

Rampton and Woodbeck Neighbourhood Plan

Representations Submitted to the Independent Examiner (Regulation 16 Consultation, February – March 2020)

Compiled March 2020

Bassetlaw District Council - Conservation

From: [Michael Tagg](#)
To: [Will Wilson](#)
Subject: RE: Rampton and Woodbeck Neighbourhood Plan: Regulation 16 Consultation
Date: 14 February 2020 17:42:23

Hi Will

No general concerns, but I would suggest Policy 10 (Page 43) is amended as follows:

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 should be accompanied by a Heritage Impact Assessment for the site.

Applications affecting Designated Heritage Assets or their setting will **be expected to** 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.

Applications affecting Non-Designated Heritage Assets will **be expected to** include:

- a) a heritage statement* that clearly describes the significance of the building/site and explains in detail how the proposals shall not adversely affect this significance, or;
- b) where demolition is proposed, an up to date structural report that clearly identifies that the building is incapable of viable repair, or
- c) where demolition is proposed, evidence 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 **and redevelopment**.

**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.*

Regards, Michael

Michael S. A. Tagg BA (Hons) MSc

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You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

Bassetlaw District Council – Planning Policy
(Awaiting)

Canal and River Trust



**Canal &
River Trust**

Making life better by water

Neighbourhood Planning,
Bassetlaw District Council,
Queen's Buildings,
Potter Street,
Worksop, S80 2AH

Friday 14 February 2020

Dear Sir/Madam

Rampton and Woodbeck Neighbourhood Plan: Regulation 16 Consultation.

Waterway: River Trent

Thank you for your consultation on the draft Neighbourhood Plan. We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation.

The Trust is the navigation authority for the River Trent, which lies to the east of the parish area. We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation.

General Comments

We previously provided comments in relation to the Neighbourhood Plan in a previous consultation event on 20th September 2019. In this response, we welcomed the recognition of the character of the land adjacent to the Trent within section 5, and the aims of Objective 4, which would help to ensure that natural assets such as the Trent and its associated wildlife can be preserved and enhanced. We believe this would accord with, and help strengthen, the more general aims of the National Planning Policy Framework, which seeks to ensure policies and decisions protect and enhance valued landscapes and protect biodiversity (e.g. paragraphs 20 and 170). We also welcomed the general focus of draft Policy 14, which would seek to ensure that development outside of the settlement boundaries would be carefully sited, and would also help to secure the conservation of local wildlife sites in proximity to the Trent. These should help ensure that the setting of the Trent, and its value as a Green Infrastructure Asset can be preserved. We continue to generally welcome these inclusions in the latest draft plan. However, we do advise that efforts should be undertaken to ensure that part e) of Policy 14 does not prejudice the potential ability to utilise the River Trent to transport construction materials to the site of new development at Cottam, discussed below.

Canal & River Trust

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Comments in relation to Cottam Power Station

We note that the concurrent draft Bassetlaw Local Plan, currently out to consultation, includes policy ST5 'Cottam Priority Regeneration Area', which is a policy proposing the delivery of a new large rural settlement, partially within the Neighbourhood Plan Area Boundary. We advise that efforts should be taken to ensure that the emerging Neighbourhood and Local plans do not contradict each other.

There is potential for the River Trent to be utilised for waterborne freight to deliver construction materials and aggregates to any significant new redevelopment site located at Cottam Power station. The redevelopment would require the importation of a significant amount of construction material and aggregates. The River Trent forms a direct route to the Humber Ports (and marine sourced aggregate) which could be provided to the location without the need for HGV traffic. The use of the waterway for the transportation of waterborne freight, especially bulk materials and abnormal loads is a form of sustainable transport which can help in reducing greenhouse gas emissions and reduce congestion on the local highway network. The Trent is identified by the Trust as a Freight waterway, capable of handling waterborne freight.

Efforts to mitigate against the adverse impacts of traffic are promoted by paragraph 102 of the National Planning Policy Framework and, in the case of larger loads, in the governments water preferred policy for the movement of abnormal loads. Correspondence from the Department for Transport to PINS highlights the policy position for the movement of abnormal indivisible loads by water, and the advisory role of Highways England.

https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2018/02/wpp_letter.pdf

Paragraph 148 of the NPPF highlights that the planning system should support the transition to a low carbon future. The use of waterborne freight can help accord with this aim, as carbon emissions by water are demonstrably lower when compared to other forms of transit, such as road transport. Research by the Commercial Boat Operators Association (CBOA), using a case study of the transport of steel by water, highlights that carbon emissions of transport by water can be 45% lower than that of comparative transport by road.

http://www.cboa.org.uk/downloads/environmental_impact_report.pdf

We therefore advise that the Neighbourhood Plan could seek to reference the potential for waterborne freight to be utilised in relation to future development at Cottam Power Station.

We note, at present, that the draft policy 14 'The Protection of the Parish Landscape' states in part e) that development will be resisted in those areas identified as Local Wildlife Sites (identified on Map 12). Those areas marked on map 12 lie between the potential redevelopment area and the River Trent (should appropriate mitigation against the impacts to biodiversity be undertaken). We therefore advise that efforts should be undertaken to ensure that the existing proposed wording of the Neighbourhood Plan does not prevent the potential environmental and transport benefits brought about by the use of the Trent for freight. We welcome the existing draft text that other material considerations will be considered. However, we would welcome the provision of examples of such material considerations such as development to allow temporary access to the Trent for waterborne transport to make it clearer to decision makers that part e) of this policy should not be used to stifle the potential use of the Trent in relation to the redevelopment of Cottam Power Station.

I hope the above is of use. Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI

Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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Coal Authority



The Coal
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For the Attention of: Neighbourhood Planning
Bassetlaw District Council

[By Email: neighbourhoodplanning@bassetlaw.gov.uk]

19 March 2020

Dear Neighbourhood Planning

Rampton and Woodbeck Neighbourhood Plan - Regulation 16

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it.

Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.

Yours sincerely

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Principal Development Manager

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(Representations submitted electronically)

Re: Rampton & Woodbeck Neighbourhood Plan Regulation 16 Consultation

Dear Sir/Madam,

This letter provides Gladman's representations in response to the draft version of the Rampton & Woodbeck Neighbourhood Plan (RWNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the RWNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.*
- (d) The making of the order contributes to the achievement of sustainable development.*
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).*
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.*
- (g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).*

National Planning Policy Framework and Guidance

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper. This version was itself superseded on the 19th February 2019, with the latest version, largely only making alterations to the Government's approach for the Appropriate Assessment as set out in Paragraph 177, clarification to footnote 37 and amendments to the definition of 'deliverable' in Annex 2.

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Relationship to Local Plan

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The adopted Development Plan relevant to the preparation of the RWNP is the Bassetlaw Core Strategy and Development Management Policies document, adopted in 2011. These documents provide the overarching framework for development within Bassetlaw over the period 2011-2028 and set out a vision for Bassetlaw over the plan period, along with place-specific policy approaches that will be taken in order to achieve this vision. A small number of more detailed development management policies on key issues that will need to be addressed when delivering new development, are also produced as part of these documents.

It should be noted that further documentation in the form of a Site Allocations DPD was under preparation into 2014. This extension to the guidance provided by the Core Strategy was set to identify areas of land within Bassetlaw for specific types of development, in order to ensure fulfilment of the visions and objectives within Bassetlaw's core framework. However, this document was eventually withdrawn in favour of producing a new local plan, which is currently undergoing public consultation through February 2020 under Regulation 18 of the Town and Country Planning (Local Planning) (England) 2012. It is therefore vital that the RWNP takes into account the dynamic planning situation within Bassetlaw, whereby the currently adopted plan policies and objectives must be accounted for, while also understanding that these objectives may be subject to change once the emerging Bassetlaw Local Plan progresses and is potentially adopted. The need for flexibility is particularly important given the fact that section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that any conflict between two development plan documents must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

Rampton & Woodbeck Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the RWNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.

Policy 1: Housing Distribution in Rampton and Woodbeck until 2037

Policy 1 sets out how Rampton and Woodbeck, collectively, will support growth of 20% or 73 dwellings between 1st April 2018 and 2037. This growth will be met by 6 housing allocations in addition to already permitted development. Gladman note that all the allocations are between a range of 4 to 11 dwellings and we are concerned that such an approach fails to pay proper regard to the need for affordable housing in the District.

The emerging Local Plan clearly sets out that affordable housing will be sought on schemes of 10 or more residential dwellings. Whilst three of the neighbourhood plan allocations could meet this threshold, the RWNP expresses the housing target as 'up to' and as a result the housing allocation policies do not guarantee that affordable housing will be delivered on any of the neighbourhood plan allocations. We suggest it may be pertinent therefore for the RWNP to consider allocating a site with a capacity of 20-30 dwellings, such a site would deliver affordable housing for the local area and would also provide a degree of contingency to the neighbourhood plan in the event that one or more of the other housing allocations not come forward as envisaged.

Policy 9: Development Principles

Policy 9 sets out eight principles that new development will be expected to adhere to. Criterion (b) sets out that development should be designed to safeguard views in Rampton and Woodbeck that contribute to the character and appearance of the area. For a view to be identified for protection there should be demonstrable physical attributes that elevate its importance out of the ordinary, rather than seeking to protect views of the open countryside due to there

pleasant sense of place. Gladman contend that the evidence base is not sufficient nor robust enough to support the identified key views and this should be revisited prior to the neighbourhood plans examination.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relationship of the RWNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,

Andrew Collis
Graduate Planner
Gladman

Highways England

Our ref:
Your ref:

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Direct Line: 0300 470 4457

11 March 2020

Dear Sir / Madam,

Consultation on the Draft Rampton & Woodbeck Neighbourhood Plan

Highways England welcomes the opportunity to comment on the Draft Rampton & Woodbeck Neighbourhood Plan which covers the period of 2019 to 2037. It is noted that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Rampton & Woodbeck Neighbourhood Plan, Highways England's principal interest is safeguarding the A1 which routes approximately 8km to the southwest of the Plan area.

We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Rampton & Woodbeck is required to be in conformity with the emerging Bassetlaw Local Plan (2018-2037) and this is acknowledged within the document.

The Neighbourhood Plan aims to maintain and preserve the existing rural communities whilst supporting appropriate growth. This is defined as providing for local needs, maintaining the character of the area and focusing development within the 'Development Boundaries' of the Parish, identified as the existing built up areas of Rampton & Woodbeck.

Rampton & Woodbeck Parish has a housing growth target of 20% over the Local Plan period, which equates to a total of 73 dwellings. As such the Neighbourhood Plan identifies sites suitable for further housing within the existing main built up areas, though we note that along with 9 already committed, this totals 54 dwellings.

The delivery of the additional 19 shall be supported by the Parish where it can be demonstrated that these can be provided within an existing built up area and shall have no adverse impact on its existing character.

Regarding employment, we note that due to the local hospital and nearby power station, existing opportunities are strong, resulting in a low unemployment rate for the area. Although no specific sites are allocated for provision of further employment, we understand that growth of small businesses which serve the local community is supported.

From review of the Neighbourhood Plan we do not consider that the growth plans will result in a material traffic impact on the SRN.

We therefore have no further comments to provide and trust the above is useful in the progression of the Rampton & Woodbeck Neighbourhood Plan.

Yours sincerely,

S Freek

Steve Freek
Midlands Operations Directorate
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Historic England

Mr Will Wilson
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Queen's Buildings
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Direct Dial: 0121 625 6870

Our ref: PL00619947

12 February 2020

Dear Mr Wilson

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan encompasses Rampton and Woodbeck Conservation Area and includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at Bassetlaw District Council together with the staff at Nottinghamshire County Council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

[<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>](https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/)

You may also find the advice in “*Planning for the Environment at the Neighbourhood Level*” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf



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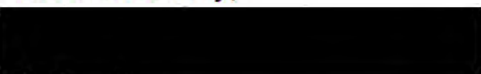


Historic England

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



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cc:



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

JH Walter

18/03/2020

Neighbourhood Planning
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Dear Neighbourhood Planning

Consultation response to the Submission Rampton and Woodbeck Neighbourhood Plan (January 2020)

I write in regard to the Submission Rampton and Woodbeck Neighbourhood Plan which is currently under consultation. This response relates to Woodbeck and in particular, Paragraph 7 (The Inclusion of a Development Boundary for Rampton and Woodbeck) and Policy 8 (Residential Development outside of allocated sites). Specifically, this response wishes to address why a parcel of land within Woodbeck should be included within the Development Boundary. For clarity hereon within this response, the parcel of land of which we consider should be included within the Development Boundary, is referred to as 'The Site'.

The Site is located to the north of Woodbeck, north of Retford Road. Appendix A depicts the submission Development Boundary (shaded red) and *The Site* (shaded white and labelled). *The Site* is formed of residential dwellings, garden land and outbuildings. *The Site* has an existing access to Retford Road and is located within a row of continuous built development along Retford Road. To the north is agricultural fields, to the east is a commercial unit (vehicle repair shop), to the south is Retford Road with residential dwellings beyond and to the west are more residential dwellings. The Site, for all intents and purposes, would be described as an 'infill' location.

The Submission Neighbourhood Plan has introduced a Development Boundary for Woodbeck. The plan states that the purpose of the Development Boundary is to ensure that sites for new homes are available in appropriate locations that will avoid impinging on the countryside. The plan also states that development within the boundary will support existing services within the village centres and protect the countryside and the remainder of the Neighbourhood Plan area. The plan is clear that appropriate development will be accepted in principle within the boundary, however some sites within the area are protected from development and all development will be required to take account of the Policies within the plan. It is therefore clear that inclusion within the Development Boundary does not guarantee planning success, but would allow for the LPA to be able to make a judgement based on each application. The purpose of the Development Boundary is therefore to assess whether locations are 'appropriate' and whether they 'impinge on the countryside'. However, applications within the boundary would have to satisfy these tests again at a decision-making stage, based on the criteria within Policies 8 & 9, which relate to development outside of allocations and refer to the impact on the natural character and countryside.

PROPERTY | BUSINESS | PLANNING | ENERGY

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The reasons for why it is considered that The Site should be included within the Development Boundary are explained below:-

Location within Woodbeck

As discussed, one of the purposes of the Development Boundary is to ensure new homes are available in appropriate locations. The term 'appropriate locations' is not defined within the plan, but usually refers to consideration for the shape and form of a settlement and consideration for the character and appearance of its surroundings. Appendix B demonstrates how inclusion of *The Site* would not impact the core shape and form of Woodbeck. As *The Site* already contains built development, the plan shows how the boundary can be adjusted to incorporate *The Site* and it is suggested that the inclusion would help retain and preserve the core shape and form of the village. Historic maps indicate that Penrhyn House (a house on *The Site*), was one of the first buildings within Woodbeck in the 1920's. At this time the 'Rampton Criminal Lunatic Asylum' (now Rampton Hospital) to the south of the village had been built and there was some development between Retford Road and Rampton Hospital. The village began to grow between the 1920's – 1950's and the built footprint of Woodbeck now extends continuously from the north of Retford Road to Rampton Hospital. From the historic analysis, it is clear that *The Site* has been functionally linked and has been an ever-present within Woodbeck.

The Site's relationship with the village is supported by the Character Assessment which accompanies the Submission Neighbourhood Plan. The Character Assessment identifies that *The Site* is within Woodbeck's 'Building Footprint' and that Retford Road is within the 'Residential north end of settlement'. *The Site* is not included within any other designations within the Character Assessment, existing Local Plan or emerging Local Plan which would preclude development. It is therefore clear that the Neighbourhood Plan regards *The Site* and its surroundings as part of Woodbeck and an appropriate location. Furthermore, the prevailing character of *The Site* and surrounding area is residential and the Development Boundary is predicated on finding locations for residential development. It is considered that the existing buildings and surrounding development strengthen *The Site's* locational suitability.

There is built development to the east, west and north-west of *The Site* and both sides of Retford Road are developed, including the land on *The Site*. It is therefore considered incongruous for *The Site* not to be included within the Development Boundary when all of the surrounding development is included. Most notably, the road to the north-west, perpendicular to Retford Road, extending to the north of the village into the countryside has also been included. *The Site* is directly comparable in location to these surrounding properties. It is stressed that *The Site* would retain the core shape and form of the settlement and the inclusion of the land within the Development Boundary would not adversely impact on the character or appearance of the area as the prevailing character is residential.

Impact on the countryside

The plan states that the Development Boundary is introduced to prevent 'impinging on the countryside'. There are agricultural fields to the north, but as Appendix A & B highlight, *The Site* as proposed does not extend into the countryside – it purely covers the area which currently contains the existing houses and outbuildings. As *The Site* already contains development, the impact on the countryside to the north would not be impinged as there are a substantial amount of buildings within the existing parcel of land. Therefore, if *The Site* was included within the Development Boundary, it would simply reinforce the existing built footprint and neaten the northern curtilage of the Development Boundary.

