

Pre-Submission Draft

Ranskill Neighbourhood Plan

2020-2037



Produced by Ranskill Neighbourhood Plan Steering Group on behalf of Ranskill Parish Council and residents

29/09/2020

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Common Abbreviations

BDC – Bassetlaw District Council

BfHL – Building for a Healthy Life

EDNA - Economic Development Needs Assessment 2018

LCA – Landscape Character Assessment 2009

NCC – Nottinghamshire County Council

NPPF – National Planning Policy Framework (reference is always to the NPPF 2019)

NPSG – Neighbourhood Plan Steering Group

RNP – Ranskill Neighbourhood Plan

SGG – Significant Green Gap

SHMA – Strategic Housing Market Assessment

SHLAA – Strategic Housing Land Availability Assessment

SPD – Supplementary Planning Document

Foreword

The Neighbourhood Plan Steering Group is made up of a number of volunteers who are all Ranskill residents and a Parish Councillor. Based on the findings of the 2016 Village Survey, each member of the group contributed to the development of the Plan together with our planning consultant from Planning With People. The Steering Group worked closely and in cooperation with Bassetlaw District Council Planning Policy department and AECOM a government appointed consultancy that provided technical site assessment and design guidance. The Plan was entirely grant funded.

The object of the Neighbourhood Plan is to protect the village from over development whilst working with the emerging Bassetlaw Local Plan which has set out the number of dwellings required across the District.

The Village Survey from 2016 was used as the basis of our work and the community told us very clearly that

a) where limited housing is provided (in accordance with BDCs growth requirements) new assets such as a community hub and retail space should also be provided

b) that the rural landscape and access to nature were also highly valued

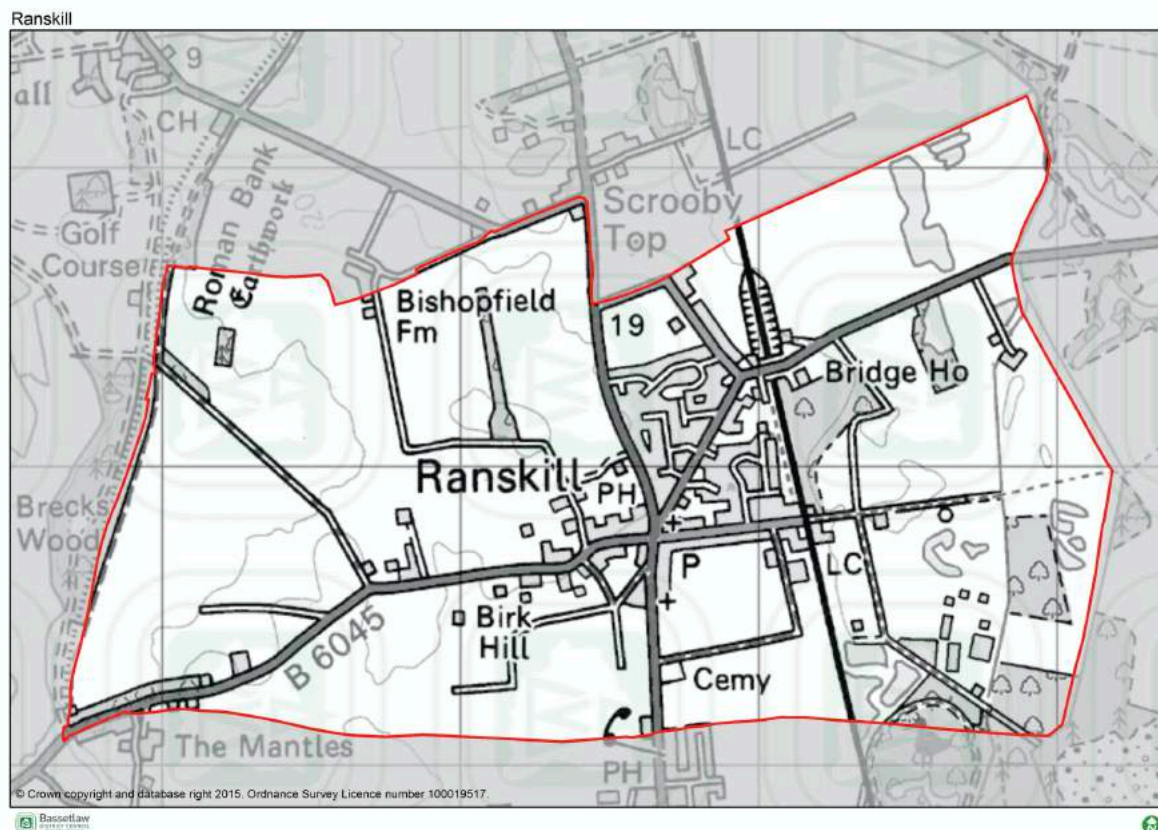
A mix of development is proposed to suit the needs of the population, including affordable housing and bungalows. The village is rather compact and development needs to be located on adjoining sites but in a way that minimises its impact on the landscape. In addition, the Plan includes light industrial development to provide more local employment.

The Plan describes the Parish and identifies what is special about it so that when development is proposed extra consideration has to be given to the need to protect the surrounding landscape as well as the green spaces within the village.

Chair of Neighbourhood Plan Steering Group

1 The Ranskill Neighbourhood Plan

- 1 The Ranskill Neighbourhood Plan (RNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by Bassetlaw District Council it will form part of the Development Plan for Bassetlaw, which also includes the Core Strategy and the Nottinghamshire County Council Minerals and Waste Strategy. The Neighbourhood Plan will have significant weight in the determination of planning applications. The Ranskill Neighbourhood Plan will be used by
 - a) Planners at Bassetlaw District Council (the planning authority) in assessing future planning applications; and
 - b) Developers as they prepare planning applications for submission to Bassetlaw District Council.
- 2 The Plan area includes the whole of Ranskill Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by Bassetlaw District Council in March 2016.
- 3 Planning policy is formulated and delivered by Bassetlaw District Council and this body will continue to have the legal duty to provide this.
- 4 This Neighbourhood Plan is required to be in general conformity with the National Planning Policy Framework, County and District policy (the latter refers to the Bassetlaw Core Strategy 2011 – 2028.) The Neighbourhood Plan is also supported by the evidence base for the emerging Draft Bassetlaw Plan. The time frame for the Ranskill Neighbourhood Plan is aligned to the Plan period of the emerging Local Plan (which is expected to cover the period up to 2037).
- 5 A number of District – wide documents that support the preparation of the emerging Local Plan have been used to support the preparation of the RNP. These are:
 - a) Housing Land Availability Assessment 2017
 - b) Strategic Housing Market Assessment Objective Assessed Need Update 2017
 - c) Residential Design Successful Places: Supplementary Planning Document 2013
 - d) Bassetlaw Economic Development Needs Assessment Appendix 1 2018
 - e) Landscape Character Assessment 2009
- 6 Parish based studies have also been commissioned (or undertaken by the Neighbourhood Plan Steering Group) these are:
 - f) Site Options Assessment AECOM 2019
 - g) Ranskill Design Guide AECOM 2020
 - h) Village Survey 2016
- 7 Documents listed at para 5 are on BDCs web site; documents listed at para 6 are available under the documents and public consultations tabs on the Neighbourhood Plan web site at <https://www.ranskillplan.co.uk>

Map 1 Ranskill Neighbourhood Plan Area

2 The need for a Neighbourhood Plan

- 8 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with Bassetlaw District Council to help shape how Ranskill will grow up to 2037.
- 9 In 2018 there were 610 dwellings in the Parish, only 3 farm dwellings were outside the built up area of Ranskill village¹.
- 10 Ranskill is defined as a 'Rural Service Centre' in the Bassetlaw Core Strategy; these are considered more sustainable settlements to accommodate some residential development and growth.
- 11 Ranskill is classed as a 'Small Rural Settlement' in the Draft Local Plan which notes at para 5.1.32 that *'proportionate growth to a maximum of 20% per Parish settlement ... will be supported where it will not have an adverse effect on the character or amenity of the settlement. ... In most cases, their growth will be identified through Neighbourhood Plans and the local communities themselves.'*
- 12 Policy ST2 clarifies that a 20% increase in growth for Ranskill equates to 121 dwellings. Considering extant permissions there is a shortfall of 79 dwellings based on BDCs assessment. This is discussed in more detail below at Section 16 Site Allocations. Whilst the community recognises the need for

¹ Data from BDCs Draft Plan Base number of dwellings

Bassetlaw District Council to continue to meet housing need in the District, it is vital that future growth is sympathetic to the historic rural character of the Parish.

- 13 The Neighbourhood Plan is the first opportunity local residents have had to influence the location and appearance of development. They know their Parish well and want that understanding reflected in locally specific planning policies. Working with local landowners the RNP allocates a site to meet the housing requirement but to also secure land for a village hall and additional small retail provision.

3 Consultation

- 14 The Neighbourhood Plan Steering Group (NPSG) recognise that consultation is key to successfully developing a Neighbourhood Plan for Ranskill Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.
- 15 In 2016 a Village Survey was delivered to all households in the Parish and received a 55% return rate. As over half of the properties within the Parish have taken part statistically this means that the data produced is very robust. The findings from the survey are in the Village Survey². The key findings are set out below.

Table 1

Extract from Summary of Village Survey 2016

- 96% of respondents believe the village to be 'well kept' or 'very well kept'.
- The majority believe there are 'just the right amount' of... green areas ... open spaces and footpaths.
- The most important village amenities were deemed to be a; general store, post office and village park.
- A village hall or community space was suggested as an additional amenity by most respondents.
- The preferred sites for locating new housing are; between the Blue Bell and Arundell Drive on Great North Road³, and the ribbon/ space between Ranskill and Torworth⁴.
- 55% of individuals support home-based businesses being in the village. A further 52% of individuals showed support for retail shops being in the village.
- 62% of individuals were in favour of siting new commercial premises in a fixed enterprise zone.
- The most frequently used form of transport to/from the village is car. The most important bus destinations are Retford, Doncaster and Worksop.
- Overall, Ranskill was deemed to be '*a good place to live*', though most individuals felt that the village would benefit from additional amenities such as a village hall. The essence of Ranskill as a village should not however be lost.

² See www.ranskill.org.uk

³ Since 2016 planning permission has been granted for one 5 x 5 bed scheme and one 32 dwelling scheme

⁴ No suitable sites adjacent to Ranskill were identified in this location – see AECOM site assessment

- 16 This feedback further assisted the NPSG and ensured that it was the community that set the priorities for the Neighbourhood Plan.
- 17 The NPSG has promoted the Neighbourhood Plan via public meetings, regular updates in the parish magazine and on the Parish Council web site. Consultation on the sites to be allocated included a drop in day that was very well attended (pre Covid) then a leaflet drop to every household and online survey for the final consultation in July 2020.



Site Consultation
Day March 2020

- 18 Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes are available on the Ranskill Parish Council web site.⁵ This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.
- 19 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement ⁶.

4 Status of Projects and Actions

- 20 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of the RNP. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.

⁵ This will be produced when the RNP is submitted to BDC

5 Ranskill in Context

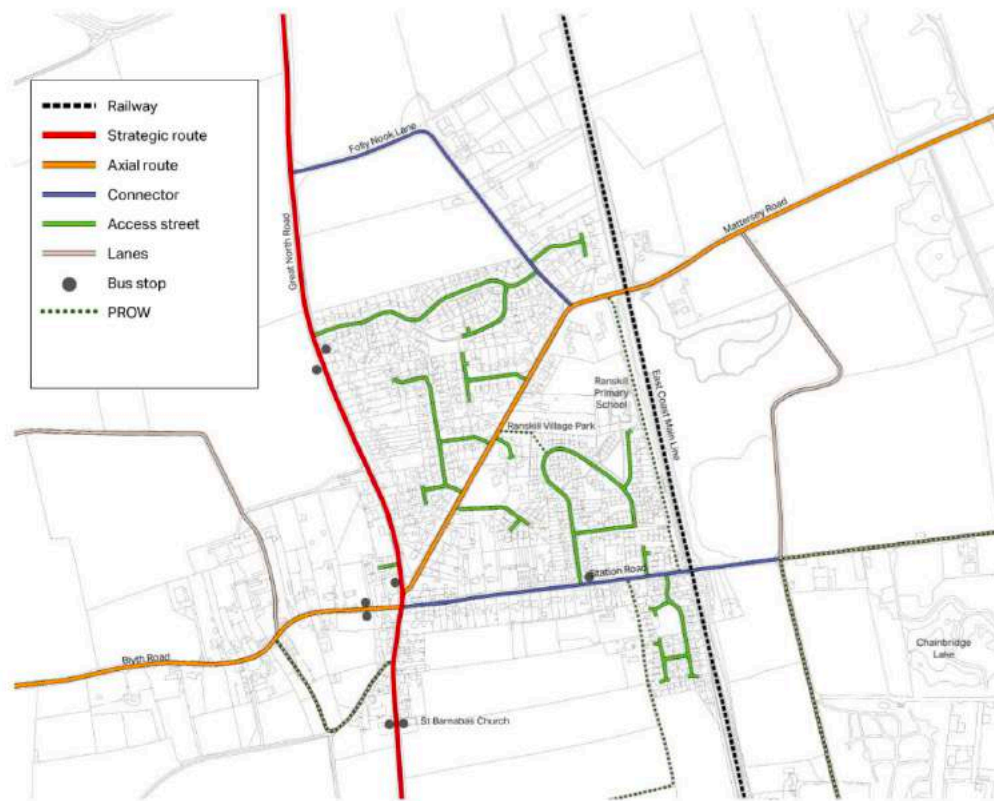
8a: Location and Context

- 21 Ranskill is a rural village and civil parish of approximately 1500 people⁷. It lies 5 miles north of the market town of Retford. Although in North Nottinghamshire, Ranskill lies close to the borders of South Yorkshire and North Lincolnshire and is within easy reach of Doncaster, Sheffield and Lincoln.
- 22 Ranskill dates back to the Danish invasions of the 9th century and the name derives from 'Ravenskelf' which meant 'shelving knoll or ridge of the raven'. It evolved around the cross roads of two major routes the Great North Road (an old Roman Road) and Blyth/Mattersey Road. These connections continue to create good links with motorways (A1/M1) to the west and regional destinations (Doncaster and Sheffield). Station Road and Folly Nook Lane complete the connected structure of the village. The remaining streets are for access to housing developments.
- 23 Station Road used to provide access from Great North Road to the East Coast Main Line although with the closure of the station in the 1950s this route now only provides access to the industrial estate to the east.
- 24 Map 2 taken from the Ranskill Design Guide 2020⁸, shows the street layout and function that define the village.

