

# Pre-Submission Draft Summary Version

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## Ranskill Neighbourhood Plan 2020-2037

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### Introducing the Pre-Submission Draft Ranskill Neighbourhood Plan

This leaflet has been produced to support the third public consultation on the emerging Ranskill Neighbourhood Plan, and provides a summary of the key content.

**The objective 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.**

Public consultation is a crucial part of the development of the Neighbourhood Plan, providing an opportunity to show how ideas, evidence, and the results of previous public consultation, have all helped to inform the emerging vision for Ranskill. Consultation also provides an opportunity for interested parties to submit their comments on the Pre-Submission Draft Neighbourhood Plan, with a view to informing the Submission version of the document that will follow.

### How to view the Pre-Submission Draft Neighbourhood Plan

The full document is available to view or download from our website:

[www.ranskillplan.co.uk](http://www.ranskillplan.co.uk)

Please contact us to obtain a hard copy of the document (limited copies available):

Email: [parishcouncil@ranskill.org.uk](mailto:parishcouncil@ranskill.org.uk) Telephone: 07584 169 028

### How to comment on the Pre-Submission Draft Neighbourhood Plan

The back pages of this leaflet include a response form, providing space for comment on each of the policies in the Plan. Completed responses can be returned to the same drop-off points as the last public consultation (see the accompanying envelope for details).

Responses can also be provided electronically:

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

**Public consultation on the Draft Neighbourhood Plan runs from  
15<sup>th</sup> November 2020 until 15<sup>th</sup> January 2021.**

## Community Vision

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.**

## Community Objectives

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 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 / doctor's surgery and retail provision 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.<sup>10</sup>

## Neighbourhood Plan Policies (and page references)

**Policy 1: Sustainable Development, Infill and the Development Boundary (p14 - 16)**

*Defines where and how development should take place in the Parish.*

**Policy 2: Protecting the Natural Environment and Landscape Character (p17 - 26)**

*Identifies how development should respect the natural environment.*

**Policy 3: Designation of Local Green Spaces (p26 - 32)**

*Identifies nine green spaces for special protection.*

**Policy 4: Ensuring High Quality Design (p32 - 37)**

*Details expectations of development in respect to design and character.*

**Policy 5: A Mix of Housing Types (p38 - 40)**

*Encourages the provision of housing to meet local needs.*

**Policy 6: Maintaining Local Employment (p40 - 41)**

*Provides support for local economic development, subject to conditions.*

**Policy 7: Enhancing the provision of community facilities (p42 - 43)**

*Encourages the enhancement of local community facilities.*

**Policy 8 Development of NP19 Land adjacent to Great North Road and incorporating old Police House Ranskill (p43 - 52)**

