



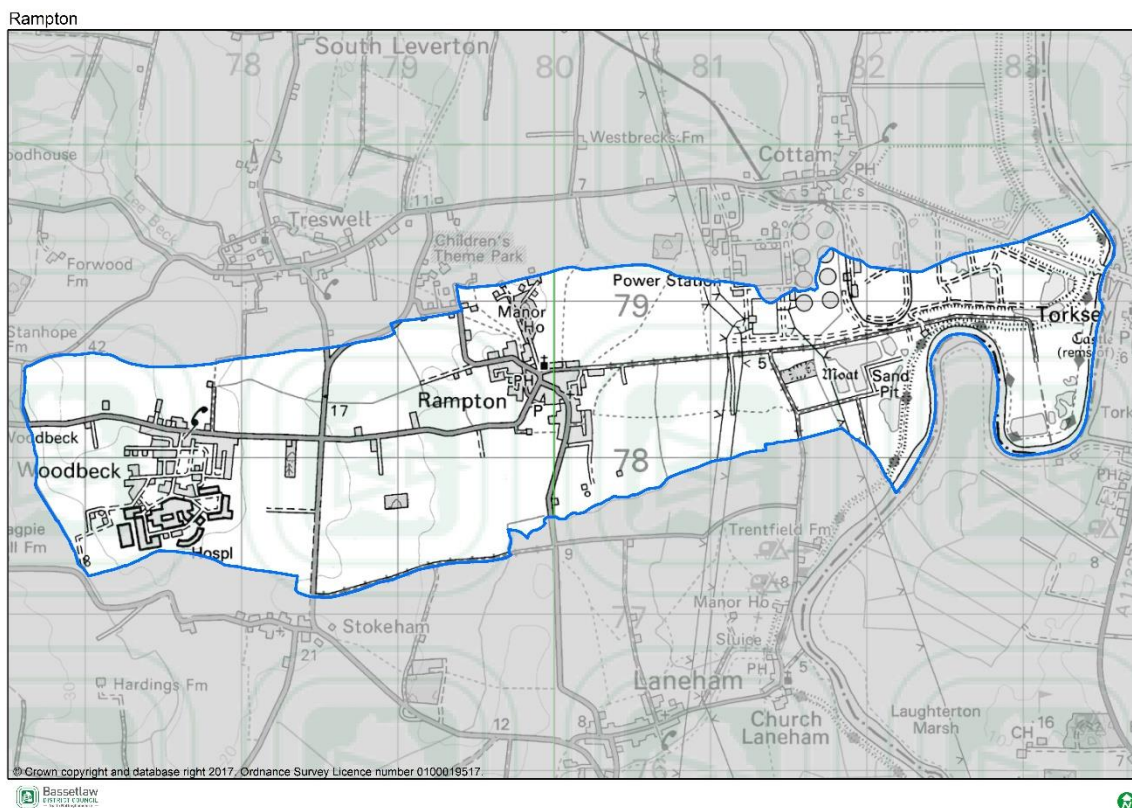
**RAMPTON
&
WOODBECK**

**Neighbourhood Plan
Basic Conditions Statement
January 2020**

1 About the Rampton and Woodbeck Neighbourhood Plan

- 1.1 This Basic Conditions Statement has been prepared to accompany the Rampton and Woodbeck Neighbourhood Plan (NP) and will cover a period between 2020 and 2037.
- 1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:
- the draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework July 2018 (NPPF);
 - the draft NP must contribute to the achievement of sustainable development;
 - the draft NP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the Bassetlaw Core Strategy 2011; and
 - the draft NP must meet the relevant EU obligations.
- 1.3 The Rampton and Woodbeck NP is being submitted by Rampton and Woodbeck Parish Council for the Parish area of Rampton and Woodbeck. The map below shows the extent of the NP boundary. The proposed NP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: Rampton and Woodbeck Neighbourhood Plan Area



- 1.4 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to Bassetlaw District Council. The District

Council publicised the application for designation from Rampton and Woodbeck Parish Council and advertised (Bassetlaw District Council) the designation for four weeks to allow any comments to be made on the application.

