
Pre-Submission Draft

Ranskill Neighbourhood Plan

2021-2037



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

15/09/2021

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Common Abbreviations

BDC	Bassetlaw District Council
BFHL	Building for a Healthy Life
LCA	Landscape Character Assessment 2009
NCC	Nottinghamshire County Council
NPPF	National Planning Policy Framework
NPSG	Neighbourhood Plan Steering Group
RNP	Ranskill Neighbourhood Plan
SGG	Significant Green Gap
HEDNA	Housing and Economic Development Needs Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document

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Foreword

Over the years the Neighbourhood Plan has been developed by a number of volunteers (Ranskill residents and Parish Councillors). The Neighbourhood Steering Group is now made up of a Parish Councillors. 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 Village Survey from 2016 was used as the basis of our work and the community told us very clearly that

- a) where housing is provided, 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

The Plan includes the allocation of a site for light industrial development to provide more local employment.

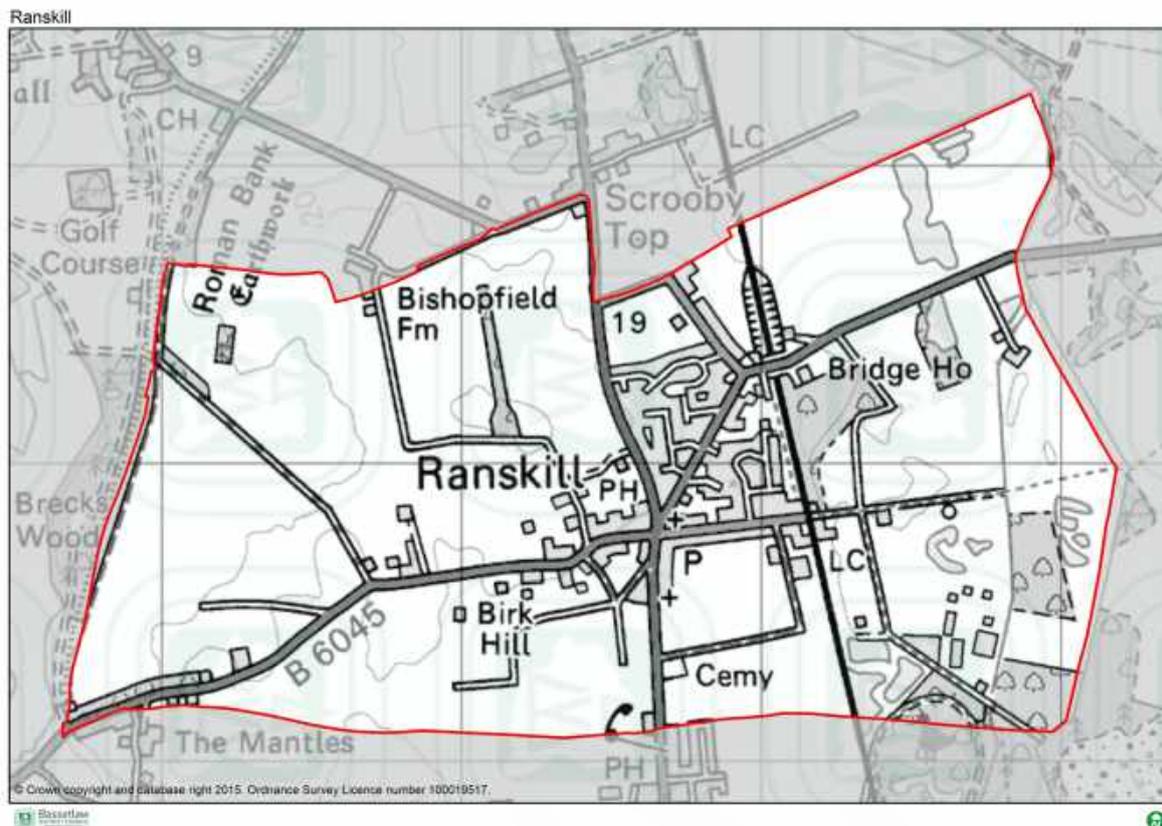
The Plan describes the Parish and identifies what is special about it via a separate Design Guide prepared as part of the Neighbourhood Plan, to ensure that developers understand the defining characteristics of our Parish from the appearance of the buildings to the importance of key views and green gaps. This means that when development is proposed, it has to be built in accordance with our local design code. The neighbourhood plan policies provide a framework to direct development to be located where its impact on the surrounding landscape is minimised. The important spaces within and on the edge of our village that have particular local or landscape value are also identified.

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
 - f) Housing and Economic Development Needs Assessment HEDNA 2020
- 6 Parish based studies have also been commissioned (or undertaken by the Neighbourhood Plan Steering Group) these are:
 - g) Site Options Assessment AECOM 2019
 - h) Ranskill Design Guide AECOM 2020
 - i) 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 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.
- 10 Ranskill is classed as a 'Small Rural Settlement' in the Draft Local Plan. Much of the work to complete this Plan was undertaken in 2019 and 2020. BDCs January 2020 Draft Local Plan set a context for growth in Ranskill to a maximum of 20% per Parish settlement. This equated to 121 dwellings.
- 11 In November 2020 BDC published a revised Draft Local Plan. Due to a reassessment of the scale of growth around Retford and Worksop the Housing Requirement Figure for Ranskill was reduced to 5% which is the equivalent of 30 dwellings.
- 12 BDC includes any completions since 1st April 2018 as a contribution towards this figure. Three planning permissions for a total of 42 dwellings are recorded on BDCs Rural Monitoring Report (although they do not count towards the growth requirement until they are under construction)¹.

¹ See <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/rural-monitoring-information/>

- 13 In September 2020 a proposal for 20 dwellings adjoining the cemetery was approved (19/01653/FUL). However, the site adjoins Torworth Parish Council boundary and the housing figure has been attributed to Torworth by BDC.
- 14 This change in policy at District level meant that Ranskill no longer had to allocate sites for housing as it had met BDCs reduced 5% figure.