*Site-specific mixed-use land allocation, including detailed expectations.*

**Policy 9 Development of NP25 Land South of Common Lane and adjacent to Ranskill Maltings (p53 - 56)**

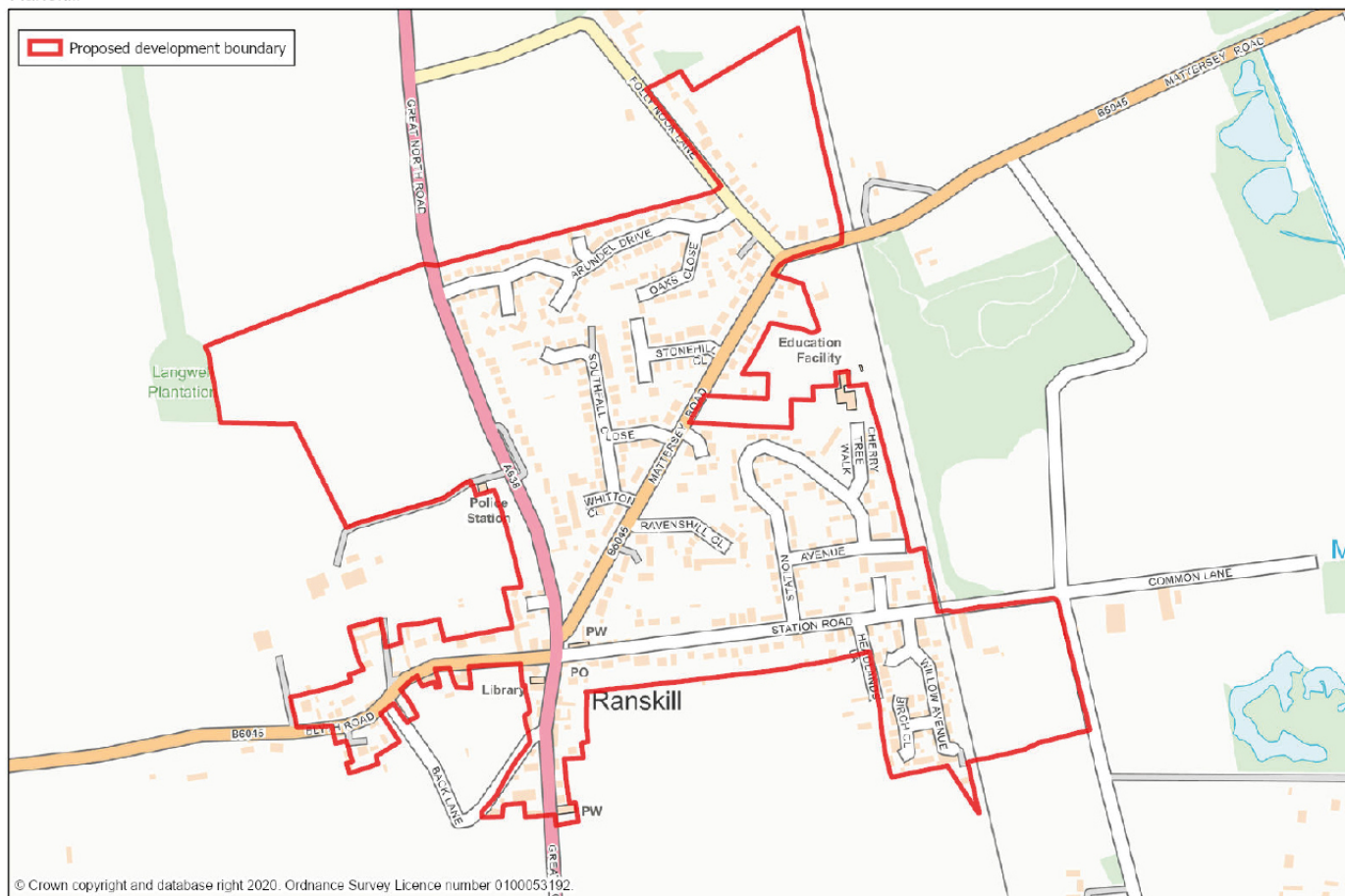
*Site-specific employment land allocation, including detailed expectations.*

## Policy 1: Sustainable Development, Infill and the Development Boundary (p14 – 16)

Policy ST2 of the 2020 Draft Bassetlaw Local Plan projects a 20% increase in growth for Ranskill up to 2037, equating to 121 dwellings. Considering existing permissions, there is a shortfall of 79 dwellings based on BDCs assessment. The Ranskill Neighbourhood Plan proposes to allocate one site to meet this figure (see Policy 8: Development of NP19), but also seeks to ensure that growth is sympathetic to the historic rural character of the Parish.

In order to achieve this, the Neighbourhood Plan proposes a new Development Boundary (see the map below) that includes the site allocations (as per Policies 8 and 9) but protects areas of valued landscape and open countryside around and within the village (as per Policies 2 and 3). Any additional development in Ranskill should be concentrated within the Development Boundary, including any future infill development. Policy 1 also draws upon other elements of the Plan for support, particularly the Ranskill Design Code, which aims to capture the character of the Parish and provide guidance for prospective developers.

Ranskill



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## Policy 8: Development of NP19 (Land adjacent to Great North Road incorporating Old Police House, Ranskill) (p43 – 52)

