
Ranskill Neighbourhood Development Plan 2021-2038



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

16/01/2023



Contents

	Common Abbreviations.....	2
	Foreword	3
1	The Ranskill Neighbourhood Plan	4
2	The need for a Neighbourhood Plan.....	5
3	Consultation	6
4	Status of Projects and Actions.....	7
5	Ranskill in Context.....	8
6	Community Vision	11
7	Community Objectives	11
8	Engaging with the Community: A Key Principle	12
9	Sustainable Development, Infill and the Development Boundary.....	13
	Policy 1: Sustainable Development, Infill and the Development Boundary	16
10	Protecting Biodiversity and the Landscape Character	17
	Policy 2: Protecting Biodiversity and the Landscape Character.....	24
11	Local Green Spaces.....	25
	Policy 3: Designation of Local Green Spaces	30
12	Ensuring High-Quality Design.....	31
	Policy 4: Ensuring High Quality Design.....	33
13	A Mix of Housing Types	34
	Policy 5: A Mix of Housing Types.....	36
14	Maintaining Local Employment	37
	Policy 6: Maintaining Local Employment	38
15	Enhancing the Provision of Community Facilities	39
	Policy 7: Enhancing the provision of community facilities.....	40
16	Implementation.....	41
17	Monitoring and Review	41
	Appendix A: Community Projects.....	42
	Appendix B: Photos of key views shown on Map 9.....	44
	Appendix C: Ranskill Design Guide 2020	48
	Appendix D: Employers in Ranskill 2020	49
	Appendix E: Ranskill Neighbourhood Plan Consultation Results 1 st to 31 st July 2021	49
	Appendix F: Significant Green Gaps Criteria.....	50
	Appendix G: Local Green Space Maps.....	51
	Appendix H: Policies Map.....	56

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

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 the 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

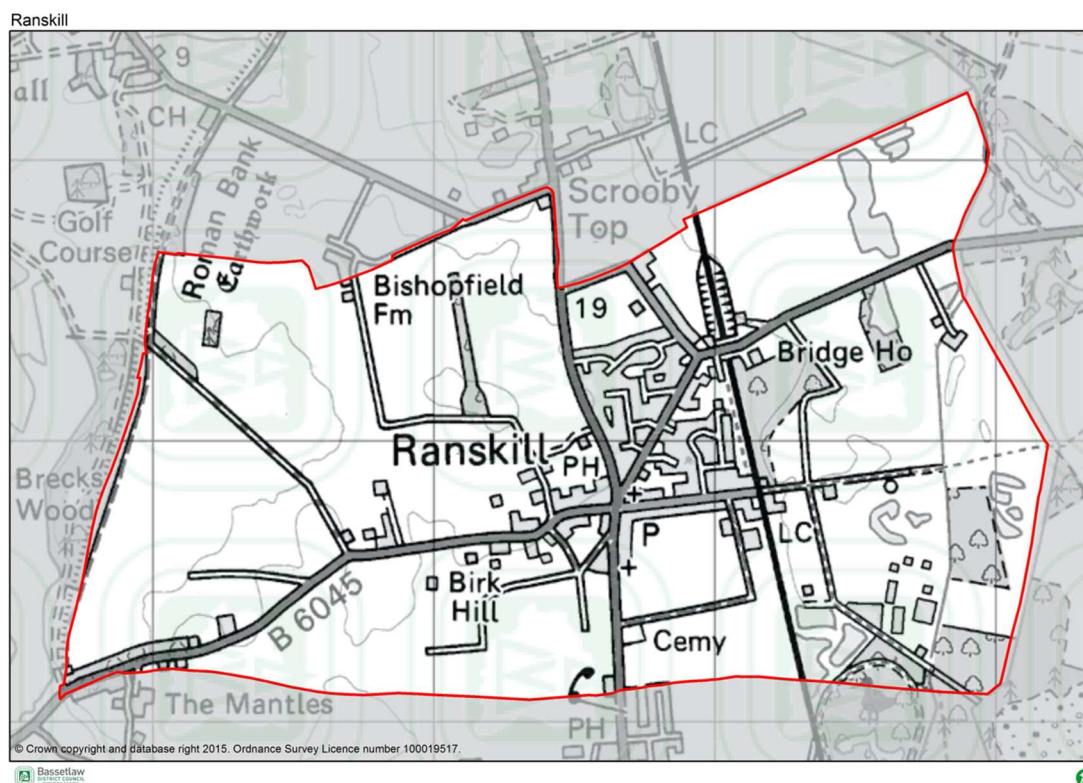
The Plan describes the Parish and identifies what is special about it via a separate Design Guide prepared as part of the Neighbourhood Plan, to ensure that developers understand the defining characteristics of our Parish from the appearance of the buildings to the importance of key views and green gaps. This means that when development is proposed, it has to be built in accordance with our local Design Guide.

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 Ranskill 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 Development Management Policies DPD 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) Bassetlaw District Council (as the Local 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 for Bassetlaw District 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 and Development Management Policies DPD 2011 – 2028.) The Neighbourhood Plan is also supported by the evidence base for the emerging Bassetlaw Local Plan. The time frame for the Ranskill Neighbourhood Plan is aligned to the Plan period of the Publication Version Bassetlaw Local Plan (August 2021) with Addendum January 2022 (2020-2038).
- 5 A number of District – wide documents that support the preparation of the Publication Version Bassetlaw Local Plan 2020-2038 have been used to support the preparation of the RNP. These are:
 - a) Land Availability Assessment 2021
 - 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 and Addendums 2020 and 2021
 - f) Housing and Economic Development Needs Assessment HEDNA 2020
 - g) Development Boundaries Background paper 2021
 - h) Rural Settlement Study Update 2021
- 6 Parish based studies have also been commissioned (or undertaken by the Neighbourhood Plan Steering Group) these are:
 - i) Site Options Assessment AECOM 2019
 - j) Ranskill Design Guide AECOM 2020
 - k) 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 2038.
- 9 Ranskill is defined as a 'Rural Service Centre' in the Bassetlaw Core Strategy and a 'Small Rural Settlement' in the Publication Version Bassetlaw Local Plan (August 2021) and Addendum January 2022. These are considered more sustainable settlements to accommodate some residential development and growth.
- 10 This August 2021 Publication Version Bassetlaw Local Plan identified a Housing Requirement Figure for Ranskill of 5% which is the equivalent of 30 dwellings.
- 11 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.
- 12 BDC includes any completions since 1st April 2020 as a contribution towards this figure of 30 dwellings. The Rural Monitoring report ¹ shows that Ranskill has exceeded its housing requirement.

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

3 Consultation

- 13 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.
- 14 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 in **Table 1**.

Table 1: Key findings of the Village Survey

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.

- 15 This feedback further assisted the NPSG and ensured that it was the community that set the priorities for the Neighbourhood Plan.
- 16 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 that were under consideration, but since removed, 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

- 17 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.
- 18 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 of the consultation that concluded that there should be no housing allocations in the RNP are at **Appendix E**.

4 Status of Projects and Actions

- 19 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

Location and Context

- 20 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.
- 21 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.
- 22 Ranskill dates back to the Danish invasions of the 9th century and the name derives from 'Ravenskelf' which meant 'shelving knoll or ridge of the raven'. It evolved around the cross roads of two major routes the Great North Road (an old Roman Road) and Blyth/Mattersey Road. These connections continue to create good links with motorways (A1/M1) to the west and regional destinations (Doncaster and Sheffield). Station Road and Folly Nook Lane complete the connected structure of the village. The remaining streets are for access to housing developments.
- 23 Station Road used to provide access from Great North Road to the East Coast Main Line although with the closure of the station in the 1950s this route now only provides access to the industrial estate to the east.
- 24 **Map 2** taken from the Ranskill Design Guide 2020⁸, shows the street layout and function that define the village.

