

Land North of Ranskill: Our Vision



The Site

The site, comprising sites NP18 and NP24 in the draft Neighbourhood Plan, is located to the north of the village, adjacent to existing residential properties off Arundel Drive. It extends to 4.69 ha and is bound by Great North Road (A638) and Folly Nook Lane.

Background

The land north of Ranskill, which is owned by a local family, has been subject to earlier proposals for housing development. Whilst no technical concerns were raised by officers in relation to those earlier schemes, the associated planning applications pre-dated the emerging Bassetlaw Local Plan identifying a specific need for additional new housing to be provided in Ranskill via the Neighbourhood Plan.



A range of house types and tenures.



Extensive public open space.



New community uses including shop, village hall and GP surgery.



Enhanced links to the centre of the village.

The Vision

The new vision for land north of Ranskill is a lower density residential scheme with significantly more community benefits.

An indicative masterplan for the site is provided overleaf and illustrates how allocating site NP18 and NP24 for residential development in the Ranskill Neighbourhood Plan could:

Provide significant community benefits, including;



A much-needed village hall and combined GP surgery, fronting onto Folly Nook Lane



A local shop fronting onto Great North Road



Extensive public open space areas and private gardens



Improved pedestrian & cycle access into the centre of the village from Folly Nook Lane



Deliver c. 79 homes, comprising a range of housing types and tenures. This could include new bungalows and affordable homes to support both the younger and generations of the village.



Prevent residents - including school children - having to cross the busy, Great North Road to access services such as the school and recreation area



Be of a scale such that it can deliver supporting village services and infrastructure in a way that wouldn't be possible as part of a smaller scale, piece-meal development. The comprehensive development of the site would provide greater opportunity to deliver the wider benefits



Ensure that the amenity of neighbouring properties is respected through the careful consideration and layout of housing types adjacent Arundel Drive, alongside the provision of generous separation buffers



The Masterplan

Attractive Landscaping

Retention and enhancement of existing hedgerows, with additional planting throughout the site.

High Quality Open Space

Newly accessible green areas and private gardens, including a large, focal open space area at the centre of the site.

New Community Facilities

The opportunity for a combined village hall and GP surgery in an accessible location off Folly Nook Lane.



Local Shop

A new local shop to enhance the range of goods and services that are available locally.

Housing for All

A range of housing types including bungalows, family and affordable housing to support both the younger and older generations of the village.

Enhanced Pedestrian and Cycle Access

Safe pedestrian and cycle routes through the site, with improved footways along Folly Nook Lane linking it to the centre of the village.

Wider Context Plan

Development of land to the north of Ranskill would form a natural extension of the village, allowing new homes to come forward in a contained way to the east of Great North Road. Conversely, development to the west of Great North Road (beyond initial ribbon development) would not be controlled by any particular natural boundaries and, thus, risk future unconstrained sprawl.



Potential new
village boundary

Current village
boundary

RANSKILL