The Character Assessment has performed a thorough landscape and key view assessment. *The Site* does not impinge on any of the key views highlighted within the Character Assessment which strengthens *The Site's* suitability for inclusion in the Development Boundary. It is understood that Policies 8 & 9 would nevertheless assess the impact of development on the countryside at a decision-making stage.

Sustainability

Sustainability is at the forefront of national policy and is intrinsically linked to 'appropriate locations'. The Site has access via a lit segregated footpath and is approximately 90m from a bus stop on Fleming Drive. The bus stop provides access to the 190 Commuter Link between Retford, Rampton and Tuxford. Woodbeck is currently within the 'All Other Settlements' tier of the Bassetlaw Core Strategy, however has been promoted to the 'Small Rural Settlement' tier within the Draft Bassetlaw Local Plan 2020. The Draft Plan states that villages which do not meet the criteria for identification as a 'Small Rural Settlement' are not considered sustainable locations for development. It is therefore clear that the Local Planning Authority consider Woodbeck a sustainable location for development. As *The Site* is sustainably located with sustainable access to the village and bus service, it is considered that potential development on *The Site* could "support existing services within the village centres" in accordance with Paragraph 7 of the Neighbourhood Plan. *The Site* is therefore an appropriately located sustainable site and it is stressed that it adheres to the reasons within the Submission Neighbourhood Plan for it be included within the Development Boundary.

Summary

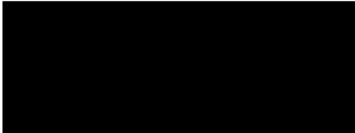
In summary, we consider that the Development Boundary for Woodbeck should be amended to include *The Site*. As discussed, the purpose is to find locations which are 'appropriate' and do not impinge on the countryside. As this response has detailed, the prevailing character of the area is developed and residential. *The Site* itself is developed already and would retain the core shape and form of the village. Inclusion of *The Site* would not extend into the countryside and would not adversely impact the countryside. *The Site* does not impinge on key views and would not adversely change the character and appearance of the area.

The immediately adjacent surrounding development has been included within the Development Boundary. This development and their locations are directly comparable to *The Site* and their character, form and impact on the countryside are comparable. *The Site* would usually be regarded as an 'infill location' and as stated, meets the purposes set out in Paragraph 7 of the Neighbourhood Plan. It is stressed that future development on *The Site* could also help reinforce the frontage development along Retford Road which can help strengthen some 'coherency and coordination' as referred to in the Character Assessment. The Character Assessment refers to plot layouts and sizes, and the opportunity for new development may help reflect the character of the surrounding residential groupings within the village.

In regards to amending the Development Boundary, Appendix C demonstrates two potential options for how the boundary can be amended to incorporate *The Site*. We consider that the whole site on Appendix C (yellow shaded area) should be included, including the residential dwellings, associated land and outbuildings. There is existing built development on *The Site* and Appendix B & C depict how logical it is to include the entire parcel of land, maintaining a consistent northern boundary with the boundary to the east and west. Including the entire parcel of land, would incorporate all of the 'Building Footprint' as per the Character Assessment and creates a consistent northern curtilage which abuts the agricultural fields to the north. At a minimum, we consider that the yellow shaded area of land on *The Site* to the south of the dashed line (Appendix C) should be included, which incorporates the residential dwellings and associated land. This area already contains existing

residential development which fronts onto Retford Road. This area is appropriately located, has development on every side of its boundary and does not impinge on the countryside.

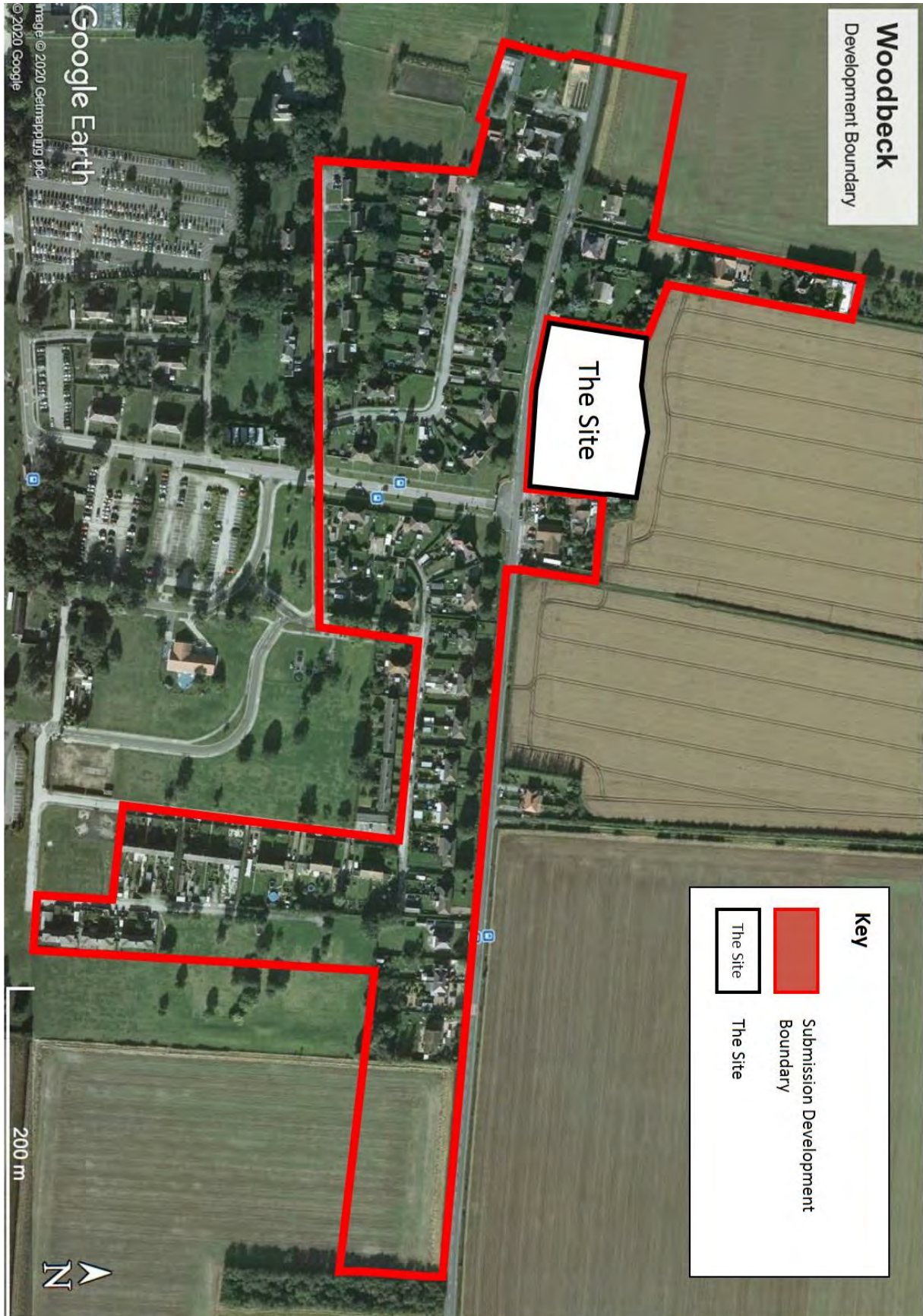
To conclude, we consider that *The Site* should be included within the Development Boundary. *The Site* retains the core shape and form of the village, is sustainable, does not extend or impinge on the countryside and is congruous with the prevailing residential character of the area.



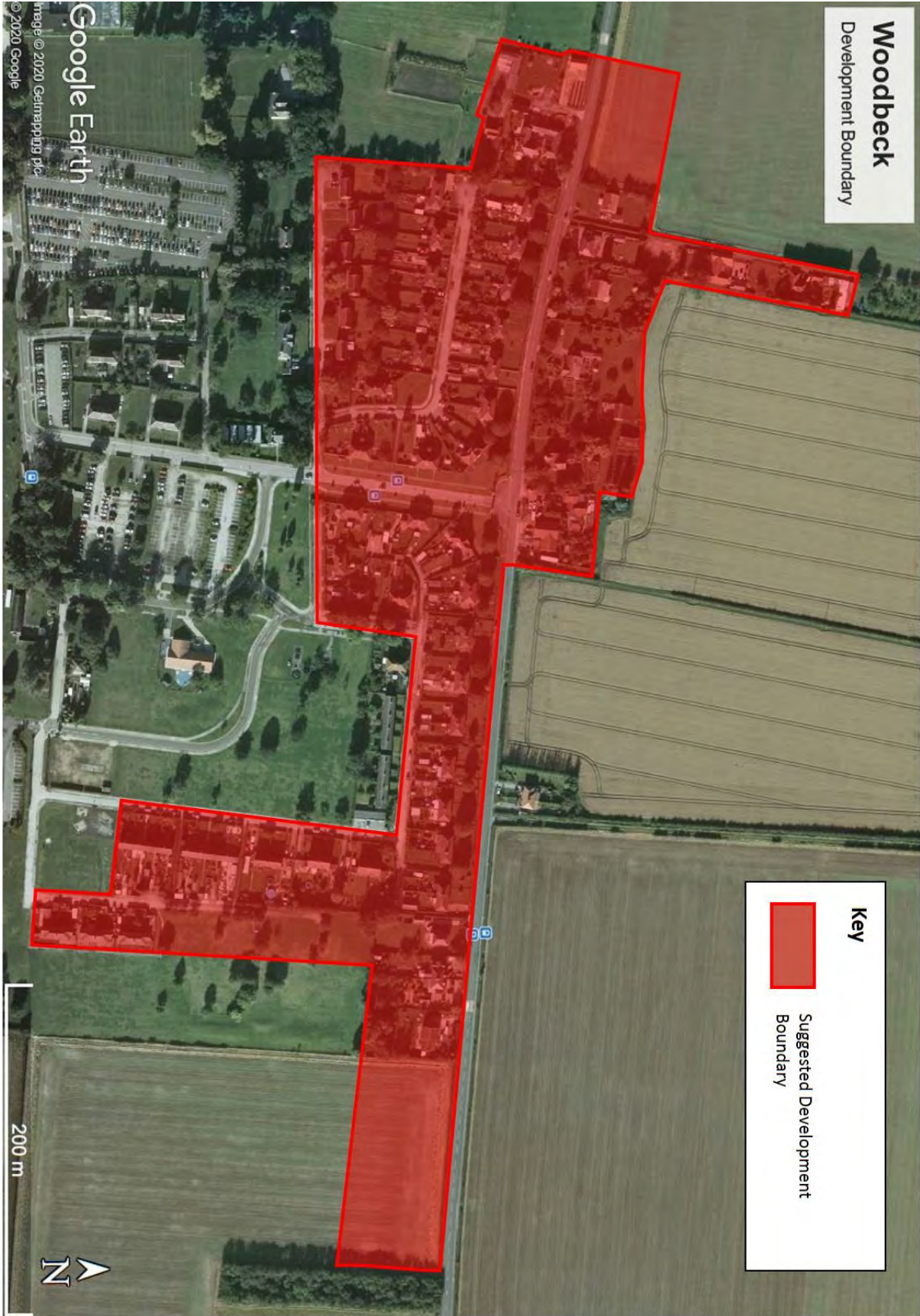
Alistair L Anderson BSc (Hons)
Planning Consultant

For and on behalf of JHWalter LLP
DD 01522 504315
E alistairanderson@jhwalter.co.uk

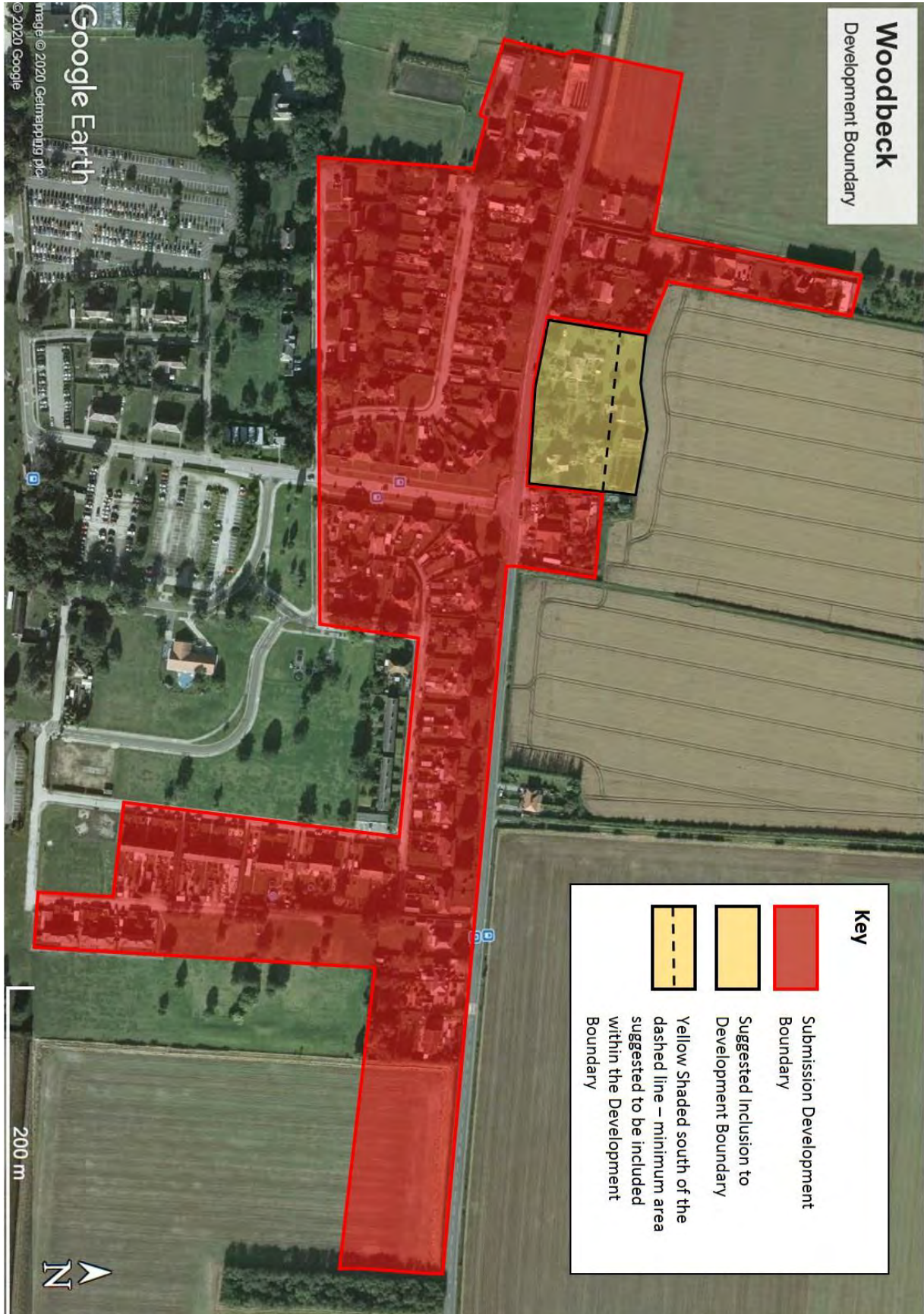
Appendix A – Current Development Boundary & The Site



Appendix B – Inclusion of The Site within the boundary



Appendix C – Options for area of inclusion



JVH Planning Consultants Ltd

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Staffordshire ST14 8LN
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Submissions to the Rampton and Woodbeck

Neighbourhood Plan Submission Version

By the Trustees of the Foljambe Estate.

1 Introduction.

The Trustees of the Foljambe Estate are land owners in the Rampton and Woodbeck Neighbourhood Plan Area. They are the landowners of the following sites

NP05 Woodbeck

NP05 Woodbeck

NP07 Rampton.

The Trustees have instructed JVH Planning to comment on the Neighbourhood Plan Submission Version on the draft policies and Plans and our comments are set out below.

2 Site NP01 Woodbeck

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 four new dwellings.

Policy 2: The Allocation of NP01 – Woodbeck

1. The land identified on Map 4 is allocated for up to four 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 only 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 footway 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.

The Allocation of NP01 is supported. The suggestion has been taken on board that the site is suitable for 4 dwellings to achieve development that is in keeping with the area.

Part e of the policy requirements needs to be reconsidered and reworded. The existing footway lies to the south of the Retford Road. There is only a highway verge in front of the adjacent dwelling Farmfield. It is considered that the requirements for the site as set out in part e should state that “ A verge shall be created along the frontage of the site , to allow pedestrians to cross the Road to the dedicated footpath on the south side, and to link with the highway verge outside Farmfeld. ”

There is no point providing a footway to Farmfield as the footpath does not exist on this side of the road.