- 1.5 The Localism Act 2011 provided new powers for Parish Councils to prepare land use planning documents. The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Rampton and Woodbeck Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan by the BDC on the 7th March 2017.

<https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans-in-bassetlaw/rampton-neighbourhood-plan/>

- 1.6 Regulation 14 consultation was advertised by a notice from the 10th September until the 5th November 2019. This was delivered to all residents within the Neighbourhood Plan Area.
- 1.7 Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

What is being proposed is a neighbourhood development plan

- 1.8 The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations (as amended) 2012.
- 1.9 The NP for Rampton and Woodbeck will cover the period 2020 until 2037. The NP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2 The Basic Conditions

Have Appropriate Regard to National Policy

- 2.1 Regard to national planning policy and guidance: The NPPF was published in July 2018. The NPPF provides a framework within which local communities can produce neighbourhood plans for their area and sets out how planning should help achieve sustainable development.
- 2.2 Sections 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.

- 2.3 This section demonstrates that the Rampton and Woodbeck NP has regard to relevant policies within the NPPF in relation to:
- Managing new growth and development on allocated sites
 - Requiring good design;
 - Designating local open spaces;
 - Conserving and enhancing the natural environment; and
 - Conserving and enhancing the historic environment.
- 2.4 The Rampton and Woodbeck NP contains a Vision, Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.
- 2.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.
- 2.6 Table 3 provides a comparison on how the plans policies conform with those in the Bassetlaw Core Strategy.

Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Policy Theme	Objectives in the Plan	NPPF
<p>Policy 1: Housing Distribution in Rampton and Woodbeck until 2037</p>	<p><u>Objective 1: Residential Developments</u> - 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.</p>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
<p>Policy 2: The Allocation of NP01 – Woodbeck</p>	<p><u>Objective 1: Residential Developments</u> - 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</p>	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places

Policy Theme	Objectives in the Plan	NPPF
	the surrounding countryside. This will include allocating appropriate land for residential development within both villages.	
Policy 3: The Allocation of NP03 – Woodbeck	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.	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Making effective use of land - Achieving well-designed places
Policy 4: The Allocation of NP05 – Woodbeck	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.	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Achieving well-designed places
Policy 5: The Allocation of NP07 – Rampton	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	<ul style="list-style-type: none"> - Making effective use of land - Achieving well-designed places - Promoting healthy and

Policy Theme	Objectives in the Plan	NPPF
	the surrounding countryside. This will include allocating appropriate land for residential development within both villages.	safe communities
Policy 6: The Allocation of NP08 – Rampton	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.	<ul style="list-style-type: none"> - Making effective use of land - Achieving well-designed places - Promoting healthy and safe communities
Policy 7: The Allocation of NP11 – Rampton	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.	<ul style="list-style-type: none"> - Achieving well-design places - Promoting healthy and safe communities -
Policy 8: Residential Development outside the allocated sites	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	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Making effective use of land -

Policy Theme	Objectives in the Plan	NPPF
	the surrounding countryside. This will include allocating appropriate land for residential development within both villages.	
Policy 9: Development Principles	<u>Objective 3: The Design of New Developments</u> - 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.	- Achieving well-designed places
Policy 10: Heritage Assets in Rampton and Woodbeck	<u>Objective 3: The Design of New Developments</u> - 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.	- Conserving the historic environment
Policy 11: Local Green Space	<u>Objective 2: Local Green Spaces</u> – The Neighbourhood Plan will seek to designate valued and important spaces as 'Local Green Spaces' to protect their significance and importance for future generations.	- Conserving the natural environment
Policy 12: Local Economy	<u>Objective 5: Village Amenities</u> – To preserve our few existing village amenities for the benefit of the wider community.	- Building a strong and competitive economy
Policy 13: The Protection of Local Amenities	<u>Objective 5: Village Amenities</u> – To preserve our few existing village amenities for the benefit of the wider community.	- Building a strong and competitive economy
Policy 14: The Protection of the Parish Landscape	<u>Objective 4: Natural Environment</u> – To manage new development so it	- Conserving the natural environment

Policy Theme	Objectives in the Plan	NPPF
	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.	

Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1:	Housing Distribution in Rampton and Woodbeck until 2037	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 2:	The Allocation of NP01 – Woodbeck	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 3:	The Allocation of NP03 – Woodbeck	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 4:	The Allocation of NP05 – Woodbeck	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 5:	The Allocation of NP07 – Rampton	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 6:	The Allocation of NP08 – Rampton	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 7:	The Allocation of NP11 – Rampton	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 8:	Residential Development outside the allocated sites	59-79, 117	This policy supports new housing development provided it contributes towards the housing needed for Rampton and Woodbeck
Policy 9:	Design Principles	92, 98, 99, 100, 124-132, 170, 184 -188	This policy supports new development if it is of a good design and provides a locally distinctive set of development

Policy Number	Policy Title	NPPF para ref	Comment
			principles for applicants to follow. This policy also seeks to preserve the important historic landscape and buildings within the area.
Policy 10:	Heritage Assets in Rampton and Woodbeck	184-202	This policy seeks to protect the historic environment and its character from inappropriate development principles for applicants to follow.
Policy 11:	Local Green Space	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
Policy 12:	Local Economy	80-84	This policy seeks to support employment related industries within Rampton and Woodbeck.
Policy 13:	The protection of Local Amenities	80-84	This policy seeks to preserve existing community facilities and encourage new ones through the plan period.
Policy 14:	The protection of the local landscape	92, 98, 99, 100, 124-132, 170, 184 -188	This policy seeks to build on the outcome of the character assessment and protect the valuable natural assets that positively influence the character of the local area.

Table 3: Development Management Policies and conformity with the Bassetlaw Core Strategy

Policy Number	Policy Title	CS Objective	CS Policy	Comment
Policy 1:	Housing Distribution in Rampton and Woodbeck until 2037	SO1, SO3	CS1, CS8	This policy supports new housing development and it contributes towards the housing needed for Rampton and Woodbeck.
Policy 2:	The Allocation of NP01 – Woodbeck	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.
Policy 3	The Allocation of NP03 – Woodbeck	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.
Policy 4	The Allocation of NP05 – Woodbeck	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.
Policy 5	The Allocation of NP07 – Rampton	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.
Policy 6	The Allocation of NP08 – Rampton	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.

Policy Number	Policy Title	CS Objective	CS Policy	Comment
Policy 7	The Allocation of NP11 – Rampton	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.
Policy 8	Residential Development outside the allocated sites	SO1	CS8	This policy supports new housing development and it contributes towards the housing need for Rampton and Woodbeck.
Policy 9:	Development Principles	SO7, SO8, SO9, S10	DM4	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 10	Heritage Assets in Rampton and Woodbeck	SO9	DM8	This policy seeks to protect the existing heritage assets within the Neighbourhood Plan area.
Policy 11:	Local Green Space	SO8, S10	DM9	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
Policy 12	Local Economy	SO2	CS5, DM7	This policy seeks to protect existing and promote new local employment opportunities to the community.
Policy 8:	The protection of Local Amenities	SO2, SO4, SO5	CS8	This policy seeks to protect the existing local amenities within the community from

Policy Number	Policy Title	CS Objective	CS Policy	Comment
				further loss in the future.
Policy 14:	The protection of the local landscape	SO8, S10	DM9	This policy seeks to build on the outcome of the character assessment and protect the valuable natural assets that positively influence the character of the local area.

3 Contribute to the Achievement of Sustainable Development

- 3.1 The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for residents and making the quality of life better for future generations. The Rampton and Woodbeck NP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.2 The plan has been prepared with a central understanding that the key areas it addresses that being the environment, economy and the community, are all closely linked. The policies therefore aim to facilitate change within the community whilst protecting what is highly valued.