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 from the Ranskill Design Guide

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

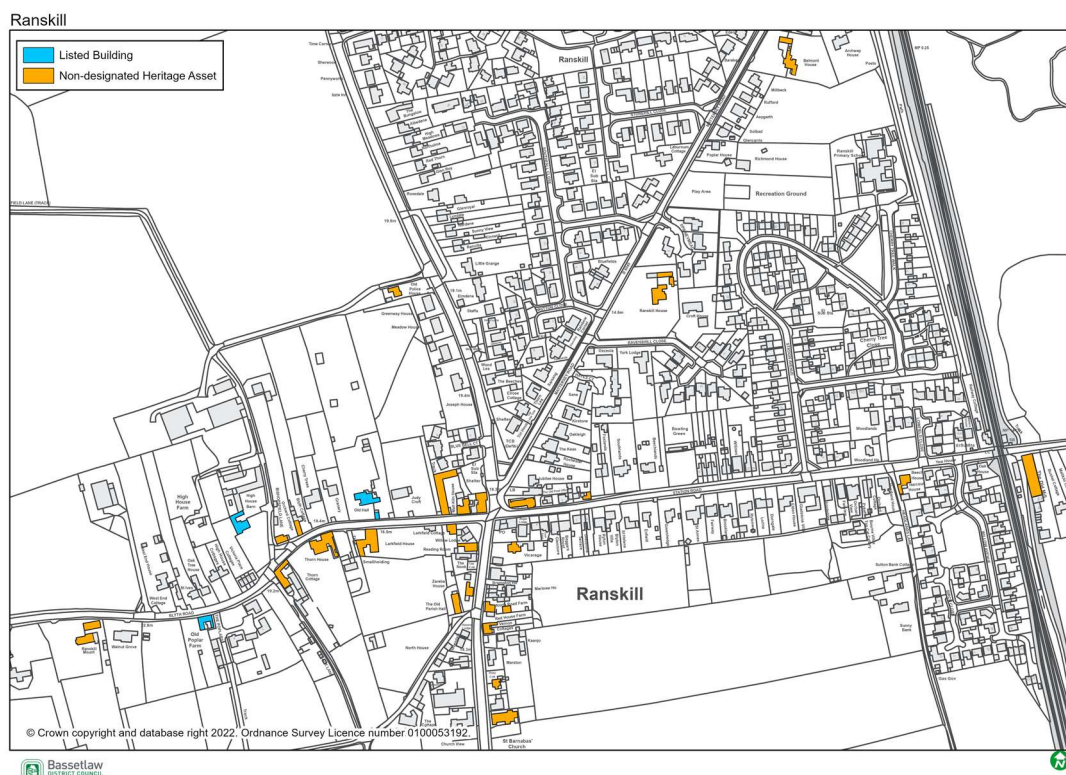
Heritage

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

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

- 29 **Map 3** shows the listed building and non-designated heritage assets – the latter are buildings that BDC have assessed to have local historic and/or architectural value.

Map 3: Heritage Assets



- 30 There is also extensive evidence for pre-historic and Roman settlement and agricultural activity within the parish. These are largely recorded from cropmarks showing significant settlement activity in the south-western corner and evidence for the associated 'brickwork' field systems present throughout the rest of the parish. It is therefore highly likely that further significant activity would be identified through archaeological investigation in most areas of the parish.'
- 31 Nottinghamshire County Council manages the Historic Environment Record for the county and holds numerous records for the parish relating to evidence of historic settlement and other cultural activity see <https://www.heritagegateway.org.uk>

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 2038 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 meets the needs of the local community (2/3 bed dwellings where possible) whilst minimizing the impact on the natural and built environment and creating enhancements to the natural environment where possible.

Community Objective 2: To ensure that all new development is located within 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 up to 2038. 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, provided it meets the requirements of planning policies at a District and National level, 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, Infill 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 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 and Development Management Policies DPD 2011 was drawn around Ranskill in accordance with the Core Strategy and Development Management Policies DPD 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 sites that have secured planning permission since 2011. The Development Boundary directs development within the settlement and protects 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;
- a) existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement where that permission is considered sustainable development in accordance with this Neighbourhood Plan; and
 - b) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
 - c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the BDC Landscape Character Assessment; and
 - e) a consideration of the existing built form and Housing Requirement Figure provided by BDC in November 2020; and
 - f) 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**.

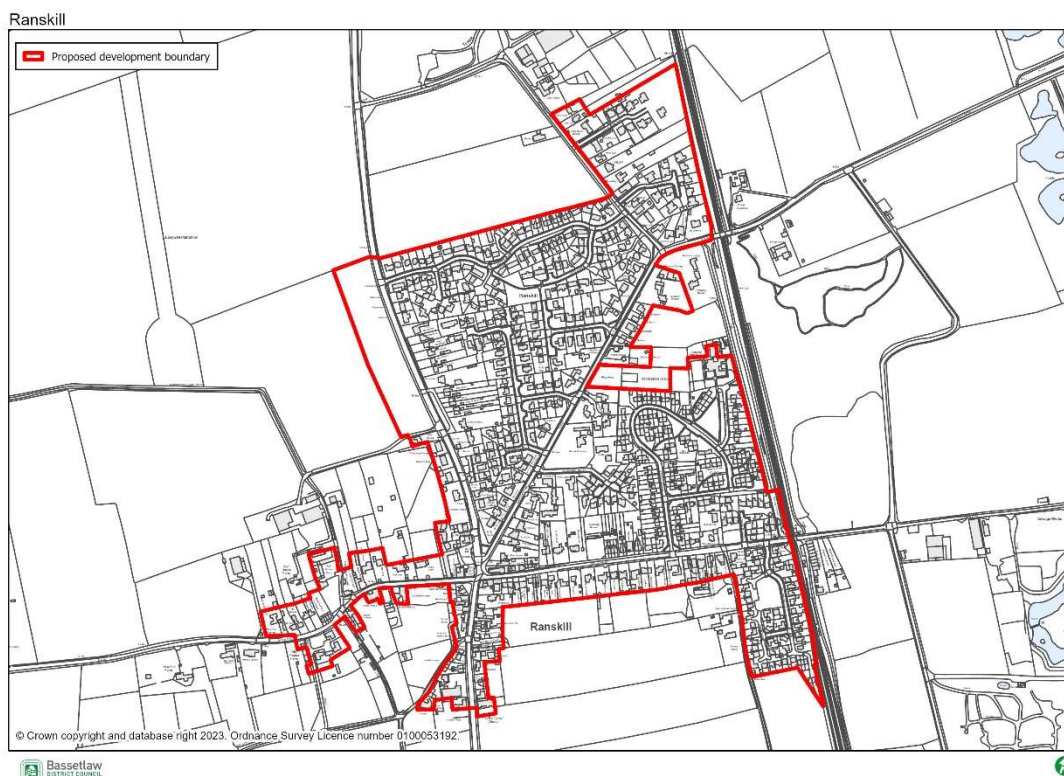
¹¹ Policy CS8 Rural Service Centres BDC Core Strategy and Development Management Policies DPD

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 reflecting the community consultation and enables the community to influence where growth takes place. This is the preferred approach.

- 42 Option 3 (the preferred approach) is consistent with BDCs principles as set out in the Background Paper on Development Boundaries 2021.¹²
- 43 Sustainable Development does not just relate to its location but how it is built and operates. The design of new development should demonstrate low carbon construction, the use of renewable energy (where possible) and water efficient design.

¹² See <https://www.bassetlaw.gov.uk/media/6563/development-boundaries-background-paper-september-2021.pdf>

Map 4: Development Boundary¹³

Infill

- 44 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.
- 45 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.
- 46 This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built-up frontage by the filling of a small gap. Given the nature and character of the villages within the defined Development Boundary, infill developments will usually generate one or two dwellings.

¹³ Extended to include the recent development at Folly Nook.