Retford Road outside Farmfield

Legend

- Woodbeck, Fleming Drive



Google Earth

© 2020 Google

3.26 m

3 Site NP05 Woodbeck

1. The land identified on Map 4 is allocated for up to ten 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 only 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) 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) it will not negatively impact the view towards the open countryside as identified on Map 7.

The Allocation of NP05 is supported. However it is not possible to located the site access with the current 30 mph; limit as this already lies within the village west of the allocated site . Part d of the policy should be reworded to say that the 30 mph limit will be moved to include the site access within the 30 mph limit for clarity of the Plan.

Again the Plan is unclear about the footpath. There is no footpath along the south side of Retford Road in the location of the site There is a ditch course along the road frontage of the site between the highway and the hedge line. It is suggested therefore that the Plan is reworded to indicate “that the site shall provide an internal footway up to the point where NP05 meets the existing houses at Heathfeld ” at that point pedestrians would cross the road to the dedicated footpath on the north side of the Retford Road. See below which illustrates both points about the footway and the 30 mph limit .

NP05

Write a description for your map.

Legend

- Untitled Polygon
- Woodbeck, Retford Road



Google Earth

©2020 Google

2.07 m

4 Site NP07 Rampton

Policy 5: The Allocation of NP07 – 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 only 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.

The Allocation of NP07 is supported. Part e of the site development requirements requires a footway to connect to the village and the speed limit moving to include the Proposed development. Part e should be reworded to say that the development of NP07 shall include a new footway across the site frontage. It will not be possible to link a footway to the existing village development across third party land; the provision of the additional footway will be provided by the allocation of site NP08 and the existing site with planning permission NP14 [permission no 18/01110/FUL | Residential Development Of 9 Detached Dwellings, Construct New Access with Associated Parking and Landscaping | Land To The South Of Treswell Road which is said to be under construction and which includes provision for a new footway and the widening of the highway. See the appended documentation showing the new footpath and road improvement.

5 Summary of objections to wording and proposed changes to achieve soundness

Site NP01 Woodbeck

It is considered that the requirements for the site as set out in part e should state that “ A verge shall be created along the frontage of the site, to allow pedestrians to cross the Road to the dedicated footpath on the south side, and to link with the highway verge outside Farmfeld. ”

Site NP05 Woodbeck

Part d of the policy should be reworded to say that the 30 mph limit will be moved to include the site access within the 30 mph limit for clarity of the Plan.

And

It is suggested therefore that the Plan is re worded to indicate “that the site shall provide an internal footway up to the point where NP05 meets the existing houses at Heathfeld ”

Site NP07 Rampton

Part e should be reworded to say that the development of NP07 shall include a new footway across the site frontage.

Appendices

Planning permission 18/01110/FUL

Approved site layout for 18/01110/FUL



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Kevin Twigger
Kevin R Twigger & Associates Ltd
Rushall House
School Road
Brewood
ST19 9DS

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 18/01110/FUL

Applicant: Mr Carlton

Agent: Mr Kevin Twigger

Proposal: Residential Development Of 9 Detached Dwellings, Construct New Access with Associated Parking and Landscaping

Site Address: Land To The South Of Treswell Road Rampton Retford Notts

The Council have considered the application and hereby **GRANT PLANNING PERMISSION** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in accordance with the details and specifications included on the submitted planning application form and shown on submitted documents and drawings which include the following:

Tree Survey by Anderson Tree Care Limited dated August 2018;
Updated Ecology Appraisal including recommendations dated August 2018;
Lighting Scheme including associated documents, received 2 November 2018;
LPG Storage Tank Details, received 25 October 2018;

Drawing No. 1454-06 Rev H; Proposed Bungalows Site Layout received, 25 October 2018;

Drawing No. 1454-09 Rev B; Proposed Bungalows Block Plan Layout, received 25 October 2018;

Drawing No. 1454-27 Rev A; Proposed Drainage Strategy, received 25 October 2018;

Drawing No. 1454-26 Rev A; Proposed Bungalows Landscaping Scheme, received 25 October 2018;

Drawing No. 1454-28 Rev A; Proposed Bungalow Management Plan, received 1 November 2018;

Drawing No. 1454-25 Rev E; Materials Layout, received 18 November 2018;

Drawing No. 1454-10 Rev A; Proposed Bungalows Site Sections, received 25 October 2018;

Drawing No. 1454-11; Proposed Bungalows Type A, received 25 October 2018;

Drawing No. 1454-12; Proposed Bungalow Type B, Received 30 August 2018;

Drawing No. 1454-13 Rev A; Proposed Bungalow Type C, received 10 September 2018;

Drawing No. 1454-07 Rev C; Proposed Bungalows Rear Elevations, received 30 August 2018;

Drawing No. 1454-05 Rev G; Proposed Bungalows Front Elevations, received 30 August 2018;

Drawing No. 1454-23; Brick screen wall - Fence Detail, received 30 August 2018;

Drawing No. 1454-24; Fence Detail, received 30 August 2018; and

Drawing No. 1454-22 Rev A; Fence Detail to Entrance Gates, received 30 August 2018.

Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

3. Prior to the occupation of any dwelling hereby approved, visibility splays of 2.4m x 43m shall be safeguarded from the approved access onto Treswell Road. Within these splays there shall be no obstruction to vision above 600mm in height, measured from the channel level of the adjacent carriageway. These splays shall be retained for the lifetime of the associated development.

Reason: To afford adequate visibility at the access, in the interest of highway safety.

4. No dwelling hereby permitted shall be occupied until the access driveway / parking spaces / manoeuvring areas have been constructed in accordance with the approved plan and have been surfaced in accordance with drawing no. 1454-25 Rev E (Materials Layout). Drainage measures shall be included to prevent surface water from running off the site into the public highway. The surfaced access driveway / parking spaces / manoeuvring areas and associated drainage measures shall then be maintained as approved for the lifetime of the development.

Reason: To ensure that adequate parking and manoeuvring provision is made within the site and to reduce the possibility of surface water and deleterious material travelling into the public highway.

5. Vehicular and pedestrian gradients shall be no steeper than 1:20 for the first 5m into the site and 1:12 thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety.

6. The approved wheelie bin collection point must be provided to serve the development prior to the occupation of any dwelling hereby approved. This shall thereafter be retained for the lifetime of the development.

Reason: To prevent wheelie bins from obstructing the public highway on bin collection day, in the interest of highway safety.

7. All construction works associated with the development hereby approved, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays, Bank Holidays and Public Holidays.

Deliveries of goods to and from site including the removal of plant, equipment, machinery and waste must only take place within the permitted hours detailed above.

Personnel are allowed to arrive onsite at 0700 hours to prepare for the days' work but no noisy operations should start until 0800 hours.

Reason: To safeguard the amenity of local residents

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order), no building, extension or structure shall be erected or placed within the curtilage of the dwelling(s) hereby permitted.

Reason: The erection of extensions etc. as "permitted development" may create difficulties both in terms of the overall appearance of the extended dwelling and the relationship with its neighbours.

9. All site clearance work shall be undertaken outside the bird-breeding season (March - September inclusive). If clearance works are to be carried out during this time, a suitably qualified ecologist shall be on site to survey for nesting birds in such manner and to such specification as may have been previously agreed in writing by the Local Planning Authority.

Reason: To ensure that birds' nests are protected from disturbance and destruction.

10. Any excavation left overnight should be adequately fenced off and covered.
Reason: In the interests of animal welfare.
11. During the period of construction works, tree protection fencing as indicated on the Tree Location Plan within the Tree Survey dated August 2018 shall be erected and left in place for the duration of the construction works unless otherwise agreed in writing with the Local Planning Authority.
Reason: in the interests of tree and hedgerow protection.
12. Prior to the occupation of any dwelling of the development hereby approved, the foul and surface drains shall be constructed as shown on Drawing No. 1454-27 Rev A unless otherwise agreed in writing by the Local Planning Authority. This thereafter be retained for the lifetime of the development.
Reason: To ensure the proposed drainage strategy is implemented.
13. Prior to occupation of any dwelling hereby permitted, the replacement hedgerow as indicated on Drawing No 1454-26 Rev A shall be planted and the date and proof of completion submitted to the local planning authority. The hedge thereafter shall be subject to a 5 year aftercare period where in February of each year from the start of the aftercare period, the hedge is inspected and any dieback of any part of the hedge will be replanted either immediately or within the next available planting season.
Reason: To ensure the replanted hedge along Treswell Road is properly managed.
14. Prior to the occupation of any dwelling hereby approved the hedgehog nest boxes and bird boxes as shown on Drawing No. 1454-26 Rev A shall be installed.
Reason: To ensure the proper implementation of ecological enhancement

NOTES

- 1 The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at:

www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

It is the Council's view that CIL MAY BE PAYABLE on the development hereby approved as is detailed below. If CIL IS LIABLE full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, extension or annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website:

www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

or from the Planning Portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

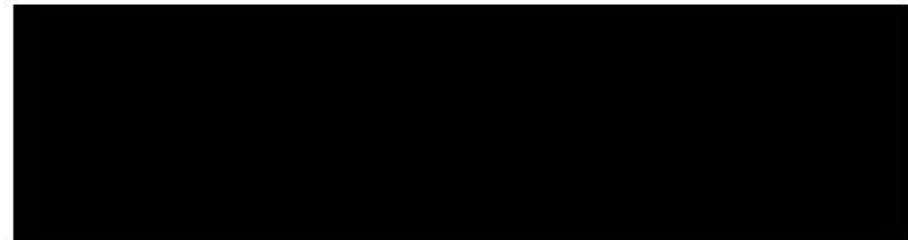
- 2 This development is situated on previously undeveloped land, extensively arable farmland. There is no evidence to suggest that this land has been contaminated by past use or been subject to any environmental incidents, which could have introduced contamination into the land. However, farmland is not without risks from ground contamination particularly in relation to pesticides or other farming products. Therefore, I would request that the following note is included.

If, during the development, land contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further works shall be carried out until a method statement detailing a scheme for dealing with suspect contamination has been submitted to and agreed in writing with the Local Planning Authority

STATEMENT

The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Date: **19 November 2018**



Beverley Alderton-Sambrook
Head of Regeneration
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

Grant of Planning Permission

Application Number: 18/01110/FUL

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for *householder development, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a *householder development, you must do so within 12 weeks of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

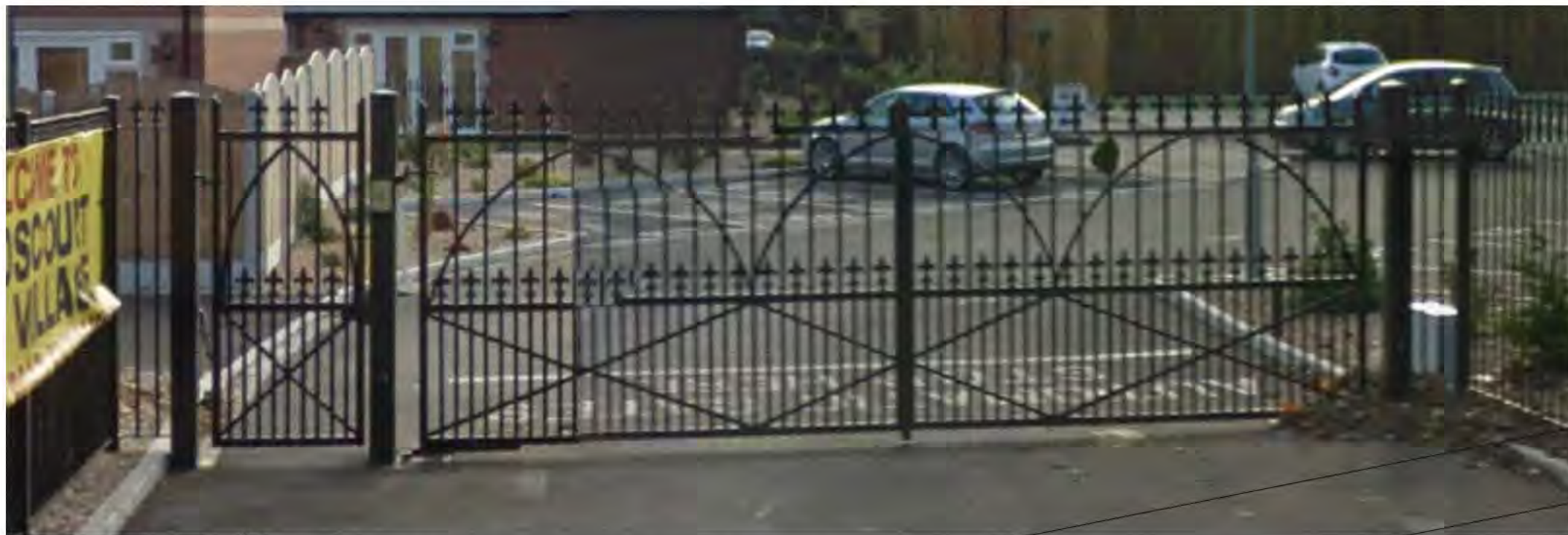
If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

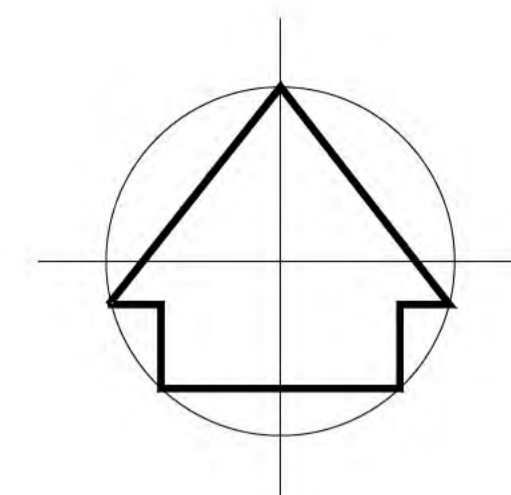
These circumstances are set out in Section 114 and related provisions by the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

* Householder application means – (a) an application for planning permission for development of an existing dwelling house, or development within the curtilage of such a dwelling house for any purpose incidental to the enjoyment of the dwelling house or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.


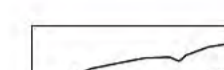



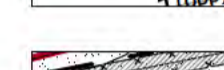
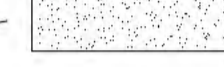

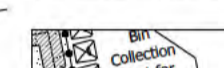
Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.

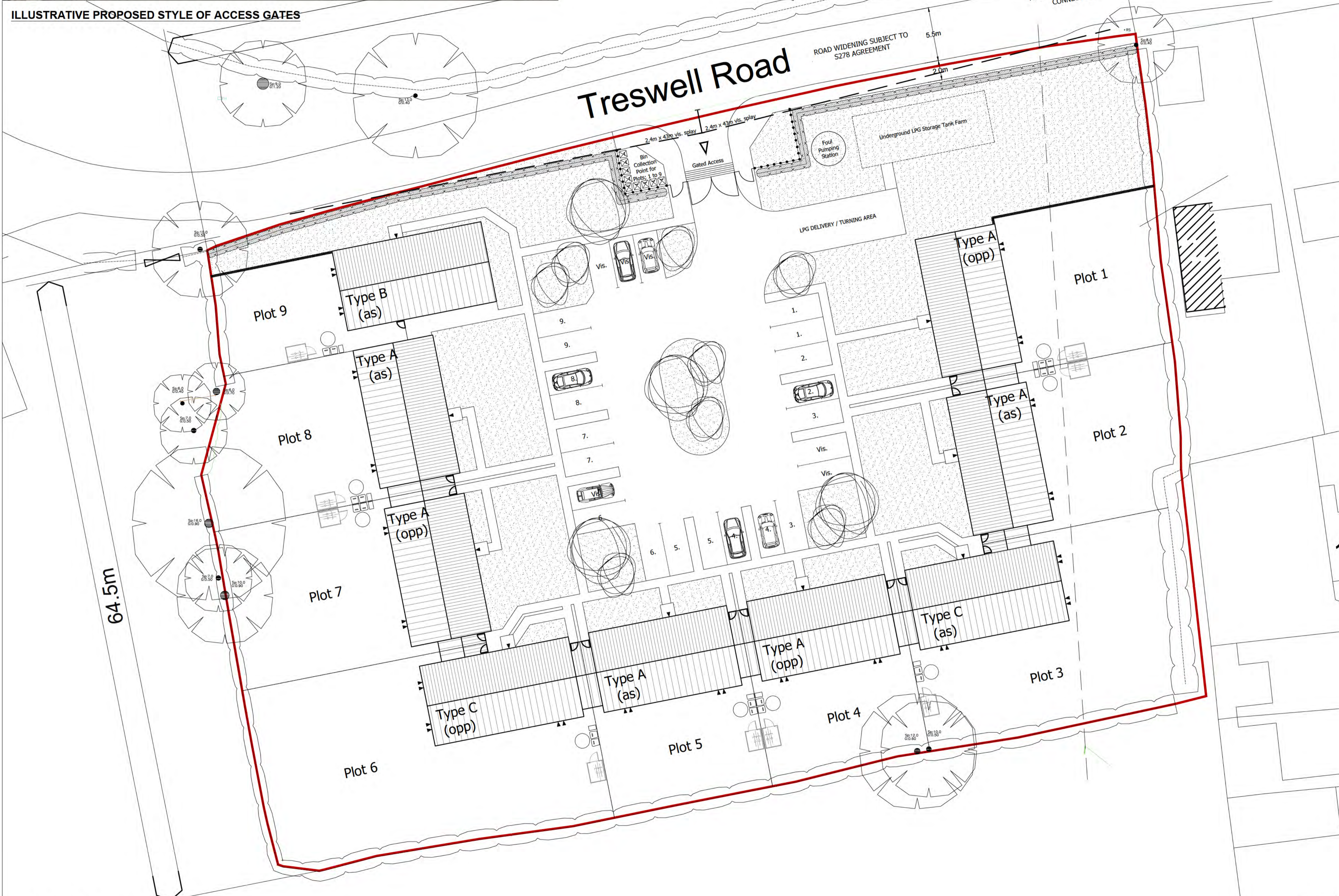


ILLUSTRATIVE PROPOSED STYLE OF ACCESS GATES



LEGEND:-

-  denotes application boundary
-  denotes existing tree / hedge planting to be retained
-  denotes proposed tree planting
-  denotes proposed rear garden bin storage
-  denotes proposed soft landscaping
-  denotes proposed low level shrubs and planting
-  denotes proposed bin collection point
-  denotes cycle storage within shed
-  denotes fob and key pad operated gates