Rampton and Woodbeck Neighbourhood Plan Sustainability Objectives

		BDC Sustainability Objectives													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
✓✓	Major positive effect	To ensure that the housing stock meets the housing needs of Bassetlaw	To improve health and reduce health inequalities	To provide better opportunities for recreation and for people to value and enjoy	To improve community safety, reduce crime and the fear of crime	To promote and support the development and growth of social capital across the District	To protect the natural environment and increase biodiversity level across the District	To protect and enhance the historic built environment and cultural heritage	To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals	To minimise waste and increase the reuse and recycling of waste materials	To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable resources	To make efficient use of the existing transport infrastructure	To create high quality employment opportunities	To develop a strong culture of enterprise and innovation	To provide the physical conditions for a modern economic structure
✓	Minor positive effect														
XX	Major negative effect														
X	Minor negative effect														
?	Uncertain effect														
0	Neutral Effect														
-	No relationship														
Policy 1: Housing Distribution in Rampton and Woodbeck until 2037		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 2: The Allocation of NP01 – Woodbeck		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 3: The Allocation of NP03 – Woodbeck		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 4: The Allocation of NP05 – Woodbeck		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 5: The Allocation of NP07 – Rampton		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 6: The Allocation of NP08 – Rampton		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 7: The Allocation of NP11 – Rampton		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 8: Residential Development outside the allocated sites		✓✓	✓	0	0	0	0	0	0	0	0	0	0	0	0
Policy 9: Development Principles		0	✓	0	0	0	✓	✓	0	0	0	0	0	0	0

Policy 10: Heritage Assets in Rampton and Woodbeck	0	✓	0	0	0	0	✓✓	0	0	0	0	0	0	0
Policy 11: Local Green Space	0	✓	✓	0	0	✓✓	0	0	0	0	0	0	0	0
Policy 12: Local Economy	0	0	0	0	0	0	0	0	0	0	0	✓✓	0	✓✓
Policy 13: The Protection of Local Amenities	0	✓	0	0	0	0	0	0	0	0	0	✓✓	0	✓✓
Policy 14: The Protection of the Parish Landscape	0	0	✓	0	0	✓✓	0	0	0	0	0	0	0	0

Summary: In summary, the Neighbourhood Plan is promoting change to the community that is managed in a sustainable way. The long-term vision for the community is that new development will provide a benefit to the community, whilst preserving and enhancing our natural, built, cultural and historic assets. The promotion of the reuse of previously developed land and buildings helps to safeguard our existing green spaces and avoid the sprawl into the open countryside. The protection of our existing public spaces helps to encourage improved health and wellbeing of residents.

New residential development will help to meet the needs of the community and its delivery will support the overall need for housing within the wider area.

New jobs and the protection of local service and facilities will support the continued aimed for a sustainable community where people, and new residents, can walk to facilities and, therefore, reduce the need for a car.

In conclusion, the policies within the Rampton and Woodbeck Neighbourhood Plan provide either a natural, minor positive or major positive effect to the environment and therefore help to achieve a more sustainable view of development in the future.

4 General Conformity with Strategic Local Policy

- 4.1 The Rampton and Woodbeck NP has been prepared with planning officers from the Bassetlaw District Council as part of the neighbourhood planning team. This has ensured that the process of developing the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within the Core Strategy 2011. The Neighbourhood Plan has also considered the draft Bassetlaw Local Plan 2020 in order to make sure there is conformity to those emerging themes and policies.
- 4.2 Table 3 shows how the Rampton and Woodbeck NP is in general conformity with the strategic policies of the Core Strategy 2011.

5 Be Compatible with EU Obligations

- 5.1 Bassetlaw District Council considered that a Strategic Environmental Assessment was not required because the NP is not likely to have a significant impact on the environment (See Rampton and Woodbeck SEA HRA Screening Report: This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.
- 5.2 The NP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.3 The NP is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by Bassetlaw District Council. A copy of the SEA HRA Screening Assessment can be found in a separate document as part of the submission of documents to BDC.

6 Conclusion

- 6.1 It is the view of Rampton and Woodbeck Parish Council that the NP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are met by the Rampton and Woodbeck NP.
- 6.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in general conformity with strategic policies contained in the Core Strategy 2011, whilst meeting relevant EU obligations.