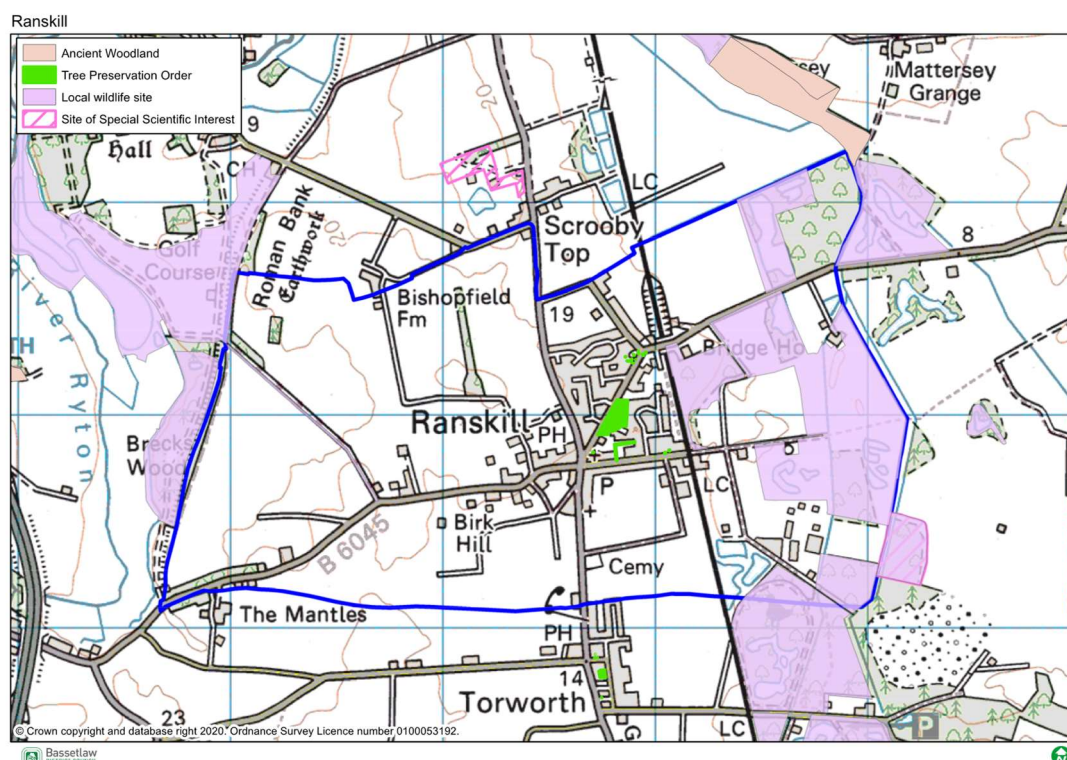
Policy 1: Sustainable Development, Infill and the Development Boundary

- 1. Proposals for new residential development will only be supported where they fill a gap within the existing Development Boundary as defined on Map 4 and where it meets the following criteria;**
 - a) the number of dwellings and their layout responds positively to the immediate character of the locality; and**
 - b) they positively respond to the character, appearance and amenity of that part of Ranskill village in which the proposal is located; and**
 - c) it safeguards the integrity, function and character of the Significant Green Gaps (Map 10), Key Views (Map 9), Local Green Spaces (Map 11) and local nature reserves or any other area designated for its nature conservation or priority habitat (Map 5); and**
 - d) it safeguards any natural features on the site that have a nature conservation value where practicable; and**
 - e) they protect the significance of heritage assets including their setting and conserves the historic environment; and**
 - f) as appropriate to its scale, nature and location, the proposal incorporate measures which would promote walking and cycling into the design and layout of the proposed development; and**
 - g) as appropriate to its scale, nature and location the proposal includes sustainable drainage systems that improve biodiversity as well as mitigating surface water flood risk (where applicable) where outfall is a key design consideration.**
- 2. Development should be designed to minimise the use of carbon in its construction and operation. Water efficient design should be included to meet higher water efficiency standards where possible.**
- 3. Outside the Development Boundary proposals will be limited to development that is necessary to support the rural economy or is a rural exception site in accordance with national, District and other relevant policies in this Neighbourhood Plan.**

10 Protecting Biodiversity and the Landscape Character

- 47 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.¹⁴ 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.
- 48 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.
- 49 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.

Map 5: Designated Areas of Nature Conservation



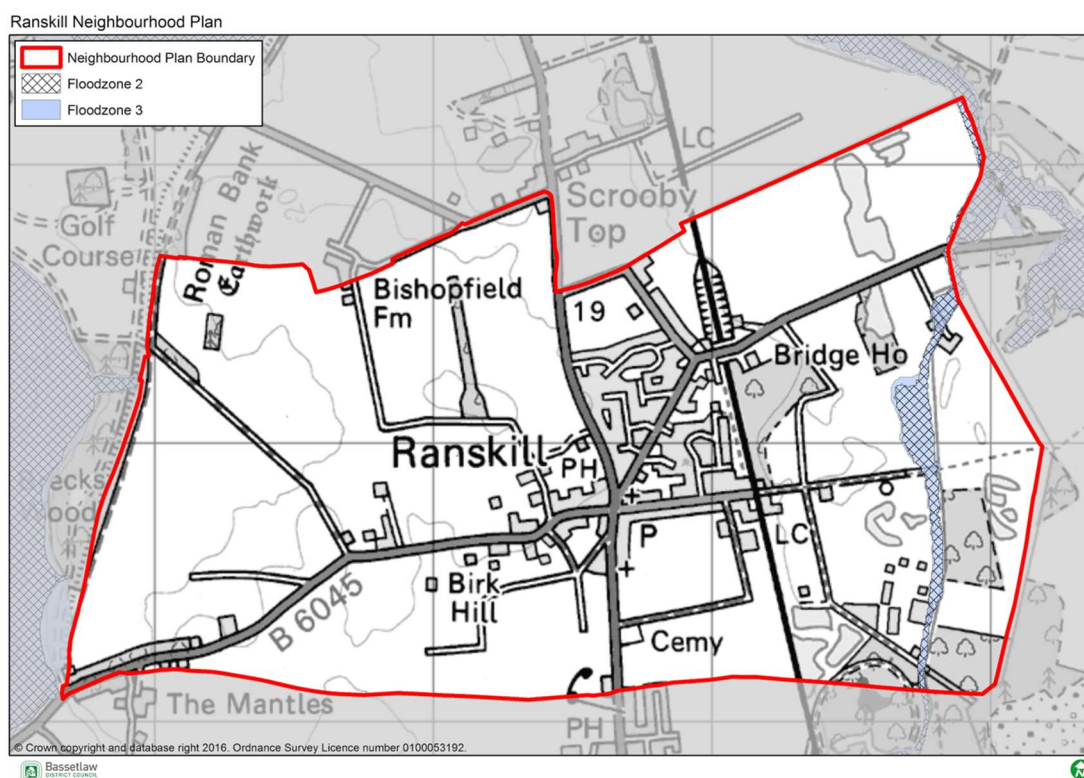
¹⁴ See Policy Zone 10 at <https://www.bassetlaw.gov.uk/media/3448/idle-lowlands-policy-10.pdf>

- 50 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**) 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**)
- 51 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.

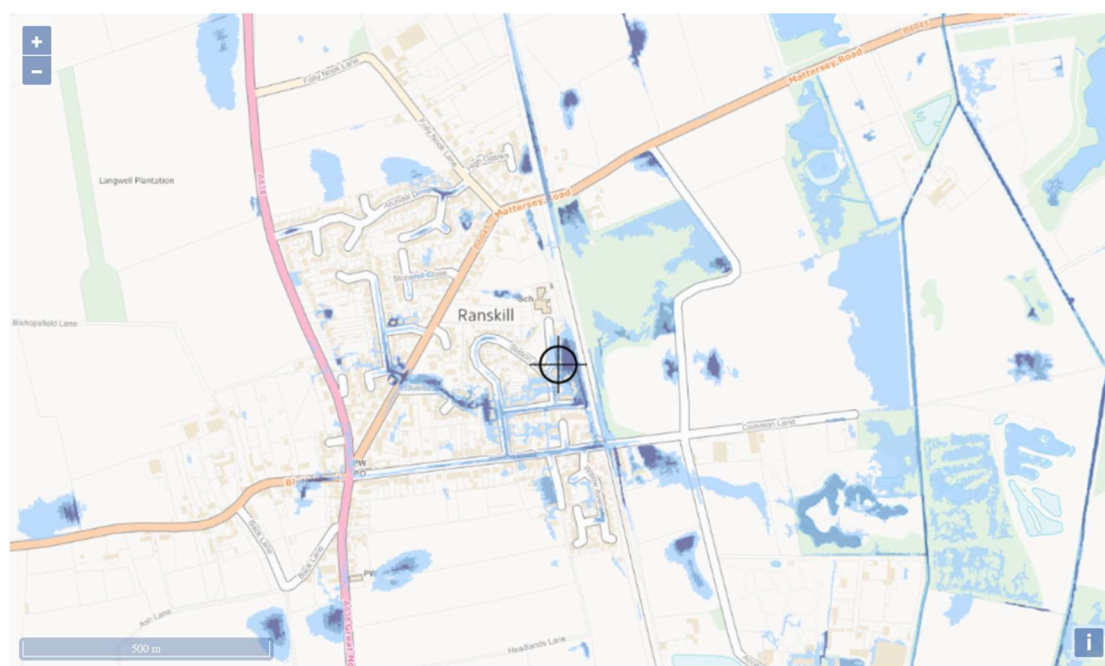
Flood Risk

- 52 The EA Flood Zone Maps 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