⁷ Census 2011 plus allowance for growth in population based on additional 38 dwellings since 2011

⁸ See <https://www.ranskillplan.co.uk/documents/aeacom>

Map 2 Movement and Streets



- 25 The western boundary of the Parish is defined by the remains of a Roman embankment, the eastern boundary follows a drain constructed in the 19th century to drain the low ground and assist in enabling quarrying activity.
- 26 The East Coast Main Line railway passes to the east of the village and from 1852 to 1958 Ranskill had its own train station with direct access down Station Road from Great North Road. From the Second World War until 1975, there was a Royal Ordnance factory for the manufacture of munitions on the east of Ranskill. Built in 1940 cordite manufacture commenced in 1942 and by the end of the war the site employed 4000 people. The Royal Ordnance Factory covered 200 hectares and extended along the railway line next to Ranskill. This area is now classed as a local industrial estate.

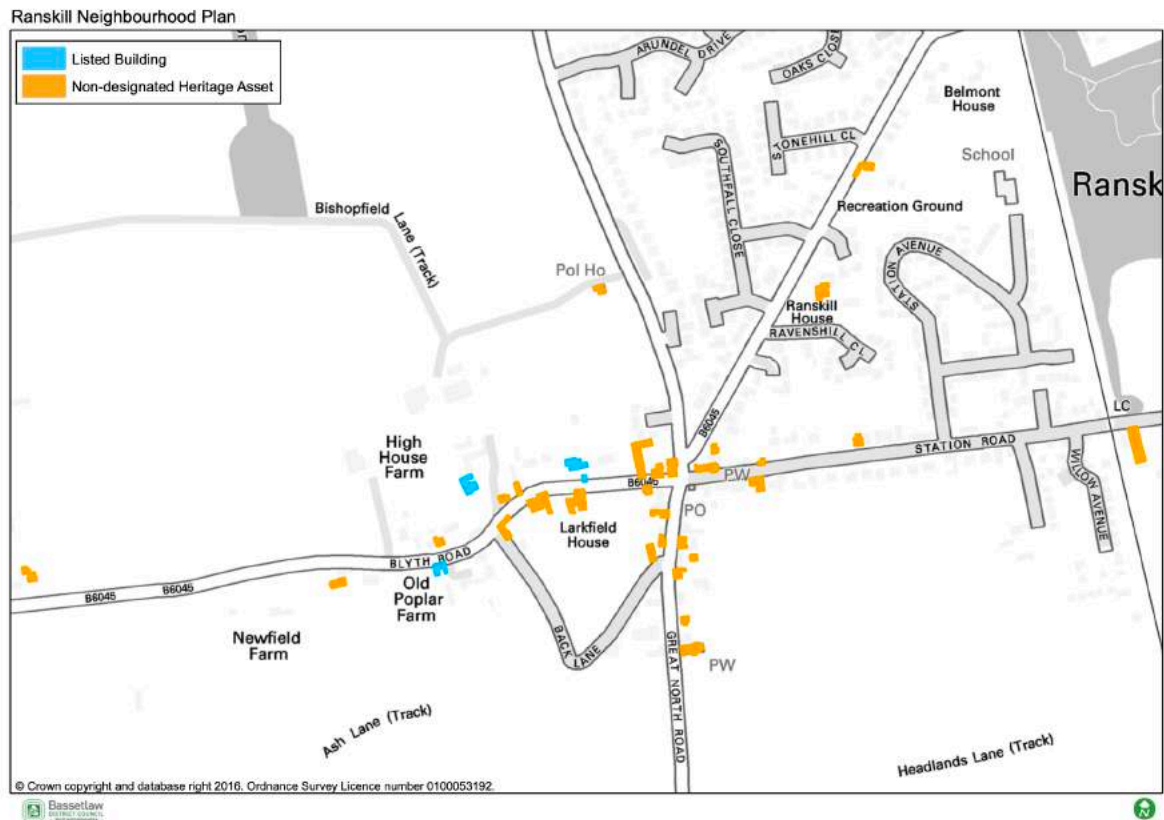
Heritage

- 27 Ranskill does not benefit from a Conservation Area although the character area around Blyth Road near the cross roads with Great North Road is evidently the historic core being the junction of historic routes and is where the Listed Buildings are clustered.⁹
- 28 The cemetery shown on Map 1 is jointly managed by Torworth and Ranskill Parish Councils (but is within Ranskill Parish) and contains two war graves from fallen soldiers from WWI that are mentioned in the War Graves Commission records.

⁹ More information about the Listed Buildings in the Parish can be found at www.historicengland.org.uk

- 29 The map below shows the listed building and non-designated heritage assets – the latter are buildings that BDC have assessed to have local historic and/or architectural value.

Map 3 Heritage Assets



6 Community Vision

- 30 This vision has been prepared by the Steering Group and is endorsed by the community based on the consultation events and questionnaire feedback.

In 2037 Ranskill will still be a small rural village. The built heritage will be protected with easy access to the countryside via a network of footpaths.

Development will be designed to a high quality and carefully located, to minimise its impact on the surrounding landscape, and to be close to supporting infrastructure.

Development will benefit local people and will include a range of housing types, additional local employment, a new village hall, local services and recreational activities for all ages.

The sense of community spirit and cohesion will be fostered and strengthened, supported by accessible community facilities and enhanced local services.

7 Community Objectives

- 31 A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

Community Objective 1: To ensure that future housing growth meets the needs of the local community whilst minimising the impact on the natural and built environment.

Community Objective 2: To ensure that all new development is within or adjacent to the Development Boundary, integrates easily with the existing settlement pattern and reinforces the existing rural character.

Community Objective 3: To ensure that future housing growth provides a mix of house types, particularly 2/3 bed dwellings, to meet local as well as District needs.

Community Objective 4: To ensure development is designed to a high quality that reflects local character, topography, landscape sensitivity and views as detailed in in the Ranskill Design Guide 2020.

Community Objective 5: To maximise local employment opportunities, to provide local employment and services for residents and visitors.

Community Objective 6: To provide a village hall and shop as part of the growth of the village.

Community Objective 7: To ensure that heritage of the Plan area is protected and, where possible, enhanced.

Community Objective 8: To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan.¹⁰

Neighbourhood Plan Policies

8 Engaging with the Community: A Key Principle

- 32 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2020 and 2037. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 33 The NPPF recognises the importance of early discussion between applicants and the local community. Para 128 states that *'Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.'*
- 34 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Bassetlaw District Council.
- 35 The key principle only applies to major development. This is defined in the National Planning Policy Framework as *'For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more'.*

Key Principle: Pre-Application Community Engagement

1. Applicants submitting proposals for major development are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
 - a) how the developer has consulted with the community; and
 - b) how issues of concern raised by local people and the Parish Council have been addressed; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Ranskill Design Guide or equivalent); and
 - d) (where the proposals are for housing development), how this meets local housing need.

¹⁰ This objective is about improving the process of engaging with the community on planning matters

9 Sustainable Development and the Development Boundary

- 36 Local residents accept that with a growing and ageing population across the District housing needs are changing. The NPPF and existing and emerging District Policy supports the location of development where it adjoins existing settlements and which avoids the most valuable agricultural land and areas of nature conservation. Development in the open countryside is not considered sustainable development except in certain circumstances.
- 37 The Development Boundary in BDCs Core Strategy 2011 was drawn around Ranskill in accordance with the Core Strategy approach and is used in development management reports but was not formally adopted (it was part of the withdrawn Site Allocations Development Plan Document). This was intended to define the extent of Ranskill's existing built-up area. The District wide approach was that in rural service centres some growth would be acceptable where it is *'of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities.'*¹¹
- 38 The RNP allocates sites to meet the 20% growth figure identified in the emerging Local Plan. The RNP proposes a new Development Boundary that includes the site allocations but protects areas of valued landscape and open countryside around and within the village (see Map 6).
- 39 Any additional development in Ranskill should be concentrated within the Development Boundary. The following criteria have been used by the NPSG in collaboration with Bassetlaw District Council to define the extent of the Development Boundary;
- a) existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement where that permission is considered sustainable development in accordance with this Neighbourhood Plan; and
 - b) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
 - c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the BDC Landscape Character Assessment; and
 - e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2037 to meet the Housing Requirement in accordance with National Policy; and
 - f) a consideration of the findings of the 2018 Bassetlaw Rural Settlement Study.
- 40 The options the NPSG considered and the reasons they were either progressed or dismissed are set out below in table 2.

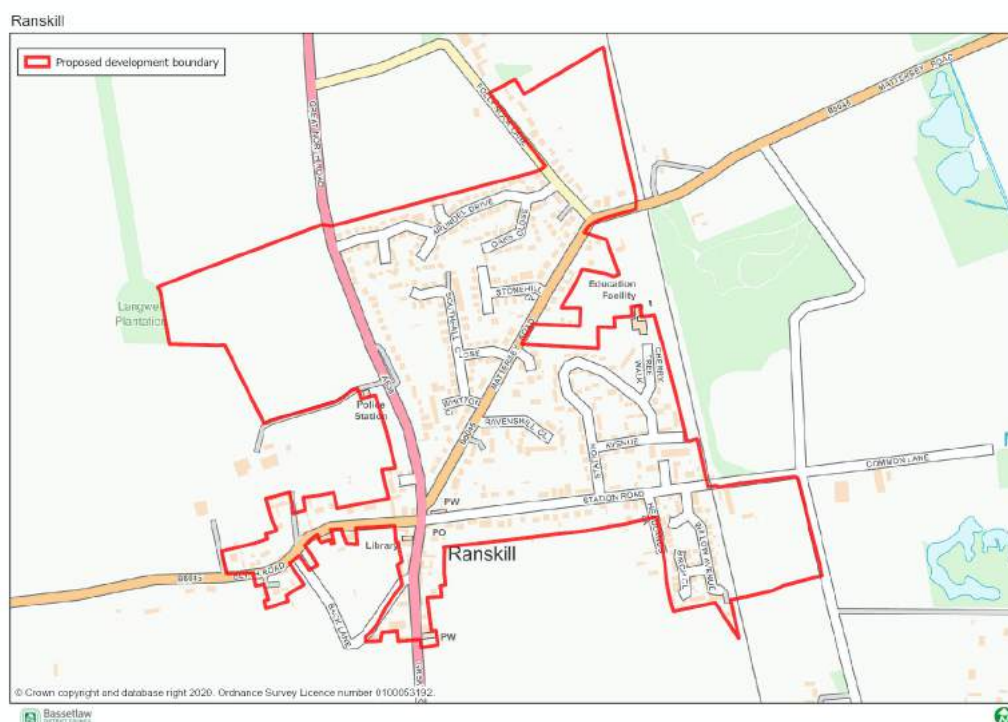
¹¹ Policy CS8 Rural Service Centres BDC Core Strategy

Table 2 Development Boundary Assessment

Option 1	Reasoned Assessment
Tightly constrained development boundaries	This would not allow an appropriate response to proposals to meet local need and does not reflect extant planning permissions on the edge of the village.
Option 2	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and could endanger important significant views. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Settlement development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.

- 41 The development boundary shown on Map 4 includes the sites allocated as part of the RNP in policy 8 (NP19) and policy 9 (NP25). See section 16 below.

Map 4 Development Boundary¹²



¹² The NP Site allocations are shown for clarity.

Infill

- 42 It is possible that, over the Plan period, sites within the Development Boundary will come forward for development. The cumulative effect of this can change the character of the area.
- 43 Not all gaps are appropriate for infilling. The Ranskill Design Code notes that the village is '*easily understood based on glimpses and key views to the wider surrounds*'. Early on in this neighbourhood plan process the community identified the need to protect the rural character of the village as a key issue. The protection of Local Green Spaces (covered in Policy 3 below) and the identification of Key Views (Map 9) and Significant Green Gaps (Map 10) seek to provide this protection amidst the wider context of providing sites for the growth in the village. Part of the character of Ranskill village is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings. Infill development will not be desirable if it erodes the historic and rural character of the village.
- 44 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap capable of taking one or two dwellings only.

Policy 1: Sustainable Development, Infill and the Development Boundary

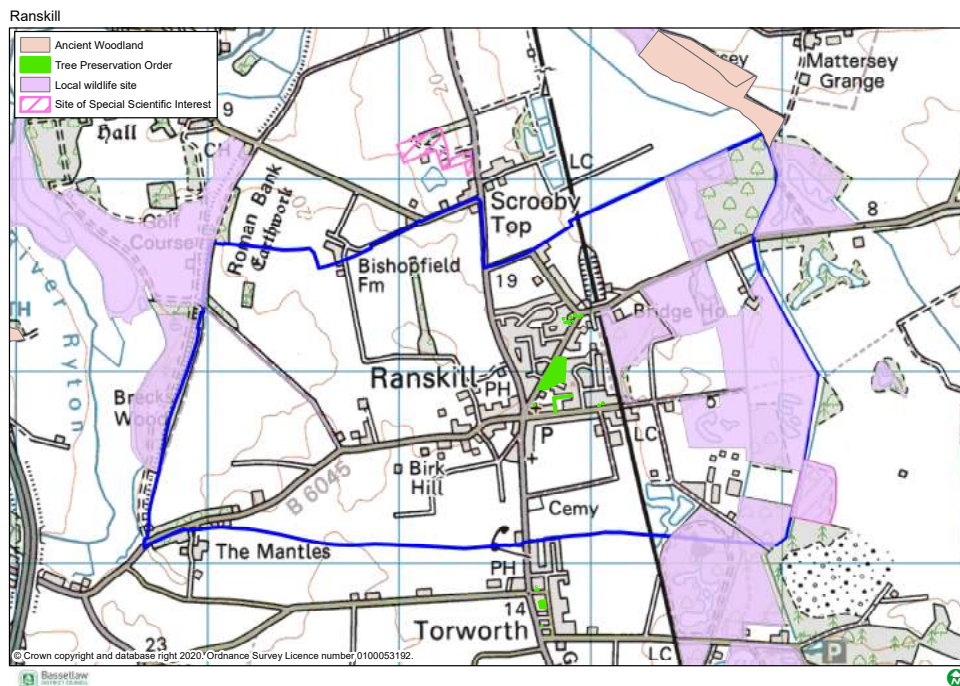
1. Development proposals that are within the Development Boundary defined on Map 4 will be supported where they can demonstrate that they satisfy the principles of sustainable development by;
 - a) meeting currently identified development needs as defined in District and neighbourhood planning policies; and
 - b) being of a scale, density, layout and design that is compatible with the local, rural character, appearance and amenity of that part of Ranskill Village in which it is located; and
 - c) not resulting in the loss of designated areas of nature conservation as identified on Map 5; and
 - d) not resulting in the loss of the sense of openness created by the Significant Green Gaps (see Map 10); and
 - e) incorporating any natural or built features on the site that have heritage or nature conservation value into the scheme where practicable; and
 - f) incorporating measures which would promote walking and cycling into the design and layout of the proposed development; and
 - g) including Sustainable Drainage Systems that improve biodiversity as well as mitigating surface water flood risk.
2. Outside the Development Boundary proposals will be limited to development that is necessary to support the rural economy in accordance with national, District and other relevant policies in this Neighbourhood Plan.
3. Within the Development Boundary residential development on infill sites will be limited to sites that fill a small gap in an otherwise substantially built up frontage.

