



RAMPTON
&
WOODBECK

A faded, light-colored silhouette of a village scene, showing buildings, trees, and two prominent stone pillars topped with statues, set against a cloudy sky.

Neighbourhood Plan

Draft September 2019

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Foreword

Welcome to the Rampton and Woodbeck Neighbourhood Plan.

Our Parish is quite unique in that it contains two very different vibrant communities - the older historic village of Rampton which has developed over centuries, and the houses, Hospital buildings and distinctive pillars of Woodbeck designed by leading architects of the early 20th century.

Future development needs to blend into the existing communities, and be dictated by local opinion. It is for this reason that a Neighbourhood Plan Steering Group was formed to ascertain the views of people living and working in the Parish, and create a robust framework to ensure any proposed development meets their needs and wishes.

Our aim is to maintain and preserve our rural communities whilst supporting appropriate growth. Our infrastructure includes a local primary school, pub, small Post Office, shop and two garages. Recreational facilities include a village hall, community centre, two well equipped play parks, a skateboard park and football ground all within the Parish boundary, making this an enticing area to live. In addition, modern technology has led to an increase in home working in rural areas.

The Plan has been produced factoring in the information included in surveys, and feedback from residents and businesses within the Parish.

We hope you enjoy the results.

Susan Kyle,

Chair Rampton and Woodbeck Parish Council.

Acknowledgements

Rampton and Woodbeck Neighbourhood Plan Steering Group would like to thank members of the Steering Group, the community, consultants and Officers from Bassetlaw District Council for their immeasurable work and assistance in the production of this draft Plan.

1 What is the Rampton and Woodbeck Neighbourhood Plan?

What is a Neighbourhood Plan?

- 1.1 Neighbourhood plans give residents the powers to shape development in their locality. This is a right introduced through the Localism Act in 2012. A Neighbourhood Plan sets out a vision, a list of objectives and a set of local planning policies in order to manage and guide new developments in the future. Once complete, the Neighbourhood Plan will be used alongside the National Planning Policy Framework (NPPF) and the Core Strategy 2011 to help determine planning applications within the Parish.
- 1.2 The Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 (as amended 2015), the NPPF 2018 and the Core Strategy 2011.
- 1.3 Each section of the Plan covers a different topic. Under each heading there is the reason for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are those against which planning applications will be determined. Policies should be read in conjunction with the supporting text in order to fully understand them.

The purpose of doing a Neighbourhood Plan?

- 1.4 The purpose of this Neighbourhood Plan is to guide development within the parish and provide direction to any parties wishing to submit planning applications for development within the parish. The process of producing the Plan has involved the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to residents, businesses and community groups.

Who has produced the Neighbourhood Plan?

- 1.5 The Parish Council were designated the "qualifying Body" - who can legally prepare the Neighbourhood Plan - by Bassetlaw District Council on the 7th March 2017. However, a collection of residents, including some Parish Councillors, formed a steering group that is subsidiary to the Parish Council and undertook the work to produce the Neighbourhood Plan. In addition, Planning Officers from Bassetlaw District Council and independent planning consultants have all helped the steering group to produce the Neighbourhood Plan and its associated documents.

What area does the Neighbourhood Plan Cover?

- 1.6 The designated area covers the whole of Rampton and Woodbeck Parish, including the settlements of Rampton and Woodbeck and covers the surrounding countryside. The designated Neighbourhood Plan Area can be viewed on Map 1.

Map 1: Parish boundaries for Rampton and Woodbeck

Bassetlaw District Council



2 Why do we need a Neighbourhood Plan?

- 2.1 Rampton and Woodbeck are considered a 'Rural Service Centre' within the adopted Bassetlaw Core Strategy and Development Management Policies DPD and does have a reasonable level of services and facilities that cater for an increasing population.
- 2.2 Local Planning policy has always been formulated at District level and Bassetlaw District Council continues to have a legal duty to provide this via its adopted Core Strategy and Development Management Policies DPD 2011. Both this Neighbourhood Plan and District's planning policies must also be in general conformity with the National Planning Policy Framework (NPPF) to meet the set of 'basic conditions' as stated within the Neighbourhood Planning Regulations (amended) 2012.
- 2.3 This Neighbourhood Plan supports the intention of the adopted Bassetlaw Core Strategy and Development Management Policies (2011) plan for sustainable development and seeks to, where existing policies provide a lack of detail, supplement existing policies with local context.
- 2.4 During the preparation of this Neighbourhood Plan, existing planning policies have been considered and it is not the intention of this Plan to replicate or conflict with any existing planning policies within either the National Planning Policy Framework or the Core Strategy.

3 Consultation

3.1 Consultations with residents were carried out in 2017 and 2018.

3.2 The first stage of the consultation were drop-in presentations for residents held at the Village Hall in Rampton on the 17th of November 2016 followed by others on the 5th of May 2017 and the 30th of September 2017. These presentations were an introduction to the Neighbourhood Plan process.



3.3 The next stage was a household survey. The survey questionnaire was delivered by hand to all households in the Rampton and Woodbeck Parish with a closure date, initially, of 30th September 2017. This date was later extended to the 31st of October 2017 and additional copies of the questionnaire were available at consultation meetings.

3.4 The questionnaire itself was, in part, modelled on surveys carried out in other parishes and contained background information on the purpose of the survey and ten questions plus a box for further comments from respondents. To encourage submission respondents were invited to give their name and address to be entered into a prize draw of £50. The questions were a mix of closed choice questions (questions 1, 3, 4, 6, 7, 8, 9 and 10) and two free text questions (questions 2 and 5). See Appendix A for a copy of the questionnaire. Forty-two questionnaires were completed. The following is a summary of the main findings.

- What people most liked about living in Rampton and Woodbeck was the rural atmosphere, easy access to the countryside and local village facilities.
- In response to the question “What do you dislike about living in Rampton and Woodbeck?” eleven questionnaires were left blank and seven respondents said there was nothing they disliked. The three items most disliked were poor public transport, pot holes/poor road maintenance and speeding vehicles, concerns that are repeated later in the questionnaire.
- The sorts of developments that respondents most would like to see were family housing, low cost housing and bungalows. There was little or no support for luxury housing, care homes, flats, three storey houses or Traveller sites.
- Respondents would most prefer developments to be a number of smaller developments, conversion of existing buildings, infill developments or on brownfield

land. There was little or no support for developments on greenfield and countryside sites and for larger developments.

- Unsurprisingly, there was a clear majority in agreement with the statement “new development should respect the local character, landscape and heritage of the Parish”.
- In response to the question “What areas would you like to remain free from developments?” fourteen questionnaires were left blank and three respondents wanted no developments at all. Areas that other respondents felt should be free from developments were greenfield/agricultural/farming land, countryside and the playing field.
- All respondents agreed with the two statements:” protect our natural environment such as public rights of way, trees, hedgerows, local wildlife and woodlands” and “protect our existing community facilities and green spaces like the Village Hall and playing fields”. Over three quarters of respondents agree with the statement: “the growth and expansion of existing businesses within the Parish”. Over half agreed with the statement: “areas should be developed for renewable energy development”.
- The principal concerns of the respondents about future developments were: impact on drainage and flooding, effect on road junctions/traffic and impact on the natural environment.
- The sorts of facilities and amenities that the respondents would like to see in the Parish were improved bus service (again), improved broadband and healthcare facilities.
- The respondents prioritised addressing the following transport issues: improved road maintenance (again), speed of vehicles through the Parish (again) and more off-road parking.

3.5 In 2018 we placed advertisements in the following media: Facebook, Parish Noticeboard, Roundabout Magazine, Retford Life Magazine, Parish Council website, Retford Times, Worksop Guardian and the Gainsborough Standard. The advertisements asked local landowners if they had land that they may wish to develop for housing. This was in addition to making personal contact with known landowners in the Parish. The deadline for responding was the 21st July 2018. Details and maps were forwarded to AECOM for technical assessment and ground survey.

3.6 In July 2018 we contacted our District Councillor, County Councillor and MP for any help or advice or comment that might be helpful for the Neighbourhood Plan.

3.7 The second round of public consultation at the same venues, Rampton Village Hall and Woody’s Bar at Woodbeck, was carried out on the 29th of September 2018 and 2nd of October respectively. They are presented in ranked order for highest to lowest total score with the three highest scores at the top and in bold font.

Local businesses were identified and sent a questionnaire. The businesses ranged from small homeworking enterprises, larger home-based enterprises, pub, shop and garages to farms

and the area's largest employer, Rampton Hospital which is part of Nottinghamshire Healthcare NHS Trust. Between the 28th February and the 20th March 2018, local businesses contacted to help complete a questionnaire. In total, thirteen local businesses responded.

4 What is special about Rampton and Woodbeck?

- 4.1 When reviewing what is special about the parish of Rampton and Woodbeck we should view the parish as three related but distinct areas. These are the old village of Rampton, Rampton High Secure Psychiatric Hospital (now part of Nottinghamshire Healthcare NHS Trust) and the Woodbeck estate and surrounding houses and farms. The Woodbeck estate was originally built to house Hospital staff but is now in mixed ownership.

The old village of Rampton

- 4.2 In many ways, Rampton Village is typical of many small English villages. The first evidence of dwellings in what became the village go back to the Iron Age, and were situated nearer the River Trent. Probably due to flooding, which was a feature of village history, the site of the village moved to its present situation; in Saxon times, there was a church at Rampton, on the site of the present Grade 1 listed church building, which was mentioned in the Domesday Book: "In Rampton there is a church". This building has several very significant features including: the piscina, the tomb slabs of the Stanhopes and the Eyre family Memorial Tablets in the Chancel area. The history of the village is one typical of villages like this. The village survived the Black Death, although there is evidence of a Plague Pit just outside the centre of the village. Domination by a series of wealthy, well connected families, the Stanhopes and the Eyres, brought wealth to the village. Evidence of this is present today in the early Tudor gateway which led to the original Manor House. Villagers' houses clustered around the centre of the village and it was not until the Enclosures Act that the gentry removed themselves out of the centre of the village to the present grounds known as Rampton Manor. Neither the old nor new Manor Houses exist today. A change of squire after the Eyres left and moved to Grove village saw a programme of building and social benefits for villagers, such as a school and the Hostel, now called the village hall and owned by the Parish.
- 4.3 What was special about Rampton village was the unbroken history of occupation and rural livelihood. The village survived for 2,500 years, at least 1,500 of them being on the present site.
- 4.4 What is special about Rampton is that this history of rural employment and occupation changed at the start of the C20th with the building of Rampton Hospital at the nearby hamlet of Woodbeck, which is part of the Parish of Rampton and Woodbeck. Rampton Hospital recruited many local workers for the Hospital, and not all of them lived on the Hospital estate even when they worked at the Hospital. Others moved into the village when they retired. A significant part of Rampton's history is that there was generational working at the Hospital, with children going to work where their parents had worked, and their children too. The next change was the development of Cottam Power station, at one point, the largest coal fired power station in Europe, which dominates this otherwise rural landscape. What was special about this is that it led to the creation of industry based employed in an otherwise rural area. This change resulted in mixed social classes living in the village and prevented the gentrification and dormer village status that so many other local villages have in the C21st. Although there are incomers who have bought affordable housing in both the village and the

Hospital estate, there is a settled pattern of generational living because of local employment opportunities, although these have reduced considerably in the last ten years. The village has retained a pub, a school and a shop and garage, when so many other villages have seen these close. The hall is now being used again for social and educational activities for villagers.

Rampton High Secure Hospital

- 4.5 Rampton Hospital is one of only three high secure psychiatric Hospitals for England and Wales. It was opened in 1912 as an overflow facility for Broadmoor Hospital in Berkshire. It houses about 340 patients who have a significant mental health problem and are thought to present a danger to themselves or others.
- 4.6 Rampton Hospital has a staff of about 2,000 and provides the only national services for patients with a learning disability, women and deaf men requiring high security care. It also provides services for men suffering from mental illness or personality disorders.
- 4.7 In February 2000, Rampton Hospital was awarded a Charter Mark. This government scheme was designed to both reward excellence and encourage constant quality improvement. The scheme lays emphasis on the quality of service provided to service users in Rampton Hospital. This includes not only patients but also visitors and the general public.
- 4.8 Major developments at Rampton Hospital recently include the David Wilson Unit, for National High Secure Learning Disability Services which opened in 2011 and the new Women's Unit. A new training building named the Mike Harris Centre has been constructed, named after the consultant forensic psychiatrist and former head of the Forensic Division. Rampton celebrated its centenary in 2012 with the installation of decorative "100 years" flowerbeds and exhibitions describing the history of the Hospital with "then and now" photographs.
- 4.9 Part of the folk history of the Hospital, as yet unverified by documentary evidence, concerns the mature trees on the campus and a brick and stone structure in the grounds that looks like the base of a Victorian gothic spire. It has been suggested that when the Hospital was first opened staff from Kew Gardens supplied the wide variety of trees to landscape the grounds. As for the masonry, it has been said that it came from the Palace of Westminster after it was bombed during the Blitz. It was sent for safe storage at Rampton but never returned.

Woodbeck estate

- 4.10 Pevsner, in the first edition of his guide to the buildings of Nottinghamshire published in 1951 states:

"Criminal Lunatic Asylum. W. of Rampton. From the road it looks like a garden suburb, thanks to F. W. Troup."
- 4.11 This attribution is confirmed by Jackson's (1985) biography of Francis William Troup which states that Troup started work on the Criminal Lunatic Asylum, as it was then called, as early as 1908 and clearly implies that Troup was responsible for the main Hospital building. Subsequent research by Bassetlaw District Council's Heritage Officer has provided clarity on

attribution and Appendix G: Heritage Assets lists the buildings that can be credited to Troup and also buildings that can be attributed to another architect of note John Hatton Markham.

- 4.12 Francis William Troup, ARIBA (1859-1941) was a prominent pioneer within the Arts and Crafts movement. He had many notable architectural and design commissions to his name and these are described in the following websites:

http://www.scottisharchitects.org.uk/architect_full.php?id=200203; and
<http://peasant-arts.blogspot.com/2010/11/architecture-francis-w-troup.html>

- 4.13 Because of the link between Francis William Troup and the Woodbeck estate any infill development within the estate or developments adjacent or near to the estate will have to be sympathetic to the arts and crafts heritage of the existing buildings.

4.14 Following on from the consultation feedback the group have produced a SWOT analysis to summarise the general theses from the consultation.

Table 1: SWOT analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • High employment due to Rampton Hospital. • Highly skilled population due to NHS Hospital and engineering staff past and present at neighbouring power stations. • Good sense of knowing neighbours due to work environments and local groups, e.g. C & T, Evergreens. • Demographics – predominantly working age population, elderly in the minority. • Good play areas in both villages. • Good primary school. • Upkeep of majority of Woodbeck is paid for by the Hospital, reducing financial burden to council taxpayers. • High demand for affordable family housing due to proximity of Hospital (almost 3000 staff employed). • Mid way between large towns i.e. Retford, Gainsborough and city of Lincoln not far away. • Local shop, pub, play park and increasingly well used village hall, a church and a graveyard in Rampton Village and small post office, larger post offices in nearby N. Leverton and Tuxford. • Good public transport due to demand for Hospital staff at Woodbeck. • Woodbeck facilities include a community centre, play park, skateboard park and football ground • Parish Council has no vacancies and representation for both areas by parish councillors. 	<ul style="list-style-type: none"> • Cottam Power Station to close in September 2019. • Parish is 'divided' into two separate villages due to main road in between. • Poor mobile phone coverage in Woodbeck. • Flood risk due to becks and proximity of large River Trent limiting land build and causing problems for residents in Rampton village at times of heavy rainfall. • Majority of Woodbeck village is 'NHS Land' and taken up by high security Mental Hospital, increasing demand on NHS services may necessitate spread of the Hospital limiting scope for development. • Road clearing limited at times of heavy snowfall. • Children aged 11 and over need to travel for secondary schooling. • Poor public transport in Rampton village. • Through traffic travelling at excess speeds in both areas. • Limited facilities for teenagers and young adults. • Limited affordable/starter housing in Rampton.