- 53 Due to the topography and the geology, the village is low lying and some areas are highly affected by surface water flooding.
- 54 **Map 7** 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)

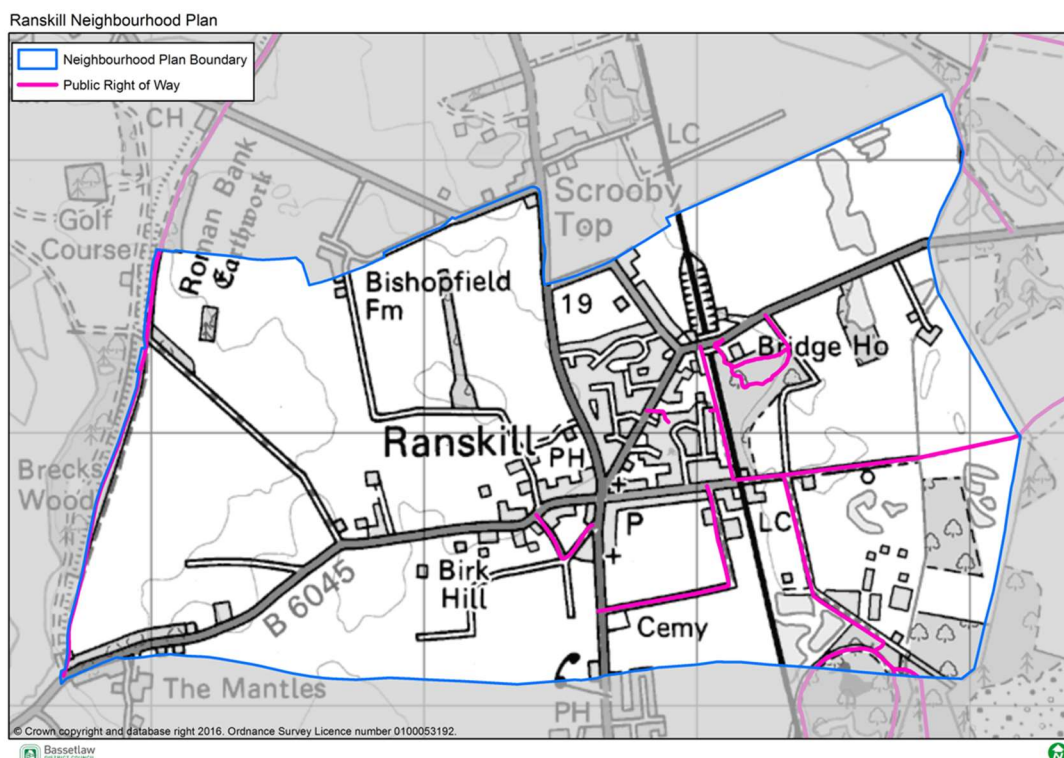
Map 7: Surface Water Flooding¹⁵

Extent of flooding from surface water

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

- 55 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.*’
- 56 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.
- 57 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).
- 58 Major development will be required to incorporate sustainable drainage systems in accordance with national standards. For minor development the use of SuDs is supported where appropriate.
- 59 Drainage design needs to take into account climate change by allowing for an expected increase in the volume of rainfall, when assessing the storage and conveyance requirements for potential development sites.

¹⁵ See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>.

Map 8: Footpaths

- 60 The Parish is well served by footpaths on the eastern side – particularly well used is the route that runs next to the railway line between Mattersey Road and 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.
- 61 **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.
- 62 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

- 63 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.
- 64 **Appendix B** provides a photo of each view point.
- 65 **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



- 66 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



- 67 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 Lane as it runs north out of the village.

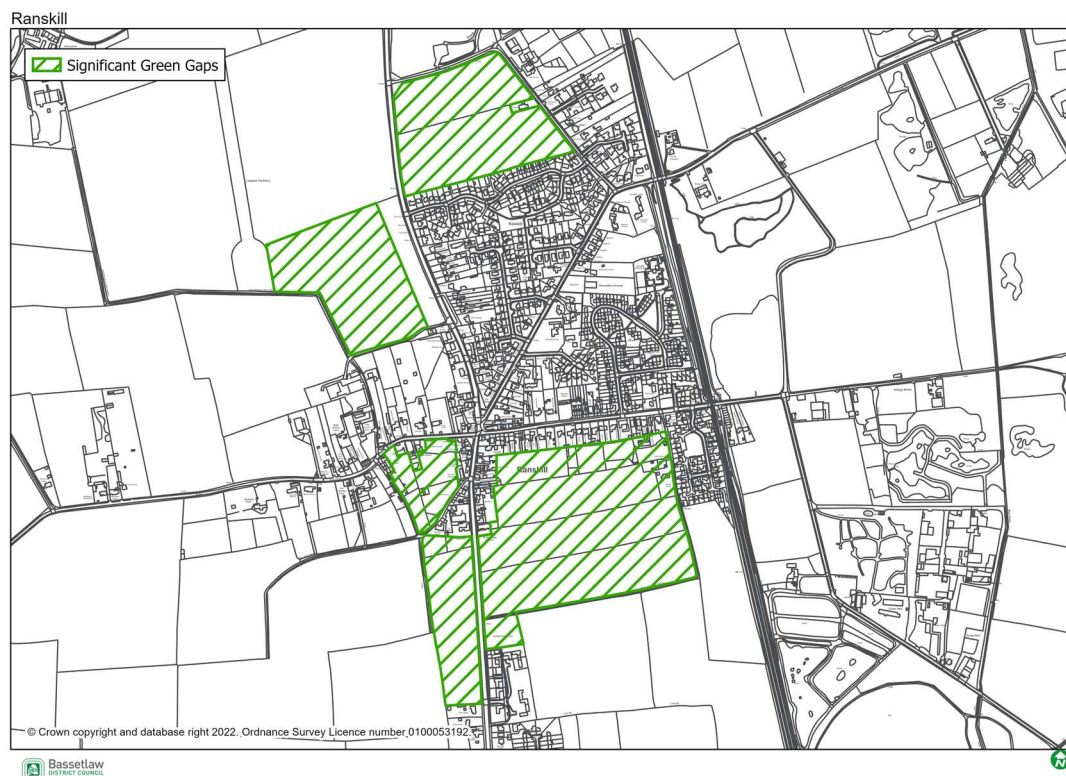
Photo looking north along Folly Nook Lane Key View F on Map 9



- 68 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



- 69 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. Comparing **Map 9** and **Map 10** shows a strong link between the green gaps and the views.
- 70 The criteria used by the NPSG in identifying these significant green gaps is set out at **Appendix F**.
- 71 Proposals will need to demonstrate they have taken into account the landscape character of the Plan area. In accordance with NPPF para 130, developments should be '*sympathetic to local character and history, including the surrounding built environment and landscape setting*'.
- 72 **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.
- 73 The third part of **Policy 2** comments about the potential way in which the effects of development proposals could be mitigated.
- 74 Enhancement measures may include:
- a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wild flower meadows and strips,
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,
 - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow.