Rev H	Treswell Road widened in front of site subject to S278 agreement. Footpath updated to suit. Bin collection point changed. Rear boundary to plot 1 repositioned. Hedges, railings, pumping station, LPG storage and turning area all repositioned to suit revised road.	19.10.18	NO
Rev G	Vis. apply noted and sheds added to rear gardens for cycle storage.	28.08.18	NO
Rev F	Pumping station added, indicative location, access gates added.	21.08.18	CD
Rev E	Plot 9 detached from Plot 8 Path & pedestrian access removed from Plot 9 to Treswell road shared paths increased in width.	17.08.18	NO
Rev D	Plot 9 renamed as 'AS' handing to match revised floor plan, bins relocated, turning area added for LPG deliveries.	16.08.18	CD
Rev C	House types adjusted to suit increased footprint, Plot 1 rotated 90 deg. & substituted for an A type.	14.08.18	CD
Rev B	Plot 1 omitted, units renumbered. Bins shown to gardens and bin collection point indicated. Paths and grass updated. Gates added.	09.08.18	NO
Rev A	Plots 2 & 3 handed. Bungalow Type & Handing noted. Paths to front and rear access amended.	25.07.18	JK
Rev	Amendment	Date	Dm/Clk

Heathcliff Developments Ltd
 The Barn, Meefing House Lane,
 South Leverton, Nottinghamshire, DN22 0BS
 Tel: 01427 884626
 Email: spaldingwes@yahoo.co.uk

Site:
**LAND OFF TRESWELL ROAD
 RAMPTON - RETFORD**

Title:
**PROPOSED BUNGALOWS
 SITE LAYOUT**

Scale:
 1: 200 @ A1

Date:
 JUNE 2018

Drw No.:
 1454-06

Rev:
 H

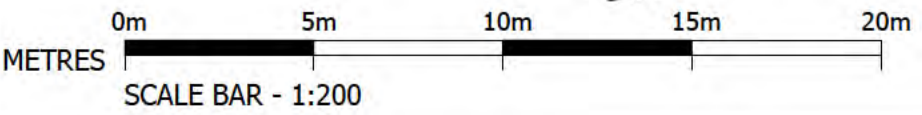
SWG File Ref: K:\heathcliff\1454\LAYOUTS\Current\1454-06.dwg
 DRWNR: D.FROSST

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ARCHITECTURAL • CIVIL ENGINEERING
 LAND SURVEYORS • LANDSCAPE DESIGN



National Grid

Our Ref: MV/15B901605

T: +44 (0)191 261 2361
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02 March 2020

avisonyoung.co.uk

Bassetlaw District Council
Via email only

Dear Sir / Madam

**Rampton and Woodbeck Neighbourhood Plan: Regulation 16
Consultation – February – March 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed by or in close proximity to National Grid assets

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

Natural England

Date: 13 February 2020
Our ref: 308482



Will Wilson
neighbourhoodplanning@bassetlaw.gov.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Wilson

Rampton and Woodbeck Neighbourhood Plan: Regulation 16 Consultation

Thank you for your consultation on the above dated 07 February 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Alice Watson
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Nottinghamshire County Council – Highways

From: [Martin Green](#)
To: [Will Wilson](#)
Subject: RE: Rampton and Woodbeck Neighbourhood Plan: Regulation 16 Consultation
Date: 10 February 2020 09:46:57

Dear Sirs

There are a couple of errors I've spotted.

Table 2 heading typo "Rmapton"

Table 2 3rd Column, should this be 20%

Policy 3 – As previous comment:

Cavell Close is a private road. There is little chance of it ever coming forward for highway adoption without the rest of the estate being 'made up' to its connection with Rampton Road. However, you may wish to consider whether the development should include the provision of a turning head of a sufficient size to allow a 11.5m refuse vehicle to manoeuvre and whether a footway should be provided considering the additional traffic. The Highway Authority will have limited interest in the development as it is not served directly from a highway.

Policy 4 – As previous comment:

It would be preferable to combine NP03 and NP05 to provide a link road between Cavell Close and Rampton Road. The shape of the sites may need to change but it would better distribute traffic, provide the opportunity to address manoeuvring space within Cavell Close, and allow a continuous footway to be provided through the development to Rampton Road and bus stops. The Highway Authority would also likely be in a position to adopt the street.

Policy 4d) – This should read "site frontage".

Policy 5 – As previous comment:

Bullet e) will need to include potential road widening adequate for two-way traffic

Policy 6

As previously commented, the policy should include potential road widening adequate for two-way traffic.

Policy 7

As previously commented, I would recommend access is restricted to Greenside.

Kind regards

Martin Green
Principal Officer
Nottinghamshire County Council
Telephone 0115 9773963
www.nottinghamshire.gov.uk

Nottinghamshire County Council – Planning Policy

This matter is being dealt with by:

Kathryn Haley

Reference: BAS Rampton & Woodbeck SubNP

T 0115 977 4255

E kathryn.haley@nottscc.gov.uk

W nottinghamshire.gov.uk



Sent via email to

neighbourhoodplanning@bassetlaw.gov.uk

16th March 2020

Dear Sir/Madam

Rampton and Woodbeck Submission Neighbourhood Plan

Thank you for your email dated 7th February 2020 requesting strategic planning observations on the submission Rampton and Woodbeck Neighbourhood Plan. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities there are number of elements of national planning policy and guidance that are of particular relevance in the assessment of neighbourhood plans, these include Minerals, Waste and Transport.

Minerals and Waste

The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the saved policies of the Nottinghamshire Minerals Local Plan (adopted 2005), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and in accordance with Policy SP7 of the emerging Minerals Local Plan (Publication Version, July 2019) these should be taken into account where proposals for non-minerals development fall within them.

Minerals

In relation to minerals, the eastern part of the Neighbourhood Plan area designated in Map 1 falls within the Mineral Safeguarding and Consultation area for sand and gravel, with Rampton Quarry also within this eastern part of the Neighbourhood Plan area. Rampton Quarry is approximately 3km east of Rampton village and sand and gravel was extracted from the 1980s but it is no longer active, with the area now restored and in aftercare which is monitored by Nottinghamshire County Council. Considering the policies proposed in the Neighbourhood Plan, these do not appear to pose a sterilisation risk to the mineral resource nor do they conflict with the Nottinghamshire Minerals Local Plan and therefore the County Council would not wish to raise any objections from a minerals perspective. However, the Neighbourhood Plan could perhaps mention the presence of the mineral resource as part of the background and context of the neighbourhood planning area.

Waste

In terms of the Waste Core Strategy and Waste Local Plan, as the Neighbourhood Plan points out, Cottam Power station, which ceased coal fired power generation at the end of September 2019, is in close proximity to the villages of Rampton and Woodbeck. Part of the operation at this power station included depositing Pulverised Fuel Ash (PFA) and Furnace Bottom Ash (FBA), which are produced during the process. Since this material is deposited on site, this is a waste operation and so was permitted and is monitored by Nottinghamshire County Council which is the Waste Planning Authority. As the operation has now ceased at the power station, as per the conditions

attached to the permission granted, the land where these materials were deposited shall be restored. Also, to the south of Rampton village, approximately 245km from the development boundary, is the permitted waste facility of Rampton Sewage Treatment Works.

The policies proposed within the Rampton and Woodbeck Neighbourhood Plan do not pose a sterilisation risk to these waste management sites and therefore the County Council would not wish to raise any objections from a waste perspective.

Strategic Transport

The County Council does not have any strategic transport planning observations to make on the proposed policies in the neighbourhood plan.

Transport and Travel Services

Background

The Transport Act 1985 places a duty on Nottinghamshire County Council to secure a "Socially necessary" bus network. Local bus operators provide services that they consider as commercial, and the Council provide revenue subsidies to provide additional services to ensure communities have access to essential services including education, work, shopping and leisure. The level of revenue funding available to the Council to provide supported services is diminishing. Therefore, other funding sources are required to enable the Council to maintain a socially necessary and sustainable network.

Current Rampton & Woodbeck Bus Network

Rampton and Woodbeck are currently served by service 190 which is operated by Gem Mini Coaches and funded entirely by the County Council with two journeys during the morning peak which serve the area on a fixed route to Retford. The service at other times of the day is on demand and buses will only call at villages to pick up or set down pre-booked passengers. It is unlikely that the current level of service would be adequate in the future should there be extensive additional housing in the area and funding for additional resources would be required.

Neighbourhood Plan

The Plan is welcomed, particularly its emphasis on sustainable development and the support for the intention of the adopted Bassetlaw Core Strategy and Development Management Policies (2011) plan for sustainable development.

It is noted that the Questionnaire findings at Section 3.4 include reference to poor public transport as one of the three items most disliked, with improved bus services as a facility that respondents would like to see. The SWOT analysis goes on to refer to good public transport at Woodbeck due to demand for hospital staff, and poor public transport in Rampton village, although service provision to both villages is the same.

Development Sites

Section 8.5 refers to a proposed housing growth figure for Rampton and Woodbeck of 73 dwellings or a 20% increase in dwelling houses by 2037 and Map 2 denotes the locations of suitable and not suitable sites for development. This scale of proposed development is a modest increase in numbers of dwellings and would not result in a significant impact on demand for public transport or be enough to allow planning contributions to be sought for enhanced public transport provision.

Community Transport

Community transport services are provided in the Rampton & Woodbeck area by Bassetlaw Action Centre. It is suggested that reference to their work is included within the Plan, together with the potential for Community Transport and related services i.e. taxi buses to complement the local bus network.

Taxis

There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an important role in the local economy. It is suggested that reference to the role of taxis is included in the Plan.

Built Heritage

The acknowledgement of the heritage of Rampton Hospital and the identification of the various heritage assets associated with this site are welcomed. It is a type of institutional site of distinctive character and heritage significance and the positive management of that heritage value is appropriate and welcome.

The identification of the historic core of Rampton village is positive and necessary. It is welcomed that the listed buildings are identified but of concern that the community value and very high significance of All Saints Parish Church (Grade I) is not identified in the text of the Plan. It is considered imperative that the viability of the church is respected, acknowledged and made a cornerstone of any plan. Policy 13: 'The Protection of Local Amenities' and Policy 10: 'Heritage Assets' both provide an opportunity to acknowledge the importance of All Saints Church and place its conservation at the heart of the Plan. It is the most significant heritage building in the parish and one of the most important listed buildings in the County.

The Gateway and Attached Walls between the Manor Farmhouse and Church are a Grade I listed structure (National ref. 1276407). This structure is recorded on the Historic England 'At Risk Register' and it is suggested that this is acknowledged in the Plan. The conservation of this extremely rare and important designated heritage asset should be one of the main heritage priorities for the Plan period.

Part of Cottam power station is in the Plan area and it is referred to in the character appraisal but is not acknowledged in the Plan as a heritage asset. The site is recorded in the Nottinghamshire Historic Environment Record (HER) and has considerable heritage significance.

Torksey Viaduct Grade II* designated heritage asset is within the Plan area. It is part of a walking and cycle network that promotes health and well-being and is one of very few dedicated pedestrian bridges across the River Trent. It is a major right of way and green-network asset within the Plan area.

The eastern edge of the Plan area is formed by the River Trent. Alongside the river the C18th tow path contains remains of 'clapper gates' which have been identified by Canals and Rivers Trust officers in the past (2009). These should be further explored and recorded in the Plan and in the Nottinghamshire HER as they are of considerable heritage significance. Their repair, conservation and reinstatement would be an appropriate policy for the Neighbourhood Plan.

Public Health

[The Nottinghamshire Health and Wellbeing Strategy](#) sets out the ambitions and priorities for the Health and Wellbeing Board with the overall vision to improve the health and wellbeing of people in Nottinghamshire:

- To give everyone a good start in Life
- To have healthy and Sustainable places
- To enable healthier decision making
- To work together to improve healthcare services

[The Nottinghamshire Joint Strategic Needs Assessment \(JSNA\)](#) provides a picture of the current and future health needs of the population of the county. This is a useful source of information when considering the health and wellbeing of residents in Neighbourhood planning.

The enclosed local health profile report pulls together existing information in one place about Rampton & Woodbeck and highlights issues that can affect health and wellbeing of residents covered within the neighbourhood plan.

The local health profile shows that the *13 of health indicators: are similar to and 5 are worse than the England average particularly e.g. Limiting long – term illness and disability.* Promoting health and wellbeing enhances resilience, employment and social outcomes.

Given that limiting long term illness or disability is significantly worse than the England average, development needs to ensure that it is age friendly providing good access to health and social care facilities.

[The Nottinghamshire Spatial Planning and Health Framework](#) identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans.

It is recommended that this checklist is completed to enable the potential positive and negative impacts of the neighbourhood plan on health and wellbeing to be considered in a consistent, systematic and objective way, identifying opportunities for maximising potential health gains and minimizing harm and addressing inequalities taking account of the [wider determinants of health](#).

Obesity is a major public health challenge for Nottinghamshire. Obesity is a complex problem with many drivers, including our behaviour, environment, genetics and culture. [Nearly a quarter of children in England are obese or overweight by the time they start primary school aged five, and this rises to one third by the time they leave aged 11.](#)

Childhood Obesity in 10-11 year olds in this area is similar to and not better than the England average Obesity levels for this area. It is recommended that the six themes by the TCPA document [Planning Healthy Weight Environments](#)¹ are considered to promote a healthy lifestyle as part of the Plan.

In addition to [Active Design](#) Sport England 10 principles that promote activity, health and stronger communities through the way our towns and cities are built and designed to encourage activity in our everyday lives.

The six TCPA themes are:

1. Movement and access: Walking environment; cycling environment; local transport services.
2. Open spaces, recreation and play: Open spaces; natural environment; leisure and recreational spaces; play spaces.
3. Food: Food retail (including production, supply and diversity); food growing; access.
4. Neighbourhood spaces: Community and social infrastructure; public spaces.
5. Building design: Homes; other buildings.
6. Local economy: Town centres and high streets; job opportunities and access.

The Ten Principles of Active Design.

1. Activity for all
2. Walkable communities
3. Connected walking & cycling routes
4. Co-location of community facilities
5. Network of multifunctional open space
6. High quality streets & spaces
7. Appropriate infrastructure
8. Active buildings
9. Management, maintenance, monitoring & evaluation
10. Activity promotion & local champions

A Rapid Health Impact Assessment (HIA) has been conducted using the Nottinghamshire Rapid Health Impact Assessment Matrix. This tool was developed in collaboration with local planners and was based on the tool developed by the London Healthy Urban Development Unit¹.

¹ <http://www.healthyurbandevelopment.nhs.uk/new-versions-of-healthy-urban-planning-checklist-and-rapid-hia-tool-published>

Supportive information and references have been highlighted to some elements of the 12 assessment criteria of the rapid HIA and will need to be considered as part of the Public Health response to the Rampton & Woodbeck Neighbourhood Plan.

It is recommended that planners always consider the protection and improvement of health, and the reduction of health inequalities, as fundamental principles when making planning decisions. It is evident and encouraging that many of these principles have been considered as part of the development of this neighbourhood plan for example engagement with the community and a comprehensive SWOT analysis.

