parking.</p>
<p>Open space</p>	<p>Large, focal public open space at the centre of the site.</p> <p>Additional public open spaces throughout the site.</p>
<p>Landscaping</p>	<p>Retention and enhancement of existing hedgerows.</p> <p>Additional planting throughout the site.</p>
<p>Access</p>	<p>Access from both Great North Road and Folly Nook Lane.</p> <p>Pedestrian and cycle routes across the site.</p>
<p>Other key features</p>	<p>Careful consideration of development adjoining Arundel Drive to respect amenity of existing properties.</p> <p>Consolidates development to the east of Great North Road, avoiding residents having to cross the road to access services.</p> <p>Important: NP18 has been incorporated into the scheme, alongside NP24, so as to provide sufficient space for the requested community facilities and to allow pedestrian and cycle access through to Folly Nook Lane.</p>

How to Contribute

You are asked to vote which of the two developments you think is the most appropriate for our village. We encourage you to explore all of the documents, including this leaflet and more detail on each proposal, which are available to view on our website: -

www.ranskillplan.co.uk

Unfortunately as we can't hold a drop in session, you may vote in 2 ways: -

1) Online in our surveymonkey site, link below: -

<https://www.surveymonkey.co.uk/r/VW6BHRS>

OR

2) Cut out and use the forms below, place them in the envelope provided and post in one of six local houses who have agreed to be used as a drop off point during the voting period to the 31st July.

- The Chapter House, Great North Road (next to St Barnabas church)
- 8 Witton Close
- 48A Station Avenue
- Holly Tree Cottage, Station Road
- Raynes, Folly Nook Lane
- Osceola, Mattersey Road (corner of Ravenshill Close)

Please vote for only one option

Ranskill NP Public Consultation July 2020	YES or NO
NP19	
NP 18 & 24	
Signature	Postcode

Ranskill NP Public Consultation July 2020	YES or NO
NP19	
NP 18 & 24	
Signature	Postcode

Should you need any help or have any further queries, please contact: -

parishcouncil@ranskill.org.uk or 07584 169028 and one of our team will be in touch.