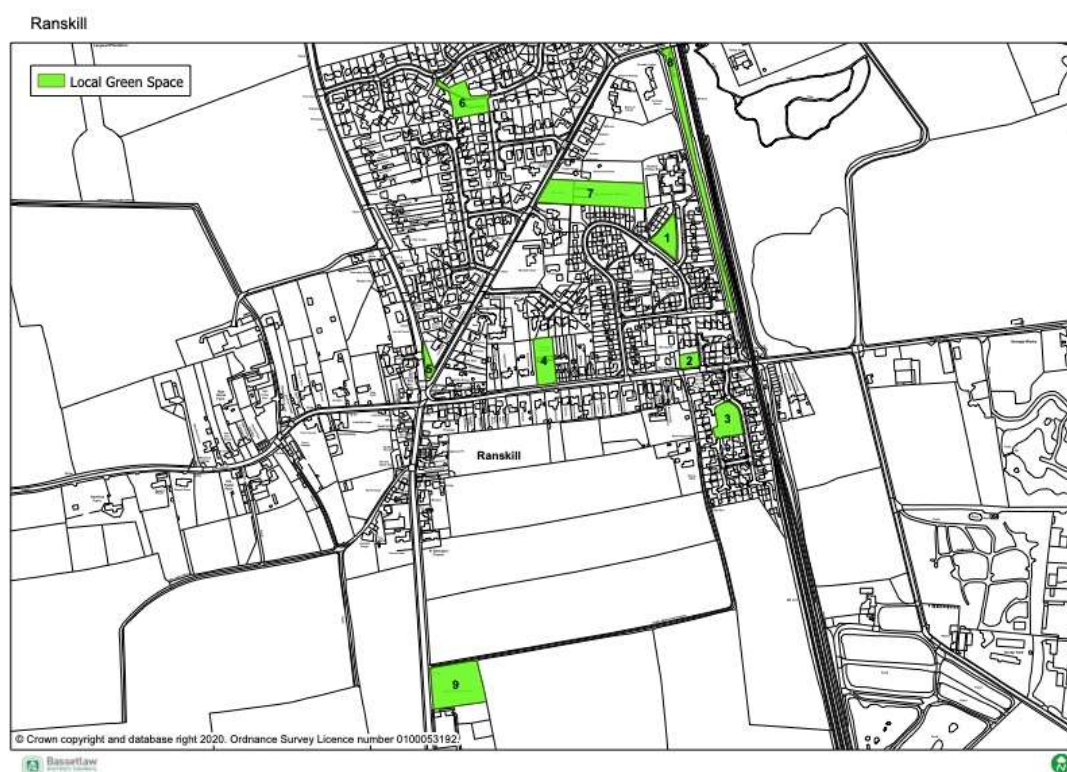
Policy 2: Protecting Biodiversity and the Landscape Character

1. Development proposals should;
 - a) protect the areas designated for nature conservation identified on Map 5; and
 - b) protect the Public Rights of Way; and
 - c) be sympathetic to the local character and landscape setting as defined in the Ranskill Design Guide 2020; and
 - d) not represent an unacceptable visual intrusion into the surrounding landscape in general, and the Significant Green Gaps (as shown on Map 10) in particular.
2. Development in Ranskill Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) and minimise its impact on the landscape character.
3. Development proposals should be designed to respond positively to the key views as shown on Map 9. Development proposals that would affect the key views including the sense of openness and/or the sense of place should include a detailed assessment of their effects the proposals will have on the relevant character area as identified in the Ranskill Design Guide 2020 and any proposed mitigation measures. Any proposed mitigation planting and boundary treatment should include native species recommended for the Idle Lowlands Landscape Character Area. Development proposals which would have an unacceptable impact on an identified key view as defined on Map 9 will not be supported.
4. Development should achieve a net biodiversity gain that is measurable in accordance with local and national planning policy. Development proposals which would have significant ecological impacts will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package. Any such measures should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan. With the exception of householder development, proposals that would result in the net loss of biodiversity will not be supported.
5. As appropriate to their scale, nature and location, development proposals should incorporate Sustainable Drainage Systems which are designed to address the particular circumstances of the site concerned.

11 Local Green Spaces

- 75 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 2038).
- 76 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.'*
- 77 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. Unique detailed maps for each designated LGS are also provided in **Appendix G**.

Map 11: Local Green Spaces Designations



¹⁶ NPPF para 101-102

LGS 1: Cherry Tree Walk	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.



LGS 2: Lowfield Close	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.



LGS 3: Willow Avenue	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.



LGS 4: Bowls Club	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.



LGS 5: Village Green	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.



LGS 6: Oaks Close	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.



LGS 7: Recreation Ground	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.



LGS 8: Footpath by Railway	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.



LGS 9: Cemetery	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.



- 78 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, **Policy 3** 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.)
- 79 **Policy 3** follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

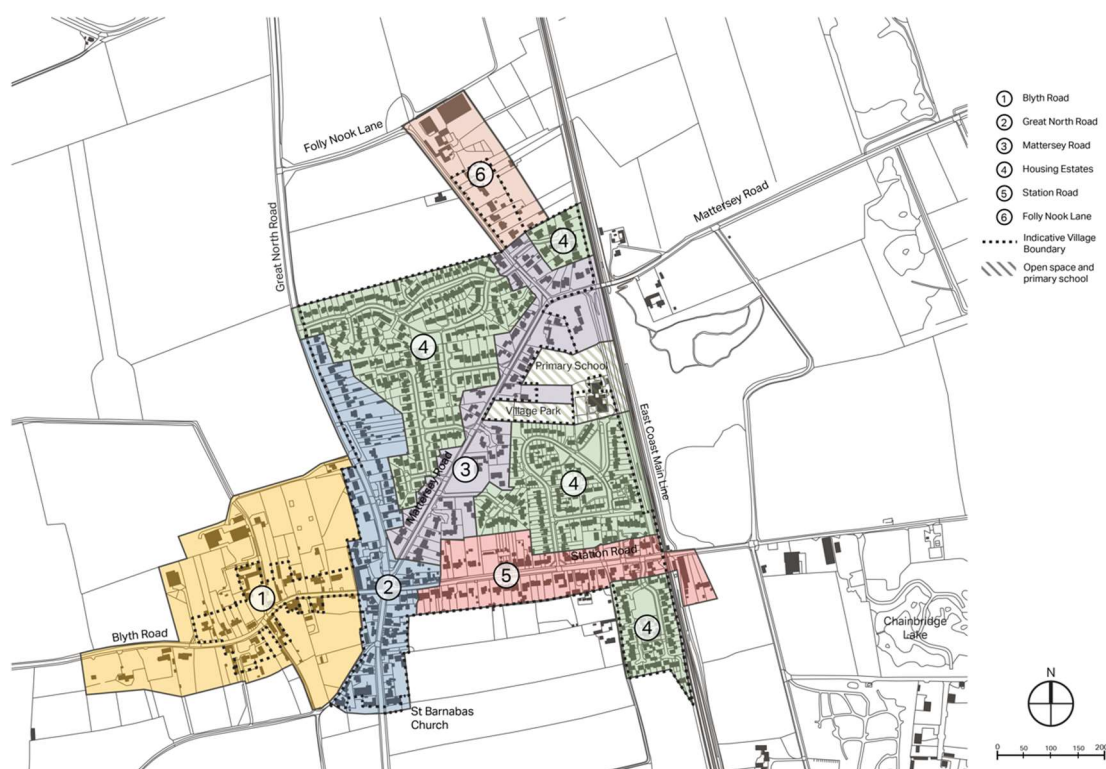
Policy 3: Designation of Local Green Spaces

1. The Plan designates the following sites, as shown on Map 11, as Local Green Spaces;
 - a) LGS1: Cherry Tree Walk
 - b) LGS2: Lowfield Close
 - c) LGS3: Willow Avenue
 - d) LGS4: Bowls Club
 - e) LGS5: Village Green
 - f) LGS6: Oaks Close
 - g) LGS7: Recreation Ground
 - h) LGS8: Footpath by Railway
 - i) LGS9; Cemetery
2. Development proposals within the designated local green spaces will only be supported in very special circumstances.

12 Ensuring High-Quality Design

- 80 Developer interest is reflected in the number of speculative planning applications for major development in recent years outside the Development Boundary.
- 81 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.
- 82 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
- 83 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'*.
- 84 To carry weight in decision making (and in accordance with the NPPF) the NPSG commissioned a Design Guide to be produced.
- 85 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

- 86 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.
- 87 Based on the analysis in the Ranskill Design Guide, the following key issues identified in **Table 3** can be drawn from the detailed analysis and support **Policy 4**.

Table 3: Key Design Considerations

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.
The structure of the village is easily understood based on a clear frontage definition on the main routes with glimpses and key views to the wider surrounds. 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.
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
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.
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.
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.

- 88 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
- 89 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.
- 90 **Policy 4** sets out the overarching design principles for good design across the Parish, based on an understanding of the area.
- 91 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.