Opportunities

- Utilisation of new Parish website.
- Increase in Rampton Village Hall use and building of community spirit through groups e.g. Pilates, flower arranging etc.
- Large amount of agricultural land (potential for building land?).
- Many properties have large gardens offering scope for infill building.
- Linking the two communities of Rampton and Woodbeck.
- New developments may provide greater amount of affordable housing.
- With fibre broadband improved increased scope for home working.
- Financial contributions from developers used to improve community facilities.
- More affordable housing may have a positive impact on pupil numbers at the local school

Threats

- Public apathy.
- Lack of understanding of importance by supporting groups, e.g. Woodbeck Community Centre removed the 'call for land' post from their Facebook page.
- Lack of engagement due to working population e.g. Woodbeck contains many houses used by temporary Hospital staff only.
- 'Not in my back yard!' - many residents have lived in the parish most or all of their lives and may be resistant to change. Some come from families who have lived here for generations and may also be resistant to change.
- The facilities that are a strength may be under threat if they are not used and supported by the community.
- Housing developments that are unaffordable for many people.
- Small numbers of pupils at Rampton School may cause closure
- Closure of Cottam Power station.

5 Community Vision

“Our hope is that Rampton and Woodbeck will continue to be safe and peaceful rural communities reflecting and conserving its local character and landscape. The distinctive Trent side character, the River Trent, public open spaces and wider countryside that provide a haven for residents and our wildlife will be protected and enhanced for future generations to enjoy. Rampton and Woodbeck will continue to have a vibrant community and any new development shall respect the areas character of the villages, whilst meeting the needs of current and future residents in terms of housing, infrastructure and local facilities”.

6 Aims and Objectives

Objective 1: Residential Developments - To influence the location, scale, design and type of new housing in Rampton and Woodbeck to ensure that it safeguards or improves the character of local areas, meets identified local housing needs, enhances the villages setting and its connection/ relationship with the surrounding countryside. This will include allocating appropriate land for residential development within both villages.

Objective 2: Local Green Spaces – The Neighbourhood Plan will seek to designate valued and important spaces as ‘Local Green Spaces’ to protect their significance and importance for future generations.

Objective 3: The Design of New Developments - To manage development in a way that minimises any negative impact on our landscape, historic and built environments. This will include producing a set of ‘local design principles’ to help guide new developments in the most appropriate way.

Objective 4: Natural Environment – To manage new development so it respects and enhances our natural environment and our natural assets such as the River Trent and its associated wildlife, the wider countryside and biodiversity of the area.

Objective 5: Village Amenities – To preserve our few existing village amenities for the benefit of the wider community.

Objective 6: Important Views – To preserve and enhance the identified “important views” within the villages and the wider Parish, as identified from the Rampton and Woodbeck Character Assessment.

7 The Inclusion of a Development Boundary for Rampton and Woodbeck

- 7.1 The purpose of a Development Boundary is to ensure that sufficient sites for new homes are available in appropriate locations that will avoid impinging into the local countryside.
- 7.2 Development Boundaries were drawn by Bassetlaw District Council in the Adopted Core Strategy (2011) for villages such as Rampton which is seen as a suitable settlement for residential development. The Core Strategy made it clear that such a measure is important to clarify where new development activity is best located. The Core Strategy defined the extent of a built-up part of a settlement and distinguished between areas where, in planning terms, development was acceptable in principle, such as in the built-up area of the village, and where it would not be acceptable, generally in the least suitable locations such as in the open countryside. Such growth would risk avoidable loss of agricultural land, ribbon development and the merging of settlements to the detriment of the community and visual amenity of the Neighbourhood Plan area's surroundings.
- 7.3 The emerging Bassetlaw Local Plan does not identify Development Boundaries, instead using criteria-based policies to help determine planning applications. It is accepted practice that re-drawing and updating Development Boundaries is common practice within Neighbourhood Plans, including where they have been removed through adopted Local Plans.
- 7.4 This Neighbourhood Plan designates Development Boundaries for the villages of Rampton and Woodbeck. This will update and supersede the Development Boundaries used by the 2011 Core Strategy, taking into account more recent housing and business allocations and developments.
- 7.5 Within the defined Development Boundaries an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within the area are protected from development and all development will be required to take account of the Policies within this Plan.
- 7.6 Focussing development within the agreed Development Boundaries will support existing services within the village centres and protect the countryside and the remainder of the Neighbourhood Plan area from significant development which is surplus to demand or out of keeping with the rural setting and highly attractive and historic landscapes of the Parish. The Development boundaries can be found on Maps 3 and 4 on pages 22 and 23.

8 Proposed Housing Requirement for Rampton and Woodbeck

- 8.1 Rampton is considered a 'Rural Service Centre' within the existing Bassetlaw Core Strategy and falls under Core Strategy Policy C8 – "Rural Service Centres". This policy supports some growth in order to maintain and enhance local services. Woodbeck is considered an "other settlement" within the existing Bassetlaw Core Strategy and falls under Core Strategy Policy C9 – "All other settlements". This policy only supports very limited residential development through either the conversion of existing buildings or the replacement of existing buildings. Although this is considered restrictive, it was also produced in 2011 prior to the previous NPPF and other recent legislative changes. Furthermore, the emerging Bassetlaw Local Plan (January 2019) is proposing a housing requirement for each community as part of its distribution of residential development throughout the District and encourages communities to develop Neighbourhood Plans to manage this development.
- 8.2 The NPPF (paragraph 78) supports the delivery of sustainable residential in rural areas:
- "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby".*
- 8.3 In addition, the NPPF (paragraph 65) also states that Local Authorities should provide a housing or indicative housing requirement for designated Neighbourhood Plan Areas:
- "Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement".*
- 8.4 The emerging Bassetlaw Local Plan (January 2019) is proposing residential development within rural Bassetlaw over the plan period up to 2035. A comprehensive assessment of all 103 settlements was undertaken and 73 of those settlements were found suitable to accommodate some, limited, development. Both Rampton and Woodbeck are classified as two of those suitable settlements.
- 8.5 The scale of this development will respect the variance in size of settlements and allows for growth as a percentage of the existing number of dwellings in the Parish as of August 2018. The proposed requirement for Rampton and Woodbeck is 38 dwellings. A planning permission was granted for 9 dwellings in late 2018 and this has since been deducted from 38 to leave 29 dwellings required over the plan period.

- 8.6 Growth in all 73 settlements, including Rampton and Woodbeck, will be limited by a cap, amounting to 20% of the existing number of dwellings in the settlement, providing it can satisfy all of the other relevant policy requirements in this Neighbourhood Plan, for example, resolving any Flooding, Drainage, Conversation or Highway impacts. This additional growth beyond the requirement is managed through Policy 8.

Table 2: Housing Requirement for Rmapton and Woodbeck

Dwellings required under the emerging Local Plan	Existing number of dwellings (August 2018)	10% Growth between 1 st April 2018 and 2037
Number of dwellings required	363	38
18/01110/FUL		-9
		29

- 8.7 To accommodate this growth a “call for land” consultation was undertaken in 2018. Fourteen sites were submitted and then assessed by an independent organisation that is linked to the Neighbourhood Plan Grant body.
- 8.8 In September and October 2018, a public consultation was undertaken on all the proposed sites and the outcome of this can be viewed in Table 3.

Table 3: Level of community support or objection for each of the proposed sites

Site Ref	Support	Object
NP01	9	11
NP02	5	9
NP03	6	14
NP04	13	7
NP05	14	7
NP06	4	12
NP07	12	10
NP08	11	13
NP09	13	5
NP10	7	10
NP11	5	7
NP12	7	6
NP13	7	5
NP14	12	2

- 8.9 The assessment of sites used a high-level “policy-off” Government approved methodology, as well as, other local information to identify whether any of the proposed sites were suitable, in planning terms, to accommodate some of the proposed growth. The assessment did not

consider the sites compliance with current local planning policy. A full copy of the Site Assessment Report can be found at:

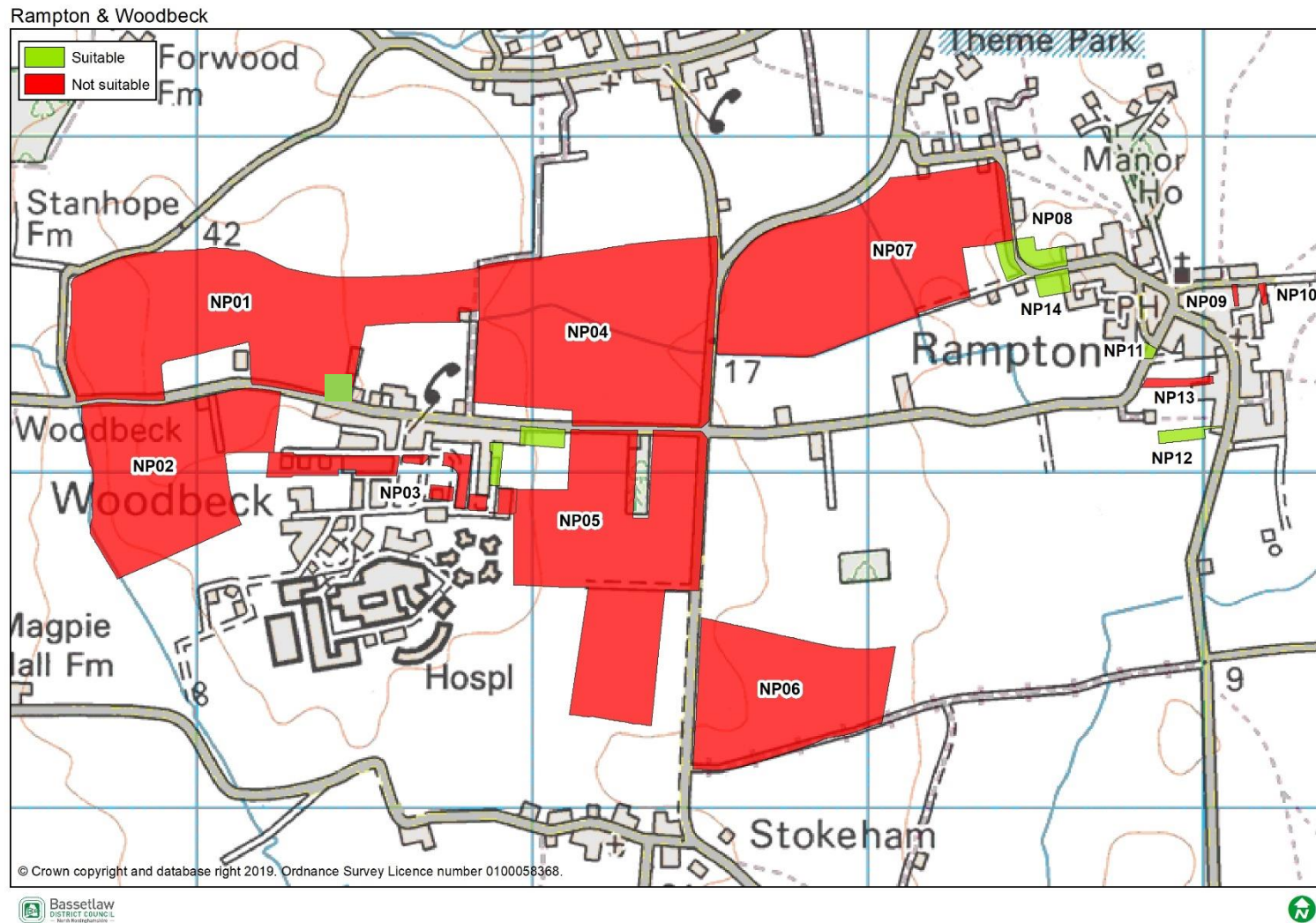
<https://www.ramptonandwoodbeck-pc.gov.uk/neighbourhood-plan.html>

8.10 Additional information was then sought from statutory consultees on the parts of the sites that would be considered most suitable in terms of planning policy (whether the scale and location of the site is compliant with current policy), conservation, highways and drainage. Other factors were considered, including:

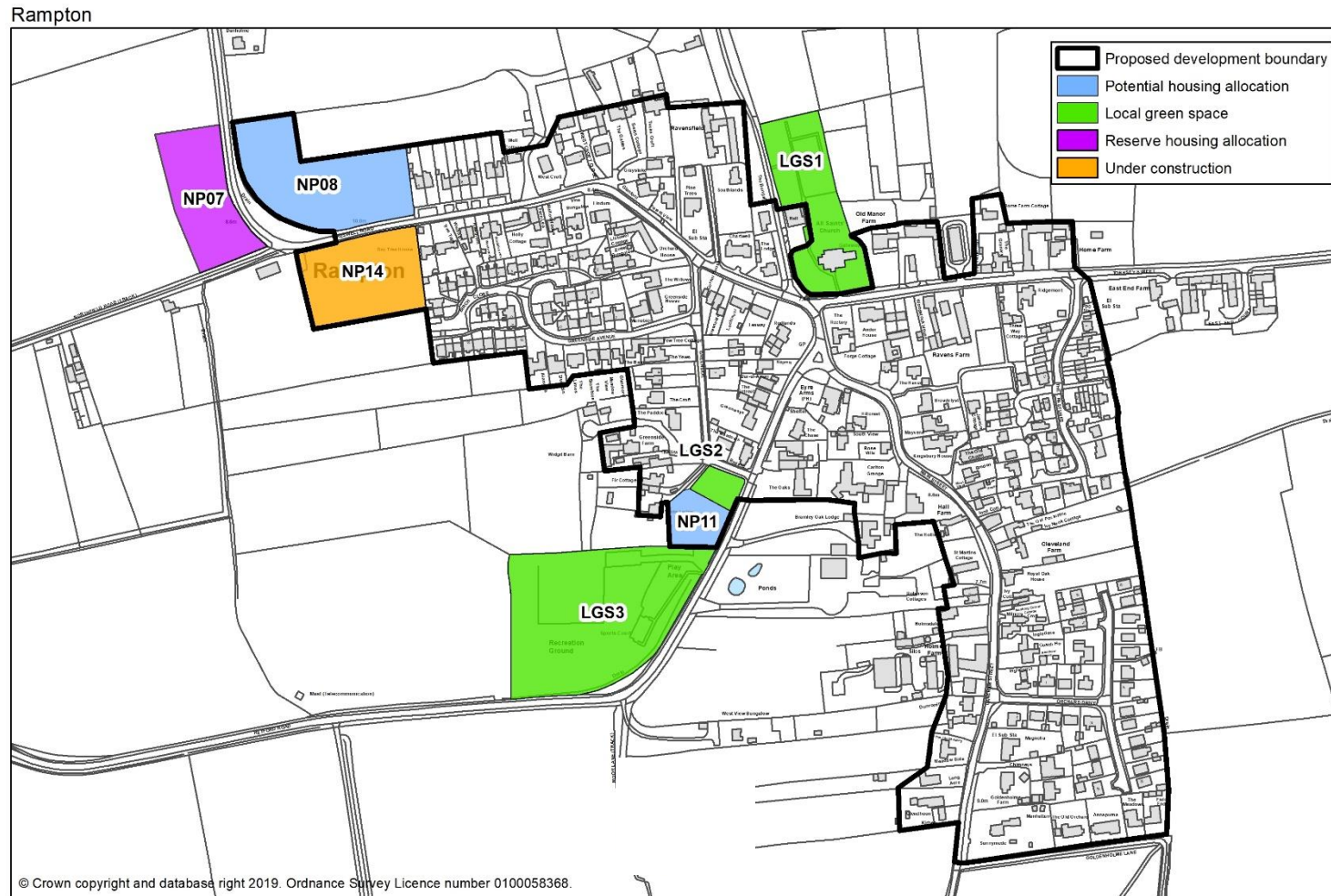
- Heritage assets (including Listed Buildings);
- Location of the site and its impact on the character of the place;
- Sites of Special Scientific Interest (SSSI);
- Protected species and Local Wildlife Sites;
- Access to the site and the local road network;
- Existing Trees and Hedgerows;
- Ancient Woodlands;
- Local Nature Reserves;
- Biodiversity;
- Open Spaces;
- Ground Conditions;
- Agricultural Land Classifications; and
- Access to utility Infrastructure.