Healthy and sustainable places is one of the key ambitions of the Nottinghamshire Health and Wellbeing Strategy 2018-2022. The ambition is supported by Public Health. Therefore, in terms of the Rampton and Woodbeck Neighbourhood Plan, the Public Health team will be keen to provide any further advice as required.

<http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-and-wellbeing-board/strategy/>

If any further information is required, the Public Health team will be keen to provide any further advice via email planning.publichealth@nottscc.gov.uk

Should you have any queries in relation to any of these matters please do not hesitate to contact me.

Yours faithfully

Kathryn Haley
Principal Planning Officer
Nottinghamshire County Council

This document is unsigned as it is electronically forwarded. If you require a signed copy, then please contact the sender.



Report: Rampton & Woodbeck Draft Neighbourhood Plan

Presentation map



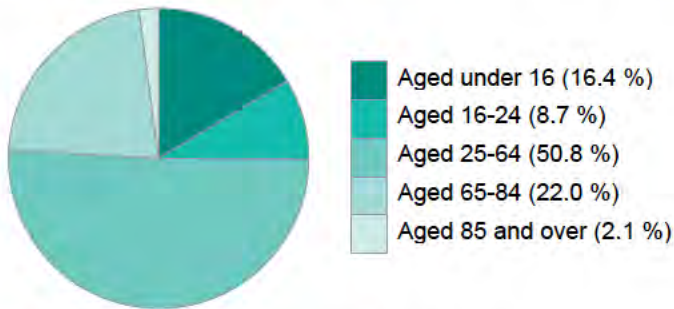
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Report: Rampton & Woodbeck Draft Neighbourhood Plan

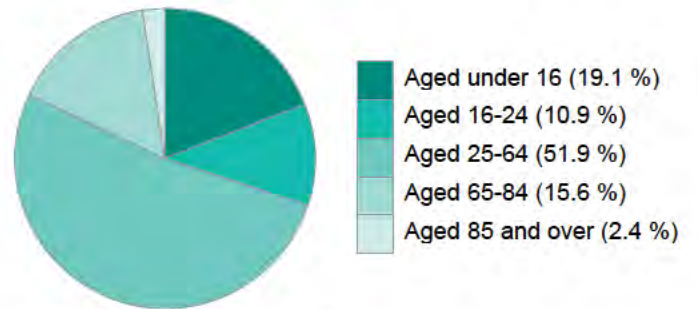
Population

Population by age group, 2017
Your selection



Source: ONS © Crown copyright 2018 - total: 9,310

Population by age group, 2017
England



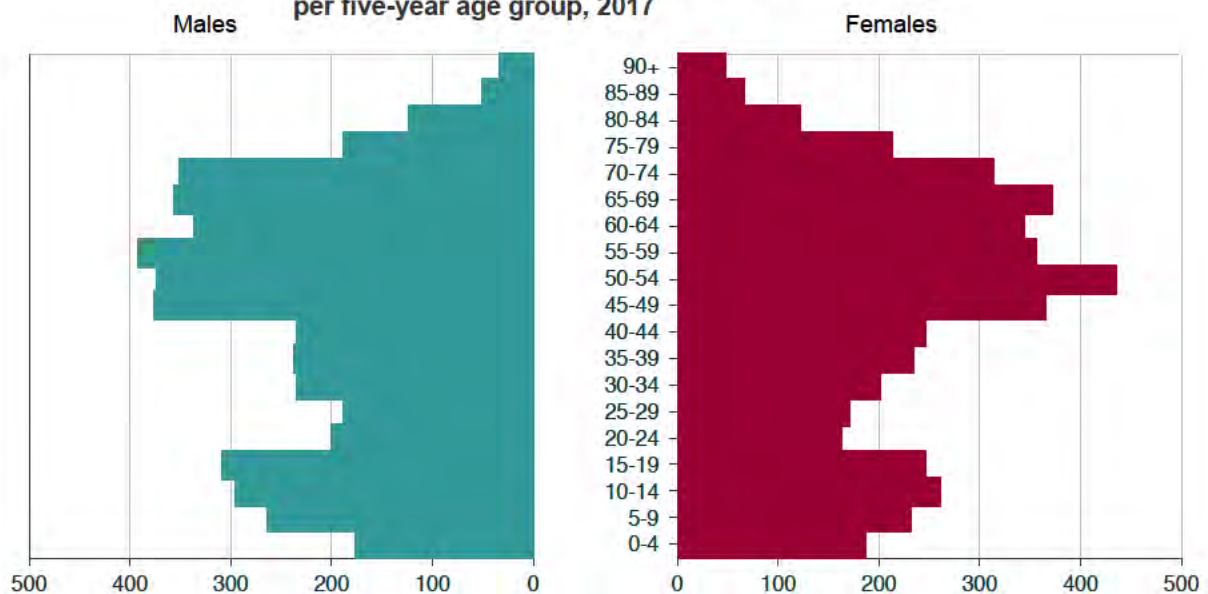
Source: ONS © Crown copyright 2018

Population by age group, 2017, numbers

Ages	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Aged under 16	1,529	20,607	147,949	10,637,971
Aged 16-24	807	11,156	78,359	6,057,265
Aged 25-64	4,730	59,606	424,176	28,893,684
Aged 65-84	2,044	21,928	146,487	8,678,455
Aged 85 and over	200	3,007	20,880	1,352,056
Total	9,310	116,304	817,851	55,619,432

Source: ONS © Crown copyright 2018

Age pyramid for selection: male and female numbers per five-year age group, 2017



Source: ONS © Crown Copyright 2018



Report: Rampton & Woodbeck Draft Neighbourhood Plan

Ethnicity & Language

Ethnicity & Language indicators, 2011, numbers

Indicator (numbers)	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Black and Minority Ethnic (BME) Population	294	2,971	34,999	7,731,314
Population whose ethnicity is not 'White UK'	490	6,200	57,864	10,733,220
Population who cannot speak English well or at all	48	887	4,803	843,845

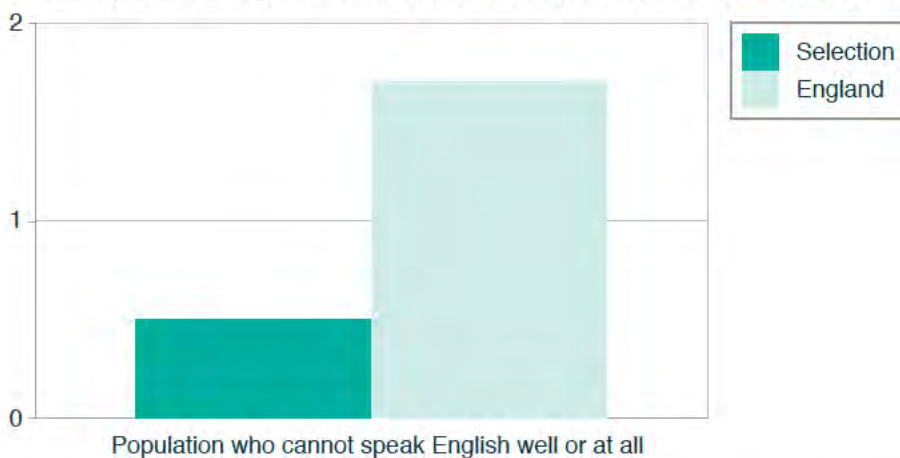
Source: ONS Census, 2011

Ethnicity & Language indicators, 2011, %

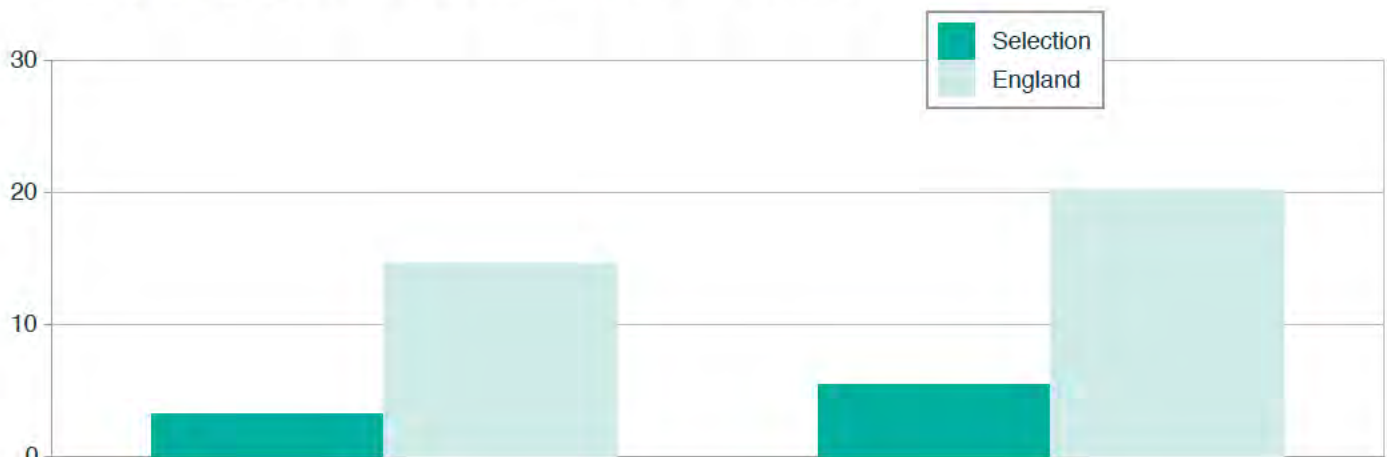
Indicator (%)	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Black and Minority Ethnic (BME) Population	3.2	2.6	4.5	14.6
Population whose ethnicity is not 'White UK'	5.4	5.5	7.4	20.2
Population who cannot speak English well or at all	0.5	0.8	0.6	1.7

Source: ONS Census, 2011

Ethnicity & Language indicators, 2011, %, Selection. Source: ONS Census, 2011



Ethnicity & Language indicators. % Selection. Source: ONS Census, 2011





Report: Rampton & Woodbeck Draft Neighbourhood Plan

Deprivation

Indices of Deprivation, 2015, Score

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
IMD 2015 Score	20.3	22.7	18.9	21.8

Source: DCLG © Copyright 2015. Please see metadata for further guidance on how to interpret IMD score

Indices of Deprivation, 2015, numbers

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
People living in means tested benefit households	835	15,408	101,165	7,790,220
Children living in income deprived households	130	3,715	24,954	2,016,120
People aged 60+ living in pension credit households	275	4,243	26,829	1,954,617

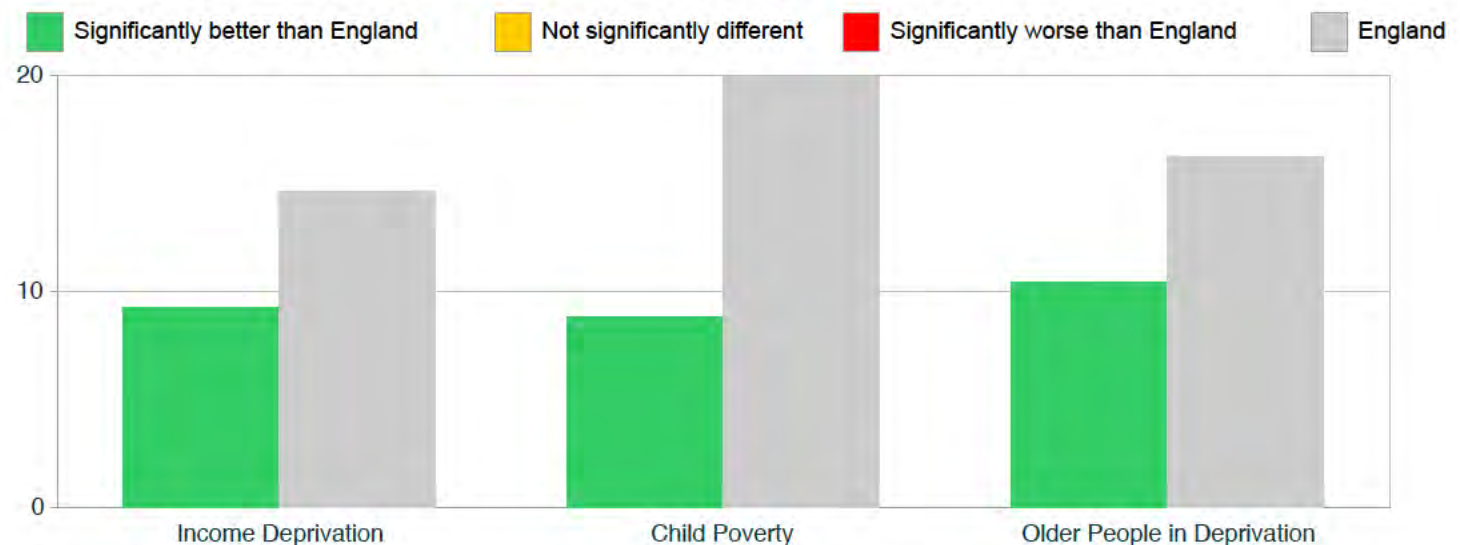
Source: DCLG © Copyright 2015

Indices of Deprivation, 2015, %

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Income Deprivation	9.2	13.7	12.8	14.6
Child Poverty	8.8	18.5	17.5	19.9
Older People in Deprivation	10.4	14.3	13.4	16.2

Source: DCLG © Copyright 2015

Indices of Deprivation, 2015, %, Selection (comparing to England average)



Source: DCLG © Copyright 2015



Report: Rampton & Woodbeck Draft Neighbourhood Plan

Child Development, and Education

Child development and education indicators, numbers

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
A good level of development at age 5, 2013/14	41	689	5,533	387,000
Achieving 5A*-C (incl. Eng & Maths) GCSE, 2013/14	64	815	4,956	315,795

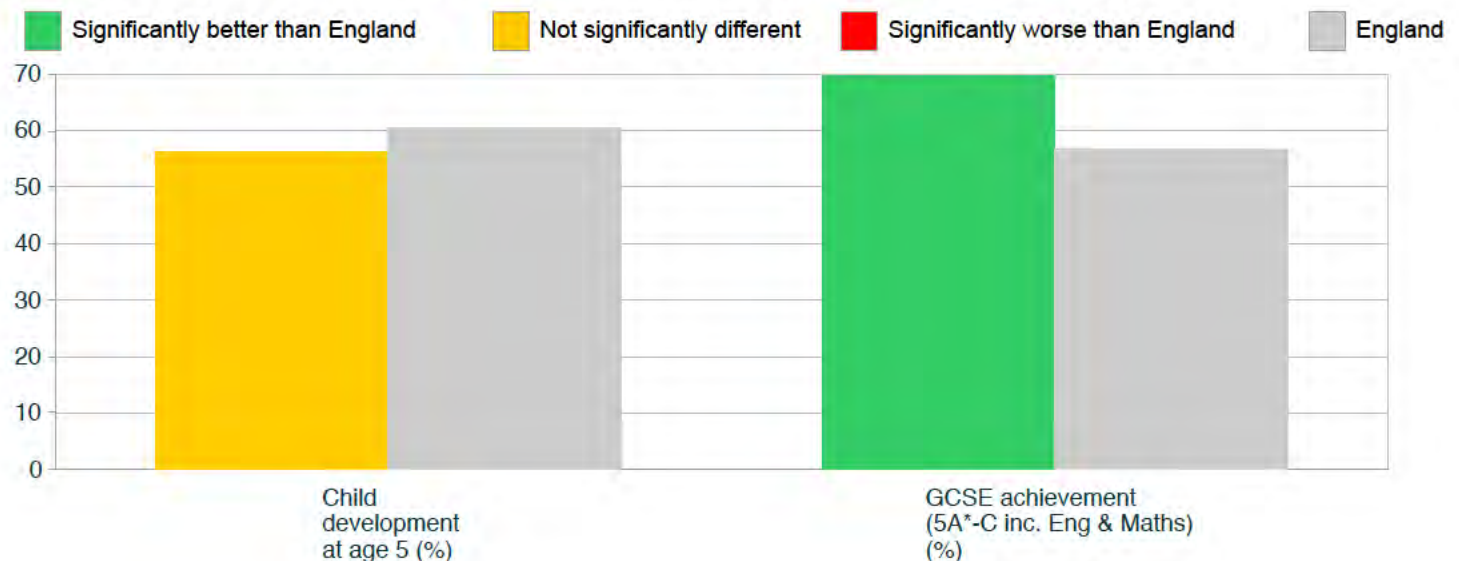
Source: Public Health England, ONS, DfE

Child development, and education indicators, values

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Child development at age 5 (%)	56.2	57.9	61.6	60.4
GCSE achievement (5A*-C inc. Eng & Maths) (%)	69.6	64.9	59.4	56.6

Source: Public Health England, ONS, DfE

Child development, and education indicators, Selection (comparing to England average)