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

²⁰ See NPPF para 134

²¹ See NPPF para 7

²² See NPPF para 152

- 92 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 UK's total carbon footprint.²³
- 93 **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.
- 94 High-quality design should incorporate water efficiency designs and technology. Water-efficient design provides energy efficiency benefits by reducing the need to treat wastewater and water for consumption. It also encourages effective water management within the home.

Policy 4: Ensuring High Quality Design

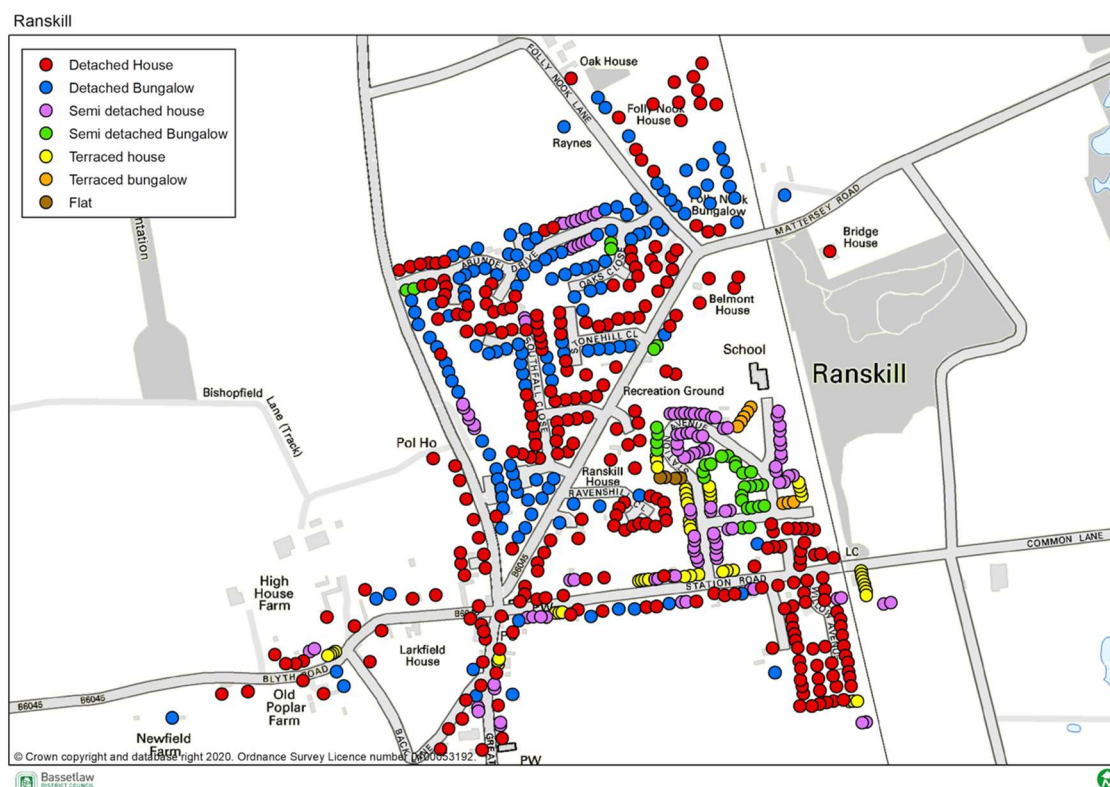
1. **Proposals should demonstrate a high design quality that will contribute to the character of the Village. In order to achieve this, new development proposals should reinforce the character of the area as defined in the Ranskill Design Guide 2020 and summarized in Table 3.**
2. **Development proposals should give particular attention to landscaping schemes and boundary treatment (using native trees, hedgerows, low walls to the front and planting) that reflect the surrounding character and that make pockets of development more intimate and reinforce the rural street scene.**
3. **The materials, scale and massing of development proposals should reinforce the existing character areas as defined in the Ranskill Design Guide 2020.**
4. **On the main routes through Ranskill (Great North Road, Blyth Road and Mattersey Road) housing should provide active frontages to the street and gaps between to allow glimpses to the countryside beyond.**
5. **Development proposals should be designed to ensure that;**
 - 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.**
6. **Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources including and high energy efficiency levels will be supported where they are appropriate to their location and context. This will include a consideration of siting and location to maximise passive solar gain and a water efficient design.**
7. **Proposals for the retrofit of heritage properties/assets to reduce energy demand and to generate renewable energy will be supported where they safeguard the significance and setting of the heritage assets affected.**

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

13 A Mix of Housing Types

- 95 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.
- 96 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.
- 97 The Housing and Economic Development Needs Assessment 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%.*'
- 98 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>

- 99 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.
- 100 The provision of bungalows may also encourage households to downsize freeing up family type housing in the Parish.
- 101 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.’*
- 102 This all points to the importance of encouraging a higher proportion of smaller dwellings as part of new housing development to meet this projected increase in local need. This was mirrored in the community consultation Village Survey 2016. There were 434 responses for the need for either small starter homes or retirement homes, this was followed by 301 responses for the need for ‘standard’ family homes.
- 103 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 4** below shows the growth in a range of disabilities.

Table 4: HEDNA Projected changes to Bassetlaw Population with a Range of Disabilities

Disability	Age Range	2018	2037	Change	% change
Dementia	65+	1671	2826	1155	69.1
Mobility problems	65+	4505	7195	2690	59.7
Autistic spectrum disorders	18-64	684	739	55	8
Autistic spectrum disorders	65+	242	360	118	48.6
Learning disabilities	15-64	1746	1911	165	9.4
Learning disabilities	65+	533	777	244	45.7
Challenging behaviour	15-64	32	35	3	9.1
Impaired mobility	16-64	4038	4196	159	3.9

- 104 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.’*
- 105 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 M4(2) 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.
- 106 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.
- 107 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.
- 108 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.
- 109 This approach is in general conformity with adopted Policy DM5: Housing Mix and Density in the Core Strategy and Development Management Policies DPD and with ST32 of the Draft Bassetlaw Plan.
- 110 Proposals including sites allocated for self-build plots would allow future occupiers to design their dwelling to meet their need and is supported.

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 in general and the need for smaller dwellings which would be suitable for older people, first time buyers and those with mobility issues in particular.**
- 2. Proposals for self-build homes will be supported where they otherwise comply with Policy 1 of this Plan.**

²⁷ Table 17 Housing Standards Review Cost Impacts 2014

14 Maintaining Local Employment

- 111 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 2018²⁸ noted that this 11-hectare estate was at capacity.
- 112 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 level crossing.
- 113 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.
- 114 Broadband speeds are mainly good (fibre to box) although some houses are still unable to access super-fast broadband.
- 115 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.
- 116 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'.
- 117 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.
- 118 The NPPF para 84 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*'.
- 119 The 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. The emerging Bassetlaw Local Plan identifies that the Council's employment land needs will be more than sufficiently met through existing commitments and the proposed employment allocation at Apleyhead therefore no additional employment allocation is required.
- 120 However, **Policy 6** encourages employment opportunities within the Development Boundary and on the existing employment site.

²⁸ 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
 - b) the use is appropriate to a countryside location in accordance with District policies; or
 - c) an existing employment site; and
 - d) of a scale, nature and design appropriate to their location.

15 Enhancing the Provision of Community Facilities

121 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

122 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.

123 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.

124 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 & Scooby 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

125 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.

126 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.