8.11 In summary, the parts of sites, as identified in green on Map 2, are those areas that are proposed for development through this Neighbourhood Plan. Some of these site outcomes will differ from the AECOM Report due to further investigation on their constraints and their compliance with existing planning policies.

Map 2: Suitable and Not Suitable Sites



Map 3: Rampton Village Proposals Map



Policy 1: Growth Requirement in Rampton and Woodbeck until 2037

1. Rampton and Woodbeck are, collectively, required to growth by, at least, 10% or 38 dwellings between 1st April 2018 and 2037. Nine of these are already committed through an existing planning permission on NP14. The remaining 29 dwellings will be accommodated on the following residential allocations and through Policies 2-7.

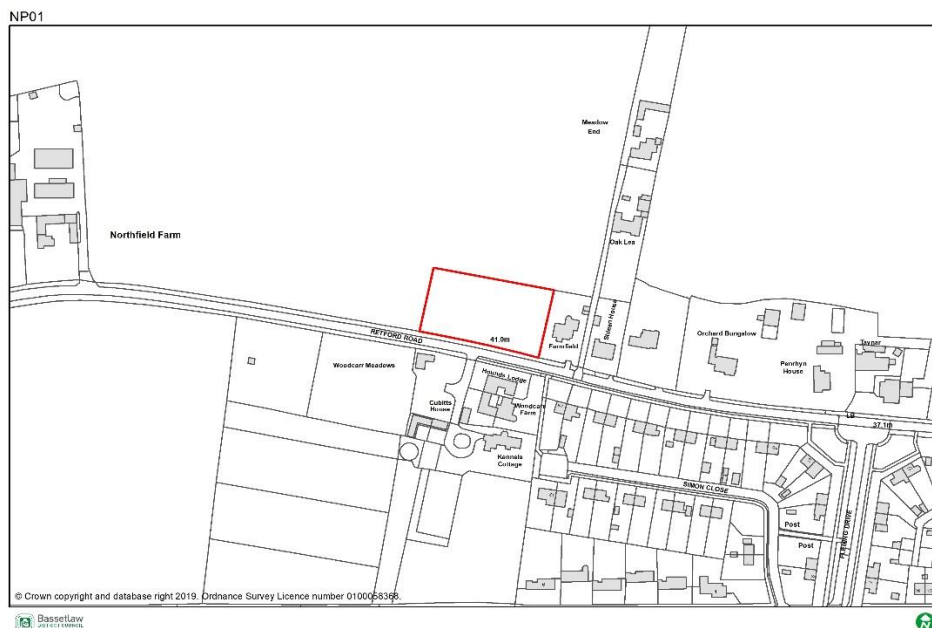
NP01 -Woodbeck	Up to 3 units
NP03 - Woodbeck	Up to 7 units
NP05 - Woodbeck	Up to 9 units
NP07 – Rampton	RESERVE – beyond the requirement
NP08 – Rampton	Up to 9 units
NP11 – Rampton	1 unit
NP14 – Rampton	(under Construction)

2. Additional growth beyond the requirement and outside the identified allocations will be managed through Policy 8 and capped at 20% or 73 dwellings.

9 The Allocation of NP01 – Woodbeck

About the Site

The site is located to the North of Woodbeck along Retford Road. The Site is approximately 0.19 ha in size and can accommodate up to three new dwellings.



Public Support

Although there was not general support for the site during the initial consultation due to its sheer size, its size has been significantly reduced and therefore is likely to gain more support for its inclusion.

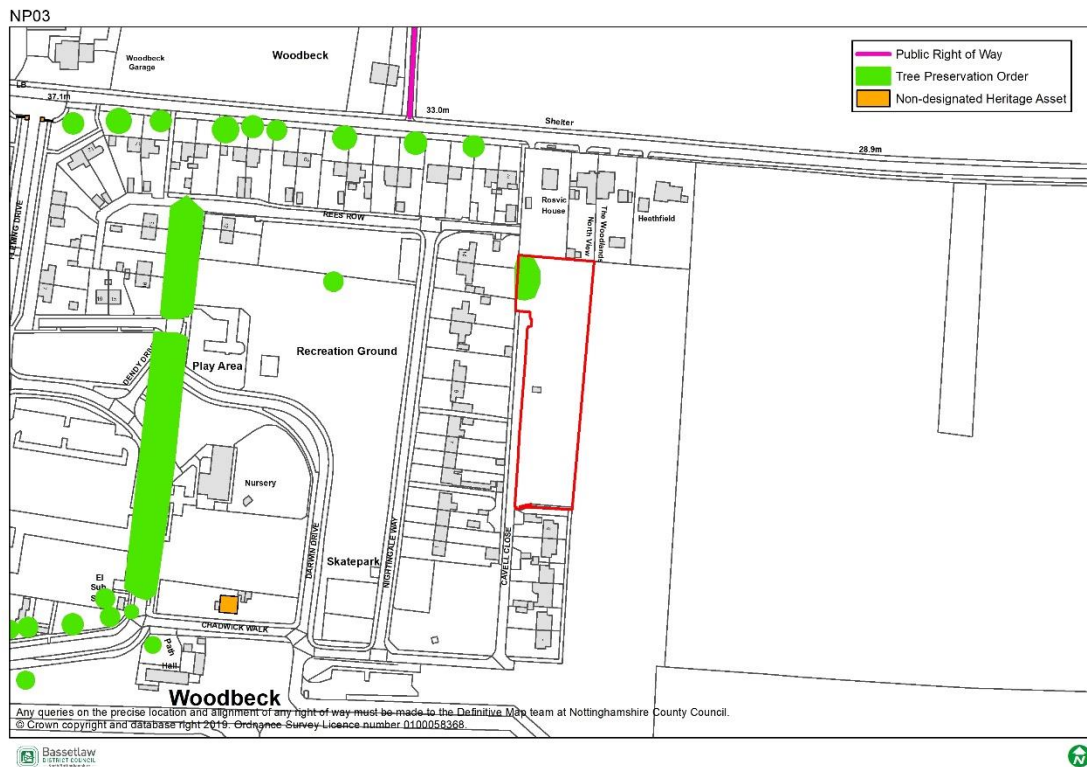
Policy 2: The Allocation of NP01 – Woodbeck

1. The land identified on Map 4 is allocated for up to three dwellings. The development of this site is subject to the all the following criteria being satisfactorily met:
 - a) the residential units along Retford Road must be linear in form, front the roadside and be set back to reflect the existing properties on Retford Road;
 - b) the boundary treatments to the front to the site should reflect those of neighbouring properties;
 - c) at least 2 off-street parking spaces (per dwelling) should be provided to the front, or side of the dwellings;
 - d) it can be served by sustainable infrastructure provision such as water supply, surface water, wastewater drainage, sewage treatment;
 - e) a footpath will need to be created to link to the existing path at Farmfield; and
 - f) the dwellings have a suitable access point that does not lead to any unreasonable negative impact to existing highway safety.

10 The Allocation of NP03 – Woodbeck

About the Site

The site is located to the east of Woodbeck along Retford Road. The Site is approximately 0.73 ha in size and can accommodate up to nine new dwellings.



Highway Authority Comments

The Highway Authority has assumed that only a small portion of the site is likely to come forward for development at this time. In which case this should be located as close as practicably possible to the existing conurbation served from Retford Road.

Conservation Comments

No heritage assets would be directly affected by development on this site. However, Conservation would comment that Woodbeck as a settlement, which contains several heritage assets, has the character of a garden village, with isolated farms to the west and north. The rural character of land surrounding Woodbeck forms an important part of its setting as a whole. Large scale development on the site would likely not reflect the garden village principles on which the village was constructed.

Planning Policy Comments

This site is located adjacent to Woodbeck village. The principle of development here would not be supported under the current Core Strategy policy CS9 "Other Settlements". However, if, through the site assessment process, there is not enough suitable land within Rampton,

then the case could be justified to support some development within Woodbeck. If this can be supported, then some minor, linear or frontage development may be acceptable on this site.

Public Support

There was general support the development of the site through the initial site consultation in autumn 2018.

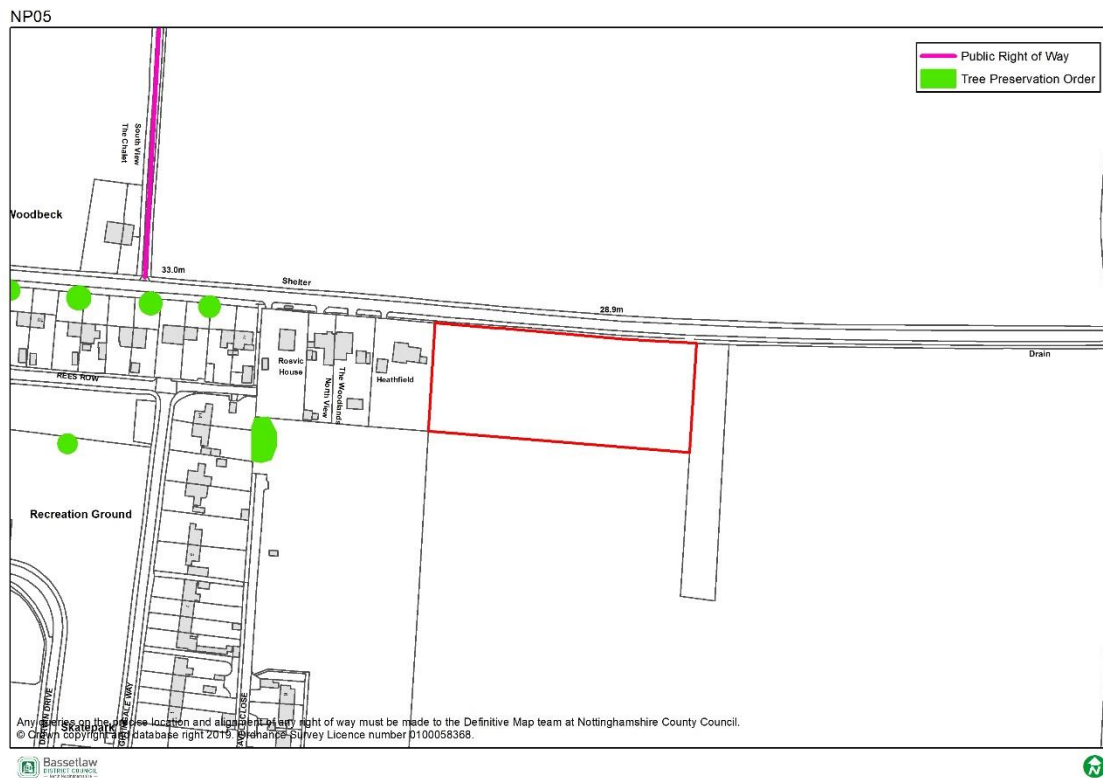
Policy 3: The Allocation of NP03 – Woodbeck

1. The land identified on Map 4 is allocated for up to seven dwellings. The development of this site is subject to the all the following criteria being satisfactorily met:
 - a) the residential units along Cavell Close must be linear in form, front the roadside and be set back to reflect the existing properties along Cavell Close and Nightingale Way;
 - b) it should provide a mix of two and three bedroomed dwellings;
 - c) the density of the scheme should reflect the existing low density of the existing development in Woodbeck;
 - d) it can be served by sustainable infrastructure provision such as water supply, surface water, wastewater drainage, sewage treatment; and
 - e) it will not negatively impact the view towards the open countryside as identified on Map 7.

11 The Allocation of NP05 – Woodbeck

About the Site

The site is located to the east of Woodbeck along Retford Road. The Site is approximately 0.81 ha in size and can accommodate up to nine new dwellings.



Highway Authority Comments

The Highway Authority has assumed that only a small portion of the site is likely to come forward for development at this time. In which case this should be located as close as practicably possible to the existing conurbation served from Retford Road. The junction into the site should be located within the village 30mph speed limit and a footway will be required on the Rampton Road site.

Conservation Comments

No heritage assets would be directly affected by development on this site. However, Conservation would comment that Woodbeck as a settlement, which contains several heritage assets, has the character of a garden village, with isolated farms to the west and north. The rural character of land surrounding Woodbeck forms an important part of its setting as a whole. Large scale development on the site would likely not reflect the garden village principles on which the village was constructed.

Planning Policy Comments

This site is located adjacent to Woodbeck village. The principle of development here would not be supported under the current Core Strategy policy CS9 "Other Settlements". However,

if, through the site assessment process, there is not enough suitable land within Rampton, then the case could be justified to support some development within Woodbeck. If this can be supported, then some minor, linear or frontage development may be acceptable on this site.

Public Support

There was general support the development of the site through the initial site consultation in autumn 2018.