3 Consultation

- 15 The 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.
- 16 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 key findings of the Village Survey² 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.

- 17 This feedback further assisted the NPSG and ensured that it was the community that set the priorities for the Neighbourhood Plan.
- 18 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.

² See <https://www.ranskillplan.co.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



Site Consultation
Day early March
2020

- 19 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.
- 20 The NPSG went out to consultation in early 2021 and again in July 2021 explaining to the residents that the Housing requirement Figure had been reduced. In the July consultation 85% of respondents wanted the housing growth in Ranskill to be kept to a minimum. The findings are at Appendix F and G.

4 Status of Projects and Actions

- 21 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

- 22 Ranskill is a rural village and civil parish of approximately 1500 people⁶. In 2018 there were 610 dwellings in the Parish, only 3 farm dwellings were outside the built-up area of Ranskill village⁷.
- 23 Ranskill 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.
- 24 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.
- 25 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.
- 26 Map 2 taken from the Ranskill Design Guide 2020⁸, shows the street layout and function that define the village.

⁶ Census 2011 plus allowance for growth in population based on additional 38 dwellings since 2011

⁷ Data from BDCs Draft Plan Base number of dwellings

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

Map 2 Movement and Streets



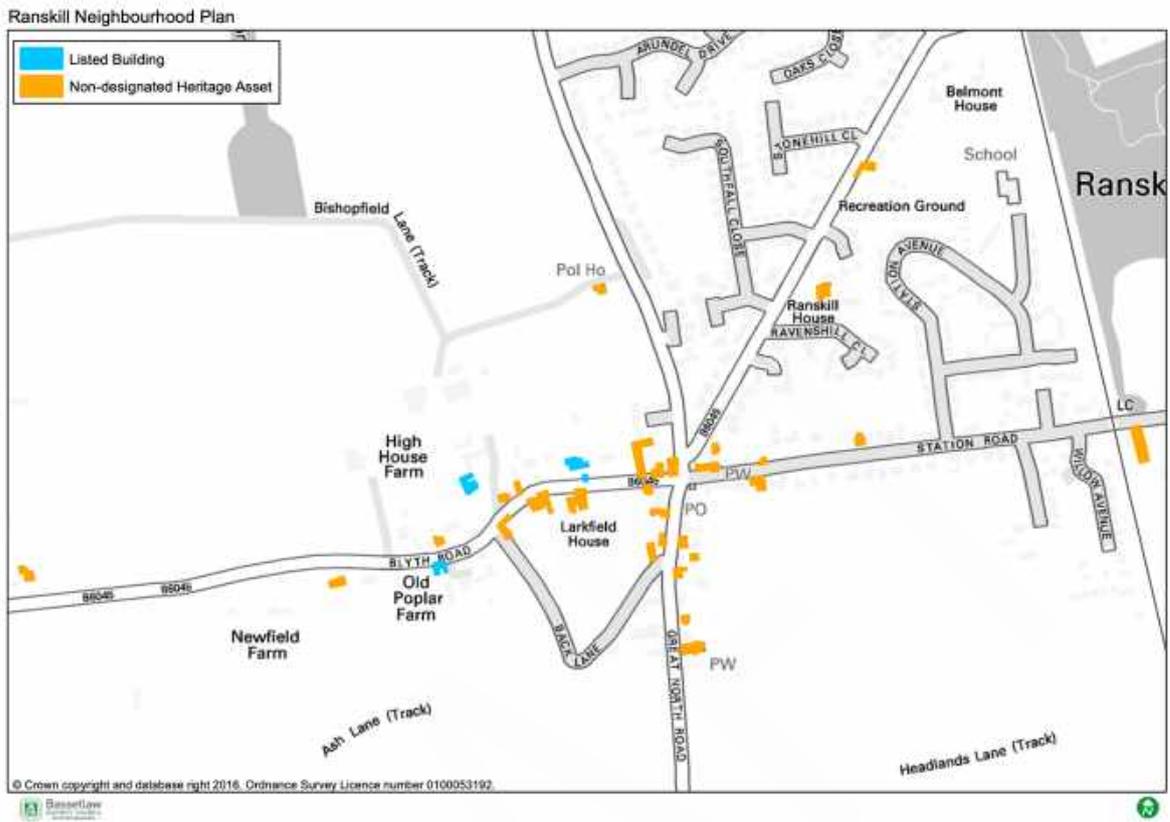
- 27 The western boundary of the Parish is defined by the remains of a Roman embankment, the eastern boundary follows a drain constructed in the 19th century to drain the low ground and assist in enabling quarrying activity.
- 28 The East Coast Main Line railway passes to the east of the village and 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

- 29 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
- 30 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.
- 31 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.

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

Map 3 Heritage Assets



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6 Community Vision

- 32 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.

All development (which will include an additional employment site) 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.

The sense of community spirit and cohesion will be fostered and strengthened, supported by the protection of existing community facilities.

7 Community Objectives

- 33 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 is limited and meets the needs of the local community (2/3 bed dwellings where possible) whilst minimizing the impact on the natural and built environment.

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

Community Objective 3: 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 4: To maximise local employment opportunities by expanding the range of employment units in the Parish, to provide local employment and services for residents and visitors.

Community Objective 5: To ensure that heritage of the Plan area is protected and, where possible, enhanced.

Community Objective 6: 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

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

Neighbourhood Plan Policies

8 Engaging with the Community: A Key Principle

- 34 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2021 and 2037. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 35 The NPPF recognises the importance of early discussion between applicants and the local community. Para 39 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'*
- 36 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.

Key Principle: Pre-Application Community Engagement

1. Applicants 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.

9 Sustainable Development and the Development Boundary

- 37 Local residents accept that, with a growing and ageing population across the District housing needs are changing. Existing and emerging District Policy supports the location of very limited development where it adjoins the built-up part of Ranskill 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.
- 38 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
- 39 The RNP proposes a new Development Boundary that includes the employment site allocation off Station Road but protects other areas of valued landscape and open countryside around the village (see Map 4).
- 40 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;
- 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
 - the presence of predefined physical features such as walls fences hedgerows roads and streams; and
 - 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
 - analysis from the BDC Landscape Character Assessment; and
 - a consideration of the existing built form and Housing Requirement Figure provided by BDC in November 2020; and
 - a consideration of the findings of the 2018 Bassetlaw Rural Settlement Study.
- 41 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.

