



Ranskill Neighbourhood Plan

PUBLIC CONSULTATION

1st to 31st July 2021

***The future of Ranskill
still depends on you!***

Overview

The Parish Council is hosting a public consultation to continue the discussion about proposals for future housing development and community facilities in Ranskill, before any further progress is made with the Neighbourhood Plan.

The Parish Council is keen to clarify the options available and – most importantly – to understand how they are perceived by the local community. Adoption of the Neighbourhood Plan, once finalised, will ultimately depend on a local referendum, so majority support for any proposals included in it is crucial.

IMPORTANT: any information that you provide as part of this consultation will be used to decide how to advance the Neighbourhood Plan, but there will be further opportunities to make comment, and for these to be incorporated, before it is finalised.

How to get involved

This leaflet outlines the two options under consideration for the Neighbourhood Plan, and explains the wider context that they sit within.

Face-to-face drop-in sessions are also being hosted, providing the opportunity to discuss the options with the Parish Council and officers from Bassetlaw District Council, as follows:

Wednesday 21st July 2pm to 4pm and 6pm to 8pm

Ranskill Bowls Club, Station Road

Subject to social distancing regulations and protocol at the time.

Once you feel suitably informed about the two options and their implications, the consultation provides the opportunity for you to state a preference and provide supporting comments.

Comments can be provided in writing or online, with full details provided on the following pages.

Background

The Ranskill Neighbourhood Plan has been under development since 2016, led by the Neighbourhood Plan Steering Group. The group has sought to produce a Plan that reflects local aspirations and the requirements of district and national policy. This includes working with the projected housing requirement figures for rural settlements included in the emerging Bassetlaw Local Plan (2020 – 2037). The Bassetlaw Local Plan is still under development, but will eventually become the development plan for Bassetlaw.

Significant work was undertaken by the Steering Group during 2020 to advance the Neighbourhood Plan, including proposals for future housing development. These proposals were based upon the strategy and figures included in the then-current January 2020 draft of the Bassetlaw Local Plan. In November 2020, however, an updated draft of the Bassetlaw Local Plan was published, including modified proposals for future housing development in rural settlements such as Ranskill. The key differences are outlined below:

January 2020 (now superseded)

Draft Bassetlaw Local Plan, Policy ST2:

- Small rural settlements, including Ranskill, will each accommodate up to a 20% increase in dwellings to 2037. This equated to 121 dwellings for Ranskill, reduced to 79 when existing permissions were factored-in.

Ranskill Neighbourhood Plan response:

- Proposed allocation of site NP19 (land west of Great North Road) to deliver the required 79 homes (plus 32 already with permission), with the addition of new community facilities. Draft Neighbourhood Plan prepared, but not published.

November 2020 (current)

Draft Bassetlaw Local Plan, Policy ST2:

- Small rural settlements, including Ranskill, will each accommodate a 5% increase in dwellings to 2037 (this equates to 30 dwellings for Ranskill – this would mean that housing growth would be limited to the 42 dwellings already with planning permission, as of April 2021).
- Further housing growth can be planned for, but only subject to the demonstration of evidence / community support in a neighbourhood plan.

Ranskill Neighbourhood Plan response:

- Yet to be determined (based on the findings of this consultation).

Current Situation and Options

The changes made to the Draft Bassetlaw Local Plan Policy ST2 in November 2020 are intended to place more power in local hands, particularly on the subject of options for new housing. This consultation follows that approach. The consultation also provides a useful point of review, given that the basis that the Ranskill Neighbourhood Plan was previously being developed on has now changed.

There are two options for how the Neighbourhood Plan could be progressed:

Option 1: Plan for limited housing growth

- The Ranskill Neighbourhood Plan would focus on meeting the proposed 5% housing requirement for Ranskill, currently set as 30 dwellings.
- As of April 2021, there are already valid permissions for 42 dwellings in Ranskill, meaning that it may not be necessary to allocate further sites.
- The Plan could support the development of new community facilities, but would not clarify how, where, or when these would be brought forward.
- The Plan would need to be re-drafted, as this is a different strategy to the one previously proposed.
- **IMPORTANT:** there is still the potential for the housing figures to change, both in terms of the Bassetlaw Plan (which is currently a draft only), and existing permissions (if they lapse).

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

- The Neighbourhood Plan would propose more housing than the currently proposed requirement, as a means to secure new community facilities.
- The Plan would not need to be redrafted, as this option is reflected in the work undertaken to-date by the Steering Group, specifically the proposal to allocate site N19 (Land west of Great North Road).
- In summary, the proposed allocation of site NP19 includes provision for the development of 79 homes (plus 32 homes already with permission on the frontage of the site), accompanied by public open space, and a village hall with space to accommodate other services (other services could, for instance, include an outreach GP surgery, subject to discussion with local providers).
- This approach provides a clear mechanism for how, when, and where new community facilities would be provided.
- **IMPORTANT:** as per Option 1, there is still the potential for the housing figures to change, both in terms of the Bassetlaw Plan (which is currently a draft only), and existing permissions (if they lapse).

How to get involved

The Parish Council wants to know which of the two outlined options you think would be the most appropriate for Ranskill. **All residents over the age of 18 are eligible to vote.** In addition to your preference, please include **any supporting comments**, with a view to assisting the Parish Council to decide how to proceed with the Neighbourhood Plan.

Responses can be provided:

- **Online**, via our SurveyMonkey site: www.surveymonkey.co.uk/r/MRQTXP7
- **By hand**, by completing one of the attached response forms and returning it to one of the following addresses in Ranskill:
 - 3 Southfall Close
 - Walnut Grove, Blyth Rd
 - Church View, Great North Rd
 - Southlands, Station Rd
 - Bridge Bungalow, Mattersey Rd
 - 5 Station Rd

Additional forms can be provided on request, by contacting the Parish Council.

The closing date for all responses is **5PM on Saturday 31st July 2021.**

Next steps

Once the consultation has closed and all of the comments have been analysed, the Parish Council will decide how to progress. It is important to stress that this is by no means the last chance you will have to shape the Neighbourhood Plan.

The next stage in the process would be to publish a Pre-Submission Draft Neighbourhood Plan for consultation. Refinements could then be made to the Plan, followed by further public consultation to inform an independent examination. The final stage in the process is a referendum, where local people have the chance to decide whether or not the Neighbourhood Plan should be formally adopted by Bassetlaw District Council.

Further Information:

- Ranskill Parish Council: www.ranskill.org.uk
- Ranskill Neighbourhood Plan: www.ranskillplan.co.uk
- Draft Bassetlaw Local Plan: www.bassetlaw.gov.uk/bassetlawplan
- Bassetlaw Neighbourhood Planning Team: 01909 533 495

Ranskill Neighbourhood Plan Consultation: Summer 2021

Which of the two outlined options do you think would be most appropriate for Ranskill? (Please tick one only)

Option 1: Plan for limited housing growth

Option 2: Plan for more housing, accompanied by village hall

Supporting comments:

(Continued over)

Ranskill Neighbourhood Plan Consultation: Summer 2021

Which of the two outlined options do you think would be most appropriate for Ranskill? (Please tick one only)

Option 1: Plan for limited housing growth

Option 2: Plan for more housing, accompanied by village hall

Supporting comments:

(Continued over)

Supporting comments (continued)

Signature:

Postcode:

Please return this form to one of the addresses listed by no later than **5PM on Saturday 31st July 2021.**

Supporting comments (continued)

Signature:

Postcode:

Please return this form to one of the addresses listed by no later than **5PM on Saturday 31st July 2021.**