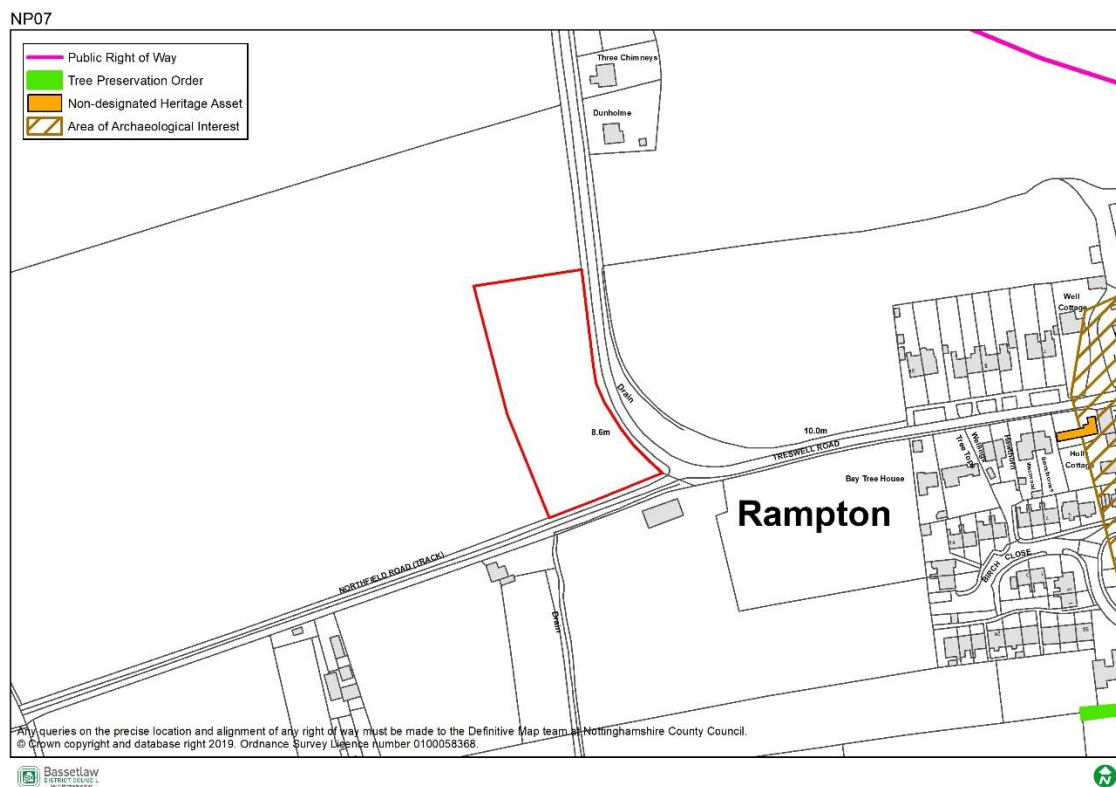
Policy 4: The Allocation of NP05 – Woodbeck

1. The land identified on Map 4 is allocated for up to nine dwellings. The development of this site is subject to the all the following criteria being satisfactorily met:
 - a) the residential units along Retford Road must be linear in form, front the roadside and be set back to reflect the existing properties along Retford Road;
 - b) it should provide a mix of two, three and four bedroomed properties;
 - c) the density of the scheme should reflect the low density of the existing development in Woodbeck;
 - d) the access to the site or dwellings should be located within the village 30mph speed limit and a footway will be required on the Rampton Road site;
 - e) h) at least two off-street parking spaces (per dwelling) should be provided to the front, or side of the dwellings;
 - f) it can be served by sustainable infrastructure provision such as water supply, surface water, wastewater drainage, sewage treatment;
 - g) the existing plantation of trees to the east of the site should be retained;
 - h) a new pathway will need to be created to link to the existing path at Heathfield; and
 - i) it will not negatively impact the view towards the open countryside as identified on Map 7.

12 The Allocation of NP07 RESERVE SITE - Rampton

About the Site

The site is located to the northwest of Rampton along Treswell Road. The Site is approximately 0.55 ha in size and can accommodate up to nine new dwellings.



Highway Authority Comments

If the site is likely to come forward for development at this time, it would be poorly connected to the main conurbation even if served from Treswell Road where there is already the odd dwelling. It may make slightly more sense if NP08 was also to come forward. It is otherwise difficult to see how the site could be connected to the village even with just a continuous footway due to the limited space available within the highway between the site and the built-up area.

In isolation, the site could only be developed as an isolated settlement and therefore would not be considered a sustainable location.

Planning Policy Comments

This site is located outside the existing village of Rampton but is adjoining two other sites. These sites either have planning permission or have previously had planning permission. There may be some scope to accommodate some limited frontage development here subject to sites NP14 and NP08 being developed and highway and conservation constraints being overcome. Therefore, it is considered appropriate that the release of this site for residential development

should only be allowed once the development of both sites NP14 and NP08 have taken place. It is recommended that Site NP07 is allocated as a reserve site.

Conservation Comments

This site is closer to the built settlement of Rampton, although stretches a considerable distance into open countryside to the west. Whilst no heritage assets would be directly affected, it is suggested that any development be limited to land immediately alongside the road, to continue the existing development pattern and better reflect the urban grain of this part of the village.

Public Support

There was general support the development of the site through the initial site consultation in autumn 2018.

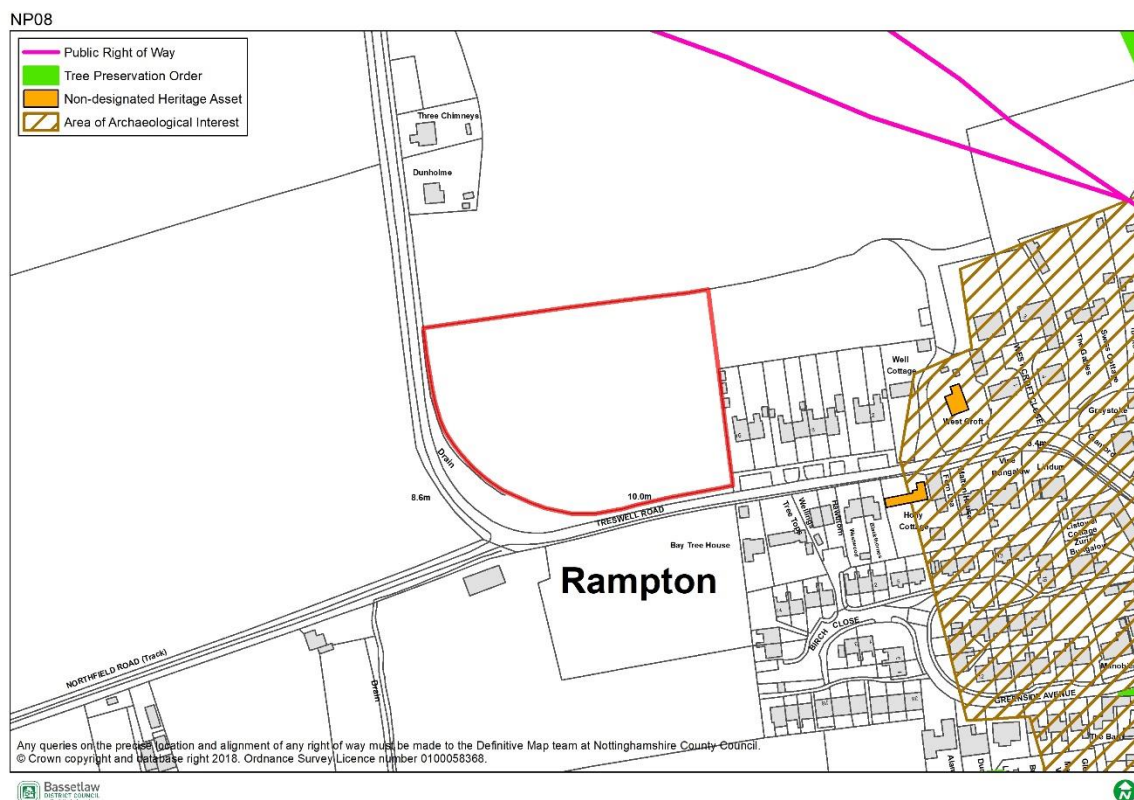
Policy 5: The Allocation of NP07 RESERVE SITE – Rampton

1. The land identified on Map 3 is allocated for up to nine dwellings. Permission will only be granted for residential development on this site once neighbouring sites NP08 and NP14 have been completed. Any development on the site is beyond the 10% requirement and will form part of the capped growth level of 20% and will only be supported subject to the following criteria being met:
 - a) the residential units along Treswell Road must be linear in form, front the roadside and be set back to reflect the existing properties along Treswell Road;
 - b) it should provide a mix of two, three and four bedroomed properties;
 - c) any existing hedgerows to the front of the site should be retained, where possible;
 - d) there is appropriate lighting and off-street parking provision for each dwelling; and
 - e) a footway will be required connecting the site to the village, and the village speed limit would require moving to a point North of the site access.

13 The Allocation of NP08 – Rampton

About the Site

The site is located to the northwest of Rampton along Treswell Road. The Site is approximately 0.66 ha in size and can accommodate up to eleven new dwellings.



Highway Authority Comments

Access must be located to the Eastern end of the site subject to it being demonstrated that adequate visibility splays can be provided. A footway will be required connecting the site to the village, and the village speed limit would require moving to a point West of the site access.

Planning Policy Comments

This site has previously had outline planning permission for residential development and was considered a “preferred” site in the Core Strategy Site Allocations process. Therefore, the development of this site would be supported subject to any highway or conservation constraints being overcome.

Conservation Comments

No heritage assets would be directly affected by development here. However, it is suggested that development be limited to road-fronted properties only, to continue the development pattern of the western end of the village.

Public Support

Although there was not overall public support the development of the site through the initial site consultation in autumn 2018, the Site Assessment Report categorised it as a “green” sites which is considered the most suitable due to its smaller size and its close proximity to the existing built form of the village.

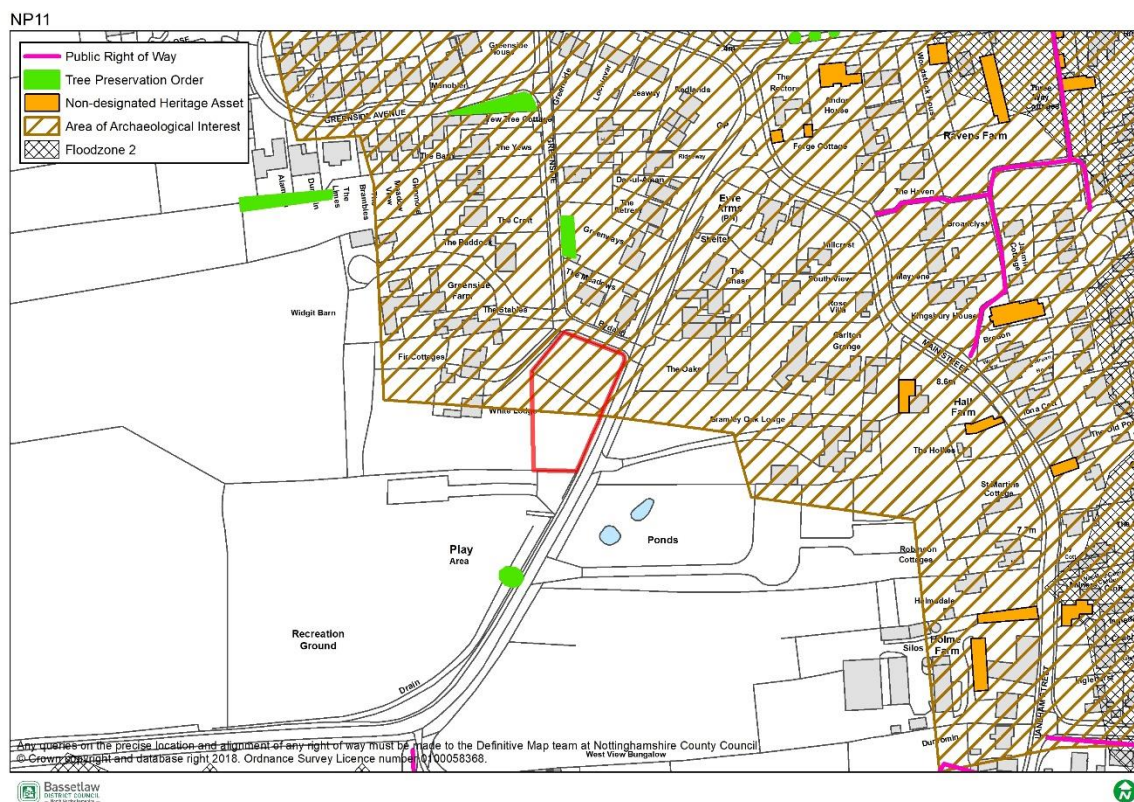
Policy 6: The Allocation of NP08 – Rampton

1. The land identified on Map 3 is allocated for up to nine dwellings. The development of this site is subject to the all the following criteria being satisfactorily met:
 - a) the residential units along Treswell Road must be linear in form, front the roadside and be set back to reflect the existing properties along Treswell Road;
 - b) it should provide a mix of two, three and four bedroomed properties;
 - c) the important frontage to the front of the site, as identified on Map 11 should be safeguarded from alteration or loss;
 - d) any existing hedgerows to the front of the site should be retained, where possible;
 - e) the proposal must not have an unacceptable negative impact on the private amenity of neighbouring properties along Treswell Road;
 - f) there is appropriate lighting and off-street parking provision for each dwelling;
 - g) it should provide a safe access away from the corner of Treswell Road and close to the existing houses to the edge of the village; and
 - h) a footway will be required connecting the site to the village, and the village speed limit would require moving to a point West of the site access.

14 The Allocation of NP11 – Rampton

About the Site

The site is located to the south of Rampton along Retford Road. The Site is approximately 0.16 ha in size and can accommodate one new dwelling.



Highway Authority Comments

The creation of access(es) into the site is likely to require the loss of at least some of the frontage hedgerow in order to secure satisfactory visibility splays for emerging vehicles. A visibility splay improvement is also likely to be sought from Greenside to the south along Rampton Road.

Planning Policy Comments

Located adjoining the existing settlement of Rampton, this site has the potential to accommodate some limited development subject to any highway or conservation constraints being overcome.

Conservation Comments

No heritage assets would be affected by development on this site. However, it is suggested that the views of the Council's Tree Officer be sought given the range of mature trees that exist on this site.

Public Support

Although there was not overall public support the development of the site through the initial site consultation in autumn 2018, the Site Assessment Report categorised it as a “green” sites which is considered the most suitable due to its smaller size and its close proximity to the existing built form of the village.

Policy 7: The Allocation of NP11 – Rampton

1. The land identified on Map 3 is allocated for one dwelling. The development of this site is subject to the all the following criteria being satisfactorily met:
 - a) the identified Local Green Space must be safeguarded from development;
 - b) existing trees and hedgerows to the front of the site along Retford Road and Greenside should be retained – apart from where a suitable access point is created;
 - c) the proposed building should be no higher than the existing buildings adjoining the site; and
 - d) the proposal must not have an unacceptable negative impact on the private amenity of neighbouring properties.

Policy 8: Residential Development beyond the Requirement

1. Proposals for residential development beyond the requirement, outside of the identified residential allocations, including the suitable conversion of existing buildings, will only be supported if it is located within the existing development boundaries of either Rampton or Woodbeck; and it meets the following criteria:
 - a) it would not have an adverse impact on the existing built and natural character and appearance of that part of the settlement and it meets the development principles as identified in Policy 9;
 - b) it can be served by sustainable infrastructure provision such as water supply, surface water, wastewater drainage, sewage treatment;
 - c) it would not lead to an unacceptable negative impact on the amenity of neighbouring properties; and
 - d) it would not lead to an unacceptable negative impact on existing highway capacity or safety.
2. Development proposals that lead to an overdevelopment of a site, where the proposal is considered out of character in terms of its scale or its proposed density to any existing surrounding dwellings, will not be supported.
3. In exceptional circumstances, additional growth outside of, but immediately adjacent to, the development boundary of Rampton or Woodbeck might be considered favourably to meet the capped growth level, though these are unlikely to be of a scale over 11 dwellings or 0.5 ha in size, per site (whichever is the smaller) where the proposal is only meeting a local need in the Parish for affordable housing or community-led housing that cannot be met within the village boundaries and can demonstrate that it has the support of the Parish Council and the community of the village it is being proposed in. Notwithstanding this, these proposals will also be subject to the criteria (a-d) in part 1 of this policy.