Map 4 Development Boundary¹²



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.

¹² Extends around the employment allocation on Station Road and includes the recent development at Folly Nook.

Policy 1: Sustainable Development, Infill and the Development Boundary

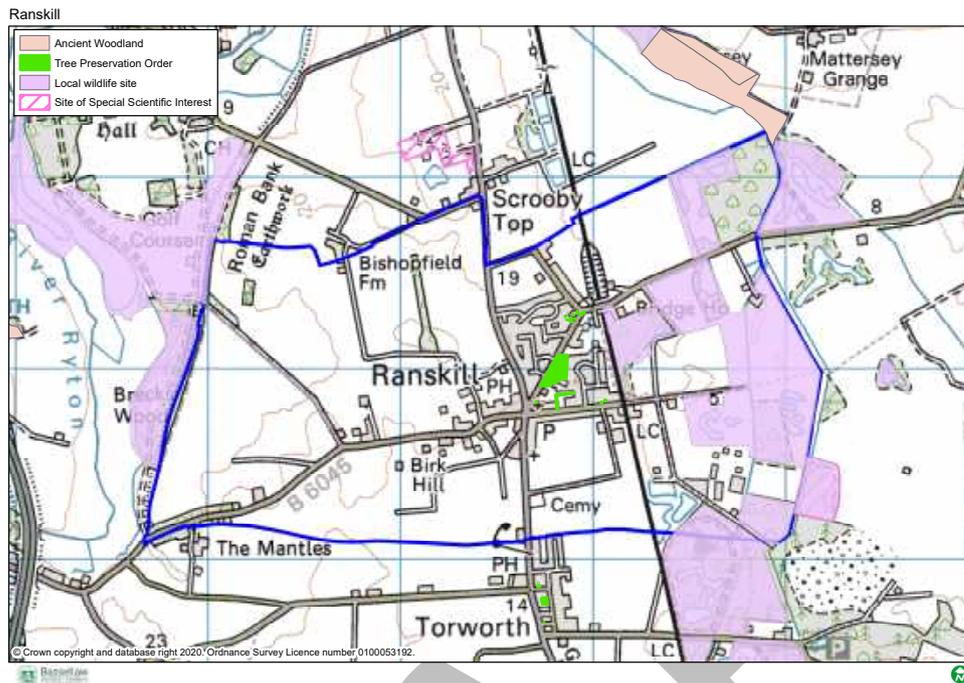
1. Unless promoted through a Site Allocation in this Plan, proposals for all new development will only be supported if it is filling a gap within the existing Development Boundary as defined on Map 4 and where it meets the following criteria;
 - a) it meets development needs as defined in District and Neighbourhood Plan policies; and
 - b) it is limited to one or two dwellings per site unless a greater number would not lead to a site becoming over developed and, therefore, out of scale with the immediate character of the locality; and
 - c) it is designed to be compatible with the character, appearance and amenity of that part of Ranskill Village in which the proposal is located; and
 - d) it safeguards the integrity, function and character of the Significant Green Gaps (see Map 10), local nature reserves or any other area designated for its nature conservation or priority habitat (identified on Map 5); and
 - e) it safeguards any natural or built features on the site that have heritage or nature conservation value into the scheme where practicable; and
 - f) it incorporates measures which would promote walking and cycling into the design and layout of the proposed development; and
 - g) it includes Sustainable Drainage Systems that improve biodiversity as well as mitigating surface water flood risk (where applicable).
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.

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 Parish is a key defining characteristic that strongly informs the area. 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