127 The Plan supports the principles of NPPF para 85, Policy CS8 of Bassetlaw's Core Strategy and Development Management Policies DPD 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 (a village hall, doctors surgery, village shop) within or adjoining the Development Boundary will be supported where;**
 - a) **the design and location of the community facilities enables direct, safe access for pedestrians, cyclists and the mobility impaired; and**
 - b) **the building concerned is well designed in accordance with Policy 4.**

16 Implementation

- 128 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.
- 129 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

17 Monitoring and Review

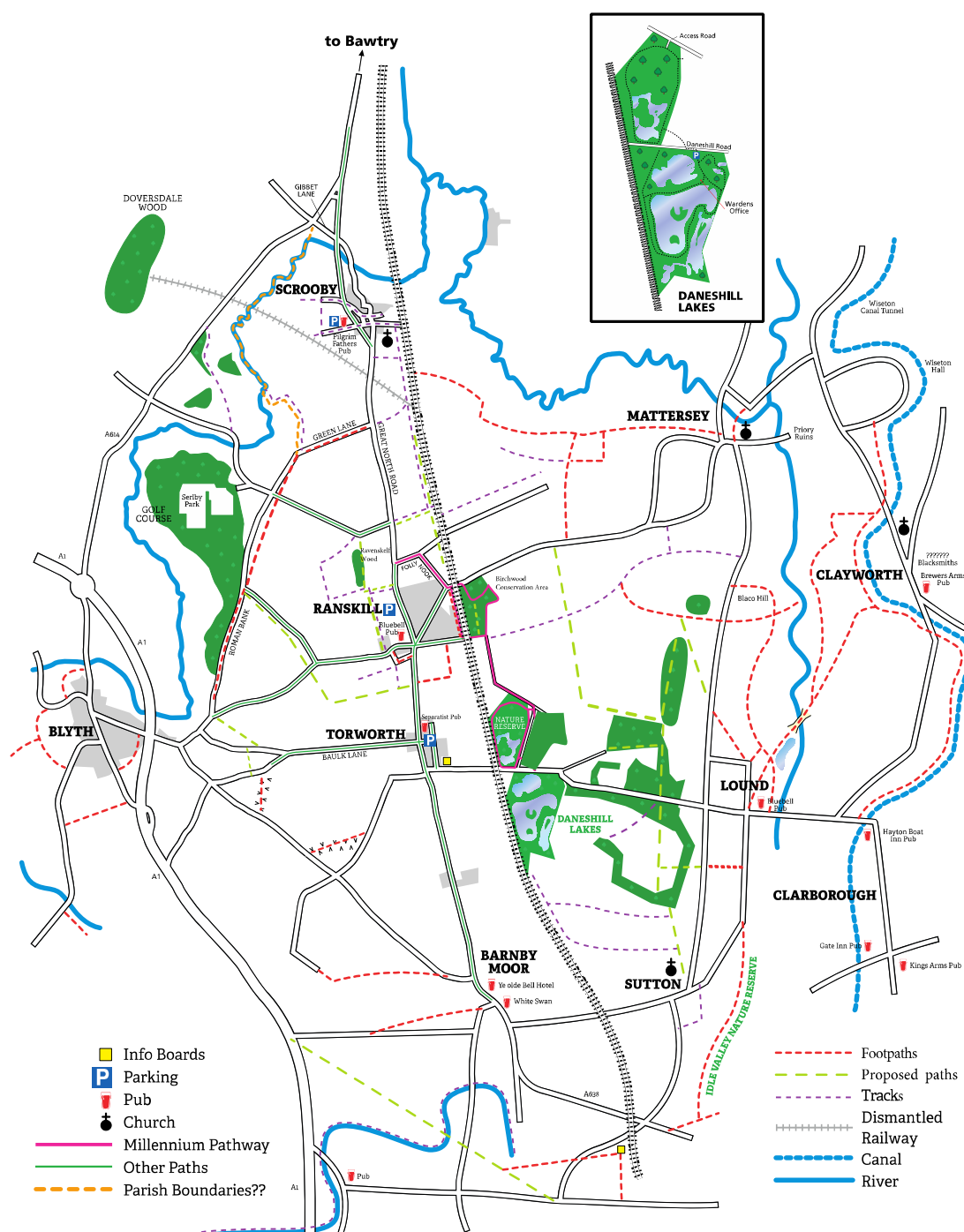
- 130 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Ranskill Parish Council.
- 131 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will 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.
- 132 In addition, the eventual adoption of the Bassetlaw Local Plan 2037 will be a key milestone in the formulation of the development plan for the District. In this context, the Parish Council will consider the need for a review of the Neighbourhood Plan at that point. This task will be undertaken based on an assessment of developments that have taken place at that time in the Neighbourhood Area, the objectively-assessed housing requirement incorporated in the Local Plan and the way in which the adopted Plan proposes that the requirement is apportioned across the District.
- 133 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

The parish council prioritise the following projects based on funds available from CIL receipts to deliver the following :

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

Key View 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



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



Key View C: Looking north west from Back Lane - area identified as a significant green gap



Key View D: Entry to village from Mattersey Road from the east, protected trees, open aspect and leafy road



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



Key View F: Looking north along Folly Nook Lane



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

Appendix C: Ranskill Design Guide 2020

Separate file due to size this is on the neighbourhood plan tab at
<https://www.ranskillplan.co.uk/documents/aecom>



RANSKILL DESIGN GUIDE NEIGHBOURHOOD PLAN



AECOM Imagine it.
Delivered.

Sept. 2020

Appendix D: Employers in Ranskill 2020

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

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

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

Appendix E: 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

Appendix F: Significant Green Gaps Criteria

135 Land identified as significant green gaps should have an open and undeveloped character and meet at least one of these criteria:

- a) Form a visual break between settlements – actual and perceived (from physical development or level of activity).
- b) Reinforce the loose grained rural character within the settlement.
- c) Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Plan.
- d) Only land necessary to secure the objectives of gaps on a long-term basis should be included.

136 It should be stressed that the significant green gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good quality, due to the fact that they contain historic buildings; or because they afford attractive and/or significant views.