10 Protecting Biodiversity and the Landscape Character

- 45 96% of respondents in the Village Survey liked living in Ranskill. The Parish is within the Idle Lowlands Landscape Character Area. The Landscape Character Assessment 2009 defines the landscape character as good with action to conserve and reinforce.¹³ The historic field pattern is relatively intact and encompasses arable and permanent pasture. Fields are generally bounded by a strong hedgerow network and some interlocking woodland blocks and belts giving a moderate tree cover overall.
- 46 The land is gently undulating with a gentle fall from west to east of about 10m across the village. The Parish lies between two water courses, the River Ryton a mile to the west and the River Idle two miles to the east. A significant proportion of the land between the River Idle and the railway line is collectively known as the Idle Valley Waterfowl and Nature Reserve and is a large expanse of now flooded gravel pits and old workings interconnected with multiple land drains. As such the presence of water defines the land to the east of the railway line. Daneshill Nature Reserve (a Local Nature Reserve) and Birch Woodland Local Wildlife Site (LWS 5/2211) adjoin the employment site and are disused and flooded gravel pits.
- 47 280m east of the employment site and adjoining the Parish boundary is the Mattersey Hill Marsh Site of Special Scientific Interest (SSSI); this is a key landscape feature. The site comprises one of the best examples of mixed marsh in Nottinghamshire and is representative of marsh communities in Central and Eastern England.
- 48 The distinctive landscape in the Plan area is a key defining characteristic that strongly informs the Parish. The presence of water on the eastern edge of the Parish and the wildlife designations (SSSI just outside the Parish and LNR within it – see Map 5 below) means that development has been sporadic and clustered along through roads but with important gaps. These are defined as Significant Green Gaps and are shown on Map 10 which provide long and middle-distance views into the countryside (see Key Views Map 9)

¹³ See Policy Zone 10 at <https://www.bassetlaw.gov.uk/media/3448/idle-lowlands-policy-10.pdf>

Map 5 Designated Areas of Nature Conservation

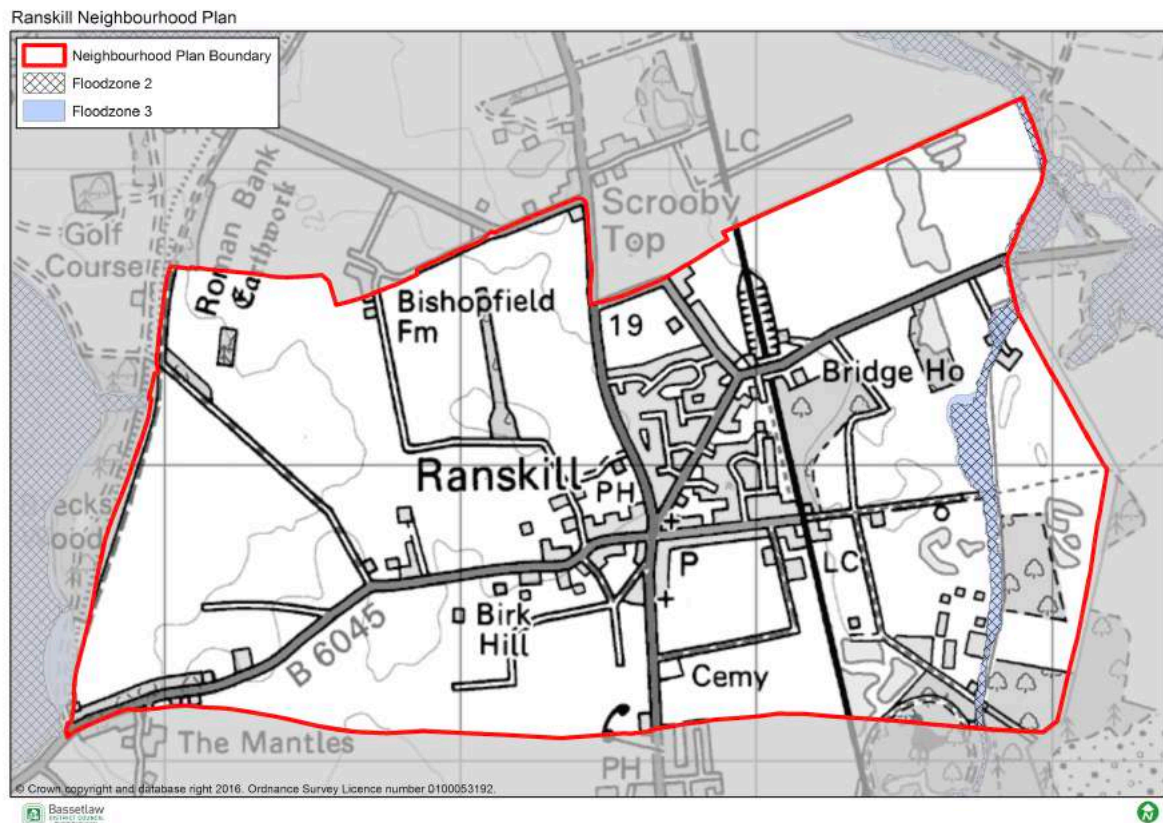


- 49 On the western, southern and northern boundaries the sense is of the landscape coming into the settlement with an abrupt eastern edge. The landscape beyond the railway line is defined by the presence of water, the former gravel pits and continuing industrial uses.

Flood Risk

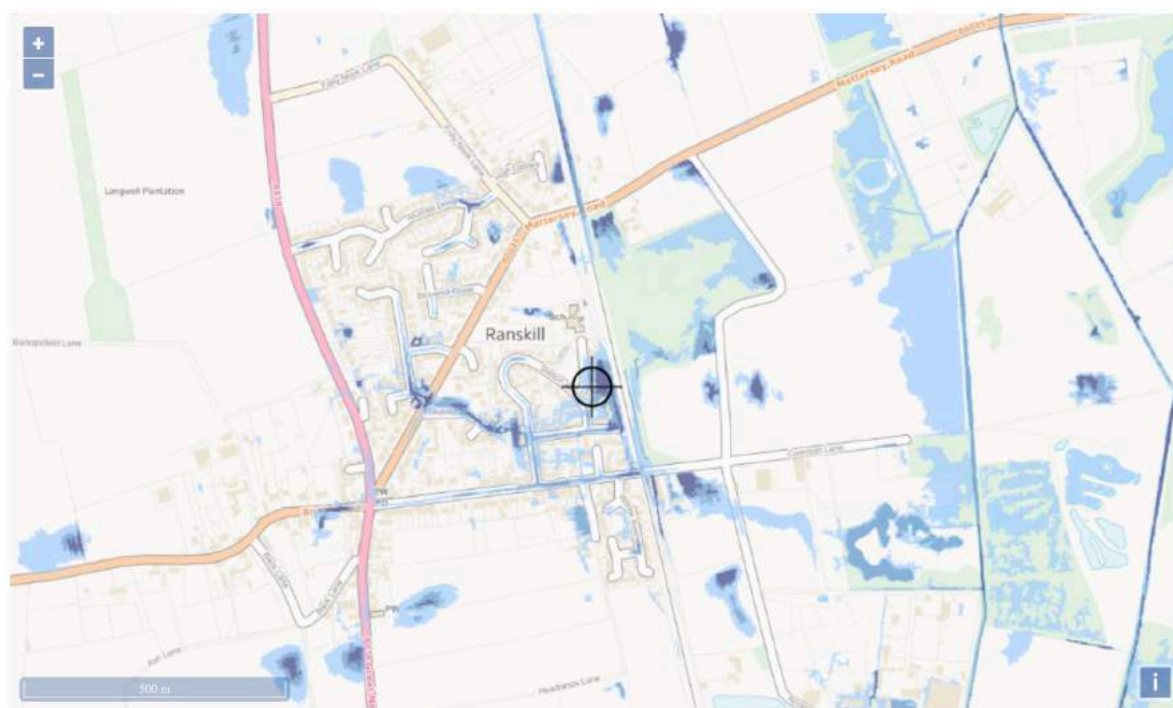
- 50 The EA Flood Zone Maps from 2018 show that the majority of the Parish is in flood zone 1 – which has an annual low probability of river flooding. However, the eastern part of the Parish where the land was drained in the 18th and 19th century is prone to flooding. Flood Zone 2 – which has a medium probability of river flooding and Flood Zone 3 – which has a high annual probability (1 in 100 or greater) of river flooding.

Map 6 River Flood Risk



- 51 Due to the topography and the geology, the village is low lying and some areas are highly affected by surface water flooding (which is shown on Map 9).
- 52 The map below shows that the areas in the vicinity of Cherry Tree Walk and Ravenshill Close are at a high risk of surface water flooding (chance of flooding of greater than 3.3% each year) with some areas of medium risk (chance of flooding of between 1% and 3.3% each year)

Map 7 Surface Water Flooding

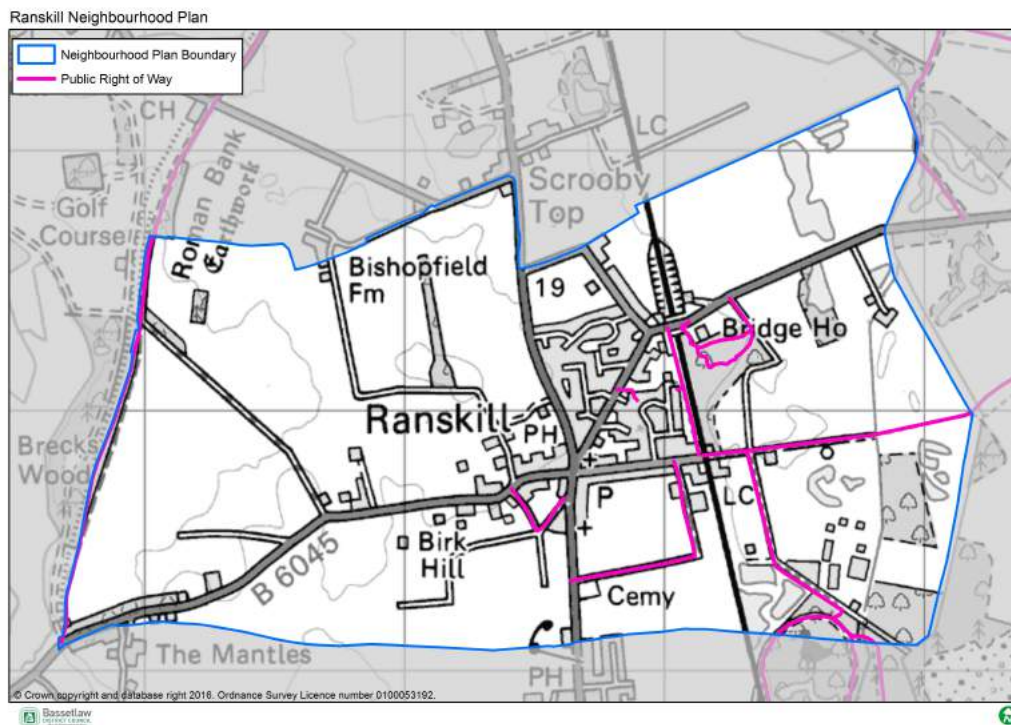


Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

- 53 Flood risk is a significant factor in the choice of design and location of future development. Para 163 of the NPPF notes that development must be *‘appropriately flood resistant and resilient’* and *‘incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.’*
- 54 Sustainable Drainage Systems (SuDS) ‘slows the flow’ the first principle of which is to allow rain water to infiltrate into the ground as close as possible to where it lands. This is known as ‘source control’. Through the system, the water is given maximum opportunity to infiltrate and the features resulting are designed in such a way as to be usable in different ways, biodiverse and attractive. SuDS features are typically open to the air and allow pollutants to be diffused rather than concentrated, and to be treated biologically.
- 55 SuDS schemes can provide biodiversity and amenity benefits alongside flood risk mitigation benefits. The existing drainage systems can be combined with any additional SuDS requirements to extend the blue-green corridors that provide routes for wildlife to pass through the urban environment. The allocation of SuDS adjacent to or as part of these corridors can enable greater benefits to occur. Considering current industry best practice when designing SuDS features can provide wider benefits. The current industry best practice is covered by The SuDS Manual (Ciria C753).
- 56 New development will therefore be required to incorporate sustainable drainage systems in accordance with national standards.

Map 8 Footpaths



- 57 The Parish is well served by footpaths on the eastern side – particularly well used is the route that runs next to the railway line between Mattersey Road and Blyth Road. The wide path provides a safe alternate walking routes for children accessing the school and for residents as part of a circular route.
- 58 Map 10 shows that the existing rights of way on the east of the Parish are largely unconnected. The existing footpath routes are as follows:
- Village Eastern Border / Railway – tarmacked ‘urban’ footpath that connects Mattersey Road to Station Road.
 - Birchwood Lime Pits Nature Conservation Area – Network of footpaths
 - Birchwood Lime Pits to Common Lane and Daneshill Nature Reserve- Unmade Road used as a Public Path (RUPP).
 - Common Lane – Footpath directly east connecting Ranskill with Mattersey (2 miles), Lound (2 miles) and Idle Valley Wildfowl Reserve (2 ½ miles)
 - Headland Lane – Now designated bridleway and connecting Ranskill Railway level –crossing with the cemetery.
 - Back Lane - Now designated bridleway and a short route connecting rear gardens.
 - Roman Bank Lane – route connecting the western edge of the village with Roman Bank historical route.

59 Walking routes are much more popular where they form circular routes. The provision of certain additional routes would connect these existing rights of way and create circular routes across the Parish. Such proposals are very popular and in the Village Survey 71% of respondents wanted to extend walking routes across the Parish. This is a community project initiated by members of the NPSG to complement the Neighbourhood Plan. An action arising out of the neighbourhood plan process is a project that seeks to improve walking routes across and beyond the Parish. The proposals for new routes are described in Appendix A:

Key Views

60 The topography of the Plan area affords medium and long views into and out of the village and across the Parish. As part of the community consultation and to further assist developers, the NPSG has identified the significant views from publicly accessible locations into and out of the village. Map 9 identifies these key views. The open countryside and the long views from the main through roads provide a sense of openness and a very rural sense of place.

61 Appendix B provides a photo of each view point.

62 Policy 2 sets out an approach which captures the importance of this matter. Where necessary proposals should include an independent assessment of the effects of their development on the landscape character area as set out in the LCA 2009 and the Ranskill Design Guide 2020.

Map 9 Key Views



OS Licence 100063333

- 63 The photo below shows the long vistas, big skies and layered horizons (with the intervening tree lines and hedges) as you look north from Headland Lane. Note that the red brick material gives the village a homogenous colour which is clearly a feature of Ranskill village.



Photo looking north from Headland Lane Key View B on Map 9

- 64 The relationship between built form and landscape is not always at the large scale; there are many instances where the succession of hedgerows and tree lines, with buildings nestled between, makes for a more intimate character. The photo below is taken from Folly Nook as it runs north out of the village.