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Employment

Employment Indicators, numbers, 2017/18

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Claiming job seekers allowance*	40	1,174	8,038	665,871
Claiming job seekers allowance > 1 year*	8	261	1,702	124,616

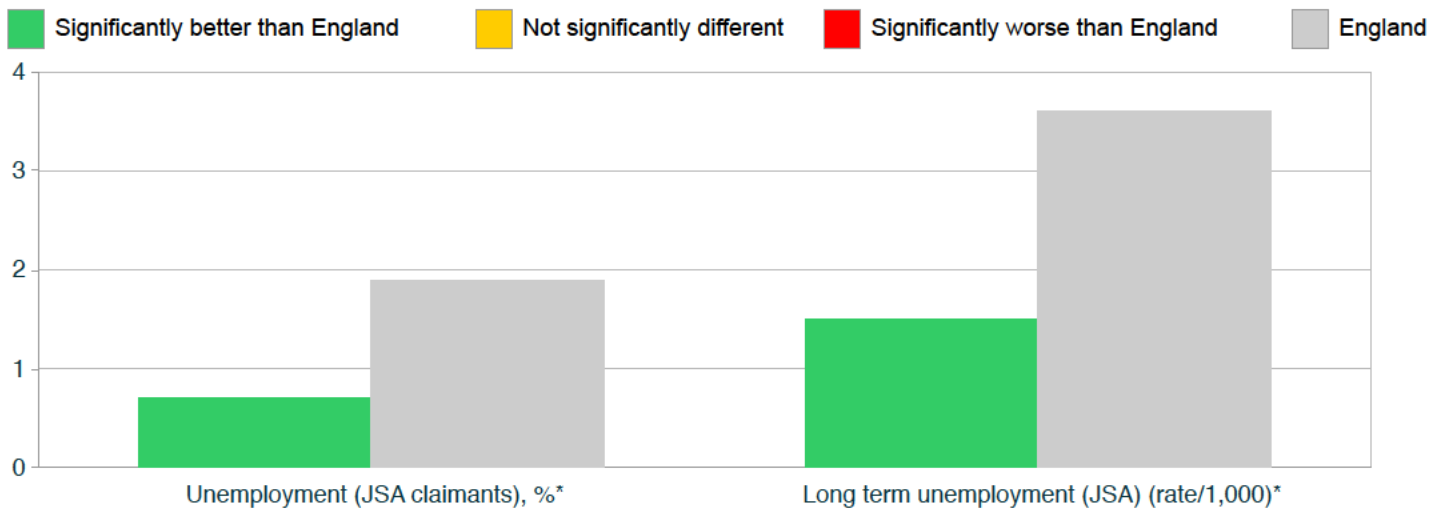
Source: NOMIS *Monthly average

Employment Indicators, 2017/18, %

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Unemployment (JSA claimants), %*	0.7	1.7	1.6	1.9
Long term unemployment (JSA) (rate/1,000)*	1.5	3.7	3.4	3.6

Source: NOMIS *Monthly average

Employment indicators, selection compared to England



Source: NOMIS



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Long term health conditions and morbidity

Long-term health conditions and morbidity, numbers

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Limiting long term illness or disability, 2011	1,910	24,611	159,672	9,352,586
Back pain prevalence, 2012	19.8	18.8	18.1	16.9
Severe back pain prevalence, 2012	13.2	12.4	11.4	10.2

Source: ONS Census, 2011, Arthritis Research UK 1998-2017

Back pain and severe back pain indicators have % values only and will not appear on report when combining geographical areas

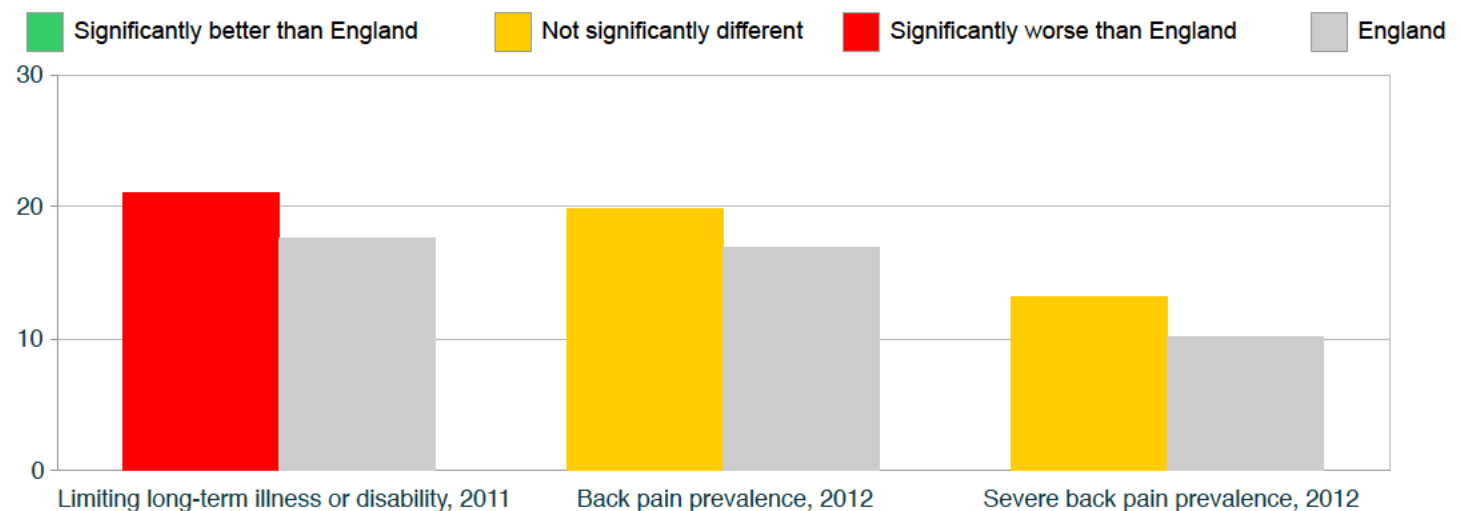
Long-term health conditions and morbidity, %

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Limiting long-term illness or disability, 2011	21.1	21.8	20.3	17.6
Back pain prevalence, 2012	19.8	18.8	18.1	16.9
Severe back pain prevalence, 2012	13.2	12.4	11.4	10.2

Source: ONS Census, 2011, Arthritis Research UK 1998-2017

Back pain and severe back pain indicators have % values only and will not appear on report when combining geographical areas

Long-term health conditions and morbidity, %, Selection (comparing to England average)



Source: ONS Census, 2011, Arthritis Research UK 1998-2017

Back pain and severe back pain indicators have % values only and will not appear on report when combining geographical areas



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Housing and Living Environment

Housing and living environment indicators, numbers

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Fuel Poverty 2016	433	5,591	39,044	2,550,565
Pensioners living alone, 2011	446	6,189	42,698	2,725,596

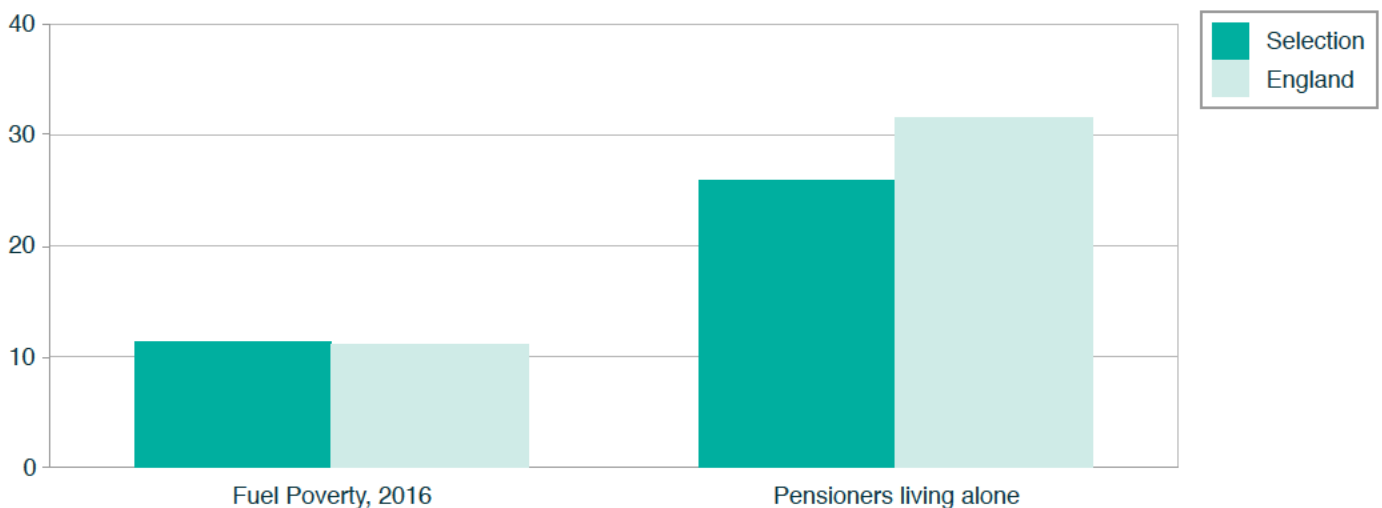
Source: ONS Census 2011 / Department of Energy & Climate Change, 2016

Housing and living environment indicators, %

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Fuel Poverty, 2016	11.4	11.4	11.3	11.1
Pensioners living alone	25.9	29.6	30	31.5

Source: ONS Census 2011 / Department of Energy & Climate Change, 2016

Housing and living environment indicators, %, Selection (comparing to England average)



Source: ONS Census 2011, DECC 2016



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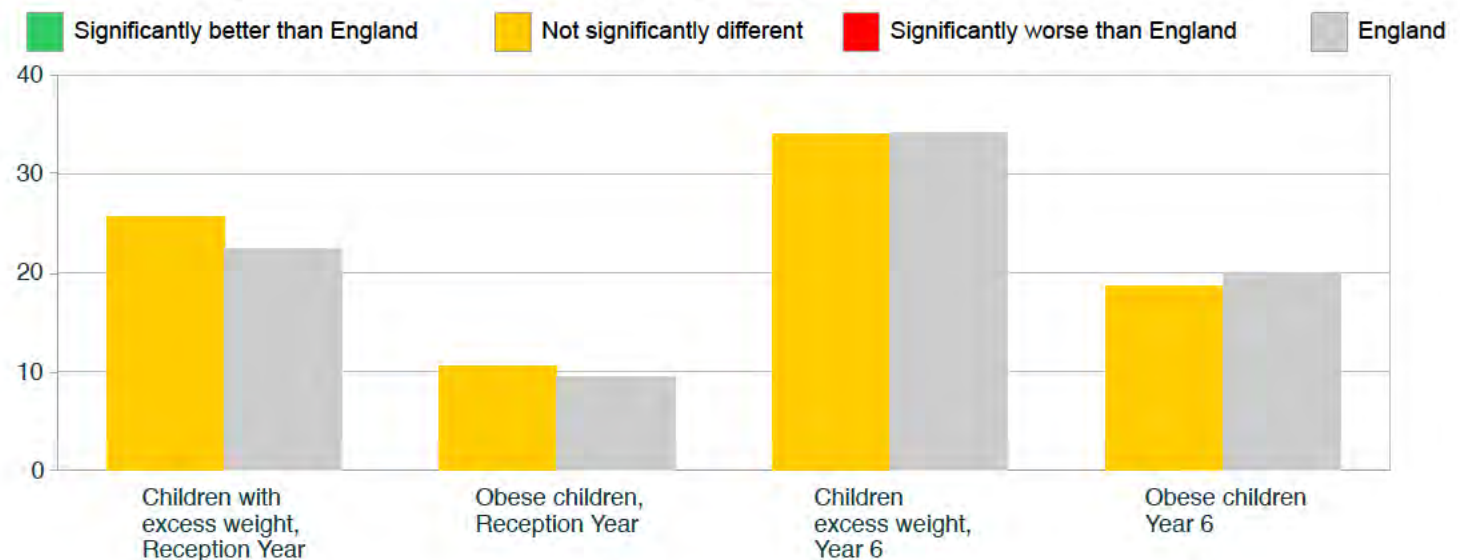
Children's Weight (NCMP)

Children's weight indicators, 2015/16-2017/18, %

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Children with excess weight, Reception Year	25.6	24.2	21.9	22.4
Obese children, Reception Year	10.5	10.6	9	9.5
Children excess weight, Year 6	34	34.1	31.6	34.2
Obese children Year 6	18.6	20.3	17.8	20

Source: National Child Measurement Programme, NHS Digital © 2018

Children's weight indicators, %, Selection (comparing to England average)



Source: National Child Measurement Programme, NHS Digital © 2018



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Children's health care activity

Children's health care activity indicators, numbers

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Emergency admissions in 0-4 yr olds (13/14-15/16)	199	4,163	18,474	1,533,272
A&E attendances in 0-4 yr olds (13/14-15/16)	431	9,484	66,001	5,670,099
Admissions for injury in 0-4 yr olds (11/12-15/16)	29	398	2,422	235,961
Admissions for injury in 0-14 yr olds (11/12-15/16)	74	1,035	5,905	527,519
Admissions for injury in 15-24 yr olds (11/12-15/16)	73	1,074	6,137	470,265

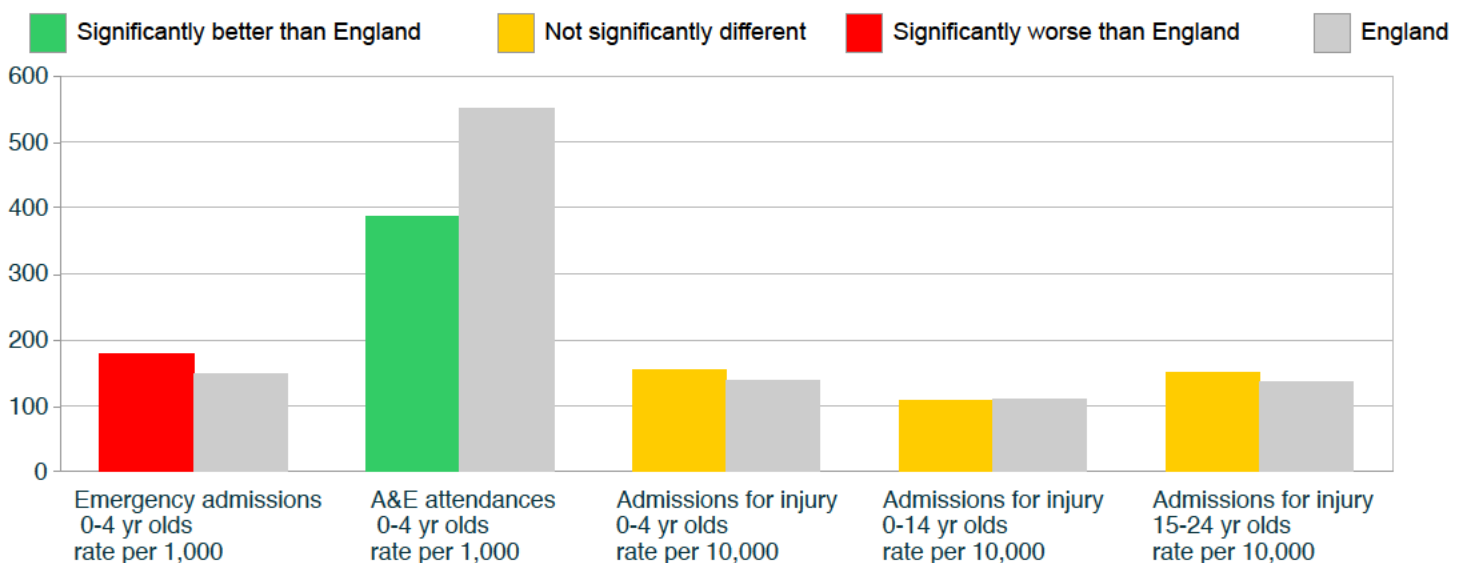
Source: Hospital Episode Statistics (HES) Copyright © 2017, Re-used with the permission of NHS Digital. All rights reserved.

Children's health care activity indicators, values

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Emergency admissions 0-4 yr olds rate per 1,000	178.3	218.7	132.9	149.2
A&E attendances 0-4 yr olds rate per 1,000	386.2	498.2	474.9	551.6
Admissions for injury 0-4 yr olds rate per 10,000	154.9	126.6	105.2	138.8
Admissions for injury 0-14 yr olds rate per 10,000	107.5	111.1	88.1	110.1
Admissions for injury 15-24 yr olds rate per 10,000	150.9	163.7	133.3	137

Source: Hospital Episode Statistics (HES) Copyright © 2017, Re-used with the permission of NHS Digital. All rights reserved.