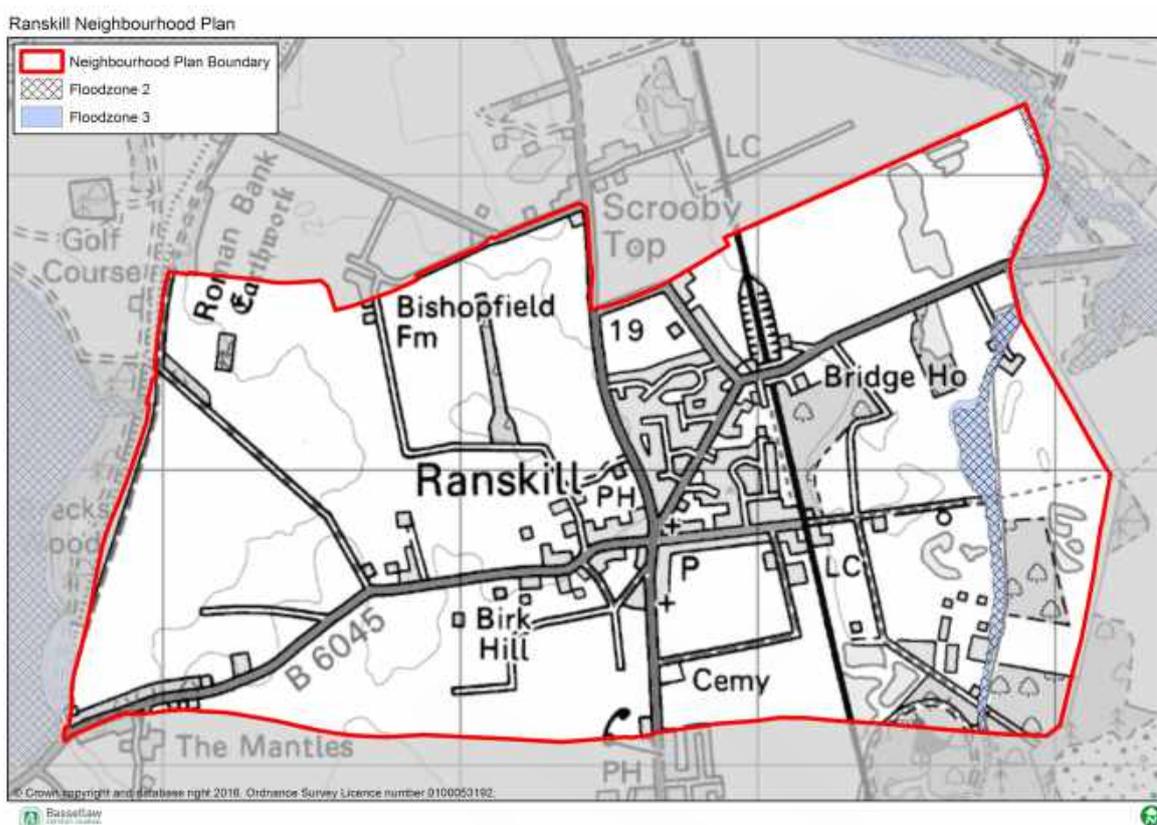


- 49 On the western, southern and northern boundaries the sense is of the landscape coming into the settlement with an abrupt eastern edge. The landscape beyond the railway line is defined by the presence of water, the former gravel pits and continuing industrial uses.

Flood Risk

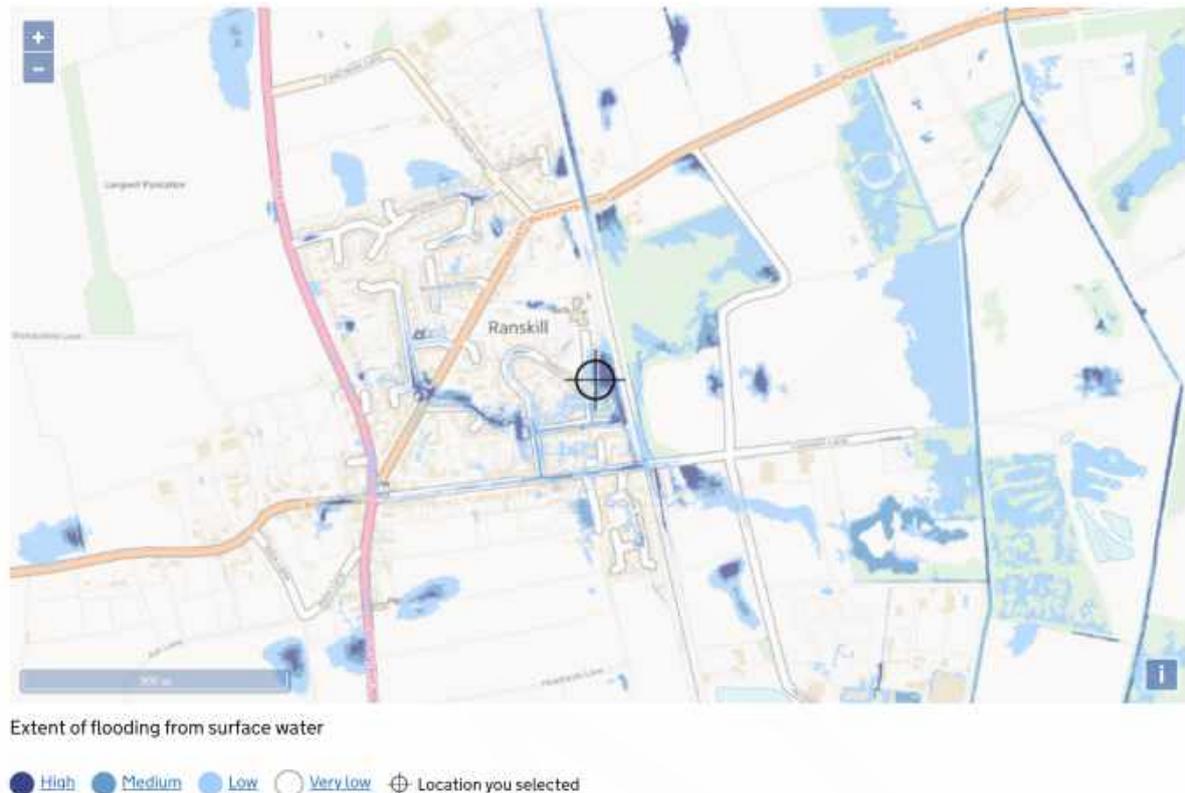
- 50 The EA Flood Zone Maps from 2018 show that the majority of the Parish is in flood zone 1 – which has an annual low probability of river flooding. However, the eastern part of the Parish where the land was drained in the 18th and 19th century is prone to flooding. Flood Zone 2 – which has a medium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



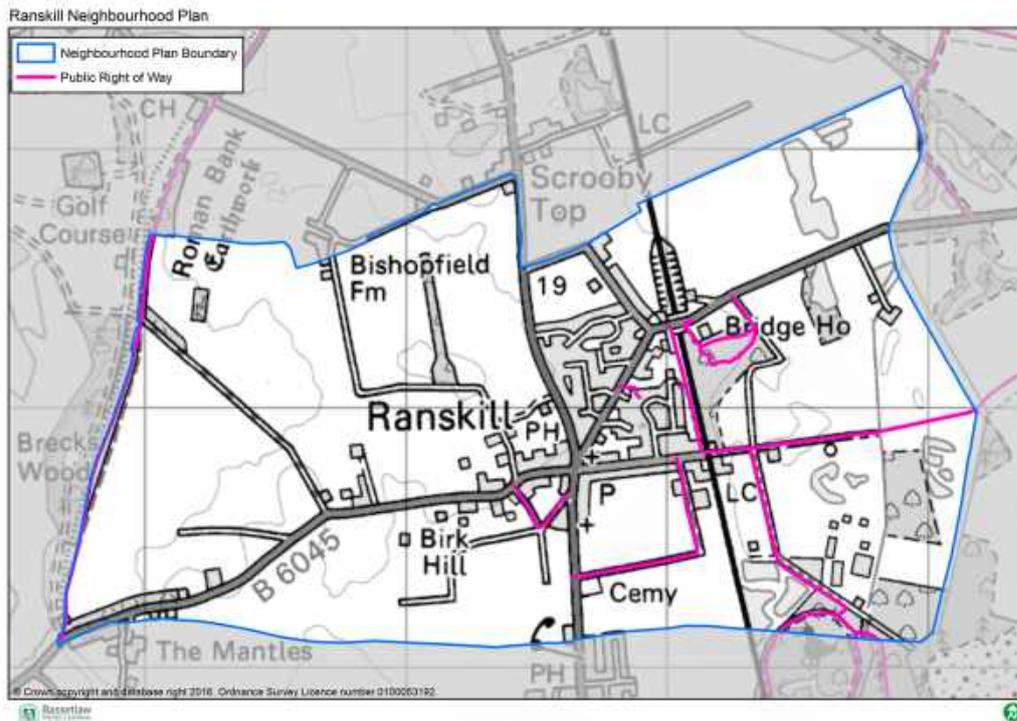
- 51 Due to the topography and the geology, the village is low lying and some areas are highly affected by surface water flooding (which is shown on Map 9).
- 52 The map below shows that the areas in the vicinity of Cherry Tree Walk and Ravenshill Close are at a high risk of surface water flooding (chance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