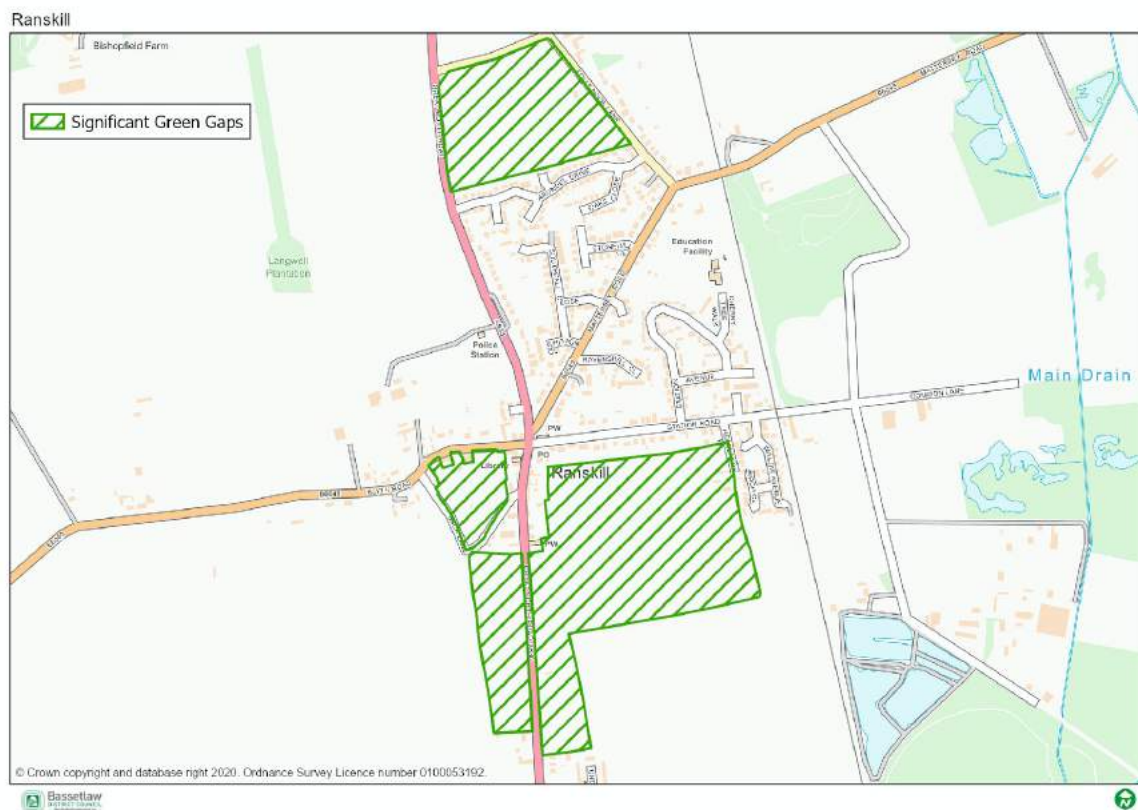


Photo looking north along Folly Nook Lane Key View F on Map 9

- 65 The Ranskill Design Guide 2020 looks at the relationship between the built environment and the landscape for each of the character areas (for the full analysis see the Ranskill Design Guide.)

Significant Green gaps

Map 10 Significant Green Gaps



- 66 The significant green gaps identified in Map 10 are a valued landscape feature with the topography providing sweeping views across from the open countryside and up to the edge of the village. Comparison with Maps 9 and 10 shows a strong link between the green gaps and the views.
- 67 Proposals on the allocated sites and any infill sites will need to demonstrate they have taken into account the landscape character of the Plan area. In accordance with NPPF para 130 '*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area*'.
- 68 Policy 2 sets out an approach which captures the importance of this matter. It requires that new development within the village should respect the way in which the green gaps contribute to the character of the village and the openness around the village's compact form.

Policy 2: Protecting the Natural Environment and Landscape Character

- 1. Development should demonstrate that;**
 - a) it is sympathetic to the local character and landscape setting as defined in the Ranskill Design Guide 2020; and**
 - b) it does not represent an unacceptable visual intrusion into the landscape setting, particularly the significant green gaps shown on Map 10 that contribute to the sense of openness and are valued by local people.**

2. Mitigation planting and boundary treatment should include native species recommended for the Idle Lowlands Landscape Character Area ¹⁴
3. Development in Ranskill Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character.
4. To be supported, development proposals that will affect the key views (see Map 9) including the sense of openness and/or the sense of place should include an objective assessment of the effects the proposals will have on the character area as identified in the Ranskill Design Guide 2020.
5. Development should incorporate Sustainable Drainage Systems (SuDS) where practicable and related to the circumstances of the site concerned. SuDS proposals should be managed in line with the Government's Water Strategy¹⁵. In particular SuDS proposals should;
 - a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure; and
 - b) take account of advice from the lead local flood authority and sewage management company.
6. With the exception of householder development, proposals that would result in the net loss of biodiversity will not be supported. Development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.

11 Local Green Spaces

- 69 The National Planning Policy Framework¹⁶ affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period (here up to 2037).
- 70 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to '*complement investment in sufficient homes, jobs and other essential services.*'

¹⁴ See Policy Zone 10 at <https://www.bassetlaw.gov.uk/media/3448/idle-lowlands-policy-10.pdf>

¹⁵ <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

¹⁶ NPPF para 99-101

- 71 The community have identified 9 spaces that meet the NPPF criteria – they are shown on Map 11 and described with photos in the section below.

Map 11 Local Green Spaces Designations



Site 1	Description	Test against LGS criteria in the NPPF
Grassed area in front of A1 bungalows owned by BDC Cherry Tree Walk Approx. size 2,000 sq m	Owned by BDC this grassed open space near the primary school and older persons housing is a place to meet and relax.	The land is close to the community it serves, is demonstrably special to the local community and is local in character.



Site 2	Description	Test against LGS criteria in the NPPF
Grassed area approx. 564 sq m includes protected trees provides soft buffer to Station Road for newer housing development off Lowfield Close. Site is owned by the Parish Council	The space makes an important contribution to the rural character of the village on the eastern edge and before the Station Road runs out over the railway line and out to the industrial areas	The land is close to the community it serves, is demonstrably special to the local community and is local in character.



Site 3	Description	Test against LGS criteria in the NPPF
The site is owned by Persimmon Homes	Amenity area included as part of Willow Avenue housing development in the 2000's Goals indicate its value to local children – given the distance to the village play area	The land is close to the community it serves, is demonstrably special to the local community and is local in character.



Site 4	Description	Test against LGS criteria in the NPPF
Bowling Green and associated car park approx. are 1,900 sq m given in trust to the Bowling Club - the Parish Council are the estate owners	Grassed area with mature hedgerows bowling club building in the centre of the site with the front grassed area used as a car park. The bowling club is the only venue to approximate to a village hall and is well used by the community despite its small size. The open site with mature planting and grassed area enhances this part of Station Road	The land is close to the community it serves, is demonstrably special to the local community, provides tranquillity and is local in character.



Site 5	Description	Test against LGS criteria in the NPPF
Village green approx. 315 sq m on the Great North Road - owned by the Highways Authority.	Located at the heart of the village this small green provides benches and a place to rest and meet others. The convergence of historic routes means the highway seeks to dominate here but this pocket of open space improves the environment for pedestrians.	The land is close to the community it serves, is demonstrably special to the local community and is local in character.



Site 6	Description	Test against LGS criteria in the NPPF
Approx 1,700 sq m of amenity space between Arundel Drive and Stonehill Close - owned by the Parish Council.	The open space provides an important pedestrian route running between Stonehill Close and Arundel Drive. The cul de sac nature of development is of its time and creates indirect access routes. This space encourages pedestrian movement and enhances the landscape character of this built up part of the village.	The land is close to the community it serves, is demonstrably special to the local community, provides a space to meet friends and is local in character.



Site 7	Description	Test against LGS criteria in the NPPF
Approx 5,700 sq m donated to the Parish Council in 1805 includes a play area and recreation ground	This is the only designated play area in the village and includes equipment for smaller children, a multi use games area and a football area at the back. The site is centrally located, well used and highly valued by local youngsters	The land is close to the community it serves, is demonstrably special to the local community, provides leisure and recreation and is local in character.



Site 8	Description	Test against LGS criteria in the NPPF
Linear green corridor approx. 415 sq m long (a designated Public Right of Way) running alongside the railway and behind the school owned by the Parish Council.	This wide walking and cycling route is highly used and valued – it enables children to walk safely to school and provides an important connecting route to make circular walks for local residents. It is bounded by mature trees and hedgerows.	The land is close to the community it serves, is demonstrably special to the local community, is tranquil, provides leisure and recreation and is local in character.



Site 9	Description	Test against LGS criteria in the NPPF
Approx 4000 sq m of green space owned by the Parish Council and the Church	The oldest grave is 1900 – and includes two war commission graves the area – it is part of the area identified in the AECOM report as a significant green gap. The cemetery serves Torworth and Ranskill Parish. The cemetery is bounded by mature trees and landscaping.	The land is close to the community it serves, is demonstrably special to the local community it is a peaceful place to visit and has significant local historical significance.



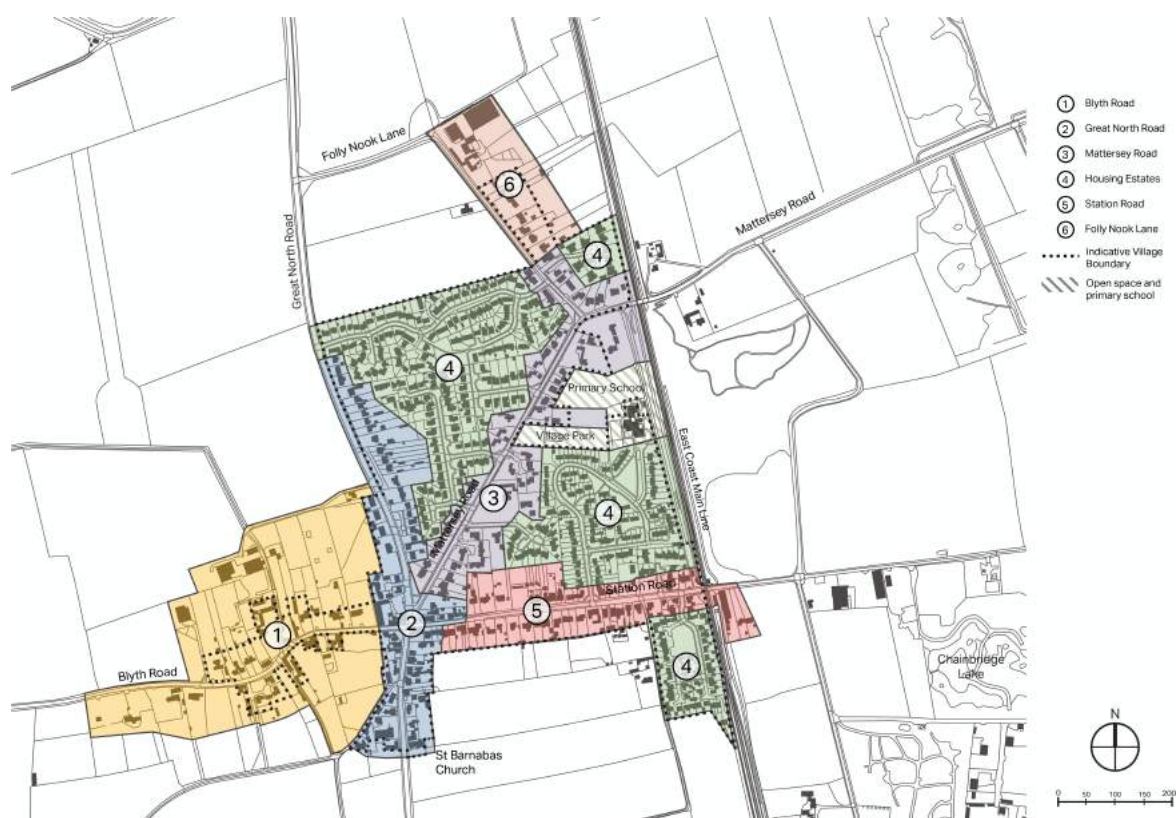
72 The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the likely expansion of the Village and the concern about proposed development elsewhere within the Parish, this policy protects these sites from development demonstrating the significance of these spaces and the contribution they make to the character of the Village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

Policy 3 Designation of Local Green Spaces

- 1. The Plan designates the sites shown on Map 11 and described in section 11 above, as Local Green Spaces.**
- 2. Proposals for development within the 9 designated Local Green Spaces will only be permitted in very special circumstances if the development clearly enhances the Local Green Space for which it was designated.**

12 Ensuring High-Quality Design

73 The Ranskill Design Guide identifies 6-character areas in the Parish. All the character areas run to the edge of the village and are in close proximity to the open countryside and the location of future development must be located away from the most sensitive landscape areas.

Map 12 Character Areas from the Ranskill Design Guide

The table below provides a description of the character areas.

Table 3 (extracted from the AECOM Design Guide)¹⁷

<p>1 Blyth Road</p> <p>Although not a conservation area there are many historic qualities worth preserving and the highest concentration of listed buildings in the village.</p> <p>Boundary walls and houses are set to the back of the pavement. The buildings are a mixture of farm houses, barns and cottages, mostly detached or terraced. Boundary treatments such as brick walls help to maintain a good level of enclosure in the street. The side lanes tend to be unsurfaced and serve few properties. The roofs are pitched or hipped and include tiles and slates. The predominant building material is red brick finish. There is a small green with benches and planters but it feels marginal compared to the highway.</p>	<p>2 Great North Road</p> <p>The crossroads marks the beginning of the historic core which extends north and south along this well-travelled route and east-west along the Blyth Road. Buildings are often set to the back of pavement, or with high boundary walls which closely defines the space. The road now dominates the layout and is exacerbated by the volume and speed of some vehicles within the public realm. Where buildings are set back then low walls or railings with piers mark the edge. Infill development and large new houses to the north-west use red brick and red pantile roofs in keeping with the predominant building materials.</p>
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¹⁷ See the full document at <https://www.ranskillplan.co.uk/documents/aecom>

<p>3 Mattersey Road</p> <p>This tree lined street is a key link to a neighbouring village and its long, straight character, together with a dip in elevation halfway down creates an interesting green avenue. The plot sizes are generally larger and include larger individual dwellings. The park, which includes a play area and recreation field, is located to the east and the primary school backs onto this piece of land also.</p> <p>Where the road bears right protected trees and an open aspect provide an attractive approach to this part of the village.</p>	<p>4 Modern Estates</p> <p>There are two main areas that have been developed from the 1950's onwards. First, using the former industrial land located adjacent to the railway line and infilling between the Mattersey and Station Road (e.g. Station Avenue), and more recently extending to the south of the Station road (Willow Avenue). The second area lies between the Mattersey and Great North Roads. These areas are predominantly suburban, 2 storey developments of detached and semi-detached houses. Lack of front boundaries and bigger gaps between buildings give less street enclosure and green verges (often space left over after planning) give some breathing space but without really increasing spatial quality overall. The 'saw-tooth' relationship of buildings to streets on Station Avenue is an example of poorly defined spaces with unnecessary space left over after planning.</p>
<p>5 Station Road</p> <p>This is a linear development continuing east from Blyth Road up to the railway line. The former Station that linked with the Great North Road is long gone. The street is still informal with paired and larger detached units, mostly 2 storeys. Front boundaries are typically low walls with piers and/or hedgerows. There is a medium level of enclosure. There is a bowls club and clubhouse which provides some community meeting function.</p>	<p>6 Folly Nook Lane</p> <p>This semi- rural lane connects from the Mattersey Road, back to the Great North Road. It does not have footpaths beyond a certain point and is lined by hedgerows and brick wall boundaries with generous plots and detached houses. There are gated access points to many homes and glimpses of views to the countryside beyond. The lane is also poorly surfaced for much of its length. Homes are generally detached and 2 storey with some 1.5 storey bungalows.</p>

- 74 The National Design Guide 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The design guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level'*.
- 75 The National Planning Policy Framework paragraph 124 acknowledges that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*. An understanding of the existing built character, and examples of good design help in providing a design framework for Ranskill.
- 76 The Ranskill Design Guide 2020 provides an analysis of the positive aspects of each character area, the issues to be addressed, those aspects of the character area that are sensitive to change and

character management recommendations. This forms the specific local criteria referred to in the National Design Guidance.