15 Development and Design Principles

- 15.1 Most people who responded to the survey suggested that they wanted the design of new developments to respect the local character and distinctiveness of the Parish.
- 15.2 In response to this, a detailed Character Assessment was produced to support the Neighbourhood Plan. The Character Assessment provides an overview of the key qualities and characteristics that define the Neighbourhood Plan area, with a focus on the two settlements within this area; Rampton and Woodbeck. Each settlement has a character profile that identifies the settlements structure, its formation and the important natural and physical assets that contribute towards its character and distinctiveness.
- 15.3 The NPPF recognises the value of local distinctiveness and the need to understand local character in order to effectively inform and underpin planning policy and highlights the pivotal role Neighbourhood Plans can have in communicating the defining characteristics of an area. Specifically, paragraph 125 of the NPPF states that:

‘Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.

- 15.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is further acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:

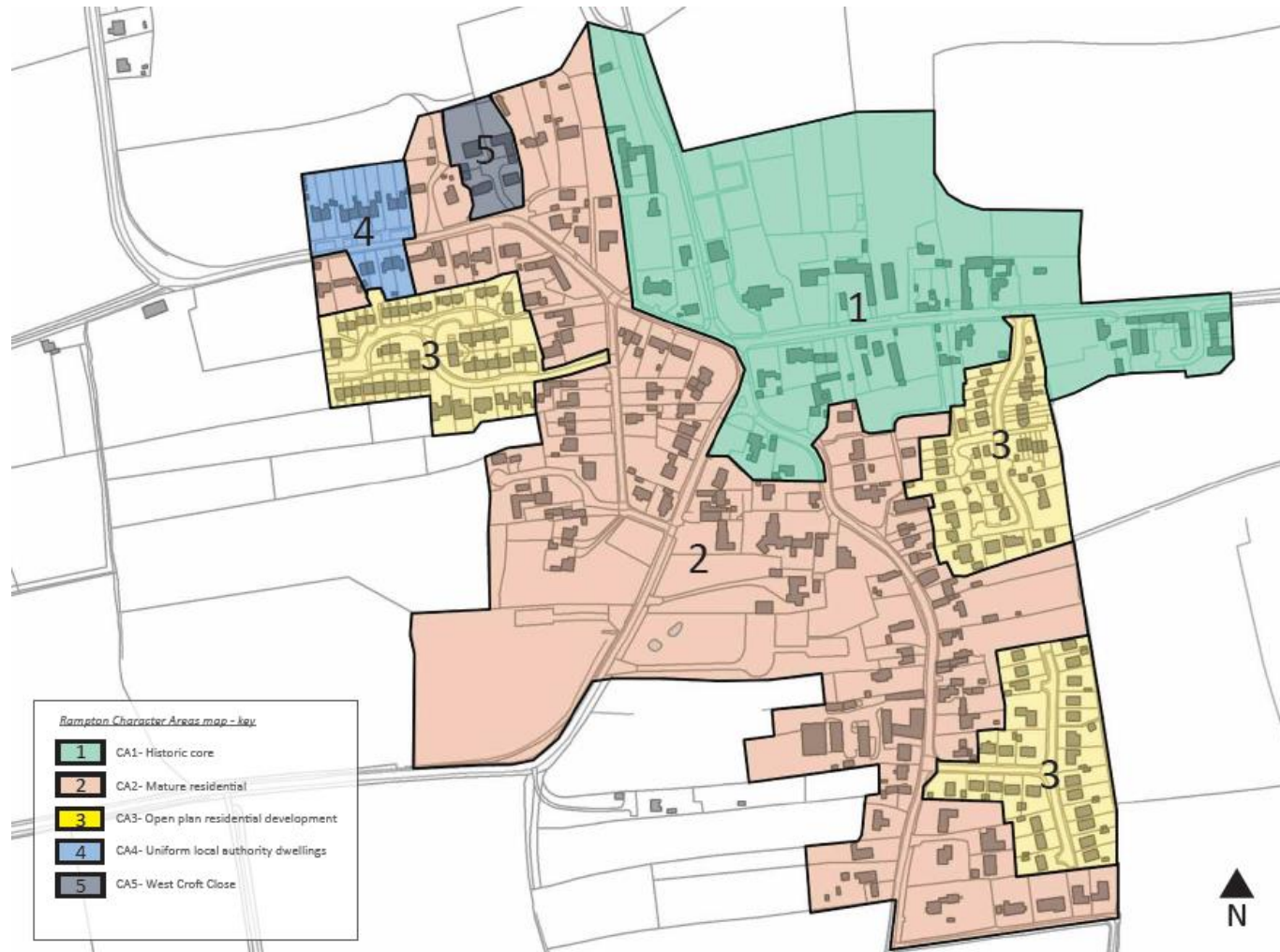
‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities’.

- 15.5 The Character Assessment supports the design and character policy within the Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in and around the Parish is not only of high design quality but is also appropriate and complementary to the distinct and special character of the local area.

- 15.6 A full copy of the Character Assessment can be found in a separate document at:

<https://www.ramptonandwoodbeck-pc.gov.uk/neighbourhood-plan.html>

Map 5: Character Areas in Rampton village



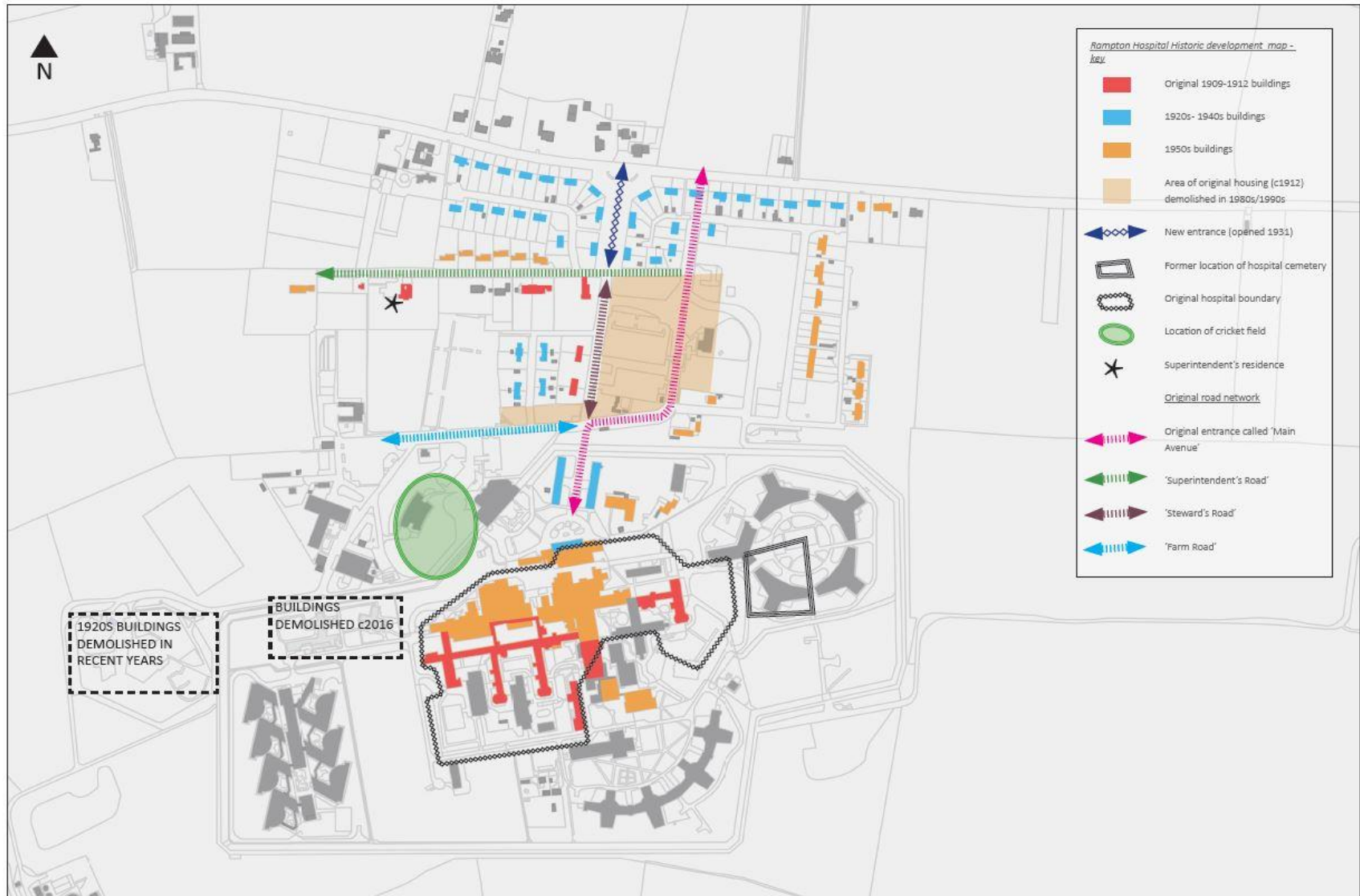
Map 6: Important landscape features in Rampton



Map 7: Important Character features in Woodbeck



Map 8: Woodbeck Historical Development



Policy 9: Development Principles

1. New developments, including the extension to and alteration of existing buildings, should create places of character based upon an appreciation of the site and its surrounding area, responding positively to its natural and built context. This policy should be read in conjunction with the Rampton and Woodbeck Character Assessment. To achieve this, development proposals must consider the following principles:
 - a) development shall take inspiration from the identified key characteristics and features as identified within the Rampton and Woodbeck Character Assessment;
 - b) development shall be designed to safeguard “views in both Rampton and Woodbeck” that contribute to the character and appearance of the area. These views include (but not limited to) the views, as identified on Maps 6 and 7, and applications shall include an assessment of the impact of the proposal on the positive qualities of such view(s), explaining the rationale of design choices used;
 - c) development shall respect existing plot boundaries, ratios, orientation and the historic or traditional forms and grain of development within its character area;
 - d) development shall respect the predominant materials used in the area;
 - e) architectural design shall reflect high quality standards and, where possible, reflect local design references in both the natural and built environment and reflect and reinforce local distinctiveness;
 - f) the height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be over-bearing or dominant in the existing street-scene;
 - g) existing private gardens in Woodbeck, shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing properties within the settlement; and
 - h) development that would detract from the character of the historic and distinct walling, as identified on Map 6, will not be supported.

Policy 10: Heritage Assets in Rampton and Woodbeck

1. Development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.
2. Proposals should accord with national policy and guidance and the findings of any Historic Impact Assessment for the site.

Justification for Designated Heritage Assets will include:

- a) a heritage statement that clearly describes the significance of the building and explains in detail how the proposals shall conserve this significance, and
- b) be in accordance with the most up to date legislation and national policy and guidance.

Justification for Non-Designated Heritage Assets will include:

- a) a heritage statement that clearly describes the significance of the building and explains in detail how the proposals shall not adversely affect this significance, or;
- b) an up to date structural report that clearly identifies that the building is incapable of viable repair, or
- c) demonstrate that the building has no viable use in the medium term through appropriate marketing, and there would be a public benefit arising from its demolition.

3. The heritage statement should consider the setting of heritage assets. In considering the effect a development proposal may have on the setting of a heritage asset, the Council will assess the contribution the setting makes to the overall significance of the asset and how the proposal may impact on this.

16 Local Green Spaces

16.1 The NPPF indicates that local communities can, through local and neighbourhood plans, identify for special protection green areas of importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

16.2 It sets out the criteria for sites to be designated as Local Green Space. These are:

- where the green space is in reasonably proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

16.3 The spaces, as identified on Maps 3 and 4 have been proposed as Local Green Spaces within Rampton and Woodbeck.



Policy 11: Local Green Space

1. The following spaces, as identified on Maps 3 and 4, are designated as "Local Green Spaces" in accordance with the NPPF's Local Green Space criteria.
2. Proposals for development will not be supported, except in very special circumstances, unless the development proposes the erection of ancillary buildings or structures required to enhance the public usage of the space.

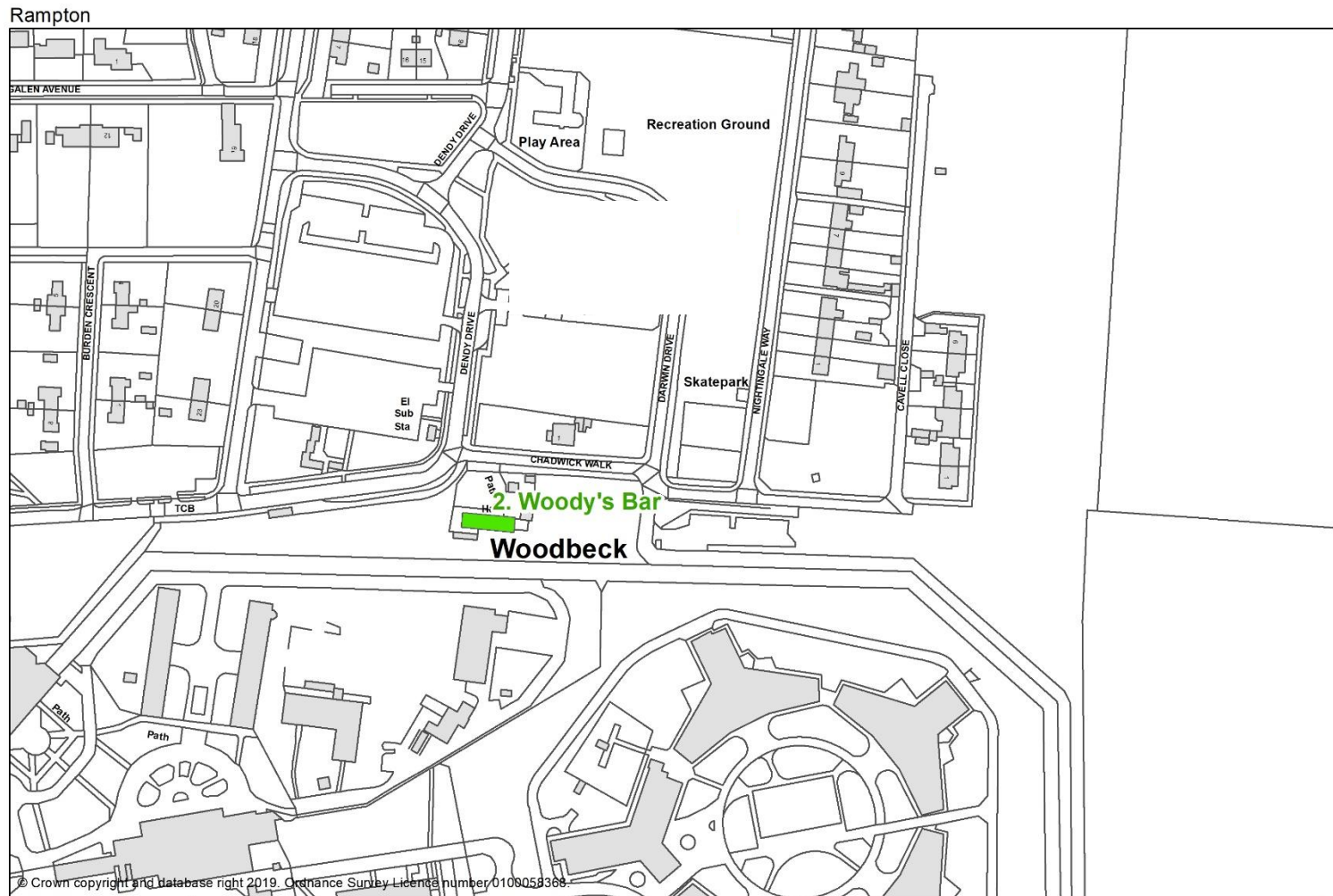
17 Local Economy

- 17.1 Although there are employment opportunities and a low unemployment rate, it has been highlighted that the parish is affected by a low wage economy and this is continuing to cause issues with affordability and issues with people leaving the area to find higher paid employment and a lack of new businesses coming to the area.
- 17.2 This section of the Plan sets out to provide a positive context within which businesses can establish and grow within the parish.
- 17.3 In addition, it is also recognised that to support the local economy, there must be investment in training and improving the local skill base. It is important that new developments for employment encourage the diversification of the local skill base and where possible seek to improve this through training programs and working with the local education authority and nearby education establishments.
- 17.4 The area has three distinct areas of employment; Rampton Hospital, Cottam Power Station (due to close in September 2019) and Sundown Adventure Land Theme Park. In addition, the villages have other smaller employers that are key contributors to the local economy.
- 17.5 There is also an element of small businesses such as local cottage industries and home working which is something this neighbourhood plan seeks to encourage. These businesses provide both employment and a wider community and social function. This section includes a positive policy to support the development of new businesses in the Plan area.
- 17.6 The business community recognises the importance of high-speed Broadband access within the Plan area. It will assist existing local businesses to prosper. It will also provide further opportunities for the establishment of businesses for persons working from home.
- 17.7 The business community also recognises the importance of smaller businesses in sustaining the vitality and viability of the community during the working day and in reducing the levels