- 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 to Station 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 8 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 site 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.

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>

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.'*
- 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



¹⁶ NPPF para 99-101

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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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, holds a particular local significance, 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. Development that would have an adverse impact on the openness and special character of the local green spaces will not be supported except in very special circumstances in accordance with national policy.
3. So far as it's consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

12 Ensuring High-Quality Design

- 73 Developer interest is reflected in the number of speculative planning applications for major development in recent years outside the Development Boundary.
- 74 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).¹⁷ It is 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.
- 75 The NPPF identifies the important role neighbourhood planning groups can play in identifying the special qualities of each area and explaining how this should be reflected in development and that design policies should be developed with local communities so they are grounded in an understanding and evaluation of the areas defining characteristics.¹⁸
- 76 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'*.
- 77 To carry weight in decision making (and in accordance with the NPPF) the NPSG commissioned a Design Guide to be produced to inform the design and site allocation policy.
- 78 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



¹⁷ Rightmove accessed March 2020

¹⁸ See NPPF para 127, 128

- 79 The Ranskill Design Guide 2020 Section 3¹⁹ 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.
- 80 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.
 - g) 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.
 - h) 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.
- 81 The NPPF notes that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'*.²⁰
- 82 High quality design could be demonstrated by a report showing how the scheme accords with national design standards, the National Design Code and the Ranskill Design Code.
- 83 Policy 4 sets out the overarching design principles for good design across the Parish, based on an understanding of the area. The site allocation Policy 8 below, provides site specific criteria.

¹⁹ See <https://www.ranskillplan.co.uk/documents/aecom>

²⁰ See NPPF para 134

- 84 The government is committed to achieving net zero emissions by 2050 and the NPPF endorses the 17 Global Goals for Sustainable development to 2030²¹ and is emphatic that the planning system should ‘support renewable and low carbon energy and associated infrastructure’²².
- 85 The Government’s 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. The built environment contributes around 40% of the UKs total carbon footprint.²³
- 86 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 layout maximises opportunities to integrate new development with the existing settlement pattern; and**
 - b) 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.**

²¹ See NPPF para 7

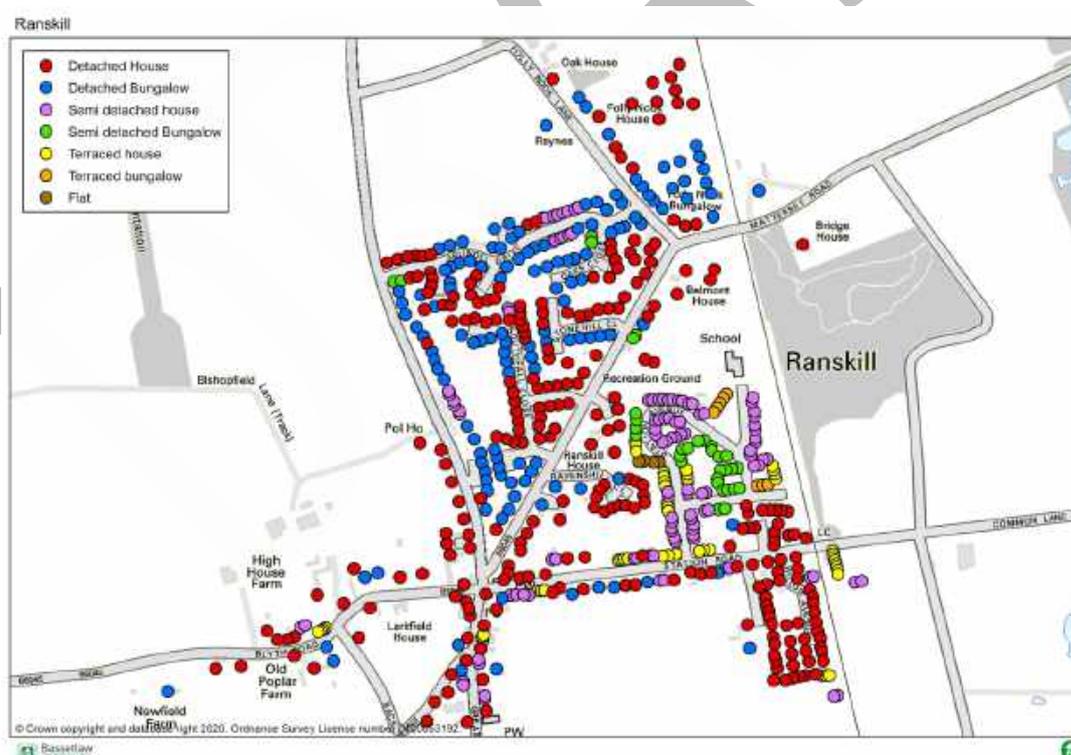
²² See NPPF para 152

²³ See <https://www.ukgbc.org/climate-change/>

13 A Mix of Housing Types

- 87 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 older people and those on different incomes is an important aim of this Neighbourhood Plan.
- 88 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). In 2019 25.1% of the rural population of Bassetlaw were over 65²⁵ – it is likely that Ranskill's population will be similarly ageing.
- 89 The Housing and Economic Development Needs Assessment HEDNA 2020²⁶ noted that '*Bassetlaw is projected to see a notable increase in the older person population, with the total number of people aged 65 and over projected to increase by 47% over the 19-years to 2037. This compares with overall population growth of 18% and a more modest increase in the Under 65 population of 10%.*'
- 90 The mix of housing types in Ranskill Parish is shown on Map 13. Whilst there is a dominance of detached houses there is also a mix of semi-detached and terraced houses. 27% are bungalows which is a higher proportion than is usual in villages.