- 77 Based on the analysis in the Ranskill Design Guide, the following key issues can be drawn from the detailed analysis and support Policy 4.
- a) The historic core (character areas 1 and 2) is characterised by red brick and clay pantiles buildings. The architectural detailing including the prevailing pattern of development could be used as precedents for detailing on future development.
 - b) The structure of the village is easily understood based on forward visibility and a clear frontage definition on the main routes with glimpses and key views to the wider surrounds.
 - c) This form of development allows an immediate connection between built form and surrounding landscape and, in a number of locations, the landscape flows through the village.
 - d) The interplay of topography, built form and landscape elements such as hedgerows and tree lines can often make for pockets of development where the relationship with the landscape is much more intimate, for example along Folly Nook Lane
 - e) There is variety in the interaction between built development and landscape, but the relationship between the man-made and the natural environments is a fundamental component of the character of Ranskill.
 - f) Boundary treatment has a significant impact on the setting of the Village within the landscape. Where future development is located at the edge of the Village the landscape scheme and boundary treatment are crucial.
- 78 The Ranskill building material is mainly red brick although there is a range of types and colours evident. Painted brickwork and render are also used, especially on older buildings, so there is scope for new development to display a variety of finishes that would be in keeping with the village aesthetic.
- 79 Clay pantiles are very common (in a variety of styles and colours). Slate is not commonly used and is used mostly on more modern buildings.
- 80 In 2013 Bassetlaw District Council adopted a Supplementary Planning Document (SPD) “Successful Places a Guide to Sustainable Housing Layout and Design”. Bassetlaw District Council policy requires development across the District to be in accordance with the design principles within it.
- 81 Developer interest is reflected in the number of speculative planning applications for major development in recent years outside the Development Boundary.
- 82 Ranskill, with an overall average price of £210,447 was more expensive than nearby Carlton-In-Lindrick (£142,809) and Retford (£184,819), but was cheaper than Blyth (£273,900).¹⁸ It is

¹⁸ Rightmove accessed March 2020

reasonable to expect therefore, that new development either within or on the edge of Ranskill should achieve a high quality of design both in its appearance and in the way it functions.

- 83 The importance of design in planning was further highlighted in the revised NPPF where it notes that ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area’.¹⁹
- 84 This Plan requires the use of Building for a Healthy Life ²⁰ (BHL) by developers in the preparation of their planning applications. When using BHL it is important that local authorities and developers use the 12 considerations at the very start of the design process, agreeing what is required to achieve a green light against each consideration. These considerations should also be used to frame discussions with local people and other stakeholders.
- 85 The 12 considerations are divided under three themes

Integrated Neighbourhoods	Distinctive Places	Streets for All
Natural connections	Making the most of what’s there	Healthy streets
Walking cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

- 86 The 12 considerations capture the areas of design and placemaking that need most attention but are often the most overlooked.
- 87 Whilst BHL only relates to housing it is expected that development for employment or retail should also be of a high design quality and Neighbourhood Plan Policy 8 relates to all development.
- 88 High quality design could be demonstrated by a report showing how the scheme accords with national design standards, (the National Design Code and Building for a Healthy Life or equivalent), and would be expected to achieve in line with acceptable thresholds (for BHL this is usually 9 greens and no reds) unless it can be demonstrated that there are constraints which make this not possible or viable.
- 89 Policy 4 sets out the over arching design principles for good design across the Parish, based on an understanding of the area. The site allocations policies (see Policy 8 and 9 below), provide site specific criteria.
- 90 The Carbon Plan 2011 (which sets out the government’s plans for achieving our emissions reduction commitments) states that by 2050 all buildings will need to have an emissions footprint close to zero. The National Planning Policy Framework para 148 stresses the roll of planning policy to support renewable and low carbon energy and associated infrastructure. The Government’s

¹⁹ See NPPF para 130

²⁰ See <http://www.udg.org.uk/publications/other-publication/building-healthy-life>

declaration of a Climate Emergency in May 2019 reinforced the urgency with which the development industry needs to use construction methods and materials that lower energy use.

- 91 Policy 4 (6) below, offers support for the construction of low carbon homes. Examples of such an approach might include siting and orientation to optimise passive solar gain, the use of high quality, thermally efficient building materials and installation of energy efficiency measures such as loft and wall insulation and double glazing.

Policy 4 Ensuring High Quality Design

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the Village. In order to achieve this, new development proposals should reinforce the character of the area as defined in the Ranskill Design Guide 2020.**
- 2. Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows) that reflect the surrounding character.**
- 3. Materials, scale and massing should also reinforce the existing character area as defined in the Ranskill Design Guide 2020. Materials should reflect the local materials, style and colour palette of the character area in which it is located.**
- 4. Proposals should demonstrate how:**
 - a) the buildings, landscaping and planting creates well defined streets and attractive green spaces; and**
 - b) the layout maximises opportunities to integrate new development with the existing settlement pattern; and**
 - c) safe access, parking and servicing arrangements have been provided.**
- 5. Well-designed buildings should be appropriate to their location and context this may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.**
- 6. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported.**
- 7. The retrofit of heritage properties/assets will be permitted to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards heritage assets.**

13 A Mix of Housing Types

- 92 In 2011 23% of local people were over 65 (compared to 16% nationally and 19% across the District). Ranskill Parish has a higher proportion of people over 65 and fewer children compared to the national average. It is expected that the proportion of people over 65 will increase significantly over the Plan period (in line with District and national projections).
- 93 Table 4 is taken from the Strategic Housing Market Assessment Objective Assessment of Need Update 2017 (SHMA OAN)²¹. and shows the expected % increase in people over 65 between 2014 and 2035.

Table 4

Table 77: Projected Change in Population of Older Persons (2014 to 2035)

	Under 65	65-74	75-84	85+	Total	Total 65+
Bassetlaw	-5.7%	27.2%	60.0%	140.6%	5.9%	51.0%

- 94 Para 9.44 of the Strategic Housing Market Assessment (SHMA) OAN Update 2017 notes that there will be a 51% increase in the population aged 65+. Whilst this is a national and district wide issue, future development in Ranskill needs to reflect the needs of local residents many of whom will be older... *'a quarter of households in the Housing Market Area (North east Derbyshire and Bassetlaw) contain older persons. ...Two thirds of these are owner occupiers... there is demand for bungalows and for specialist housing for older age groups.'*²²
- 95 The SHMA 2017 also notes there will be a 21% increase in people living with long term health problems and disability. M4 (2) is the category of home that is accessible and adaptable; the SHMA notes that these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M42 standards is likely to cost in the range of £520 - £940 per dwelling.²³ Comparative house prices in March 2020 are set out in section 12 and demonstrate that the additional cost of providing M4(2) standard houses is likely to be viable.
- 96 In seeking M4(2) compliant homes such dwellings could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation.
- 97 The Update OAN 2017 notes at para 9.41 *'Based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.'*
- 98 The need to focus on the needs of older households as reinforced in the Planning Practice Guidance for Older People 2019. The PPG sets out that LPAs should provide clear policies to

²¹ The SHMA covers 4 local authorities Bassetlaw, Bolsover, Chesterfield, North East Derbyshire,

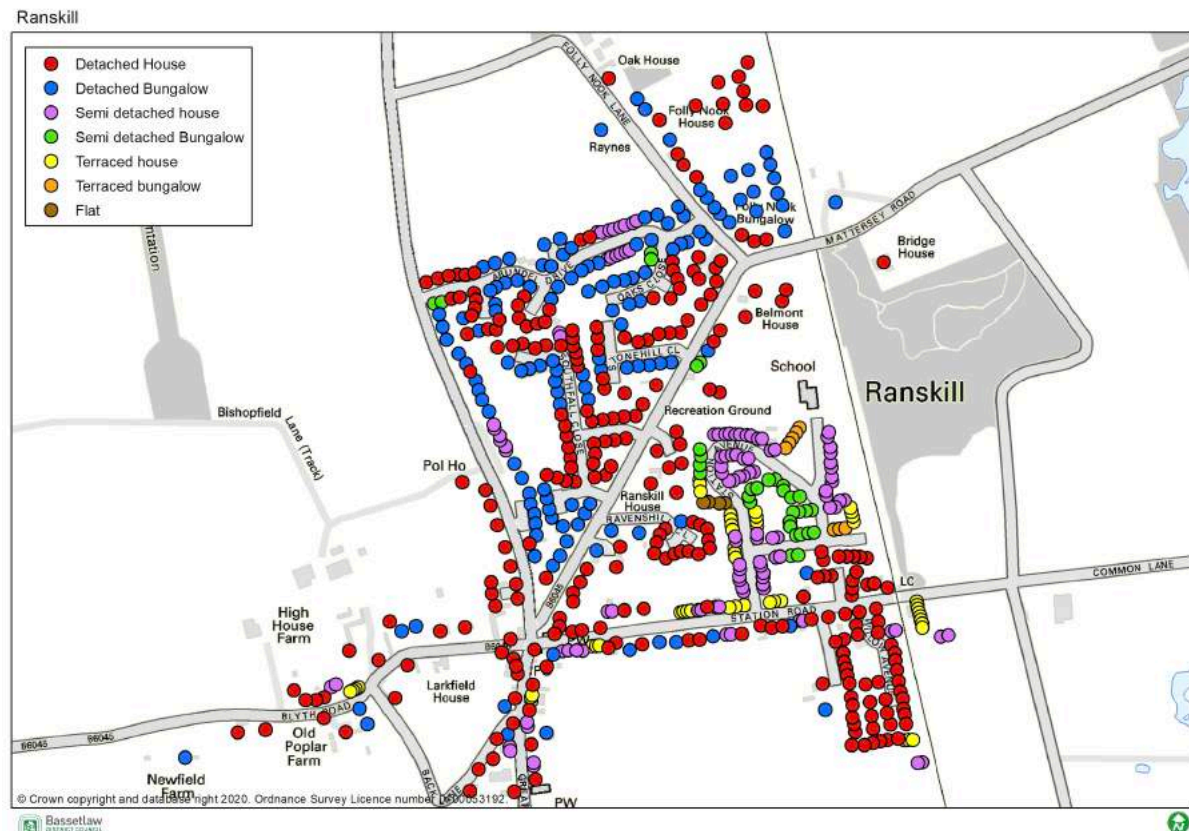
²² SHMA 2013 para 1.28

²³ SHMA OAN Update 2017 para 9.44 and 9.45

address the housing needs of older people. This includes help proposals for different types of housing for these groups will be considered.

- 99 The mix of housing types in Ranskill Parish is shown on Map 15. Whilst there is a dominance of detached houses there is also a mix of semi-detached and terraced houses however only 6.6% are bungalows.

Map 13 Housing Type



- 100 Evidence has also shown²⁴ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub and working age people may work within the community providing local services. Ensuring that Ranskill has a balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.

- 101 42 dwellings have planning permission (see Table 6). Given the local evidence about the ageing population and the need for flexible adaptable homes it is important that where possible future housing development reflects this local and District need.

- 102 This all points to the importance of encouraging a higher proportion of smaller dwellings as part of new housing development to meet this projected increase in local need. This was mirrored in

²⁴ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

the community consultation Village Survey 2016. There were 434 responses for the need for either small starter homes or retirement homes, this was followed by 301 responses for the need for 'standard' family homes.

103 Given the foregoing analysis of population change and the growing demand for smaller homes suitable for older people and those looking to buy their first property it is important that future market housing in Ranskill provides life- time homes and a mixture of sizes but with an emphasis on meeting the need for smaller dwellings that can be adapted for people with mobility issues.

104 This approach is in general conformity with adopted Policy DM5: Housing Mix and Density in the Core Strategy and with Policy 5 of the Draft Bassetlaw Plan.

Policy 5 A Mix of Housing Types

- 1. Proposals for new housing development should deliver housing sizes and types that directly reflect housing needs identified in the most up to date housing need assessment (SHMA or equivalent).**
- 2. Where it is viable to do so, proposals for 1-3 bed dwellings will be expected to be accessible and adaptable -to standards included in Part 4 (2) Accessible and Adaptable buildings of the Building Regulations 2015 and 2016 or any updates of this element of the Regulations. In practical terms this means that;**
 - a) reasonable provision must be made for people to gain access to and use the dwellings and its facilities; and**
 - b) provision must be sufficient to meet the needs of occupants with differing needs, including some older disabled people; and**
 - c) to allow adaption of the dwellings to meet the changing needs of occupants over time.²⁵**

14 Maintaining Local Employment and Providing Local Services

105 There are 40 businesses registered within the Parish. Most of them are based on the industrial estate on the east of the Parish and range from pallet suppliers to a children's toy manufacturer. The list is at Appendix D. The Bassetlaw Economic Development Needs Assessment Appendix 1 2018²⁶ noted that this 11 hectare estate was at capacity.

106 In a survey undertaken for this Neighbourhood Plan the key issues for these businesses were the state of the unadopted roads that run to the industrial estate and the wait times at the crossing.