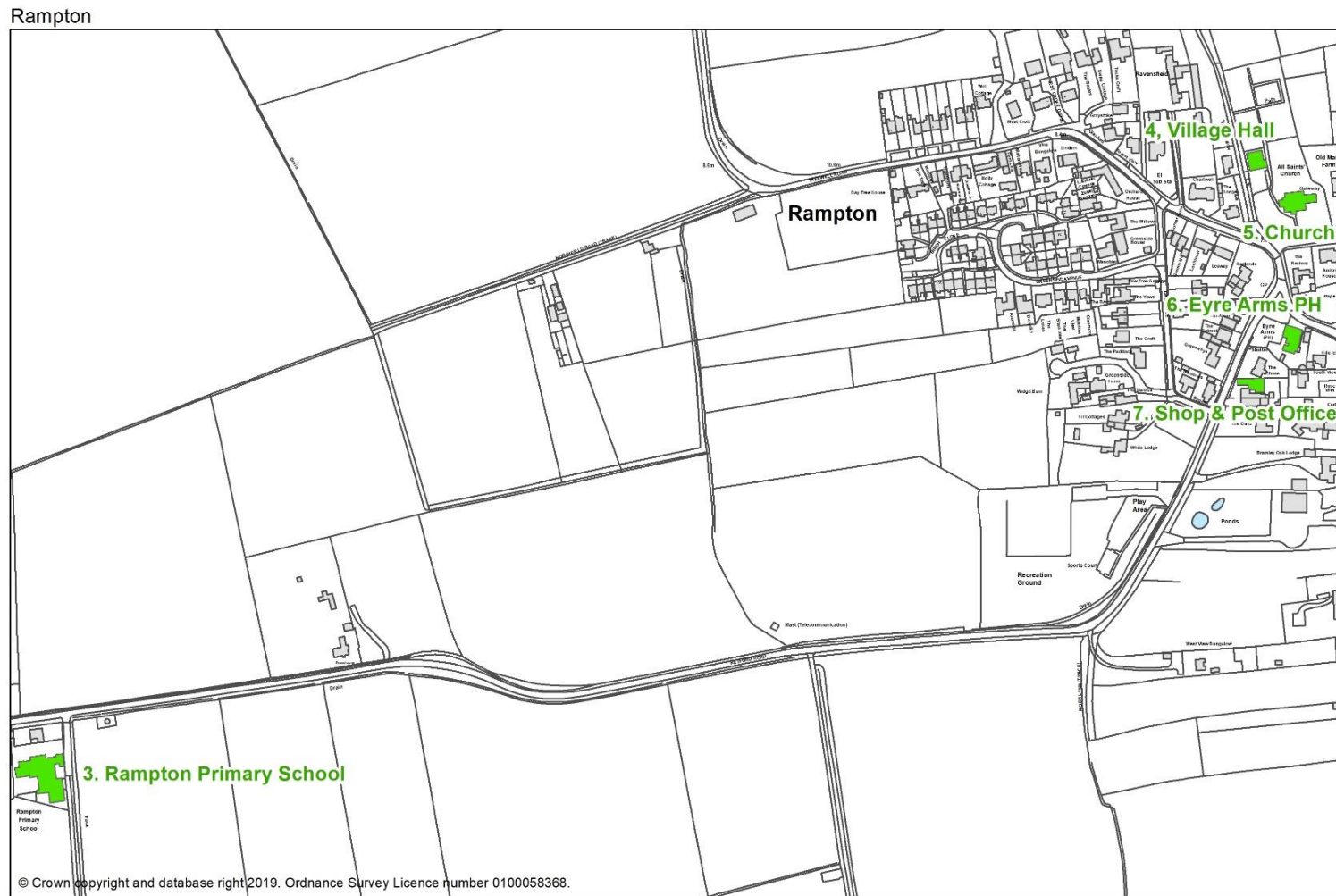
Local Amenities

- 17.8 Community amenities are an important part of any community and encourage community involvement, interaction and sustainable development. There are several important local amenities that cater for the local and wider population. These amenities include Rampton Primary School, Rampton Village Hall, and Woody's Bar in Woodbeck, Rampton Shop and Post Office and the Eyre Arms Public House.

Map 9: Local Amenities in Woodbeck



Map 10: Local Amenities in Rampton



Policy 12: Local Economy

1. Proposals for small-scale economic uses, which support new business, the expansion of existing businesses, or the diversification of existing businesses will be supported where they are not of a scale in excess of 1 ha per site and can satisfactorily meet the following criteria:
 - a) The use is appropriate to its location, setting and would not lead to an unacceptable negative impact on the amenity of neighbouring residents;
 - b) it will not lead to an unacceptable negative impact in terms of the height; emissions, noise, smell, vibrations, lighting or dust on nearby residents and the local environment;
 - c) has an appropriate area for vehicles either servicing or delivering to the site;
 - d) it would not lead to an unacceptable negative impact on the existing highway capacity or safety.
2. For industrial buildings that are within, or adjoining, the open countryside, the materials used to clad the building(s) should be of an appropriate colour that blends into its setting and will not lead to a stark contrast between the new building(s) and the surrounding landscape.
3. For schemes that are proposing a diversification to an existing business or enterprise will be supported if it can be demonstrated that the proposal is needed to support the future viability of the existing business and that the scale of the proposed diversification is no larger than that of the existing operation and that it complies with the criteria a-d in part 1 of this Policy.

Policy 13: The Protection of Local Amenities

1. The existing amenities shown on Maps 9 and 10 will be safeguarded for community purposes throughout the plan period. Proposals for their redevelopment or change of use to other purposes will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable or that the proposed change of use has the support of the community.

18 Landscape Character

18.1 Rampton and Woodbeck Parish has a long, linear form that runs east to west, within which there are marked differences in the character and appearance of the rural landscape that encompasses the two parish settlements. This section provides an overview of the key qualities and characteristics which define the landscape of Rampton and Woodbeck Parish. It first collates the relevant findings of the Bassetlaw Landscape Character Assessment (BLCA) and presents them in a manner which provides a concise profile of the various landscape character areas and designations present within Rampton and Woodbeck Parish. It then explores the relationship between the settlements of Woodbeck and Rampton and their immediate landscape settings.

Bassetlaw Landscape Character Assessment

18.2 The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies five different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, Rampton and Woodbeck Parish spans both the Mid Notts Farmlands LCA and Trent Washlands LCA.

18.3 Mid Notts Farmlands LCA covers the western half of the parish, sweeping over Woodbeck and wrapping around the southern extents of Rampton. It is an undulating landscape with a distinctively rural, agricultural character, which extends from the Sherwood region in the west to the lowlands of the Trent Washlands in the east. Arable farming is the predominant land use, and this rural field network tends to be bounded by hawthorn hedgerows, which within Rampton and Woodbeck are generally tightly trimmed and accommodate occasional trees, including specimens of ash, oak and willow. Scattered belts of woodland add visual interest to the landscape and also create an enhanced sense of enclosure, limiting and interrupting views across the wider landscape.

18.4 Trent Washlands LCA is a particularly distinct landscape that characterises the eastern half of the parish. This character area extends west from the banks of the River Trent, whose meandering profile has had an acute influence on the local landscape and the area of land that lies between its western banks and the eastern end of Rampton village. However, the actual visual impact of the river is minimal, with high floodbanks enclosing the waterway and largely shielding it from view. Extending outwards from the riverbanks are a series of small water courses and ditches that both border and cut across those low-lying agricultural fields that characterise much of this landscape. Field boundaries feature trimmed, mixed species hedgerows (though hawthorn dominates) with occasional mature hedgerow trees, mostly ash.

- 18.5 To provide a more detailed picture of what makes the landscape within Bassetlaw locally distinctive, the Bassetlaw LCA identifies several smaller Policy Zones from within the five overarching Landscape Character Types. Rampton and Woodbeck are covered by a total of seven Policy Zones. Profiles for each of these Policy Zones, which outlines their characteristic features, landscape condition and sensitivity, and provide several detailed '*Landscape Actions*' for the future management of each area, are enclosed in Appendix 1 of the Rampton and Woodbeck Character Assessment.
- 18.6 As demonstrated in the Policy Zone profiles, the Bassetlaw LCA identifies most of the landscape areas found within Rampton and Woodbeck to be of good condition and high sensitivity, resulting in a strategy of conservation (in some cases combined with reinforcement) for much of the parish landscape.

Local Wildlife Sites

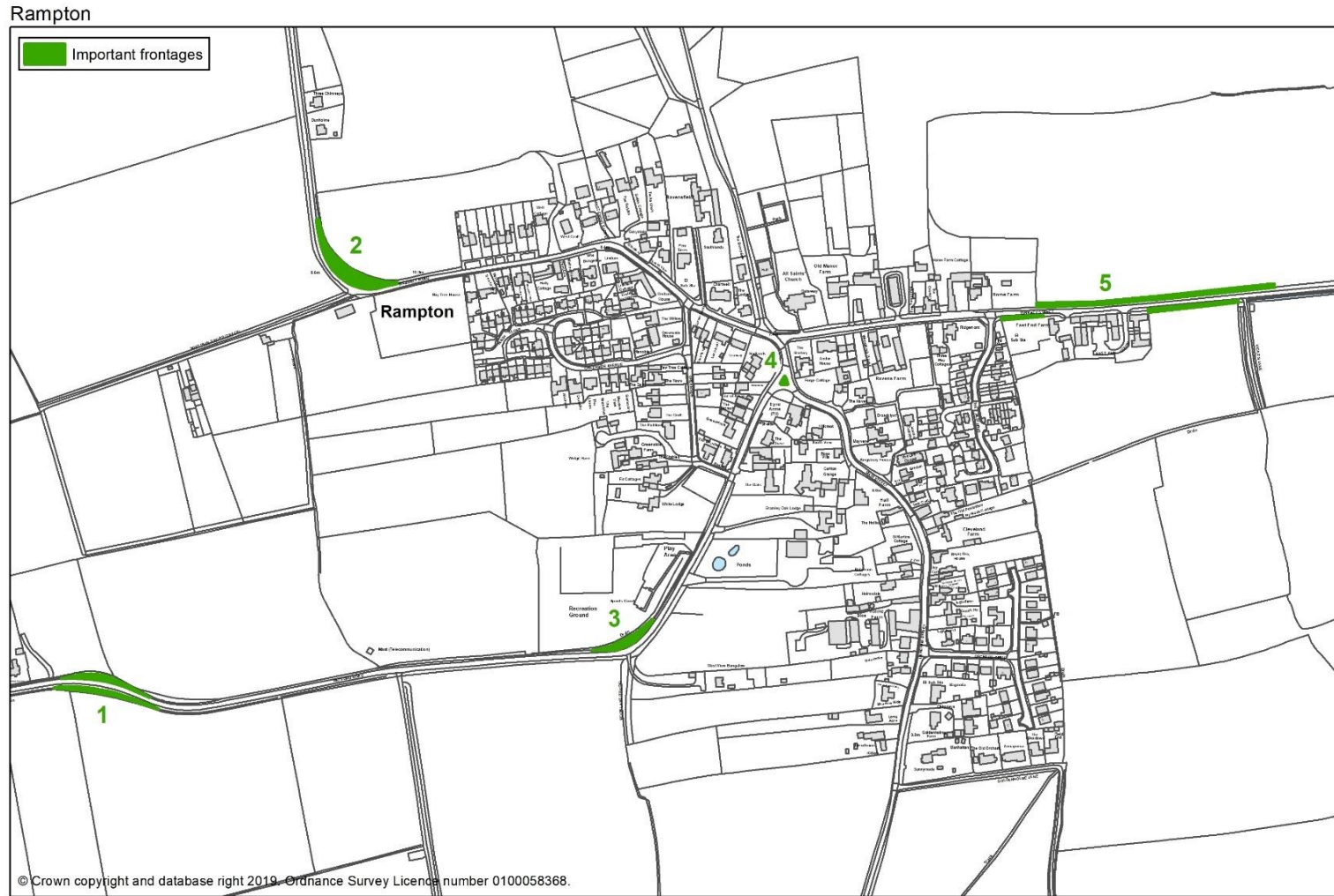
Retford Road: A small rectangular broadleaved woodland located east of Woodbeck that has a mixed canopy of Beech, Sycamore and some large-leaved Lime. Its understorey comprises Wild Privet with regenerating Elm, Holly, Midland Hawthorn and Hazel. The forest floor is dominated by Ivy but also contains species indicative of ancient woodland including Sanicle, Dog's Mercury and the woodland grass Giant Fescue.

Cottam Wetlands: Situated at the eastern end of the parish, it is a large wetland mosaic, adjacent to and including a stretch of the River Trent. Botanically very rich and supporting a diverse flora, the area includes several lakes and lagoons, ditches, damp cattle-grazed grassland, swamp and marshland. The wetlands support an interesting and varied selection of plants, which provide breeding habitat for amphibians, odonatan and many other insect species. They also provide a nesting site and habitat for both breeding birds and wintering wildfowl, as well as feeding opportunities for passage migrant species in spring and autumn.

Policy 14: The Protection of the Parish Landscape

1. Proposals for new development within the wider Parish should demonstrate how they have considered the following:
 - a) Poorly designed and/or located edge-of-settlement development, which disrupts the soft, generously planted village edges should be resisted. All proposals for new development should integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the villages. The retention of existing planting and vegetation is encouraged;
 - b) The introduction of further planting and landscaping should be considered in to soften and enhance these edges. Such an approach would be particularly welcome along the southern and eastern boundaries of the Woodbeck, where the Hospital complex and its imposing security fences form a rather harsh built feature in the landscape;
 - c) Development proposals should be designed to maintain the rustic, rural appearance of these village approaches through sensitive siting and the retention of existing roadside planting and important frontages, as identified on Map 11;
 - d) Outside of the established settlements of Rampton and Woodbeck, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. This is particularly crucial given the largely flat and open landscape, which characterises much of the parish area. New development should explore opportunities to utilise existing tree planting to partially screen the development and help it better integrate into its setting and/or introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character;
 - e) The areas identified as local wildlife sites, as identified on Map 12 are safeguarded as areas for nature conservation. Development at these sites will be resisted unless other material considerations outweigh those of nature conservation or that its impact can be appropriately mitigated against on a new or adjoining site.