Map 13 Housing Type



²⁴ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

²⁵ See HEDNA table 55

²⁶ See <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

- 91 The HEDNA notes that bungalows are often the first choice for older people seeking suitable accommodation in later life and there is generally a high demand for such accommodation when it becomes available. Bungalows are land intensive and often not supported by house builders or planners. However, given the rural and lower density of development in Ranskill and the ageing population, further provision as part of the new development would meet local need and would be supported.
- 92 The provision of bungalows may also encourage households to downsize freeing up family type housing in the Parish.
- 93 The HEDNA notes that there is expected to be a 23% increase in the number of households with dependent children – the majority of this increase is projected to be within smaller family households. On page 93 bullet point 5 it is noted that *'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.'*
- 94 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 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.
- 95 38% of households in rural Bassetlaw have a long-term health problem or disability. 58.5% of people over 65 have a long-term health problem or disability. The HEDNA notes the large increases in the number of older people mobility problems (increasing by 60% from 2018 to 2037). Table 58 of the HEDNA shows the growth in a range of disabilities.

Table 58: Projected Changes to Bassetlaw Population with a Range of Disabilities

Disability	Age Range	2018	2037	Change	% Change
Dementia	65+	1,671	2,826	1,155	69.1%
Mobility problems	65+	4,505	7,195	2,690	59.7%
Autistic Spectrum Disorders	18-64	684	739	55	8.0%
	65+	242	360	118	48.6%
Learning Disabilities	15-64	1,746	1,911	165	9.4%
	65+	533	777	244	45.7%
Challenging behaviour	15-64	32	35	3	9.1%
Impaired mobility	16-64	4,038	4,196	159	3.9%

Source: POPPI/PANSI and Demographic Projections

- 96 The HEDNA concludes that *'growth shown in those with disabilities provides clear evidence justifying delivering 'accessible and adaptable' homes as defined in Part M4(2) of Building Regulations.'*
- 97 M4 (2) is the category of home that is accessible and adaptable; 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 £1082 - £1100 per dwelling.²⁷ 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.

- 98 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.
- 99 Given the local evidence about the ageing population and the growth in those with long term disabilities and the need for flexible, adaptable homes, it is important that future housing development reflects this local and District need.
- 100 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.
- 101 This approach is in general conformity with adopted Policy DM5: Housing Mix and Density in the Core Strategy and with ST32 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 (HEDNA or equivalent).**
- 2. Where it is viable to do so, proposals 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.²⁸**

²⁷ Table 17 Housing Standards Review Cost Impacts 2014

²⁸ 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

15 Maintaining Local Employment

- 102 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 2018²⁹ noted that this 11-hectare estate was at capacity.
- 103 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.
- 104 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.
- 105 Broadband speeds are mainly good (fibre to box) although some houses are still unable to access super-fast broadband.
- 106 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.
- 107 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'.
- 108 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.
- 109 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*'.
- 110 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.
- 111 The Neighbourhood Plan allocates NP25 for industrial starter units and a village shop. (See Policy 8 and 9 below).
- 112 Policy 6 encourages employment opportunities within the Development Boundary (noting that the development has been extended to include the employment site allocation (see Map 4 and Map 14).

²⁹ See para 1.222 <https://www.bassetlaw.gov.uk/media/3932/bassetlaw-edna-part-1-appendix-1-bassetlaw-site-assessments.pdf>

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 they are:
 - a) within the Development Boundary or the use is appropriate to a countryside location in accordance with District policies; and
 - b) of a scale, nature and design appropriate to their location.

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16 Enhancing the Provision of Community Facilities

113 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

114 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.

115 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.

116 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

117 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.

118 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. Two of these surgeries have expressed an interest in operating a surgery from Ranskill.

119 The Plan supports the principles of NPPF para 85, Policy CS8 of Bassetlaw's Core Strategy and the emerging Policy ST47 in the context of community facilities (that they should be of a scale appropriate to the village in an accessible village location but may be outside but adjacent to the development boundary).

Policy 7 Enhancing the provision of community facilities

1. Proposals to provide new or improved community facilities will be supported where;
 - a) the design and location of the community facilities enables direct, safe access for pedestrians; and
 - b) the scheme is suitable in scale and function to meet the needs of the community
 - c) is well designed in accordance with Policy 4.

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17 Site Allocation

120 This Neighbourhood Plan has been drafted in the context of the emerging policy approach from BDC as set out in their Draft Bassetlaw Plan November 2020. The policy context is explained in section 2 above.

121 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.³⁰

122 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

123 19 sites were considered by AECOM of which;

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

124 The 19 known sites are listed in table 2 of the AECOM Site Options and Assessment Report.³¹ The map showing all the sites that were considered is at Appendix E.

125 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. 52% of respondents either supported or were a 'maybe' for allocating the employment site. The community response to all the sites presented at the drop in day is at Appendix F.

126 When the Housing Requirement Figure was substantially reduced in the Draft Bassetlaw Plan in November 2020, two further consultations were undertaken in January and July 2021 in relation a housing allocation NP19 that was in the Neighbourhood Plan at that time. 260 residents responded, 222 wanted the Neighbourhood Plan to only allocate an employment site.