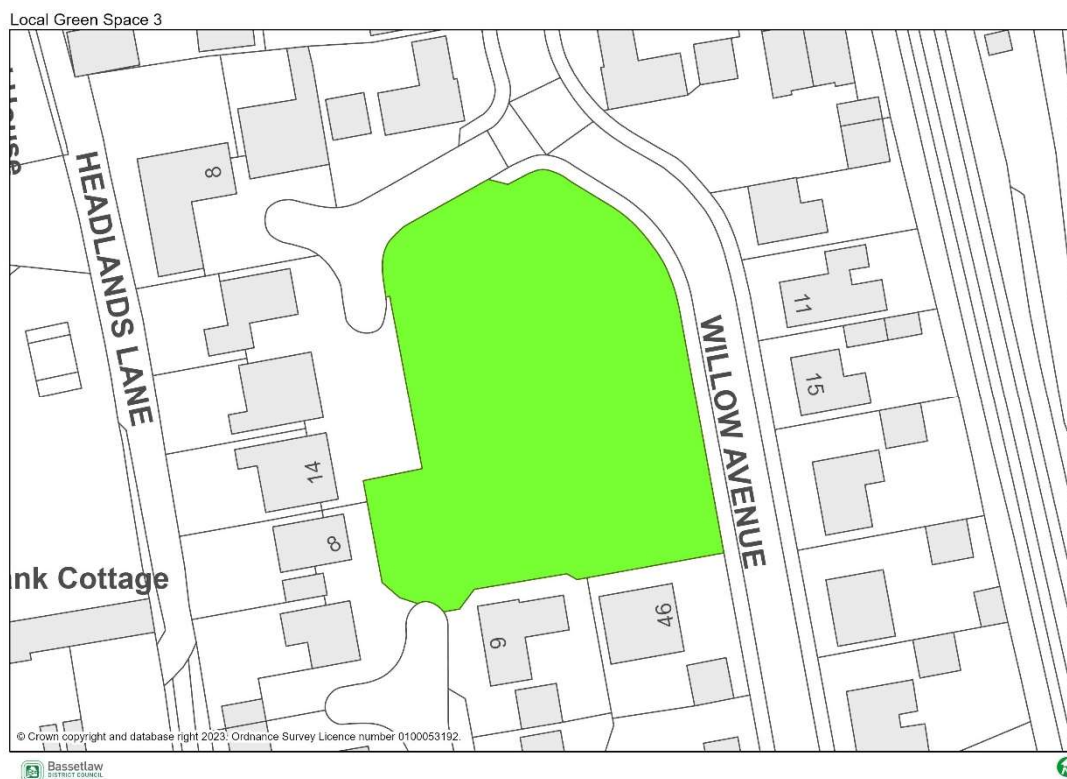
Appendix G; Local Green Space Maps

LGS 1: Cherry Tree Walk



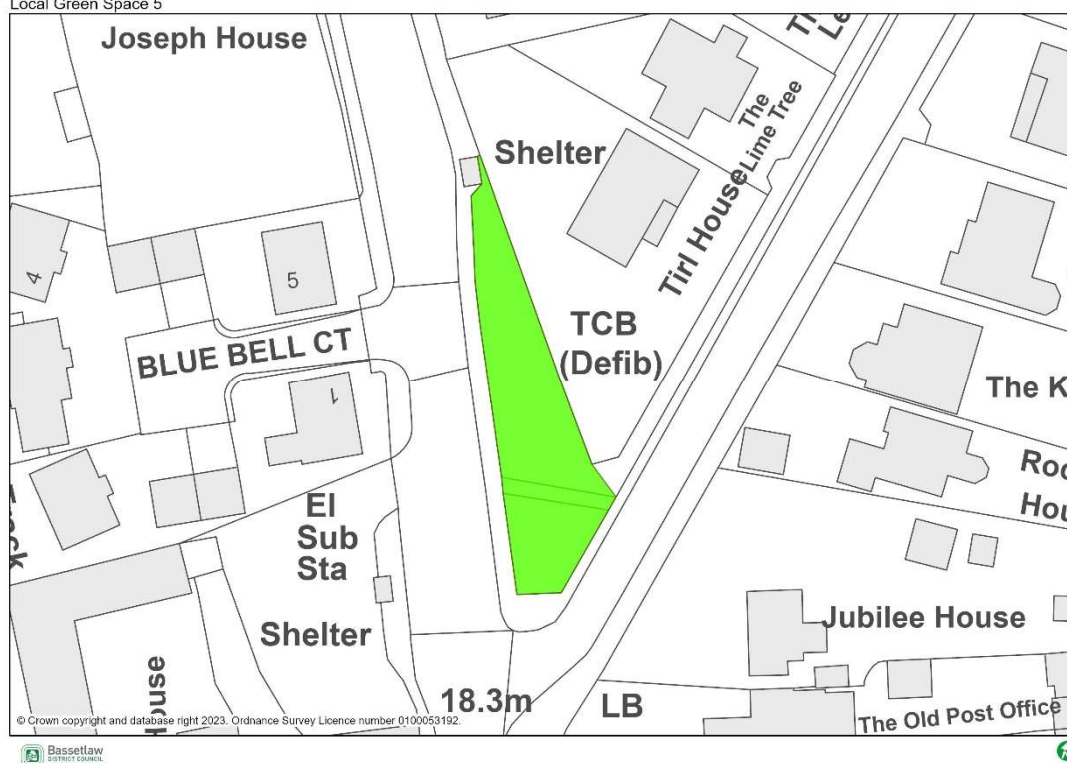
LGS 2: Lowfield Close



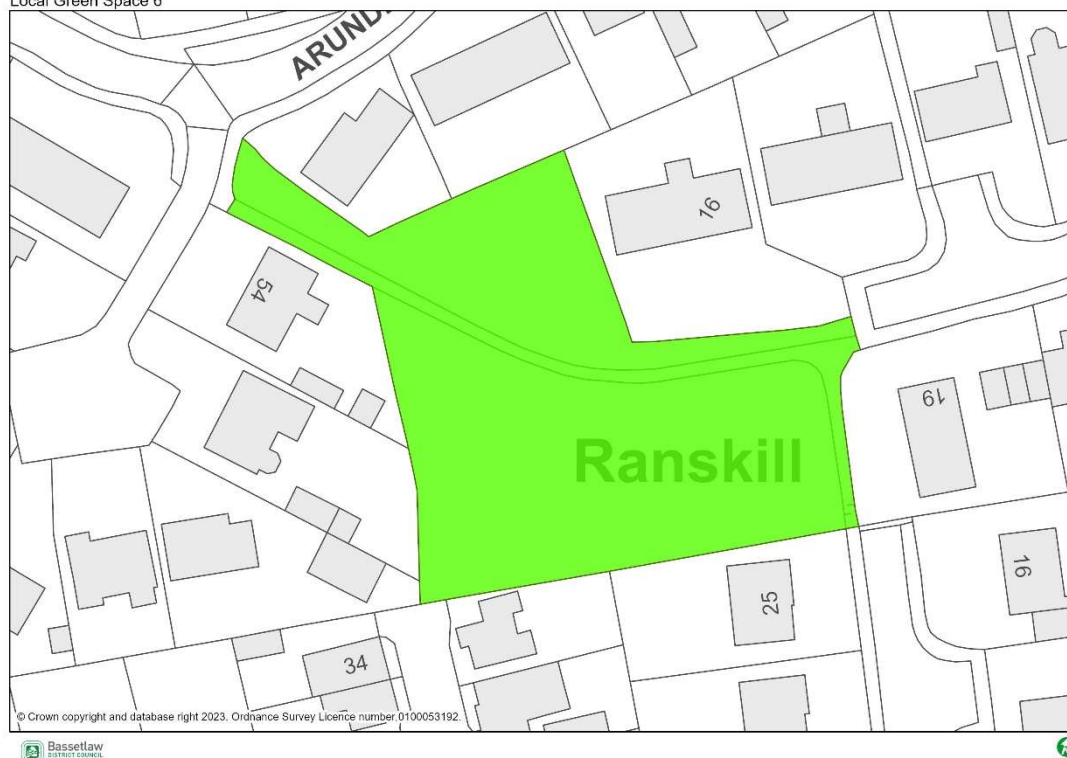
LGS 3: Willow Avenue**LGS 4: Bowls Club**

LGS 5: Village Green

Local Green Space 5

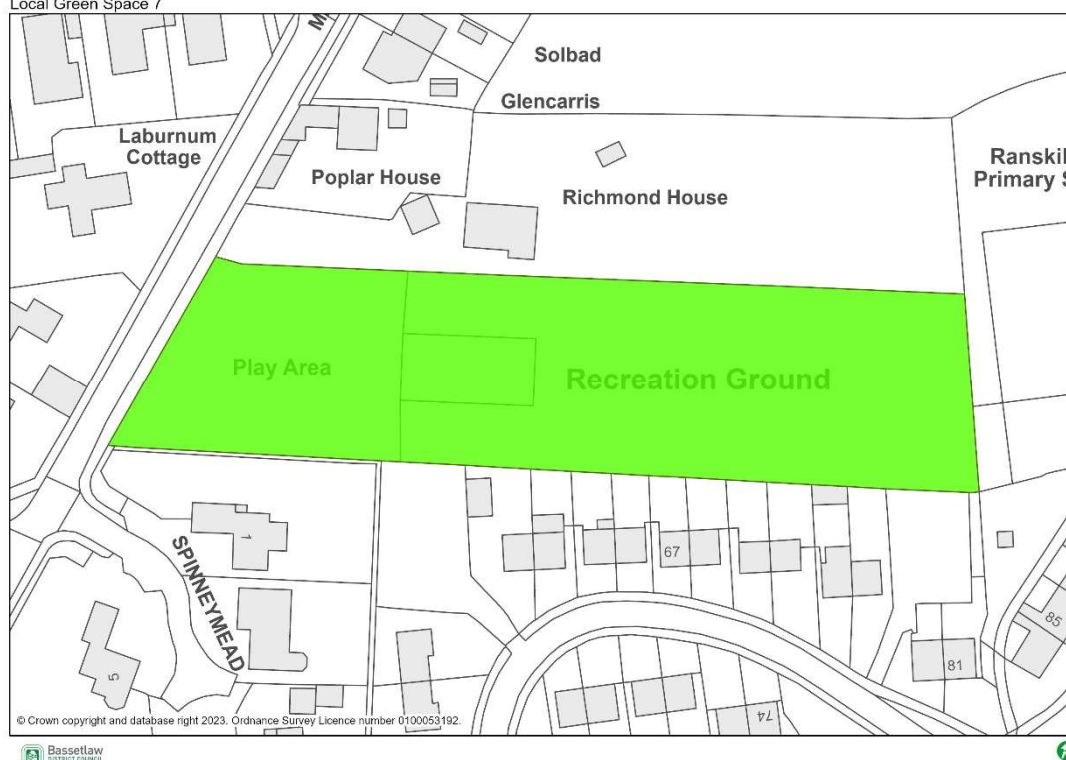
**LGS 6: Oaks Close**

Local Green Space 6



LGS 7: Recreation Ground

Local Green Space 7

**LGS 8: Footpath by Railway**

Local Green Space 8



LGS 9: Cemetery

Local Green Space 9



Appendix H: Policies Map