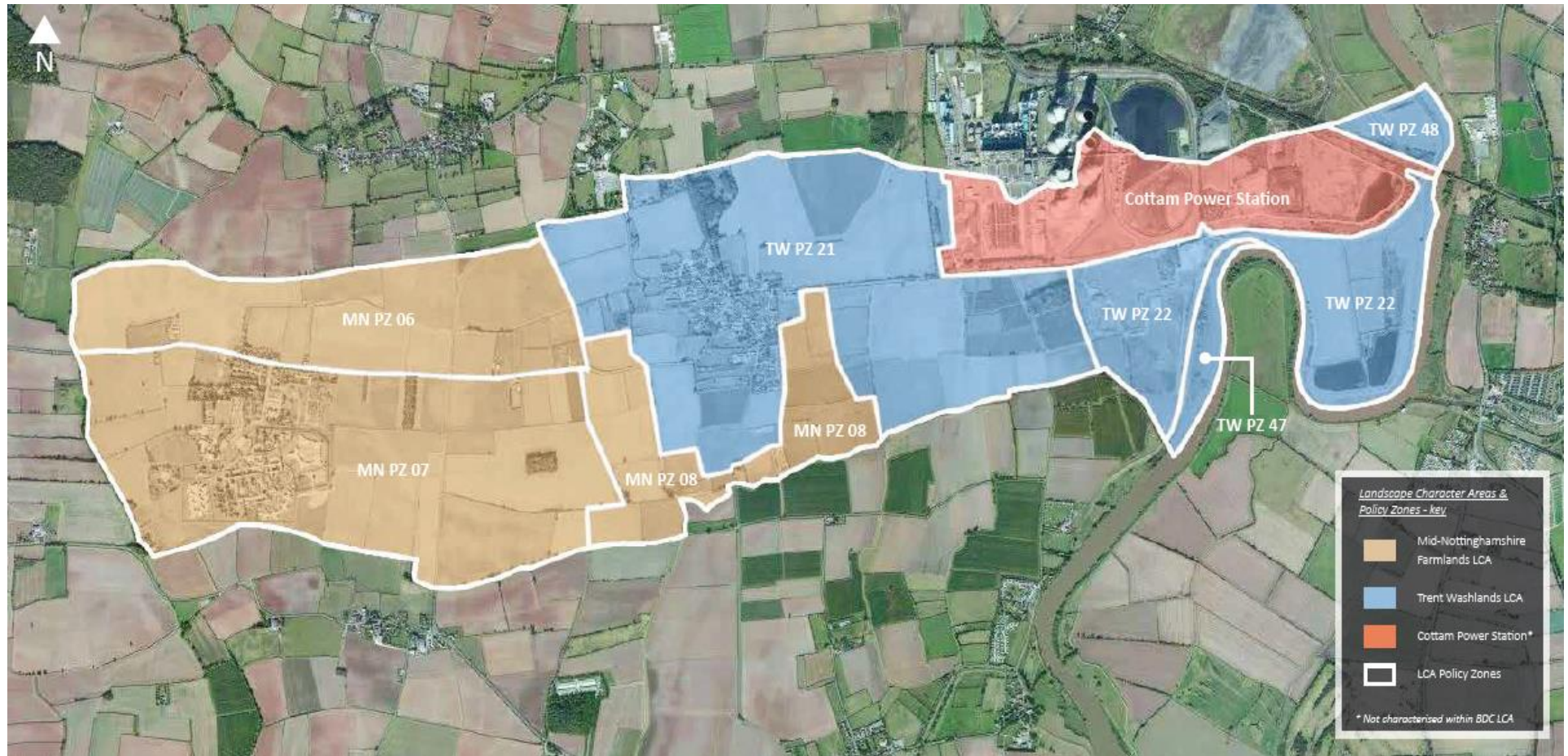
Map 11: Important Frontages



Map 12: Local Wildlife Sites in Rampton and Woodbeck



Map 13: Landscape Character Areas – Bassetlaw Landscape Character Assessment



19 Implementation and Review

- 19.1 The policies in this Plan will be implemented by Bassetlaw District Council as part of their development management process. Where applicable Rampton and Woodbeck Parish Council will also be actively involved. Whilst Bassetlaw District Council will be responsible for development management, Rampton and Woodbeck Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.
- 19.2 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 19.3 Any amendments to the Plan will only be made following consultation with Bassetlaw District Council, residents and other statutory stakeholders as required by legislation.
- 19.4 The Neighbourhood Planning Act 2017 and NPPF now requires all 'made' Development Plans to be reviewed every 5 years and the Parish Council will monitor the Neighbourhood Plan to make sure it is working effectively and is up-to-date with any changes to national or local planning policy.

20 Sources of funding

1. Bright Ideas Fund

Reference Number NPG-03367

Amount of grant awarded £4905.00

2. Grant Payment (Locality) Neighbourhood Plan

Reference Number NPG-10215

Amount of grant awarded £8210

3. Grant Payment (Locality) Neighbourhood Plan

Reference Number NPG-10838

Amount of grant awarded £3954

21 25 References

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22 Appendix A: Household Questionnaire

Question 1: What do you like about living in Rampton and Woodbeck?

Easy access to the countryside	
Local employment opportunities	
Rural atmosphere	
Playing field and park	
Local village facilities	
Schools	
Community library	
Woodland walks	

Question 2: What do you dislike about living in Rampton and Woodbeck?

Question 3: What types of housing do you feel are needed within the Parish?

Flats	
Bungalows	
Low cost housing	
Family housing	
Luxury housing	
Rented accommodation	
Sheltered housing	
Retirement housing/apartments	
Care home	
Eco friendly housing	
Two storey houses	
Three storey houses	
Social housing	
Gypsy and Traveller sites	

Question 4: Where would you prefer to see future development within the Parish?

A number of smaller developments	
Infill developments	
Conversion of existing buildings	
Brownfield land	
Greenfield and countryside	
Larger developments	

Question 5: What areas would you like to remain free from developments?

Question 6: Do you think new development should respect the local character, landscape and heritage of the Parish?

Yes	
No	
Don't know	

Question 7: Do you agree with the following statements?

	Agree	Disagree	Don't know
Areas should be developed for renewable energy development.			
The growth and expansion of existing businesses within the Parish.			
Protect our natural environment such as public rights of way, trees, hedgerows, local wildlife and woodlands.			
.Protect our existing community facilities and green spaces like the Village Hall and playing fields.			

Question 8: What would be your greatest concern(s) should further development take place in Rampton and Woodbeck??

Impact on playing field and park	
Effect on road junctions/traffic	
Facilities become overstretched	
Impact on drainage and flooding	
Effect on parking	
Loss of views/green spaces	
Impact on school capacity	
Impact on the natural environment	

Question 9: Which of the following services and amenities would you like to see more of in the village?

Allotments				
Larger school				
Improved bus service				
Public footpaths/bridleways				
Cycle paths				
Recreational spaces				
Improved broadband				
Sports facilities				
Children's' play area				
Healthcare facilities				

Question 10: Do you think there are changes need to the following transport issues?

	Yes	No	Don't know
Less parking on public footpaths			
More public footpaths			
More off road parking			
Speed of vehicles through the Parish			
More cycle paths			
Less HGV traffic			
Improved road maintenance			
Traffic calming			

Additional comments

23 Appendix B: List of Sites of Special Scientific Interest (SSSI) and Sites of Important Nature Conservation (SINC)

- 23.1 Currently none in this Parish (source Natural England: <https://designatedsites.naturalengland.org.uk/> accessed 27/5/2018 and the Nottinghamshire Biological and Geological Record Centre <https://www.nottinghamcity.gov.uk/events-markets-parks-and-museums/parks-and-open-spaces/nottinghamshire-biological-and-geological-record-centre-nbgrc/> accessed 27/5/2018)

24 Appendix C: Listed Buildings

RAMPTON VILLAGE

Church of All Saints, Torksey Street. Parish Church. Grade I. C10, early C13, c.1300, C14, C15, C16, C17, restored 1894, nave roof restored 1902. Coursed rubble, dressed coursed rubble and ashlar. Slate roofs. Coped east gable with single ridge cross. Single rendered red brick stack to the north east aisle. Buttressed and set on a plinth with moulded band running over. Tower, nave, north and south aisles, south porch, chancel. Early C13 tower of 2 stages with bands and course of ballflower running under the C14 battlements. West moulded pointed arched doorway with hood mould and label stops. Above is an arched 3 light late C14 window with panel tracery, cusping, moulded surround, hood mould and worn beast label stops, flanked by single corbels. Above is an arched and cusped niche with a moulded arched surround with finial. In the belfry are 4 arched c.1300 openings each with 2 cusped lights and hood mould. There is a single clock face to the south and 5 small rectangular lights to the west with single similar lights to the north and east. The west wall of the north aisle has a single arched 2 light window with Y tracery. The north wall has a chamfered arched doorway with wooden door and hood mould, over is an oval plaque dated 1699 with illegible inscription. To the left is a single C16 window under a flat arch with 2 cusped lights, original lead and hood mould. Further left is a single C16 3 light window under flat arch with cusping, original lead and hood mould. This bay is of coursed rubble and is not on a plinth. The east wall has a single arched 3 light re-cut window with intersecting tracery. The chancel lacks the moulded plinth band and is mainly of coursed rubble. The north wall has 2 blocked windows with flat arches and hood moulds. Projecting is the felted roof of a basement. The east chancel has a single arched 5 light window with C14 panel tracery and hood mould. This replaces an earlier window. The south chancel has a central chamfered arched doorway with wooden door, flanked by single C16 windows each with 3 lights, tracery, cusping, flat arch and hood mould. The east wall of the south aisle has a single C16 3 light arched window with original lead. Leaning against the south wall are 3 rectangular, arched headstones. Early C18 with illegible inscriptions, there is a further, larger, rectangular, arched headstone to Elizabeth Holmes, 1728. The south wall has 2 C17 3 light windows under flat arches with original lead and with moulded surrounds. There is a single similar window to the left of the C14 porch which is diagonally buttressed and has a moulded, pointed arched entrance supported on engaged colonnettes with moulded capitals. The hood mould has 2 large worn beast label stops and carved angel finial, over is a sundial. There is a double iron gate. The east and west walls each have single traceried openings with 2 cusped lights under flat arches. The inner early C13 double chamfered pointed arched doorway with imposts decorated with nailhead terminating in the left in a stylised flower has a hood mould with 2 large C15 regal head label stops. There is a C17 panelled door. The west wall of the south aisle has a single 3 light arched window with C14 panel tracery, original lead and moulded surround. Interior. 3 bay late C13 north aisle arcade with single large square, part chamfered, C10 pier rising to the roof. To the right is a single octagonal column with moulded capital. To the east and west are similar large piers all with corbels which support the double chamfered arches. The 4 bay C15 south aisle arcade has octagonal columns with moulded capitals supporting double chamfered arches, to the east and west are moulded corbels. The inner chamfer of the double chamfered tower arch is supported on castellated corbels. There is a C20 screen under with blind traceried panels. The inner chamfer of the double chamfered late C13 chancel arch is supported on corbels. There is a C20 screen under. The south wall of the north aisle has a small piscina,

there is a further piscina in the south aisle wall. To the south of the chancel arch is a squint. Beside the south doorway is an aumbry. There is a C15 alms box and a C17 oak chest with iron fittings. Some of the pews are C17 and in the north aisle is a C16 communion table. In the chancel are several monuments. To Gervase Anthony Eyre, 1811, by Crake, the crown being decorated with the trappings of battle. To Anthony Hardolph Eyre and his wife Francisca Alicia, 1836, by Crake in the shape of a casket surmounted by a coloured shield. To Anthony Eyre and his wife Judith Letitia by Crake, 1800, this is surmounted by a coloured shield. A fine monument to Gervas Eyre and his wife Catherine by WM Holland, 1703. The tablet is flanked by single pilasters with acanthus decorated capitals which support a cornice surmounted by central coloured shield, flanked by single urns. Flanking the base of the inscription are single cherubs with a further single cherub's head on the apron. There are further monuments to Sir George Eyre, 1839; Carolus Eyre, 1796: Anne Marie Eyre, 1826: Louisa Henrietta Eyre, 1816; Johannis and Charlottae Eyre, 1831: Johannis Hardolpi Eyre and Antonius Gervasius Eyre, 1821. The monument to Charles Willoughby Eyre and Anthony Gervase Eyre, 1834, is by Lockwood and is surmounted by a lily. In the south aisle is a monument to Elizabeth Howlet, 1747. On the north nave wall is a hatchment. In the south aisle is a board detailing ""A particular of ye augument of ye church in ye year 1735"" dated ""Feb ye 7 1743"". There is a further board dated 1703 outlining the gift of Gervas Coale of Rampton. The nave has an C18 king post roof.

Gateway from Manor Farm to Churchyard and attached walls seven metres west of Manor Farmhouse, Torksey Street. Grade I. Mid C16. For the Stanhopes and Babingtons. Red brick, ashlar and terracotta. Gateway comprising ashlar wall with moulded and stepped coping. Central doorway with wooden plank door set into a recessed, rectangular panel with hood mould over and label stops decorated with incised quatrefoils. Above is a recessed armorial panel, flanked by single smaller armorial panels which are set slightly lower. Above is a further single armorial panel with triangular head. All panels have raised and moulded edges and are set into decorative surrounds. Attached to both sides of tile gateway are single red brick walls with heavy moulded ashlar coping, extending five metres to the west with a single niche and 28 metres to the south with four niches where it terminates in ashlar quoins. All niches have moulded ashlar surrounds, the four to the south have terracotta panels with single worn quatrefoils. The rear, north side of the gateway corresponds to the front, however the doorway is flanked by single large carved corbels and there is a cavetto drip mould over decorated with three of four small shields." Also see also information below.

Thoroton: "In the centre is a large frame richly wrought with open foilage, within which is a shield bearing the arms Babington (with a Crescent for difference) impaling Stanhope, viz. John Babington and Saunchia his wife, only daughter and heir of Richard Stanhope, elder brother of sir Michael Stanhope, by which marriage he became possessor of Rampton, Houghton, &c. There were supporters and a crest which are so much defaced as not to be perfectly distinguishable. (See fig. 1.) On the right, is a frame with a shield bearing the arms of Babington, Impaling Ferrers, viz. Sir Anthony Babington and his second wife, Katherine, daughter of sir John Ferrers, father and mother to the above named John Babington. (See fig. 2.) On the left, a frame with a shield bearing the arms of Stanhope, impaling Strelley, viz Richard Stanhope and Anne, one of the daughters and co-heirs of John Strelley, esq; father and mother of the above-named Saunchia. (See fig. 3.) Above all these is the Rose and Crown within a

border of I-C's, and one R or K. On the opposite side of the Gateway the arms are different, tho disposed in the same manner: for in the centre are the Arms of Babington with their quarterings, viz. Dethick, &c. In the place of the crest is a device, the figure of S with a line drawn through the centre from top to bottom, and beneath the shield is the name of Babington in large letters. There have not been any supporters to this shield. (See fig. 4.) Above them is the Rose and Crown, as on the other side. This emblem was not unfrequently placed upon buildings raised in the reign of Henry the 8th: by the partizans of the Tudor family, amongst which the Stanhops and Babingtons were distinguished, especially the former, for sir Edward Stanhope, grand-father to Saunchia, was a principal commander for Henry 7th. at the battle of Stoke, in this county. The Tun a punning emblem, cognizance, or device of the family is interspeased among the foilage, and in different parts of the Gateway."