127 The current Development Boundary for Ranskill Village, established through policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD excludes the sites that have since secured planning permission for housing since it was drawn in 2011.

128 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 site immediately adjoins the existing Development Boundary and is not of a scale that would be

³⁰ See AECOM report at <https://www.ranskillplan.co.uk/documents/aecom> and BDC site assessment comments at <https://www.ranskillplan.co.uk/documents/bassetlaw-district-council>

³¹ See <https://www.ranskillplan.co.uk/documents/aecom>

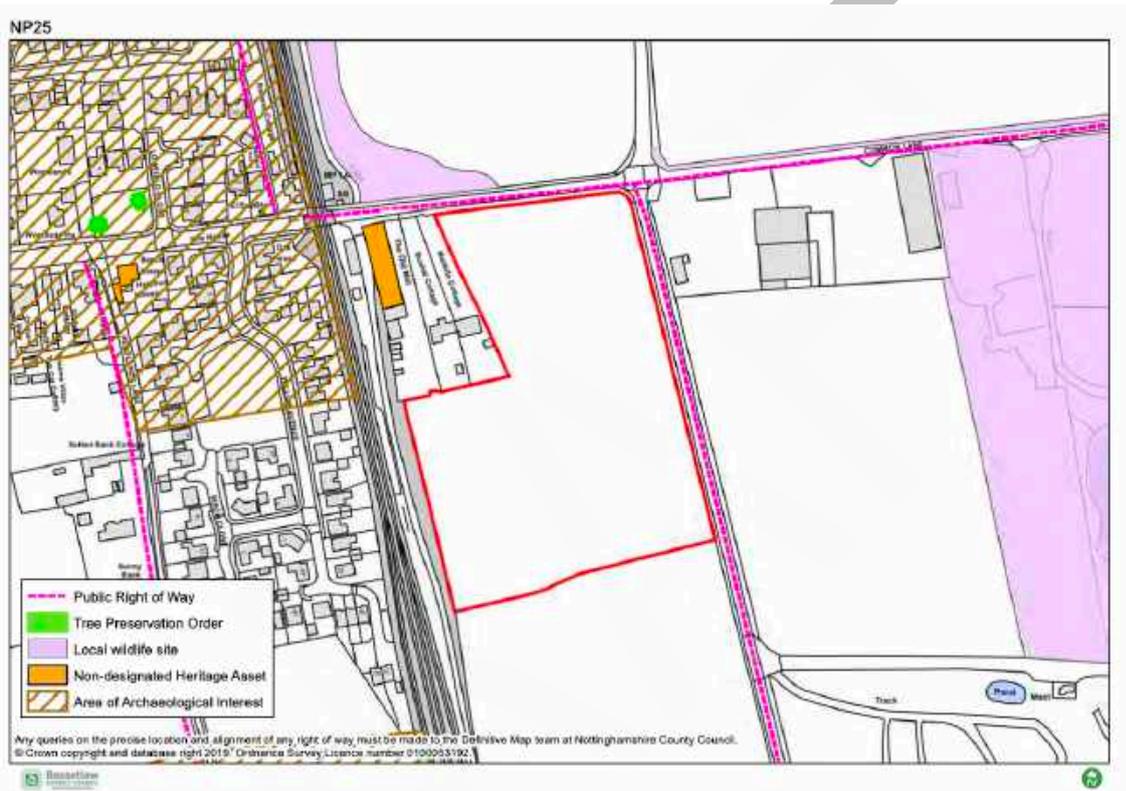
considered a 'strategic' allocation, this development would materially affect the development strategy as set out in BDCs Core Strategy.

129 The Development Boundary shown on Map 4 includes the site allocation as shown on Map 14.

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

NP25 Land South of Common Lane and adjacent to Ranskill Maltings

Map 14 Site and Constraints



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

132 The NPPF notes that '*sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements*'.³²

133 The proposed employment 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.

134 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.

³² See NPPF para 85

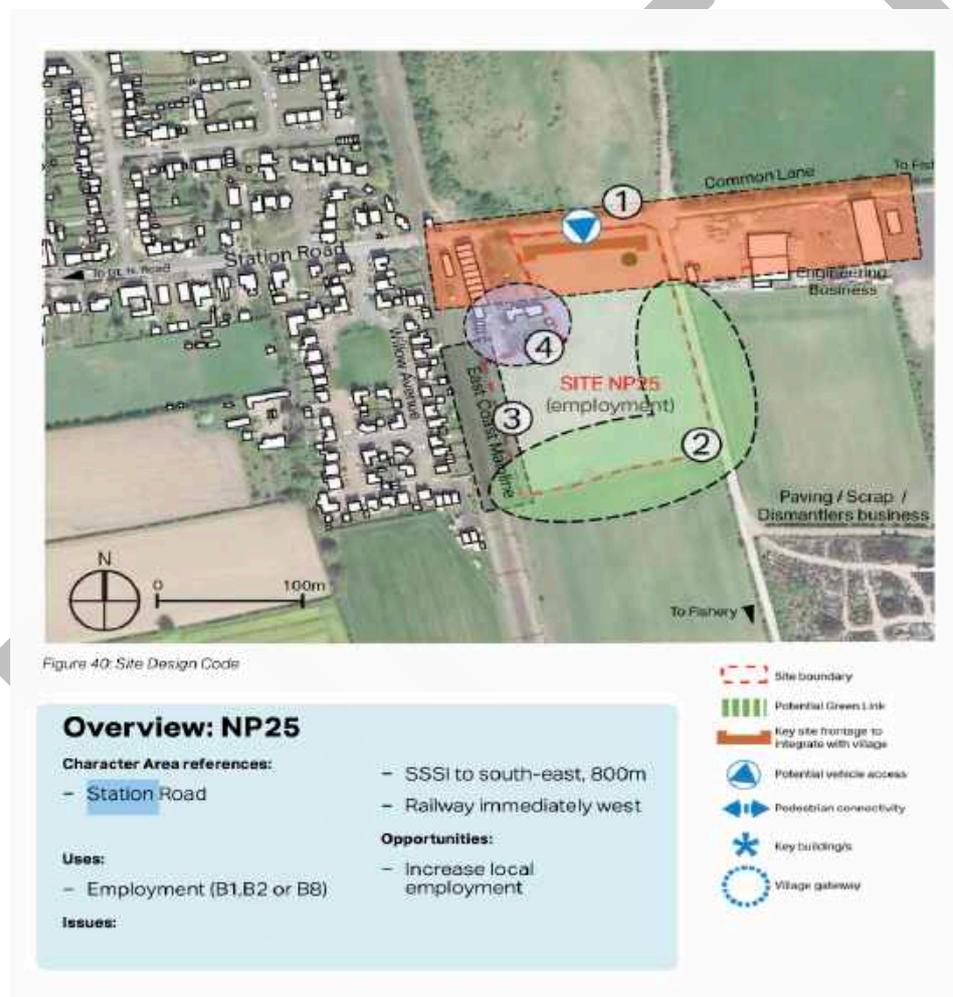
135 The site was assessed by GL Hearn in 2018 as part of its Economic Development Needs Assessment (EDNA)³³ *The site is not considered in a commercially attractive location and the access is very poor. As such, it is recommended that this site is not included within the Council's employment land supply.'*