²⁵ See page 10

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

²⁶ See para 1.222 <https://www.bassetlaw.gov.uk/media/3932/bassetlaw-edna-part-1-appendix-1-bassetlaw-site-assessments.pdf>

- 107 In 2011 69 residents were recorded as self-employed people and 40 residents work from home. With technology and changing work cultures making it more usual to be home based at least some of the time, it is likely that these numbers will now have increased and will continue to do so.
- 108 Broadband speeds are mainly good (fibre to box) although some houses are still unable to access super-fast broadband.
- 109 An important aspect of planning is to reduce car usage and to encourage rural diversification to support the local rural economy. The likely trend is for a continuing growth in the ability to work from home and is encouraged as it reduces car usage for commuting.
- 110 In the 2016 village survey 52% supported the need for an additional retail shop in the village and 62% were in favour of siting new commercial premises in a 'fixed enterprise zone'.
- 111 The fish and chip shop and existing convenience store do not have any car parking provision and are located at a busy crossroads with narrow pavements. Inconsiderate parking can create safety issues for pedestrians and other vehicles. The Blue Bell Pub includes a large car park. A community project (see Appendix A) is for the Parish Council to work with the pub owners to see if the car park could formally be used for car parking for customers of these two local businesses.
- 112 The NPPF para 183 a) and d) notes that planning policies should enable the '*sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings*' and '*the retention and development of accessible local services and community facilities, such as local shops*'.
- 113 Whilst the its Economic Development Needs Assessment (EDNA) 2018 considered that the existing industrial estate was at capacity, over the Plan period this situation may change and the community support the intensification of employment uses on the industrial estate where it does not harm the amenity of the surrounding area.
- 114 The Neighbourhood Plan allocates NP25 for industrial starter units and a village shop. (See Policy 8 and 9 below).
- 115 Policy 6 encourages employment opportunities within the Development Boundary

Policy 6 Maintaining Local Employment

- 1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings for commercial uses will be supported provided that:**
 - a) they are within the Development Boundary or the use is appropriate to a countryside location in accordance with District policies; and**
 - b) they are of a scale, nature and design appropriate to its location.**

15 Enhancing the Provision of Community Facilities

116 There are the following community facilities in Ranskill:

- Village pub (the Blue Bell) with own car park
- St. Barnabas Church (built 1878)
- Cemetery
- Post Office and Village Shop
- Fish and Chip Shop
- Primary school (inc nursery)
- Recreation ground with Multi Use Games Area newly equipped play area and kickabout space
- Reading room (now open twice a week for snooker and darts)
- Bowling Green and Clubhouse
- 2 Post Boxes
- 2 defibrillators

117 Ranskill Primary School is a popular local school and has places for up to 140 pupils – in March 2020 there were 122 pupils – 82 come from Ranskill, 22 come from the adjoining villages with 18 coming from further afield. The nursery provides 30 places and in 2019 had 29 children. Housing growth in the region of 20% would require increased capacity at the school and the nursery.

118 The school and pre-school nursery provision in the village attract younger families to Ranskill to live and is why the population profile for the village is not as old as it is for many similar rural villages in the area. The village park next to the school includes a, a multi-use games area.

119 There are the following clubs and societies for Ranskill residents (but many clubs have to meet in other villages due to the lack of a village hall.)

- Bowls Club: Clubhouse and bowling green, season April to September
- Investment Club: meets once per month at The Blue Bell
- Knit & Natter Group: weekly at the Bowling Clubhouse
- Mother & Toddler Group: Each Monday 9 to 11am at St Barnabas Church
- Nursery: located within the Primary School
- Ranskill & Scrooby Hash House Harriers: running club monthly meet
- Ranskill & Torworth WI (meet at Barnby Moor due to lack of suitable community building)
- Reading group: Monthly at St Barnabas Church
- Reading Room: Snooker, billiards, pool and darts open 2 evenings per week
- Thursday Club: monthly meal at St Barnabas Church mainly for elderly residents

120 In the Village Survey the village shop and the park were considered the two most important facilities. Most participants responded that a village hall was the most important amenity that was needed in the village.

121 The expected growth of the Parish, (if the current planning permissions are built out and the site allocations are developed), will see the population substantially increase. With a growing number of older residents as well, easy access to suitable indoor community facility would boost

community cohesion and significantly enhance the quality of life of existing and future residents and would contribute towards sustainable development.

122 The need for a doctor's surgery in the village was identified in the Village Survey. There are no health facilities or doctors' surgeries in Ranskill, the nearest is in Bawtry (3 miles away) but some residents also attend others at Harworth and Retford.

123 Two of these surgeries have expressed an interest in operating a surgery from Ranskill and the community supports the inclusion of this provision in the expansion of community services that could come as part of the housing growth up to 2037.

Policy 7 Enhancing the provision of community facilities

Proposals to improve and expand the provision of community facilities as part of a mixed use housing scheme will be supported where the design and location of the community facilities enables direct, safe access for pedestrians to the existing village.

16 Site Allocations

124 This Neighbourhood Plan has been drafted in the context of the emerging policy approach from BDC as set out in their Draft Bassetlaw Plan. Figure 1 is taken from the Draft Bassetlaw Plan January 2020 and shows how BDC expect neighbourhood plans to work with their emerging policy to meet wider district housing need.

125 The intention of Ranskill Parish Council was to allocate sites where possible, to meet the 20% cap for the village. This would provide the best opportunity of securing the additional community facilities that were needed. By working to the 20% cap the NPSG (acting on behalf of Ranskill Parish Council) also expect that no other proposals for major development would be permitted for the duration of the Neighbourhood Plan ensuring maximum community influence over the growth of the Parish.

126 Ranskill Parish Council have followed route 4 in Figure 1 which means that the Neighbourhood Plan has allocated sites to meet the 20% cap in full.

Figure 1 extract from Draft Bassetlaw Local Plan Neighbourhood Plan Housing Delivery Routes

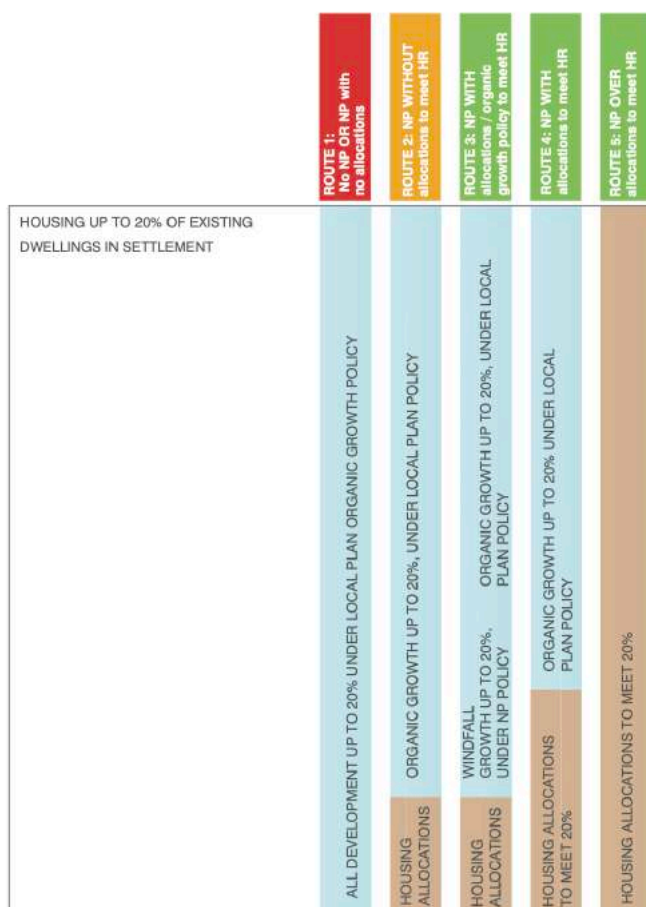


Figure 7: Housing Delivery Routes for Neighbourhood Plan Areas

127 Table 5 is an extract from BDCs Rural Monitoring Table from February 2020. It shows the extant planning permissions by settlement from 1st April 2018. Once they are recorded as under construction this housing figure will be included by BDC in its monitoring of growth towards the 20% housing requirement figure. On the assumption that these sites will be built out there is a balance of 79 dwellings to meet the 20% housing requirement figure in Ranskill.

Table 5²⁷

Settlement/ Application Reference	Superseded Application	Net Dwellings Approved	Date of decision	Development	Comments
18/00989/FUL	16/01323/OUT	9	18/07/2019	Folly Nook House	Under construction
17/01300/OUT	15/00116/OUT	32	11/04/2019	West of Great North Road	Planning approved
18/01607/COU		1	12/02/2019	Back Lane	Change of use approved
Total Net Commitments		42			
Bassetlaw Draft Plan Maximum Level		121			
Net Remaining Growth		79			

128 The NPSG organised a Call for Sites in 2019, commissioned AECOM to assess the sites and presented the findings to the community. The site assessment process included consultee comments and technical assessments. The Site Assessment Report from AECOM and the technical assessment reports are supporting documents and are on the Ranskill PC web site.²⁸

129 The NPSG have undertaken substantive consultation with local people to consider the suitability of sites for development and to provide comments on the sites proposed. The NPSG commissioned site assessment studies with sustainability appraisals, to consider in more detail the issues on each of the sites to ensure that the policies are;

- viable
- deliverable
- meet local housing needs
- do not diminish the heritage value of their surroundings
- are appropriate to the rural setting
- meet sustainability criteria

130 19 sites were considered by AECOM of which;

- 14 sites were submitted to the RNP Call for Sites consultation 4 of these had been submitted and assessed in the Land Availability Assessment [LAA] 2017)
- 5 sites submitted to the Bassetlaw LAA but not submitted to the RNP Call for Sites consultation.

131 The 19 known sites are listed in table 2 of the AECOM Site Options and Assessment Report.²⁹

²⁷ In September 2020 a proposal for 20 dwellings adjoining the cemetery was approved (19/01653/FUL). The site adjoins Torworth Parish Council boundary and the housing figure has been attributed to Torworth by BDC

²⁸ See AECOM report at <https://www.ranskillplan.co.uk/documents/aeom> and BDC site assessment comments at <https://www.ranskillplan.co.uk/documents/bassetlaw-district-council>

²⁹ See <https://www.ranskillplan.co.uk/documents/aeom>

132 A 'drop-in' consultation in early March 2020 was very well attended and got feedback from 122 residents on all the sites AECOM had assessed and the sites that BDC had previously assessed through the LAA. Reference below to community support is based on the feedback from this drop-in session. The community response to all the sites presented at the drop in day is at Appendix F.

133 Four sites remained acceptable for development subject to a number of criteria. The lack of a village hall and the opportunity to secure land for this provision in a suitable location as part of a market housing scheme was a factor in the site approved by the community.

134 The map showing all the sites that were considered is at Appendix E, and a summary of the site consultations is on the Neighbourhood Plan web site³⁰.

135 From 30th June to 30th July 2020 the NPSG organised an extensive consultation with the village. Despite the constraints of COVID, 437 residents responded either on line or using written forms dropped off at collection points around the village. The result was unequivocal with 61% supporting the development of NP19 so long as the proposal included land for a village hall, community open space and village shop. See Appendix G for a summary of the consultation results³¹

136 The sites below have been selected as being suitable, available, achievable and acceptable to the local community.

Table 6

Site Number	Area (ha)	Land use	Community Feedback March 2020	Community Feedback May 2020	Comments
NP19	7.97 (site size needs agreeing)	79 dwellings ³² (C3) Village shop Village hall Public open space	If development included a village hall 66% 'yes or maybe'	69% supported the development of this site for a further 79 dwellings	Part of this site (approx 1.5 hectares) already has permission for 32 dwellings Support on the basis of indicative layout provided for the July 2020 consultation
Total dwellings		Approximately 79³³			
NP25	2.22 ha	23 starter industrial units B1-B8	52% yes and maybe		Number of units based on indicative layout provided by Lichfield's in March 2020

³⁰ See <https://www.ranskillplan.co.uk/public-consultations>

³¹ Details of this consultation exercise will be available in the Consultation Statement n

³² This is an indicative number based on community consultation, the density of the adjoining character area and the constraints on the site

³³ Note this is in addition to the 42 dwellings that have permission

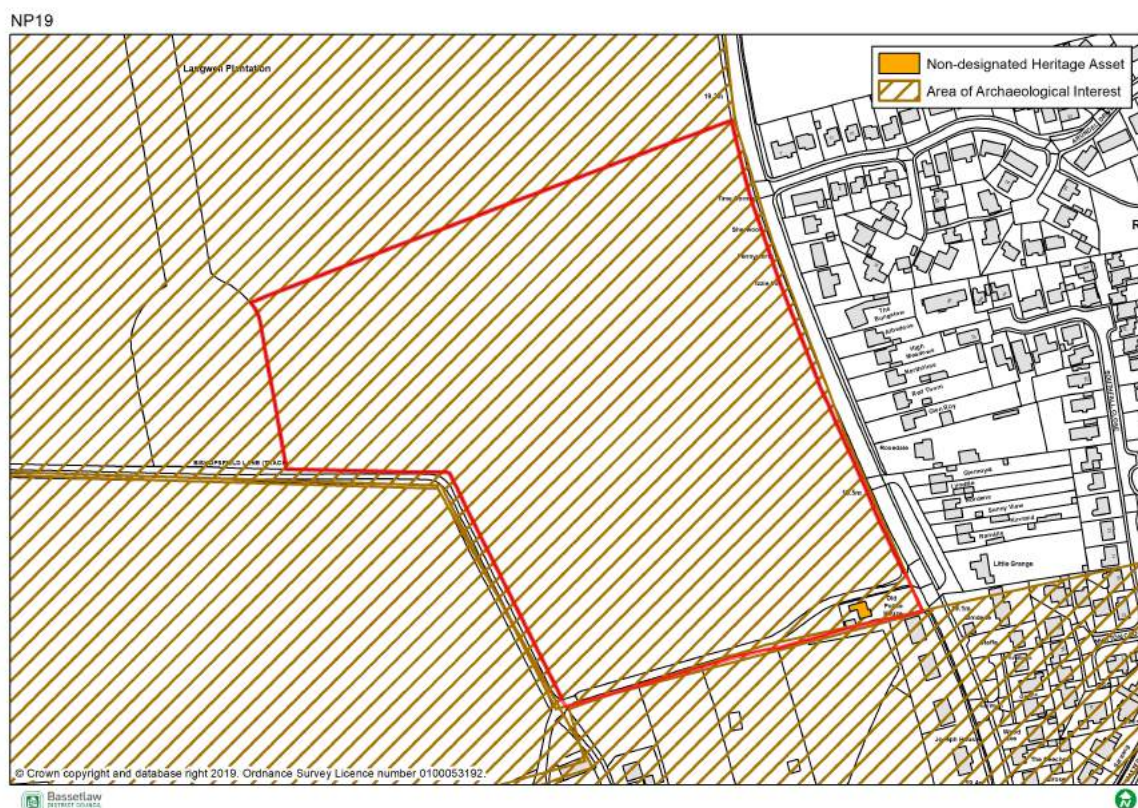
137 The current Development Boundary for Ranskill Village, established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes the sites proposed to be allocated for housing. It is open to Neighbourhood Plans to review development boundaries provided that in doing so any changes do not undermine the strategic policies of the Development Plan. As the allocated sites immediately adjoin the existing Development Boundary and are not of a scale that they would be considered 'strategic' allocations, it is not considered that their development would materially affect the development strategy as set out in BDCs Core Strategy.