Children's health care activity indicators, Selection (Comparing to England average)



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Maternity and Child Health

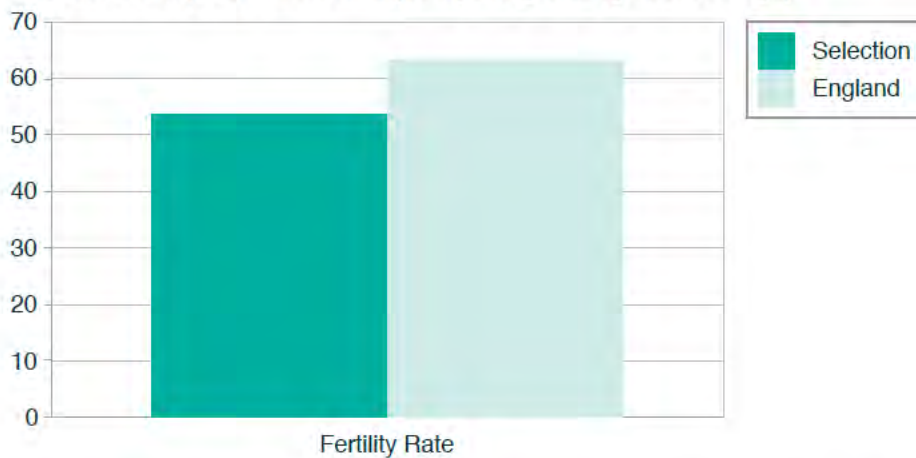
Maternity and Child Health, numbers

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Deliveries to teenage mothers	//	93	597	35,404
Crude fertility rate	359	6,156	44,376	3,372,773
Low birth weight of term babies	7	146	1,130	86,826

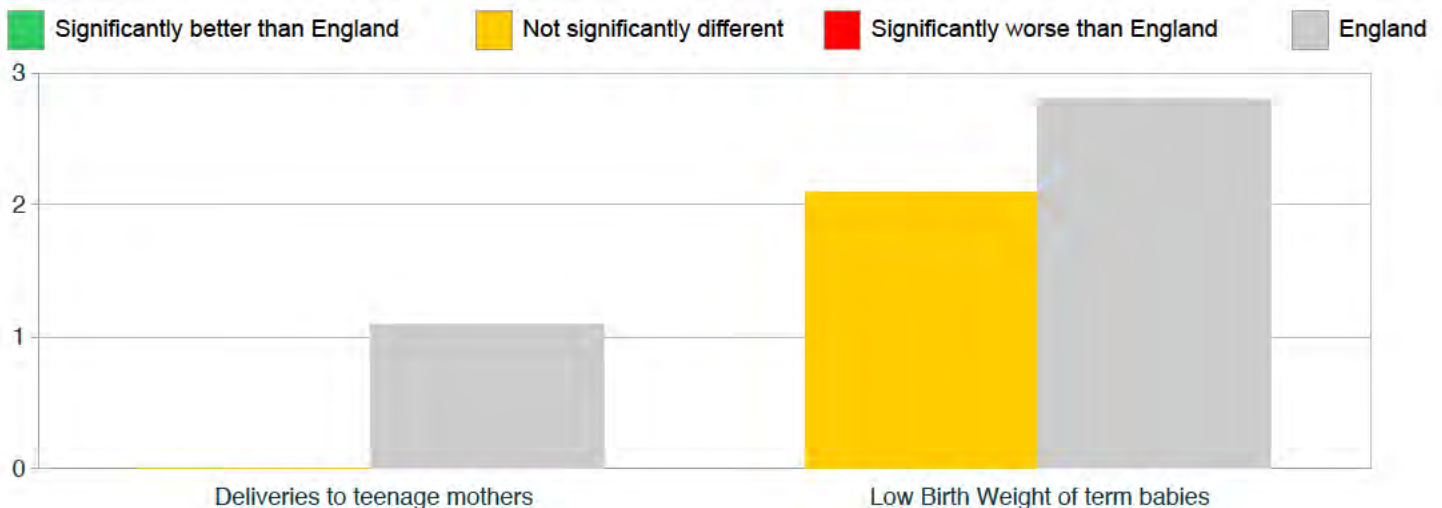
Maternity and Child Health, %

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Deliveries to teenage mothers	//	1.6	1.4	1.1
Fertility Rate (%)	53.6	62.9	61.7	63.2
Low Birth Weight of term babies	2.1	2.6	2.8	2.8

Crude fertilly rate, Selection (comparing to England average)



Deliveries to teenage mothers and Low birth weight of term babies, Selection (Compared to England average)





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Behavioural Risk Factors (modelled estimates)

Behavioural Risk Factors, numbers. Smoking prevalence, 2014, (modelled estimates)

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Smoking at 15 years, regular	6	70	473	33,180
Smoking at 15 years, regular or occasional	9	98	660	50,082

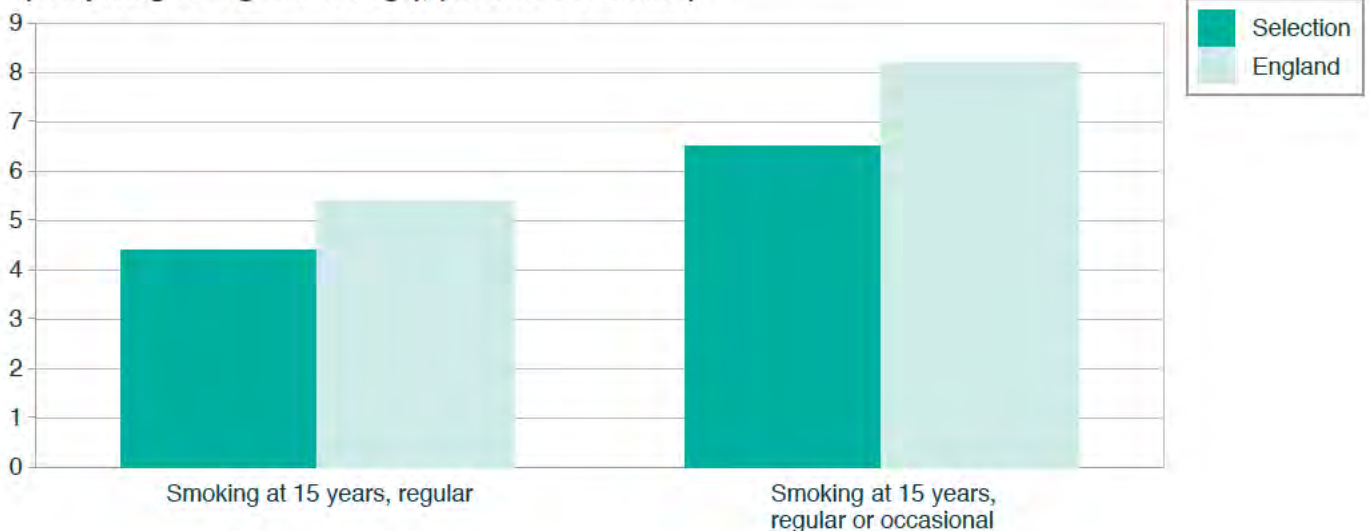
Source: Public Health England © Copyright 2018

Behavioural Risk Factors, %. Smoking prevalence, 2014, (modelled estimates)

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Smoking at 15 years, regular	4.4	5.3	5.3	5.4
Smoking at 15 years, regular or occasional	6.5	7.4	7.4	8.2

Source: Public Health England © Copyright 2018

Behavioural Risk factors, %, Smoking prevalence, 2014 Selection (comparing to England average), (modelled estimates)



Source: Public Health England © Copyright 2018



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Emergency hospital admissions

*Emergency Hospital Admissions, numbers, 2013/14 - 2017/18

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Emergency hospital admissions for all causes	4,084	64,651	398,963	28,237,971
Emergency hospital admissions for CHD*	110	1,680	10,244	681,640
Emergency hospital admissions for stroke	60	847	6,274	408,725
Emergency hospital admissions for MI*	61	857	5,256	355,962
Emergency hospital admissions for COPD*	69	1,564	8,683	613,747

Source: Public Health England, NHS Digital © Copyright 2018

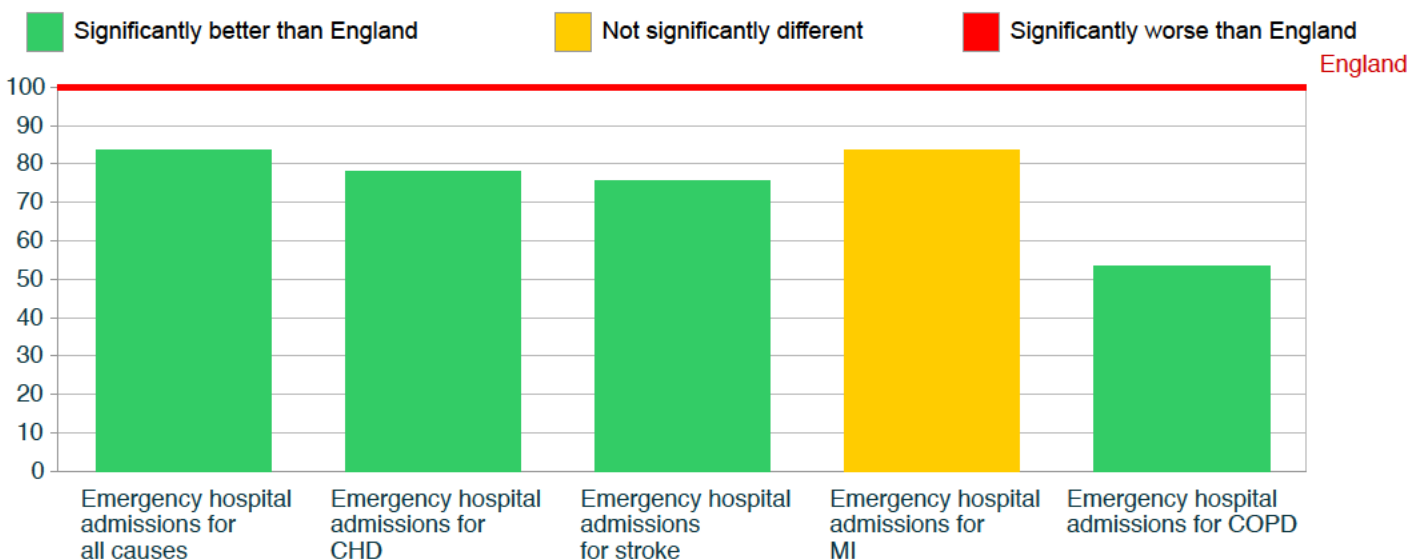
* CHD: Coronary Heart Disease; MI: Myocardial Infarction (heart attack); COPD: Chronic Obstructive Pulmonary Disease

Emergency Hospital Admissions, Standardised Admission Ratios (SARs), 2013/14 - 2017/18

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Emergency hospital admissions for all causes	83.4	104.8	92.9	100
Emergency hospital admissions for CHD	78.2	102.9	92.4	100
Emergency hospital admissions for stroke	75.5	87.8	95.1	100
Emergency hospital admissions for MI	83.7	100.8	91	100
Emergency hospital admissions for COPD	53.5	105	86.2	100

Source: Public Health England, NHS Digital © Copyright 2018

Emergency Hospital admissions, SARs, 2013/14 - 2017/18 Selection (comparing to England average)



Source: Public Health England, NHS Digital © Copyright 2018



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Cancer incidence

Cancer incidence, numbers, 2012-2016

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
All cancer	345	3,690	24,667	1,497,246
Breast cancer	43	550	3,684	225,546
Colorectal cancer	41	416	2,913	173,912
Lung cancer	44	521	3,128	189,310
Prostate cancer	64	486	3,353	201,770

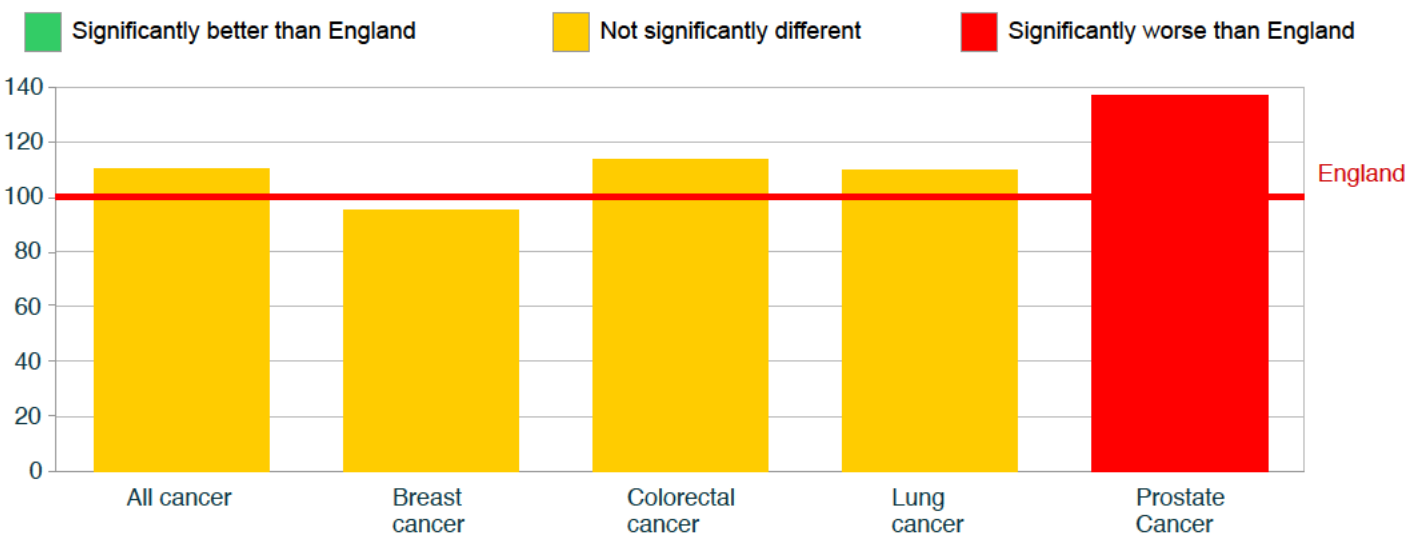
Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System (AV2016 CASREF01)

Cancer incidence, Standardised Incidence Ratios (SIR), 2012-2016

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
All cancer	110.5	102.8	101.4	100
Breast cancer	95.2	103.9	101.6	100
Colorectal cancer	113.7	99.4	102.7	100
Lung cancer	109.6	113.1	100.4	100
Prostate Cancer	137	96.2	99.7	100

Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System (AV2016 CASREF01)

Cancer incidence, SIR, 2012-2016 Selection (comparing to England average)



Source: English cancer registration data from the National Cancer Registration and Analysis Services' Cancer Analysis System



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Hospital admissions - harm and injury

*Hospital admissions - harm and injury, numbers, 2013/14 to 2017/18

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Hospital stays for self harm	161	1,146	7,569	531,468
Hospital stays for alcohol related harm (N*)	279	3,928	26,539	1,659,677
Hospital stays for alcohol related harm (B*)	864	12,573	82,960	5,529,516
Emergency admissions for hip fracture aged 65+	55	697	4,437	289,119

Source: Public Health England, NHS Digital © Copyright 2018
N* = Narrow definition, B* = Broad definition

Hospital admissions - harm and injury, Standardised Admission Ratios (SAR), 2013/14 to 2017/18

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Hospital stays for self harm	193.1	108	100.7	100
Hospital stays for alcohol related harm, (N*)	88.9	106	103.7	100
Hospital stays for alcohol related harm (B*)	77.3	97.7	94.4	100
Emergency admissions for hip fracture aged 65+	108.6	104.7	96.3	100

Source: Public Health England, NHS Digital © Copyright 2018
N* = Narrow definition, B* = Broad definition

Hospital admissions - harm and injury, SAR, 2013/14 to 2017/18 Selection (comparing to England average)



Source: Public Health England, NHS Digital © Copyright 2018
N* = Narrow definition, B* = Broad definition



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Mortality and causes of death - all ages

Causes of deaths - all ages, numbers, 2013-2017

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
All causes	414	6,071	40,095	2,427,410
All cancer	132	1,792	11,613	676,383
All circulatory disease	96	1,480	10,041	634,957
Coronary heart disease	50	659	4,383	279,041
Stroke	15	348	2,512	157,430
Respiratory diseases	38	840	5,327	335,078
Causes considered preventable	98.3	108.2	99.4	100