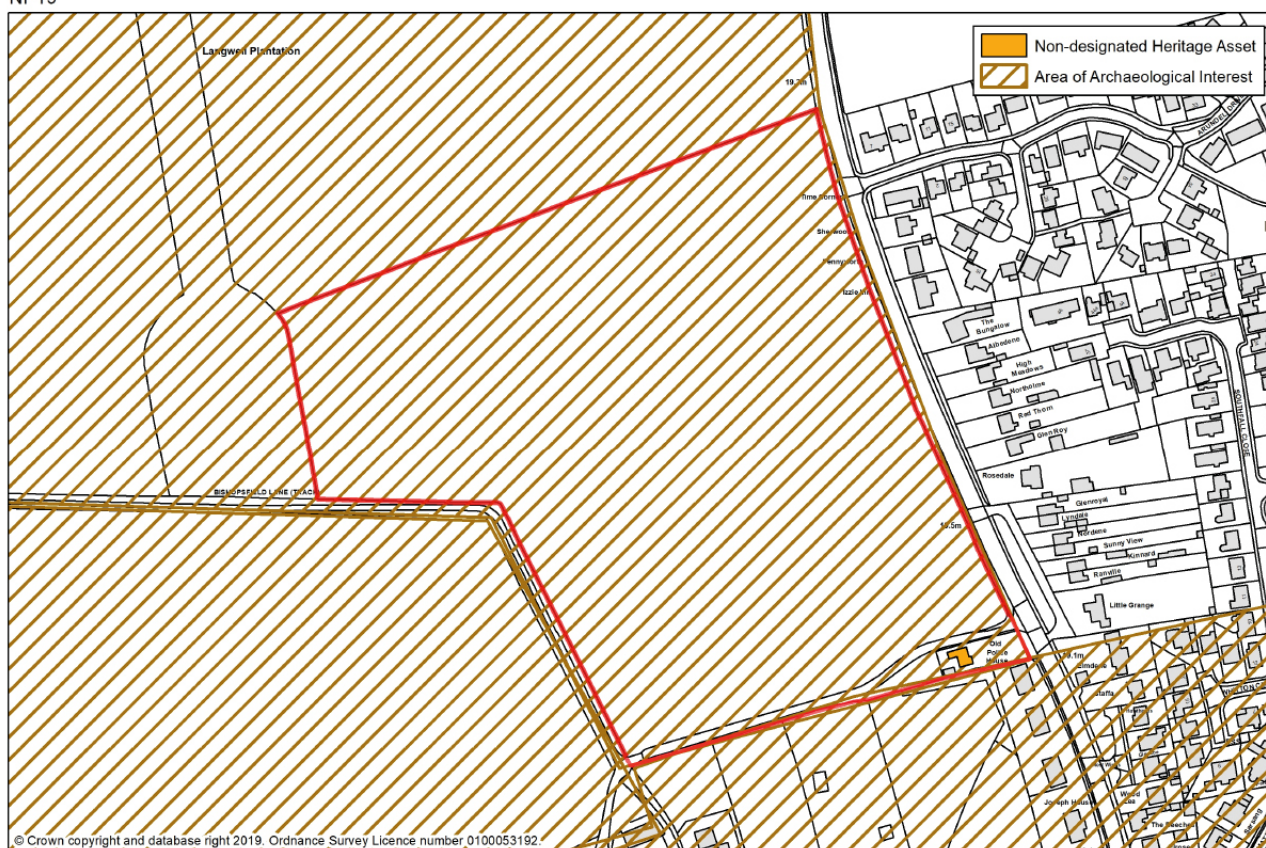
Policy 8 seeks to allocate 3.69 hectares of land to the west of Great North Road, as detailed on the map below and previously referred to as NP19, for mixed-use development, to include:

- Residential development of approximately 110 homes across two phases (see below)
- A village hall with potential provision for a doctor's surgery
- New retail provision
- Public open space

Phase one of the proposed development, approx. 1.5 hectares of the site fronting Great North Road, has an extant outline planning permission for 32 dwellings (see Appendix E). Phase two of the proposed development, incorporating all of the above additional features and the additional homes, covers the remaining area of the site behind the frontage strip.

**Important note: The allocation of the site in the Neighbourhood Plan establishes the principle of development only, and the indicative layouts included in the Neighbourhood Plan have yet to be refined or approved. It is the planning application process that will determine the layout, appropriate number of dwellings for the site, and other issues raised in the site assessment, such as access and the pedestrian crossing. There will be subsequent opportunities to get involved in determining these details at the planning application stage.**