136 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

137 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 1



³³ See <https://www.bassetlaw.gov.uk/media/3932/bassetlaw-edna-part-1-appendix-1-bassetlaw-site-assessments.pdf>

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, Conservation has no	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

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All policies should be read in conjunction with policies in Bassetlaw District Council's adopted Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

<p>objections in principle to the allocation of this site, subject to a design, scale, layout and materials.</p>	<p>Currently part of the site is in employment use. No objection to the principle of employment on this site.</p>	<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 8 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.

18 Implementation

138 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.

139 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

19 Monitoring and Review

140 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.

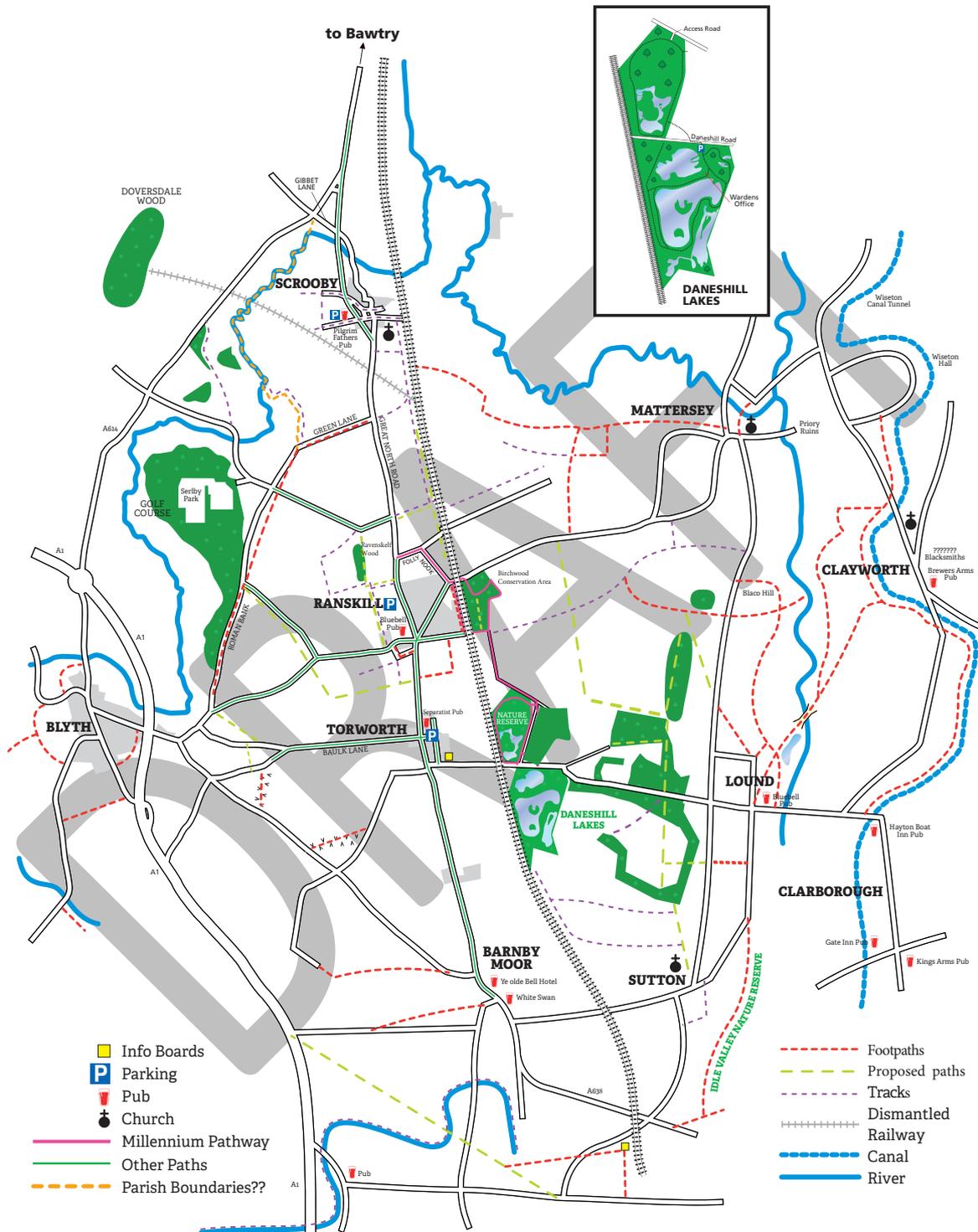
141 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

142 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.

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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 Ranskill Neighbourhood Plan Consultation Results 1st to 31st July 2021

Total votes cast: 260

Option 1: Plan for limited housing growth 222 votes

Option 2: Plan for more housing accompanied by a village hall 32 votes

Spoiled ballots 6

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