Pevsner: "The original Tudor gateway is hidden NE of the church, giving access from the original Rampton Manor, that house mostly demolished 1726 by Anthony Eyre. It is an uncommonly lavish Early Tudor piece of stone, but terribly worn and ivied. Stepped top, small doorway and niches or panels with carved architraves, apparently with terracotta quatrefoils but these have worn away or been obscured. Also 3 coats of arms of the Stanhopes and Babingtons on both sides. Pevsner, who saw it in better condition, considered it more than likely that the designer of the Tudor gateway was also responsible for the Babington Chantry at Kingston-on-Soar (q.v.). What may he have done at the Manor House?"

Gateway 19 metres west of Church of All Saints, Torksey Street. Grade II Mid C19. Ashlar. Gateway comprising wall set on a plinth with moulded and stepped coping. Central, slightly projecting moulded archway with hood mould and label stops. To the right is a smaller arched domestic gateway with wrought iron gate, hood mould and label stops. Above is a central decorative panel. Included for group value only." "From Pevsner: ""The church makes a good group with the GATEWAY to the W, formerly to the c1853 Manor House (designed by William Burn for Rev. Eyre, demolished 1984/5). This is also c1853, with stepped top and Tudor-arched openings, probably also by Burn.

Manor Farmhouse and attached outbuilding and wall, Torksey Street. Grade II. Early C18. Red brick and ashlar. Slate roof with raised ashlar coped gables and kneelers. four red brick gable stacks. Raised eaves band. Set on an ashlar plinth with moulded band over. Double range plan. two storeys plus garrets, five bays. With moulded red brick first floor band. Central doorway, the top two panels of the six panel door being glazed, with traceried overlight, ashlar architrave and cornice hood supported on consoles. Either side are two glazing bar sashes with flush wedge lintels and keystones. Above are five similar sashes and lintels. Attached to the rear right is a single storey red brick and pantile four bay outbuilding with single red brick ridge stack and single similar stack to the front right. Dentil eaves. Set on an ashlar plinth. Doorway with plank door, to the right is a single glazing bar Yorkshire sash, a doorway with plank door and further right a similar, smaller sash. To the right is a lower wing with doorway with plank door. Attached to the front right is a red brick wall with ashlar coping, this extends for seven metres and is flanked at either end by single coped piers. The wall then drops down and extends southwards for 30 metres, being buttressed and broken by a gateway at the north end. It rises to meet a similar pier with raised and shaped coping,

turns at a right angle and continues west on a coursed rubble and brick plinth with chamfered ashlar coping for 22 metres, being broken by a now blocked gateway with raised and shaped ashlar coping simulating piers. At the west end it rises to a similar pier with attached taller coped pier with shaped ashlar finial and then turns northwards for six metres terminating in the wall of the C16 gateway. Interior has a dogleg close string staircase with turned balusters, cut spandrels and moulded handrail."

The Cottage, Rose Cottages and 3 Torksey Street. Grade II. Row of three cottages. Late C18. Painted red brick. Pantile roofs. two red brick and render gable stacks to the left, higher, wing and single red brick ridge stack to the lower wing. Dentil eaves. Raised and coped gables with kneelers. The left wing also has tumbled in brickwork. One and a half storey, five bay wing with two storey three bay wing to the left. Having from right to left a single C20 casement, a doorway with wooden door and hood, a single similar, larger, casement, a doorway three steps up under segmental arch with plank door, and long iron hinges, an archway leading to a through passage, a single tripartite glazing bar Yorkshire sash, a doorway with part glazed plank door and a single similar sash. Above are two Yorkshire sashes with a blocked window opening to the left and further left two glazing bar Yorkshire sashes. All the openings of the two storey wing are under segmental arches. To the rear of ""The Cottage"" is a lower one and a half storey wing with lean-to extension to the rear of No.3.

WOODBECK

There are no buildings currently listed in Woodbeck.

25 Appendix D: Heritage Assets

RAMPTON VILLAGE

Hall Farmhouse, Laneham Street. 17th century timber-framed farmhouse with 18th century remodelling in brick; two storeys, red brick (painted) with slate roof, brick stacks, brick arches, 20th century additions to front forming cat slide roof, small dormers, some timber joinery including glazing bar casements.

Ingledene, Laneham Street. 18th century farmhouse, two storeys, red brick (rendered), concrete tile roof, coped gables, brick gable stacks, timber panelled door, stone sills, altered ground floor openings.

East End Farmhouse, Torksey Street. Late-18th/early-19th century farmhouse, two storeys, red brick with hipped concrete tile roof, brick arches with keystone and stone dressings, some timber joinery including timber mullions with timber '1 over 1' sashes, brick stacks; Built for Anthony Hardolph Eyre of Grove Hall.

Three Ways Cottage, Torksey Street. Late-18th/early-19th century farmhouse, two storeys, red brick (painted) with hipped concrete tile roof, brick stacks, timber joinery, altered openings; also includes 2 detached outbuildings (former coach house/stables/store), single storey, red brick with pantile roofs, timber joinery.

The Lodge, Treswell Road. Small lodge, built for Reverend Charles Wasteneys Eyre of Rampton Manor which was all constructed in 1853 (this also included a manor house (demolished), the adjacent listed gateway and the wider park to the north); possibly designed by William Burn of London (architect of the adjacent gateway); single storey, red brick with slate roof, central porch, single brick stack, pairs of windows with brick mullions and brick arches containing timber glazing bar casements, some altered openings on front.

Cleveland Farm, Main Street. Linear farmhouse, two storeys, red brick (rendered) with evidence of internal timber frame, concrete tile roof, coped gable to front, date ""1713"" painted on front with numbers recessed into render, projecting bands at first floor and second floor (front gable only) - also indicating timber frame; timber joinery throughout although some altered openings.

The Hollies, Main Street. 18th century linear cottage, two storeys, red brick (painted) with mostly concrete tile roof, brick ridge stacks, dentilated eaves, altered openings, 19th century addition to front with pantile roof.

Barns at Home Farm, Torksey Street. Late-18th/early-19th century farm buildings to Home Farm, includes two storey threshing barn and single storey stables, animal sheds and stores, red brick with concrete and fibre board roofs, brick arches with stone keystones, dentilated eaves; threshing barn features stone dressings, diamond pattern ventilators, full height openings with timber doors; 20th century additions of no significance; Of similar design to several other farms in Rampton of same period (i.e. Manor Farm, East End Farm, Holme Farm and Ravens Farm); Built for Anthony Hardolph Eyre of Grove Hall.

Home Farmhouse, Torksey Street. Late-18th/early-19th century farmhouse, two storeys, red brick (painted) with slate roof, L-plan, brick stacks, altered openings.

Wesleyan Methodist Chapel, Laneham Street. Former Wesleyan Methodist Chapel, 1857, now house, single storey, red brick with slate roof, symmetrical facade, central gothic arched opening with smaller gothic arched openings either side; Chapel originally cost £450, was altered in 1877 at a further cost of £100, and in 1883 an organ was added at a cost of £120 (from 1885 White's Gazetteer).

East End Farm buildings, Torksey Street. Late-18th/early-19th century barns, red brick with pantile roofs, diamond ventilators, brick arches, includes large threshing barn with full-height arched openings with pairs of timber doors, also includes coach house, dovecote, stables and animal shed, dentilated eaves, stone dressings, timber joinery throughout; Of similar design to several other farms in Rampton of the same period (i.e. Holme Farm, Manor Farm, Home Farm and Ravens Farm); Built for Anthony Hardolph Eyre of Grove Hall.

Rampton Primary School, Retford Road. Former County School, built 1914, possibly by L.E. Maggs; red brick with plain tile roof, brick stacks, brick arches, symmetrical façade.

Holly Cottage, Treswell Road. Late-18th century cottage with 19th century additions, two storeys, red brick with pantile roof, dentilated eaves, brick arches, some timber joinery, brick stacks, 18th century section with Flemish bond facade with light headers.

West Croft, Treswell Road. 18th century farmhouse, two storeys, red brick (rendered) with concrete tile roof, coped gables, 1920s/30s timber leaded casements and canted bays on front; mid-20th century canopy above, brick stack on rear slope.

Barn at Ravens Farm, Torksey Street. Late-18th/early-19th century barn, two storeys, red brick with hipped pantile roof, brick arches with stone keystones, dentilated eaves, diamond pattern ventilators. timber joinery; Of similar design to several other farms in Rampton of same period (i.e. Manor Farm, East End Farm, Holme Farm and Home Farm); Built for Anthony Hardolph Eyre of Grove Hall.

Woodstock House, Torksey Street. Late-19th century farmhouse, two storeys, red brick with concrete tile roof, splayed brick arches, stone sills, timber joinery including 6 over 6 sashes, pair of brick ridge stacks; replaced earlier farmhouse.

Andor House, Torksey Street. Early-19th century former Vicarage, probably first occupied by Reverend William Smith (1760s-1811) or Reverend Richard Barrow (1811-1838); two storeys, red brick with hipped slate roof, splayed brick arches, stone cills; projecting brick bands at first floor level, timber joinery throughout including 3 over 3 sashes; main façade faces west and features false squared bays with stone cornices; main entrance on north side, timber 3-panel door with top panel glazed, set within timber surround and half-round fanlight with vertical glazing bars, rounded brick arch above; pairs of brick stacks on north and south sides; overhanging roof; later-20th century extension on east side of no significance.

Outbuildings at The Rectory, Main Street. Pair of outbuildings, formerly coach house and stables to the Vicarage, red brick with pantile roofs; west outbuilding is late-18th century and

features tumbling-in on gables, also has coped gables and brick arches; East building is early-19th century and features two pairs of timber side-hung doors with single timber lintel above.

Barns at Holme Farm, Laneham Street. Late-18th/early-19th century farm buildings, includes two storey threshing barn and single storey stables (partially rebuilt recently), red brick, hipped concrete tile roof on threshing barn and pantile roof on stables, brick arches (stone keystones on main threshing barn openings), dentilated eaves, timber joinery throughout, diamond pattern ventilators on threshing barn; Of similar design to several other farms in Rampton of same period (i.e. Manor Farm, East End Farm, Home Farm and Ravens Farm); Built for Anthony Hardolph Eyre of Grove Hall.

WOODBECK

Gate piers at Rampton Hospital. Pair of gate piers to the entrance of Rampton Hospital designed by John Hatton Markham, Architect for the Office of Works. They are very similar to Markham's Victoria Gate piers at Hyde Park in London. Each pier comprises a stone plinth with brick shaft, laid in English bond, with stone capping featuring moulded cornice and stepped upper section and carved ornament on top of a decorative four-handled urn with pineapple in the centre. Adjacent to each pier is a pair of stone ashlar plinths either side of a footpath.

Main block wards, Rampton Hospital. These wards are the original core patient wards of Rampton Hospital. The Hospital was built to take patients from the, then, overcrowded Broadmoor Hospital in Berkshire. The Hospital received its first patients from Broadmoor on 1st October 1912. The buildings were designed by Francis William Troup (of London) in the pavilion hospital style, red brick with mostly natural slate roof, three storeys and comprising the main west-to-east wing, four main cross wings at 90 degrees along its length. Each cross-wing has a distinctive canted terminus. There were later numerous alterations carried out by the Office of Works and designed by their architect John Hatton Markham.

Former Entrance and Administration Block, Rampton Hospital. The former entrance and administration block, built for the Hospital was designed by John Hatton Markham, Architect for the Office of Works. It consists of two storeys, red brick with plain clay tile roof, brick parapet, brick chimney stacks, symmetrical facade with timber glazing bar sashes, central feature doorway with stone surround with a datestone "1928", stone columns and stone pediment above the timber doors, doorway within large recessed decorative brick arch.

William Tuke House and Fleming House, Rampton Hospital. These two buildings were originally built as nurses' accommodation but have now been converted to offices. Fleming House was built between 1922-7 and William Tuke House was built 1927. Both buildings were designed by John Hatton Markham, Architect for the Office of Works. Both are three storeys, red brick with natural slate roofs, timber joinery throughout including glazing-bar sashes on all elevations, timber glazed doors, metal rainwater goods including downpipes, brick chimney stacks, stone string courses at second floor level, stone cornice below eaves, stone pediments on inward-facing elevations, stone door surrounds on Hospital-facing elevations.

Wychwood (no.8) Galen Avenue, Woodbeck. This building was built as the Medical Superintendent's house and designed by Francis William Troup. Latterly, it has been used as offices but is now empty and showing some signs of decay. The building has two storeys, red brick plinth with rendered ground floor and horizontal timber boarded first floor and gables (similar to Timsbury/Auchlea and Crossways, see below), natural slate roof, blue brick stacks, timber casement windows throughout included canted full-height bays, overhanging eaves with large timber brackets. There is a detached garage to west contemporary with house.

Pair of semi-detached houses, Galen Avenue, Woodbeck. These houses were built about 1912 and by Francis William Troup. The houses were originally for the Chief Engineer (Timsbury) and the Foreman of Works (Auchlea). Later they were used as a staff hostel, offices and are now empty. They are two storeys, red brick (mostly rendered) with natural slate

gabled roof, horizontal timber boarding on gables (similar to Wychwood and Crossways, see above), original timber glazing bar casements throughout, rendered stacks, brick and creased tile arches, timber four-panel doors, lean-to slate canopies.

Crossways, Fleming Drive, Woodbeck. Detached former house, built c1912 for the Rampton Criminal Lunatic Asylum, designed by Francis William Troup originally housed the Clerk & Steward; two storeys, red brick (mostly rendered) with natural slate roof, horizontal timber boarding on gables (similar to Wychwood and Timsbury/Auchlea), rendered stacks, lean-to slate canopies.

Nos. 20-23 Fleming Drive, Woodbeck. These are two pairs of semi-detached dwellings, built around 1919 by Francis William Troup. Two storeys, mostly rendered with natural slate roofs, central brick stacks, some original timber joinery.

5 St Luke's Way, Woodbeck. Detached former porter's lodge, built 1914 and by Francis William Troup. Two storeys, mostly rendered with natural slate roof, central brick stack, brick and creased tile arches

1 Chadwick Walk, Woodbeck. Detached former Engineer's house, built 1926 and probably designed by John Hatton Markham. Two storeys, pyramidal rosemary tile roof with central brick stack, overhanging eaves with timber brackets, hipped wall dormers on each elevation.

Many Oaks (no.7) Galen Avenue, Woodbeck. Former Medical Superintendent's house (replacing Wychwood, see above). It was built in 1939 and designed by John Hatton Markham. Two storeys, red brick (mostly rendered) with hipped rosemary tile roof, canted bay on side, pair of large brick stacks. Latterly used as offices but now empty and showing some signs of decay.

The Vicarage (no.9) Galen Avenue, Woodbeck. Former Chaplain's house built 1929 and probably designed by John Hatton Markham. Two storeys, red brick with hipped rosemary tile roof, symmetrical facade, central recessed brick door opening within rounded and canted bay, likely original glazed timber glazing bar door, brick gable stacks.

Brick Bus Stop Chadwick Walk, Woodbeck. Brick bus stop built 1940s/50s, rectangular, red brick, hipped rosemary tile roof.