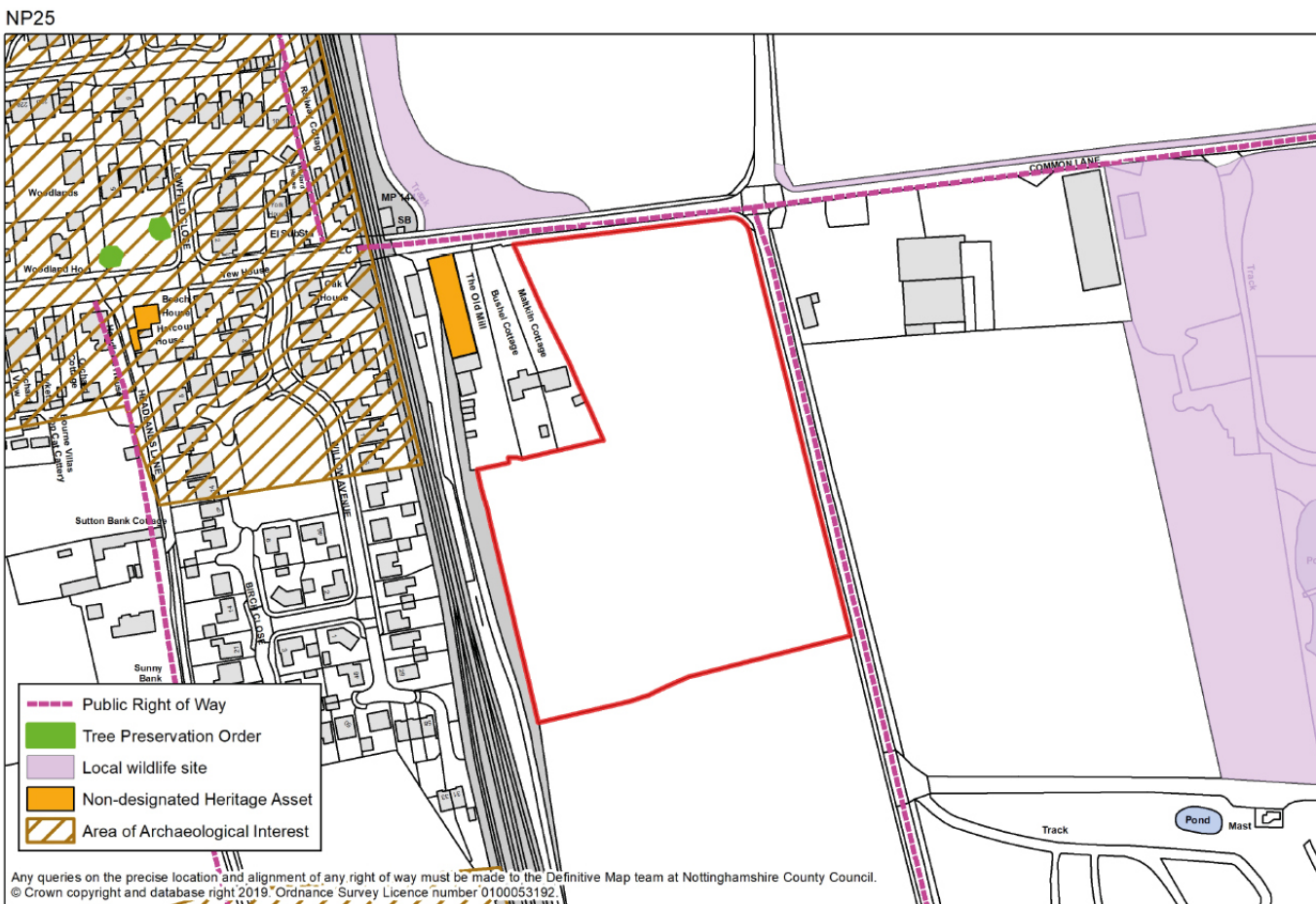
NP19



## Policy 9: Development of NP25 (Land south of Common Lane and adjacent to Ranskill Maltings) (p53 – 56)

Policy 9 proposes the allocation of a 2.22 hectare site to the east of the East Coast Mainline railway and to the south of Common Lane, as detailed on the map below, for light industrial / employment-generating uses.

**Important note: As per site NP19, the allocation of this site in the Neighbourhood Plan establishes the principle of development only. It is the planning application process that will determine the layout, appropriate number of units, and other issues raised in the site assessment, such as access and landscaping. Again, there will be subsequent opportunities to get involved in determining these details at the planning application stage.**



## Feedback Per Policy

Please attach additional sheets of paper if necessary. Closing date: 15th January 2021

***Policy 1: Sustainable Development, Infill and the Development Boundary (p14 - 16)***

***Policy 2: Protecting the Natural Environment and Landscape Character (p17 - 26)***

***Policy 3 Designation of Local Green Spaces (p26 - 32)***

***Policy 4 Ensuring High Quality Design (p32 - 37)***

***Policy 5: A Mix of Housing Types (p38 - 40)***

***Policy 6: Maintaining Local Employment (p40 - 41)***

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