138 The Development Boundary has been revised to include the site allocations as shown on Map 6.

139 **Important note: The allocation of the following sites for development establishes the principle of development only. It is the planning application process that will determine the appropriate number of dwellings for the site and other issues raised in the site assessment.**

NP19 Land adjacent to Great North Road north of Police House Ranskill

Map 14 Site and Constraints



140 This 3.69 hectare site is outside but adjacent to the accepted Development Boundary (as defined for the work on the Core Strategy.) The frontage of the site (approx. 1.5 hectares) that adjoins the Great North Road has an extant outline permission for 32 dwellings running along the Great North Road frontage (see Appendix E) ³⁴.

³⁴ See 17/01300/OUT

141 Historically, development in Ranskill has been along the main transport routes with the historic core being around the cross roads. Development continuing along the Great North Road was supported by a majority of the local community (61%) who responded and it was considered in keeping with the historic growth of the village.

142 For the June 2020 site consultation, a conceptual masterplan was produced, see Figure 2 below.

Figure 2 Proposed Layout NP19



Ranskill Design Guide 2020

The Blyth Road Character Area adjoins the site to the south. The Design Guide notes that although not a Conservation Area there are many historic qualities worth preserving in this area. The indicative layout in figure 3 shows that the boundary adjoining Blyth Road Character area will include protected open space and the area fronting Great North Road (which is character area 2 see Map 12) already has planning permission.

143 The Ranskill Design Guide provides site analysis and guidance on how the site can be developed. Development must be appropriate to its location and the guidance is set out below.

Figure 3

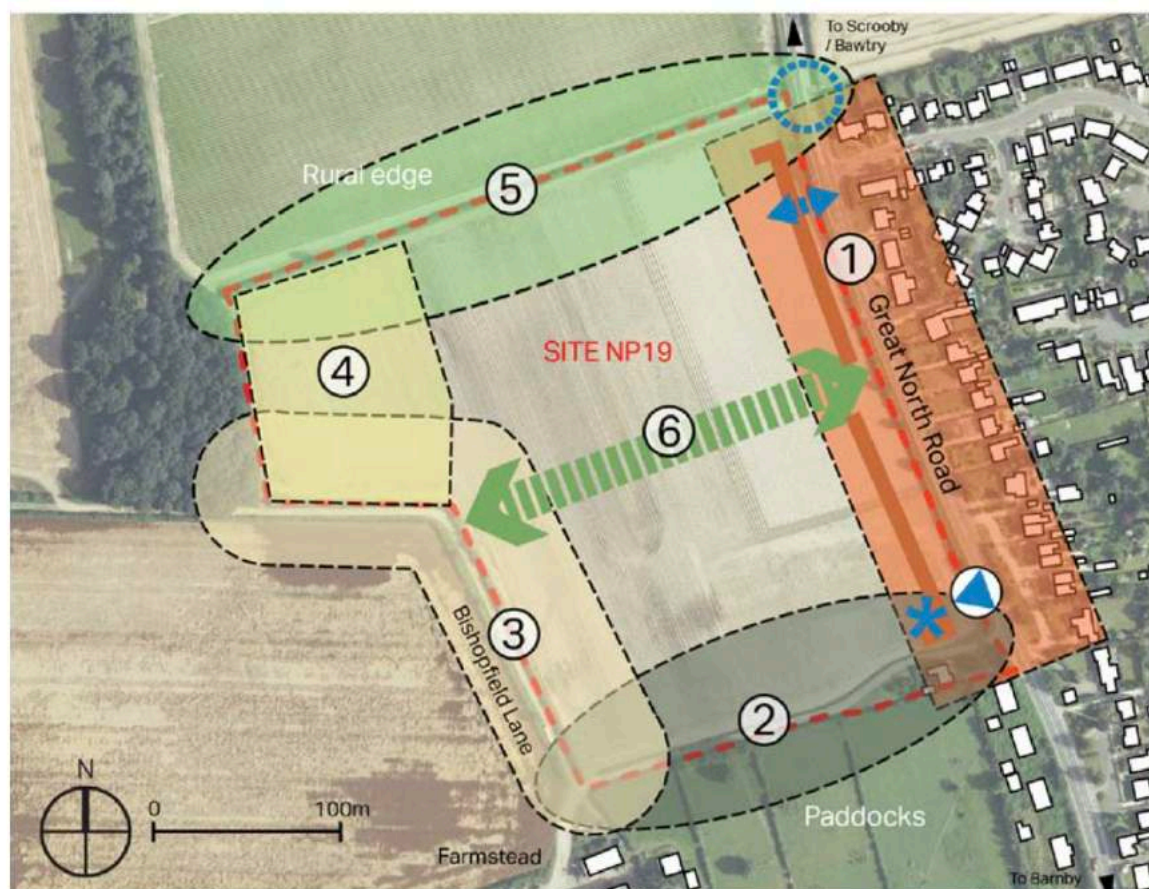


Figure 36: Site NP19 Design Code

Overview: NP19

Character Area references:

- Great North Road
- Blyth Road

Uses:

- Residential / community

Issues:

- Site Access/ Connectivity to Great North Road

Opportunities:

- Extend green corridors / circular walking route

- Site boundary
- Potential Green Link
- Key site frontage to integrate with village
- Potential vehicle access
- Pedestrian connectivity
- Key building/s
- Village gateway

Guidelines: NP19

The Great North Road

- Built-form should address the Great North Road;
- Development should utilise a varied setback of between 2m and 10m;
- Orientation should be varied between parallel and 90° to the street
- Front boundary walls and/or hedgerows should be used at the front of the property and is key to characterful streets; and
- Existing hedgerow at the front of the site should be retained.

2. Farm Access Lane

- This edge of the site is rural in nature and development should be correspondingly loose and informal in setback;
- Back of plot and side of plot boundaries are appropriate provided masonry boundary walls or hedgerow are used;
- A few dwellings may overlook this lane behind front gardens and ancillary buildings such as garages; and
- The inclusion of community orchard, allotments or paddocks would tie in with the character to the south.

3. Bishopfield Lane

- To mitigate potential views from the south-west (Blyth Road (over cut hedgerows) this boundary should be broken up with planting and not a hard built form edge
- Buildings should present a varied setback of 10m or greater; and
- Paddocks, community orchard or allotments break up this edge.

4. Woodland Buffer

- This is the highest area of the site and therefore would be a good location for an open space or recreation area; and
- Built development should be set back from the woodland by a minimum of 20m.

5. Rural edge

- Buildings should be set back by a minimum of 10m behind a planted landscape buffer. Also the building line should be organic and varied and possibly interspersed with planting.

5. Green links

- Potential to break down the massing of the site with a green links, including along the historic field boundary.

BDC assessment for AECOM

Conservation officer	Planning Policy	Highways
The site is within the setting of the old Police House, a non-designated heritage asset. However, the significance of that building is largely due to its appearance and standardised Nottinghamshire County Council design. The open setting of this building does not form part of its significance. Therefore, Conservation has no objections in principle to the allocation of this site, subject to a design, scale, layout and materials.	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.	The Highway Authority will require a development in excess of 50 dwellings to be supported by a Transport Statement or a Transport Assessment and Travel Plan above 80 units prepared in accordance with Planning Practice Guidance. Contributions may be sought towards public transport and public transport infrastructure. The delivery of the full site would appear to be prejudiced by planning application reference 17/01300/OUT as access would be restricted to the western half of the site. A 2.0m footway will be required the length of the site frontage with appropriate pedestrian refuge crossing points on Great North Road. The road markings are likely to

Conservation officer	Planning Policy	Highways
		<p>require amending to suit new access locations.</p> <p>Junctions must avoid the right turn lane into Arundel Drive. A similar facility would likely be required into the development if to be built out to its full potential.</p>

AECOM Assessment 2019

Overall, the site is considered potentially suitable, although the whole site has the potential to negatively affect the scale and character of Ranskill, but a smaller portion of the site could come forward to minimise these affects. As the site is also relatively open in terms of landscape, therefore a smaller portion of the site could help reduce the loss of the open landscape on the site.

The site has some characteristics, such as hedgerows, which should be conserved/enhanced if the site is allocated/developed. There is some potential for protected species, relevant investigations should be carried out.

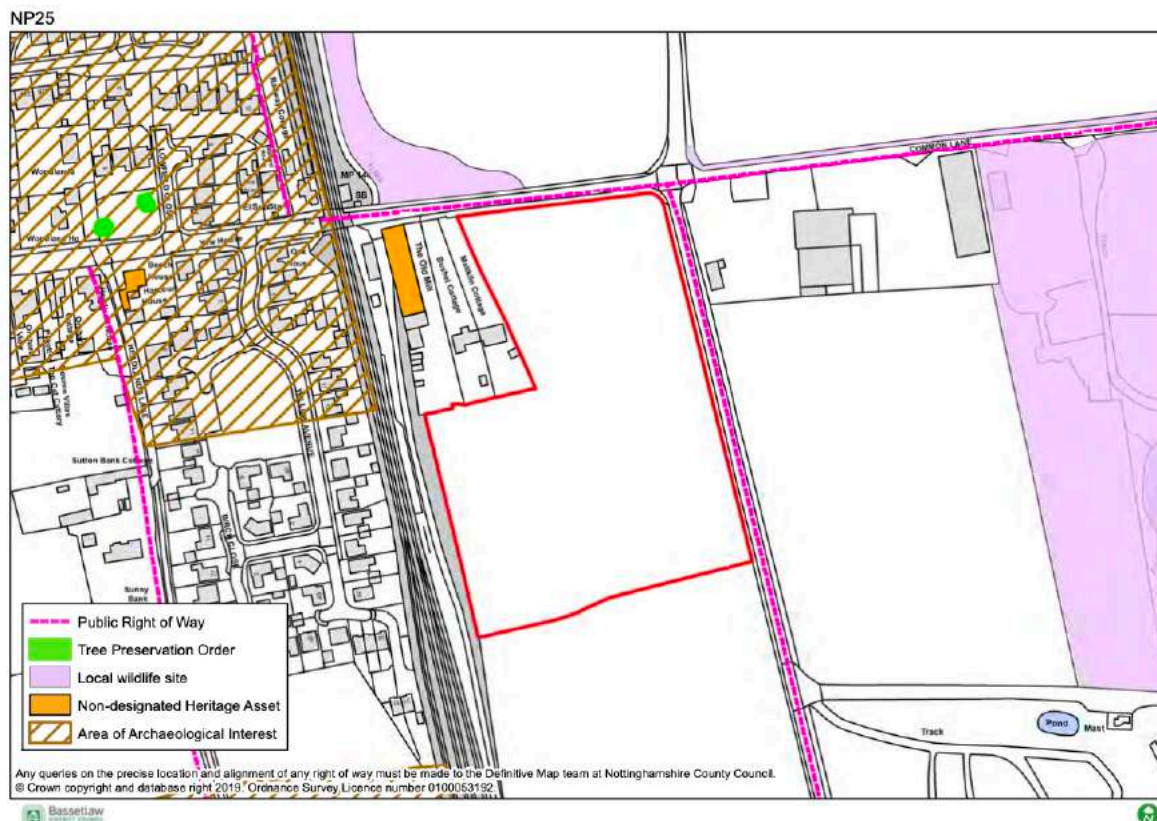
Policy 8 Development of NP19 Land adjacent to Great North Road and incorporating old Police House Ranskill

1. The development of Land adjacent to Great North Road, north of the Police House for a mixed-use scheme including residential (C3), assembly and leisure (D2) (a village hall) and small-scale retail (A1) (a village shop), is supported where the proposal;
 - a) is for approximately 110 dwellings to include the extant permission for 32 dwellings³⁵, which are a mix of house types including bungalows and smaller 2-3 bed dwellings; and
 - b) includes provision for a village hall and associated car parking to be accessed from Great North Road; and
 - c) includes provision for a village shop located along Great North Road on the southern part of the site nearest the existing retail facilities; and
 - d) is well designed in accordance with Policy 4 and makes a positive contribution to the character of the area as defined in the Ranskill Design Guide 2020; and
 - e) uses materials and a narrow colour palette that reflects the historic rural nature of the village; and
 - f) includes boundary treatment (native hedges and trees) and landscaping that reflects its rural location and that allows for a soft transition to the open countryside to the north and woodland to the west; and
 - g) where practicable, retains the existing mature hedgerows along Great North Road; and
 - h) provides a layout that demonstrates it is in accordance with the Site Design Guidelines in the Ranskill Design Guide 2020.
2. The village hall and village shop should be integral to the design and layout of the residential scheme.
3. The community facilities should be provided to a timetable to be agreed as part of the wider development package.
4. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity.
5. Proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible.
6. Proposals will need to show how safe access and egress can be achieved onto Great North Road in accordance with NCC Highways standards.
7. A pedestrian crossing across Great North Road to the existing village is provided.

³⁵ See 17/01300/OUT

NP25 Land South of Common Lane and adjacent to Ranskill Maltings

Map 15 Site and Constraints



144 This 2.22 hectare site is located in an area of medium surface water run off (see Map 9). The site is located outside but adjacent to the accepted Development Boundary (as defined for the work on the Core Strategy). The amended Development Boundary would be drawn around the site (see Map 7).

145 The NPPF para 184 also notes that '*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements*'.

146 The site is bounded to the north by Station Road; to the east by a narrow country lane; to the south by agricultural land; and to the west by the rail line. Access to the site is via Station Road which contains a level crossing to the west, limiting accessibility of the site.

147 The site is on the edge of the village and there are a series of residential units to the north west of the site. The surrounding area is predominately rural, with some industrial uses to the east and southeast.

148 The site was assessed by GL Hearn in 2018 as part of its Economic Development Needs Assessment (EDNA)³⁶ *The site is not considered in a commercially attractive location and the access is very*

³⁶ See <https://www.bassetlaw.gov.uk/media/3932/bassetlaw-edna-part-1-appendix-1-bassetlaw-site-assessments.pdf>

poor. As such, it is recommended that this site is not included within the Council's employment land supply.'

149 However, the local land owner and local community have worked together to propose the site for starter units and the AECOM assessment based on BDC and other comments concluded it was suitable for employment use although further work is required to resolve highway concerns.

Ranskill Design Guide 2020

150 The Ranskill Design Guide provides site analysis and guidance on how the site can be developed. The site is adjacent to the Station Road Character Area to the west (see Map 12) and to the east is a Local Wildlife Site (see Map 5). Development must be appropriate to its location and the guidance is set out below.

Figure 4



Figure 40: Site Design Code

Overview: NP25

Character Area references:

- Station Road

Uses:

- Employment (B1,B2 or B8)

Issues:

- SSSI to south-east, 800m
- Railway immediately west

Opportunities:

- Increase local employment



Guidelines: NP25

1. Common Lane

- Built-development may front Common Lane or be set back from the Lane within the site depending on scale;
- Retain hedgerow at site frontage; incorporating additional landscaping to screen development as needed;
- Site access should be to the east and limit the disruption to the public right of way on Common Lane;
- Orientation of buildings and frontage should be varied between parallel and 90° to the street;

2. Employment/ Fisheries outlook

- This edge of the site is particularly sensitive due to the Local Nature Reserve to the east and Site of Special Scientific Interest to the south-east which must not be impacted by development;
- The southern and eastern edges of the site should incorporate tree planting to filter views to development;

3. East Coast Mainline

- Development may face the train-line but must be set back from the site boundary to allow maintenance access to security fencing; and
- Proposed buildings must mitigate potential noise and vibration from the railway line (as suited to the use); and
- Built-form and access junction arrangements must not impact the railway or nearby level-crossing operation.