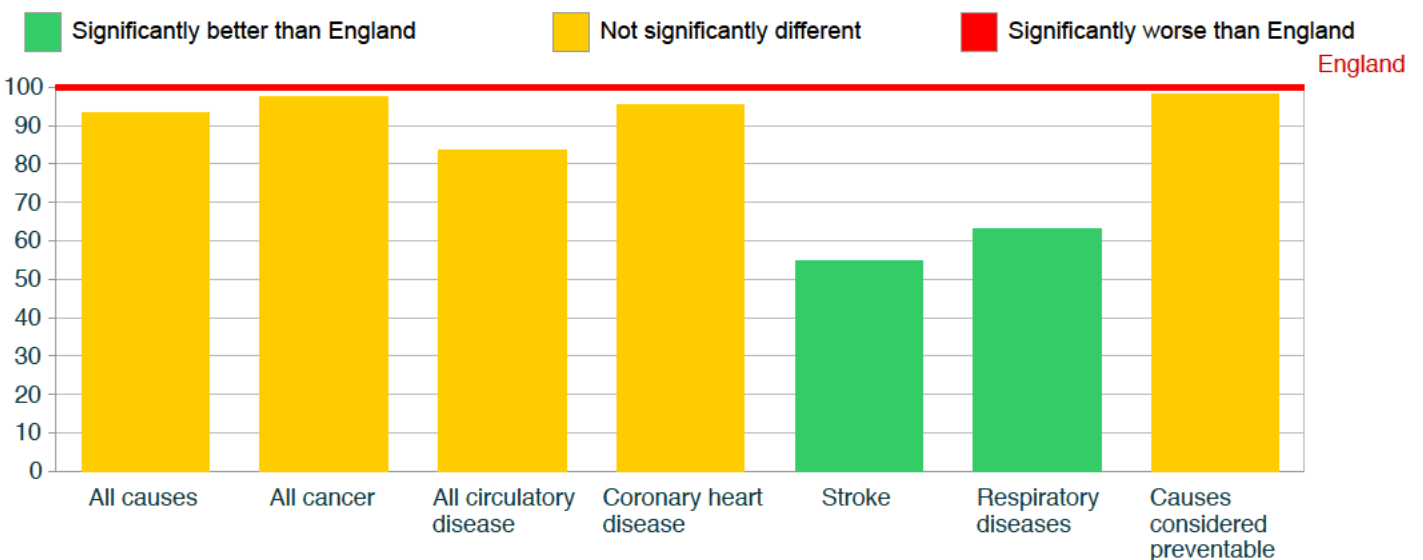
Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - all ages, Standardised Mortality Ratios (SMR), 2013-2017

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
All causes	93.3	108.2	103.7	100
All cancer	97.5	111	105.6	100
All circulatory disease	83.5	100.9	99.2	100
Coronary heart disease	95.5	100.9	97.8	100
Stroke	54.7	96.6	100.7	100
Causes considered preventable	98.3	108.2	99.4	100

Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - all ages, SMR, 2013-2017, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2018



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Mortality and causes of death - premature mortality

Causes of deaths - premature mortality, numbers, 2013-2017

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
All causes, aged under 75	150	2,018	12,441	768,760
All cancer, aged under 75	65	849	5,347	312,344
All circulatory disease, aged under 75	29	433	2,600	167,452

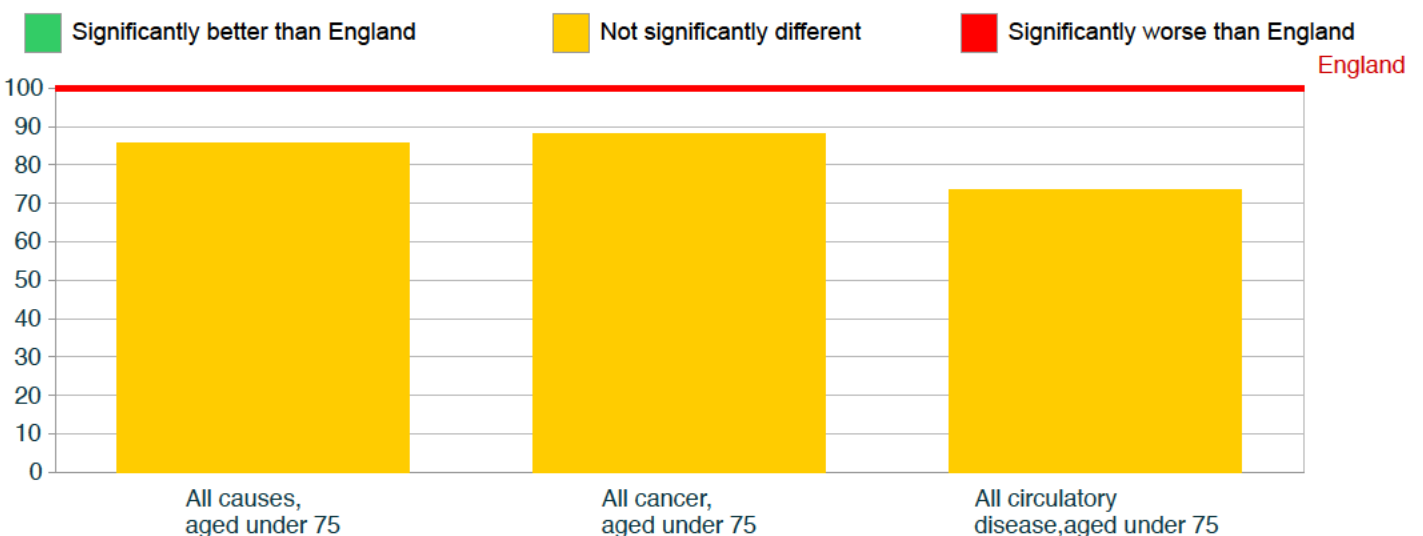
Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - premature mortality, Standardised Mortality Ratios (SMR), 2013-2017

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
All causes, aged under 75	85.5	107.5	98.8	100
All cancer, aged under 75	88	109.1	103.1	100
All circulatory disease, aged under 75	73.4	103.9	93.6	100

Source: Public Health England, produced from ONS data Copyright © 2018

Causes of deaths - premature mortality, SMR, 2013-2017, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2018



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Life expectancy

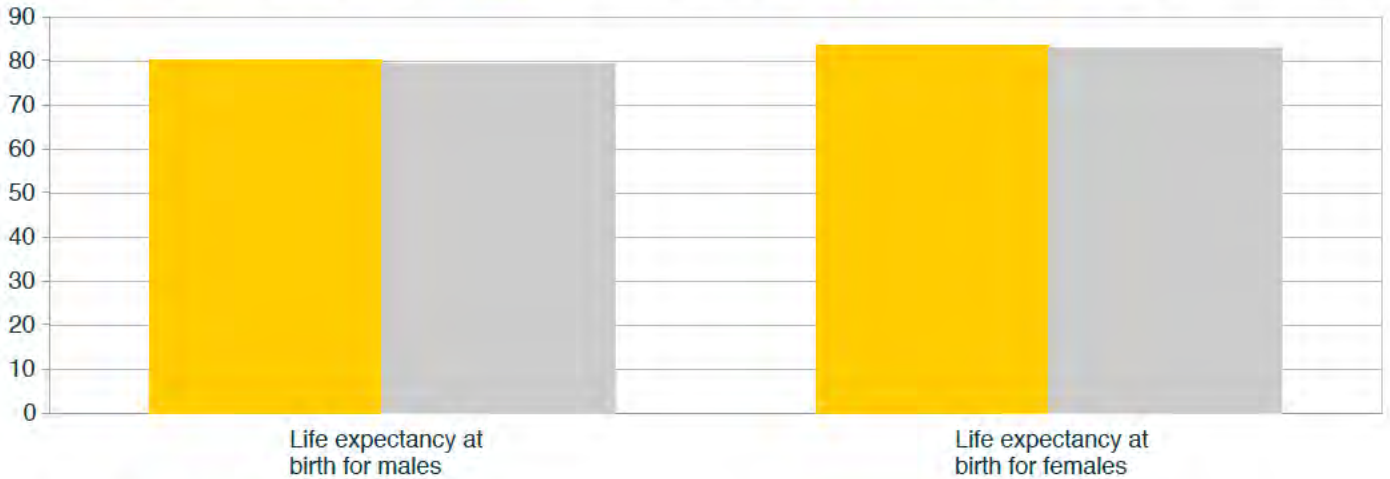
Life expectancy, years, 2013- 2017

indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Life expectancy at birth for males	80.2	78.6	79.4	79.5
Life expectancy at birth for females	83.5	82	82.7	83.1

Source: Public Health England, produced from ONS data Copyright © 2018

Life expectancy, compared to England, years, 2013- 2017

■ Significantly better than England
 ■ Not significantly different
 ■ Significantly worse than England
 ■ England



Source: Public Health England, produced from ONS data Copyright © 2018



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Health expectancies 2009-2013

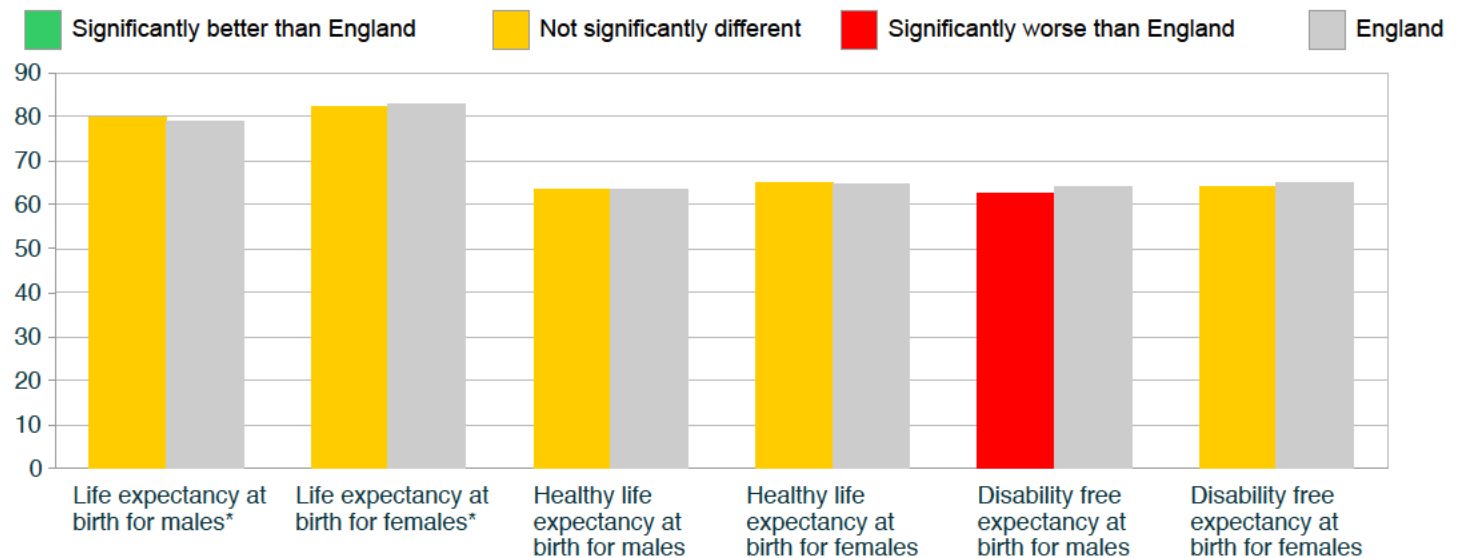
Health expectancies, years, 2009-2013

Indicator	Bassetlaw 015	Bassetlaw	Nottinghamshire	England
Life expectancy at birth for males*	79.8	78.5	79.2	79.1
Life expectancy at birth for females*	82.4	82.1	82.8	83
Healthy life expectancy at birth for males	63.5	61.4	62.6	63.5
Healthy life expectancy at birth for females	65	62.5	64.1	64.8
Disability free expectancy at birth for males	62.4	61.6	62.7	64.1
Disability free expectancy at birth for females	64	62.8	64	65

Source: PHE, produced from ONS data Copyright © 2016

Life expectancy figures for 2009-13 have been retained to act as a comparator for the health expectancy estimates 2011-2015 and 2009-2013 LE data are not comparable due to methodological changes

Health expectancies, compared to England, years, 2009-2013



Source: Public Health England, produced from ONS data Copyright © 2016

Severn Trent Water

09 March 2020

Our ref: Rampton and Woodbeck 2

Dear Sir/Madam

Rampton and Woodbeck Neighbourhood Plan Submission Consultation

Thank you for the opportunity to comment on your consultation. I note that our response has changed since the response issued to the draft Neighbourhood Plan consultation issued in October, this is due to changes within our review process.

Please note that whilst Severn Trent are the Sewerage provider for Rampton, Anglian Water are responsible for providing water supply to both settlements and the sewerage for Woodbeck, and we would recommend that they are also consulted regarding this Neighbourhood Plan.

In general Severn Trent is Supportive of the principles outlined within the Rampton and Woodbeck Neighbourhood Plan. There are however a few areas that we would recommend some minor amendments to support the sustainability of the sewerage network and the delivery of the Neighbourhood Plan.

Policy 5: the Allocation of NP07 – Rampton

Severn Trent note that there is no bullet point detailing surface water, for this site allocation, however we would again recommend that the site is designed in accordance with the Drainage Hierarchy and SuDS. A brief review of the maps for the area indicate that there is a watercourse on the opposite side of Treswell Road, in accordance with the Hierarchy, this would represent a more sustainable outfall than Public Sewers. Therefore no connection of surface water to the sewerage system should be permitted.

Based on the scale of development at NP07, it is not anticipated that there will be any issues providing sewerage infrastructure or treatment provide surface water is managed sustainably.

Policy 6: The Allocation of NP08 – Rampton

Severn Trent note that there is no bullet point detailing surface water, for this site allocation, however we would again recommend that the site is designed in accordance with the Drainage Hierarchy and SuDS. A brief review of the maps for the area indicate that there is a watercourse within the site, in accordance with the Hierarchy, this would represent a more sustainable outfall than Public Sewers. Therefore no connection of surface water to the sewerage system should be permitted.

Based on the scale of development at NP08, it is not anticipated that there will be any issues providing sewerage infrastructure or treatment provide surface water is managed sustainably.

Policy 7: The Allocation of NP11 - Rampton

Severn Trent note that there is no bullet point detailing surface water, for this site allocation, however we would again recommend that the site is designed in accordance with the Drainage Hierarchy and SuDS, A brief review of the maps for the area indicate that there is a watercourse near to the southern boundary of the site, in accordance with the Hierarchy, this would represent a more sustainable outfall than Public Sewers. Therefore no connection of surface water to the sewerage system should be permitted.

Based on the scale of development at NP11, it is not anticipated that there will be any issues providing sewerage infrastructure or treatment provide surface water is managed sustainably.

Policy 8: Residential Development outside of the allocated sites

Severn Trent note that bullet point b identifies the need to provide infrastructure for water supply, surface water, waste water and sewerage treatment. Based on the scale of development at within Rampton and Woodbeck, it is not anticipated that there will be any issues providing sewerage infrastructure or treatment provide surface water is managed sustainably. This should be done through the use of attenuation, preferably Sustainable Drainage Systems (SuDS) and discharged in accordance with the Drainage Hierarchy which is outlined in paragraph 80 of Planning Practice Guidance.

Policy 9: Development Principles

To assist with the buy-in to the use of SuDS, and the Drainage Hierarchy as detailed within our responses to Policies, 5,6,7 & 8 We would recommend that bullet points are added to Policy 9 to highlight both the use of SuDS and the Drainage Hierarchy, wording to the effect of :

Drainage Hierarchy

All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.

Reasons for including this wording within your policies include:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.”*

Sustainable Drainage Systems (SuDS)

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.

All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.

The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

Where possible, all non-major development should look to incorporate these same SuDS principles into their designs.

We would note that the LLFA should be consulted on the wording regarding SuDS, as we appreciate that they have the main responsibility to advising the LPA on surface water / SuDS design considerations.

Policy 11: Local Green Spaces

Severn Trent understand the need for Local Green Space and the need for it to be protected, however local green spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation can result in additional benefits to the local green space in the form of Biodiversity or Amenity improvements. We would therefore recommend that the following point is added to Policy 11

Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to

our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Humber River basin unit as prepared by the Environment Agency.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Chris Bramley

Strategic Catchment Planner

growth.development@severntrent.co.uk

Sport England

From: [Planning Central](#)
To: [Will Wilson](#)
Subject: RE: Rampton and Woodbeck Neighbourhood Plan: Regulation 16 Consultation
Date: 10 February 2020 14:44:44

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

<http://www.sportengland.org/playingfieldspolicy>

- Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

- Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

- Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance

(Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Administration Team

T: 020 7273 1777

E: planning.central@sportengland.org

Sport England



We are undefeatable



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We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Louise Hartley](#)

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West Lindsey District Council

From: [Nev Brown](#)
To: [Will Wilson](#)
Subject: RE: Rampton and Woodbeck Neighbourhood Plan: Regulation 16 Consultation
Date: 17 March 2020 14:24:30
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Will

Thank you for consulting WLDC. Only one comment. It would be helpful if heritage assets listed in Appendices C and D could be numbered so they could then be individually identified on Maps 7 and 8.

Regards

Nev

Nev Brown
Senior Neighbourhood Planning Policy Officer
01427 676653

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