4. Northern rural edge

- Built-development should be offset from the existing dwellings to the west by at least 10m; and by an additional 1.5m for every additional 1m in height above the existing building height.

BDC Assessment for AECOM

Conservation officer	Planning Policy	Highways
		Note can the NPSG liaise with the landowner – more work required to demonstrate highways comments can be addressed
The site is adjacent to the non-designated heritage asset, Ranskill Maltings. However, that building has seen a number of changes which have harmed its significance. The setting of the site is very much with regard to its scale and prominence along Station Road. Allocation of the site is unlikely to affect this. Therefore,	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.	The site lies east of a railway level crossing. Network Rail should be consulted given the proximity. Common Lane forms part of Ranskill Footpath No.4. Consequently, there are no public vehicular access rights along the lane. This brings into question whether the owner has the right to access this site in any way other than on foot. The Rights of Way Officer will require consulting accordingly and supporting evidence of private access rights should be provided. In accordance with Ministry of Housing, Communities & Local Government Guidance on Making a Planning Application, Paragraph: 024, a planning application location plan should include all land necessary to carry out the proposed development (eg land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). The lane should therefore be included within the allocation to highlight that the developer would need

Conservation has no objections in principle to the allocation of this site, subject to a design, scale, layout and materials.	Currently part of the site is in employment use. No objection to the principle of employment on this site.	<p>sufficient control of all the land required to be able to convey vehicular access rights to the site.</p> <p>Common Lane is not made up to road adoption standard given its status of a footpath, albeit, it is of a higher standard than would usually be the case due to the other premises it serves. These are largely industrial in nature.</p> <p>The lane will therefore require making up to a point past the proposed site junction in order to serve an adoptable standard residential estate road. The Highway Authority will be seeking a Common Lane industrial standard carriageway width of 7.3m with a 2.0m footway at least on the development side. Provision for pedestrians must extend up to the existing footway west of the level crossing. This may be challenging within the width available.</p> <p>There are significant deliverability issues associated with this site.</p>
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AECOM Summary for NP25

Overall the site is considered suitable for employment use

Policy 9 Development of NP25 Land South of Common Lane and adjacent to Ranskill Maltings

1. The development of Land south of Common Lane and adjacent to Ranskill Maltings for industrial starter units (B1, B2 or B8) is supported where the proposal;
 - a) provides safe access and egress onto Common Lane in accordance with NCC Highway Standards; and
 - b) includes a landscaping scheme and boundary treatment that includes native hedgerows especially to the south to reflect the sites location; and
 - c) includes approximately 23 starter units; and
 - d) provides a layout that demonstrates it is in accordance with the Site Design Guidelines in the Ranskill Design Guide 2020.
2. Layout and landscaping should provide adequate sound and visual screening to protect the amenity of the residential properties on the north western edge of the site.

17 Implementation

151 The policies in this plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Ranskill Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Bassetlaw District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

152 There are several areas of activity which will affect delivery and each is important in shaping Ranskill Parish in the months and years ahead. These comprise:

- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Bassetlaw District Council planning policies and the National Planning Policy Framework.
- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives

18 Monitoring and Review

153 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Ranskill Parish Council.

154 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

155 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, local residents and other statutory stake holders as required by legislation.

Appendix A Community Projects

1. The Parish Council will work with the owners of the Blue Bell Pub to seek a solution to the lack of car parking in the village centre.

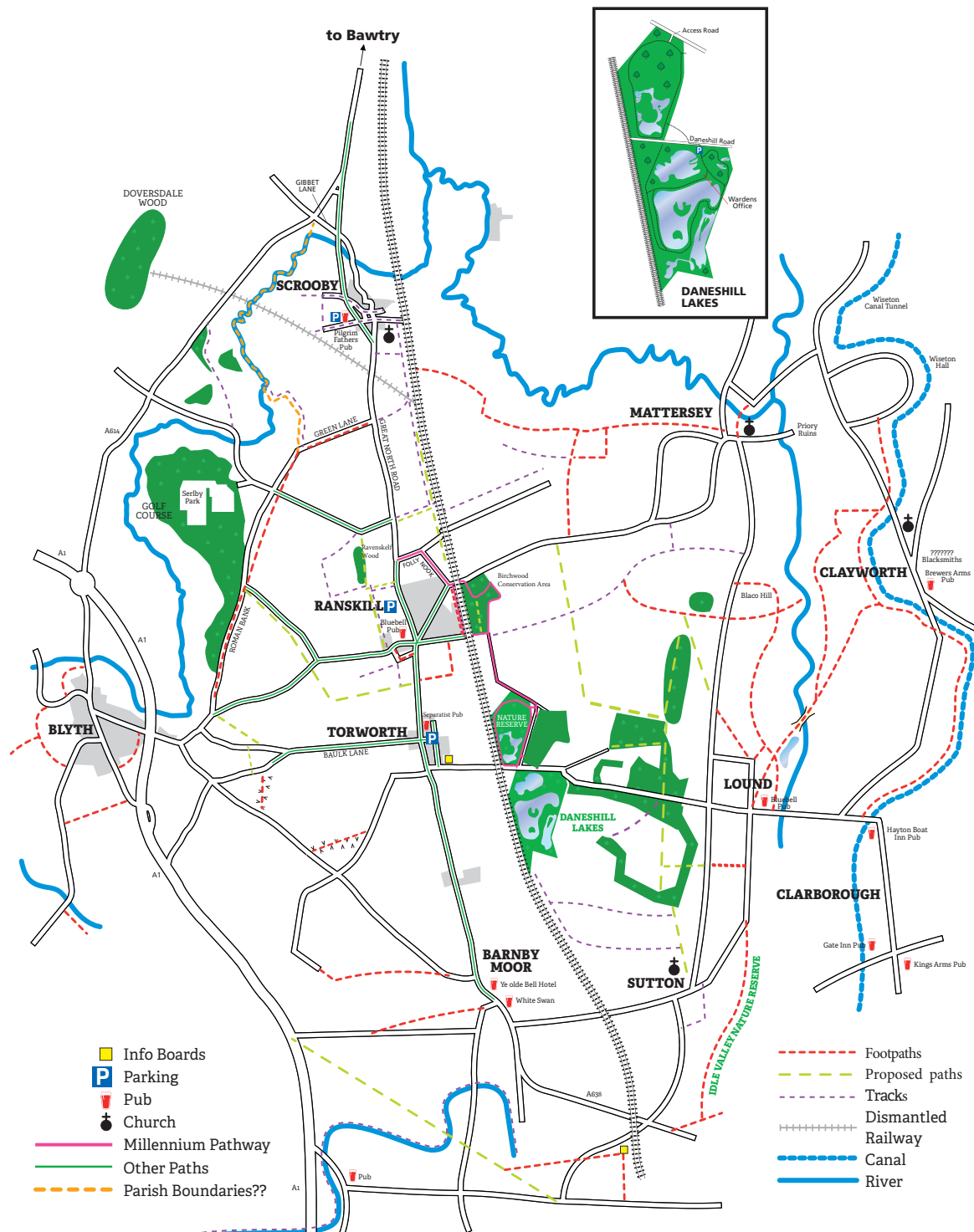
2. To extend the existing walking routes and make connections so more walks can be circular. The following are ideas that will be explored over the Plan period and where there is landowner support funding will be sought to assist in their implementation (this would include way marking and stiles where appropriate.) It should be noted that these are long term aspirations.

- Village Northern Border / Railway –footpath that connects Mattersey Road northwards along Folly Nook then track to Scrooby, northwards alongside railway line.
- Headland Lane Extension – From point where Headlands Lane connects with the Great North Road, proposal is to continue route of footpath 100m west across arable field to connect with Back Lane.
- Back Lane – Extend right of way 500m westwards along existing track then north along field boundary to connect with Roman Bank Lane.
- Bishopfield Lane – Reinstate right of way northwards along Bishopfield Lane then (as an alternative to continuing on through the Bishopfield Farm yard), north through Ranskill Wood to connect with Serlby Road to the Roman Bank.

3. Establishing a wider footpath network including other Parishes - Connecting up routes through Ranskill Parish are critical to wider plans of the Ramblers Association and the Pilgrim Fathers / Mayflower 400 organisations to link Scrooby with national routes such as The Robin Hood Way to the south through Barnby Moor and Ranby and Clumber Park, and also to The Pilgrims Way from Lincoln through Retford. The Map below is indicative – over the Plan period members of the NPSG will work with Nottinghamshire County Council Rights of Way officials and landowners both within the Parish and with neighbouring Parishes beyond.

4. Continue tree planting programme subject to landowners permission to enhance tree canopy and biodiversity along the hedgerows.

RANSKILL: EXISTING AND POTENTIAL PUBLIC FOOTPATHS



Appendix B Photos of key views shown on Map 9

A - Looking south from Folly Nook to northern edge of the village and houses along Arundel drive – area to first hedgerow identified as a significant green gap



B - Looking north west from Headland Lane to houses on Station Road - area identified as a significant green gap



C - Looking north west from Back Lane - area identified as a significant green gap**D - Entry to village from Mattersey Road from the east, protected trees, open aspect and leafy road**

E - Entering Ranskill from the West along Blyth Road – character forming layout with traditional agricultural buildings in local materials



F - Looking north along Folly Nook Lane



G - Footpath north connection Station Road to Mattersey Road**H - Looking north to the historic cross roads of the Great North Road and Blyth Road**

Appendix C Ranskill Design Guide 2020

Separate file due to size this is on the neighbourhood plan tab at

<https://www.ranskillplan.co.uk/documents/aecom>



RANSKILL DESIGN GUIDE NEIGHBOURHOOD PLAN



AECOM

Imagine it.
Delivered.

Sept. 2020

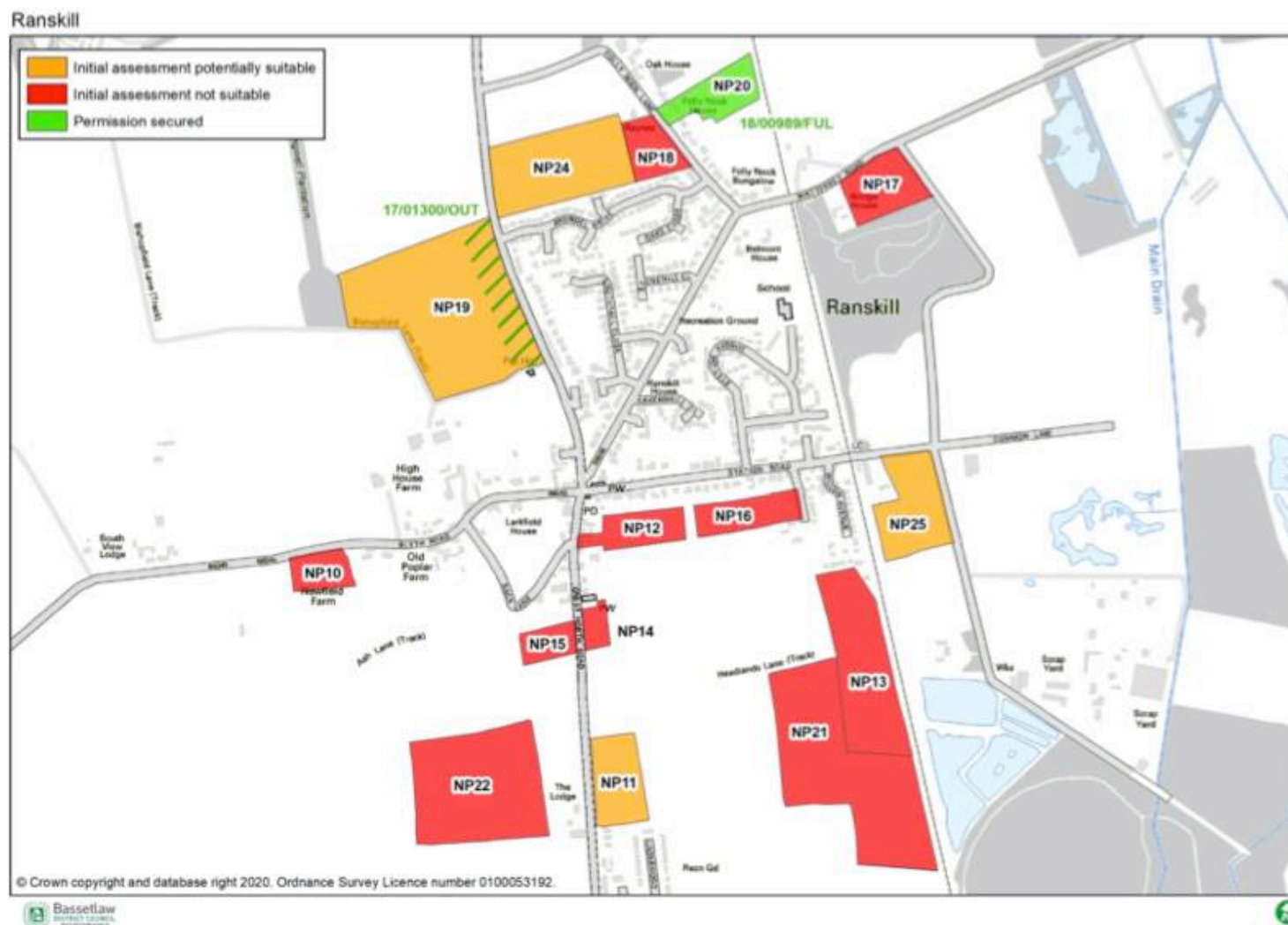
Appendix D Employers in Ranskill 2020

The village has about 30 employers, with a total of 120 employees of which 40 are local residents.

Employers include all types ranging from industrial, engineering and commercial to retail and distribution.

Rotherham Sand and Gravel is just outside Ranskill and employs 15 people from the Parish.

Appendix E Sites Identified for Consultation



Appendix F Potential Site Allocations Consultation - Responses March 2020

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%	UNDER CONSTRUCTION

Appendix G Summary of Consultation for the Preferred Site July 2020

Ranskill Neighbourhood Plan Second Public Consultation Analysis of Responses	
Postal Votes	
NP19	184
NP18/24	131
Sub Total	315
Spoilt Papers	17
Total	332
Survey Monkey	
NP19	72
NP18/24	33
Total	105
Grand Total	
NP19	256
NP18/24	164
Total Valid Votes	420
Spoilt Papers	17
Grand Total	437
Valid Votes	
NP19	61.0%
NP18/24	39.0%
Note: Spoilt slips, mainly a No response to both questions, not counted, as invalid to the survey	