



BRAMPTON PARISH NEIGHBOURHOOD PLAN 2017- 2034



Working Draft
August 2019

Foreword

To be added.

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Introduction and Background

1. The Localism Act 2011 gives parish councils and other relevant bodies new powers to prepare statutory neighbourhood plans to help guide development in their local area. These powers give local people the opportunity to shape new development as planning applications are determined in accordance with national planning policy and the local development plan. A neighbourhood plan forms parts of this local planning framework.
2. Once made (adopted), a neighbourhood plan has statutory weight, because they become part of the development plan for the area. Decision makers have to take what the Brampton Neighbourhood Development Plan ('The Plan') says into account when making decisions on planning applications
3. The idea of preparing a Neighbourhood Development Plan for Brampton emerged early in 2017, as the Parish Council and residents sought to have more influence on the location, type and nature of new development. The Parish Council formally requested that the Parish be designated as a Neighbourhood Plan Area and this was approved by North East Derbyshire District Council on 22 June 2018 and by the Peak District National Park Authority on 13 July 2018.
4. The Plan has been prepared by a steering group comprising parish councillors and other members of the community under the auspices of Brampton Parish Council ('the Qualifying Body'). It was supported by North East Derbyshire District Council, Peak District National Park Authority, neighbourhood planning consultants *andrewtolertonassociates*, other members of the community together with many other bodies and individuals.
5. The Plan has been produced with strong and meaningful input from the community. This has been at the heart of its preparation. This includes meetings, a household survey and community consultation events. The range of consultation events has ensured that residents of all ages have had an opportunity to have their say.
6. The Plan covers the whole of the Parish of Brampton. This is also indicated on Figure 1 below (map to be added).
7. Throughout the document references to Brampton refer to the whole Parish, unless indicated otherwise e.g. "Brampton village".
8. It covers the period to 2034 which corresponds to the plan period for the emerging North East Derbyshire Local Plan.

How this Plan is Organised

9. This document forms the draft Neighbourhood Plan for the parish of Brampton. It is divided into 5 main sections.

Section 1 sets out the introduction and background to the Plan, the strategic

planning policy framework within which the Plan has been prepared.

Section 2 gives a profile of Brampton, its history, characteristics and outlines the key issues and opportunities that the Plan will address.

Section 3 outlines the vision for Brampton of the future and details the objectives that will help deliver the vision.

Section 4 contains the Plan's detailed policies and proposals:

- Each objective is set out as a heading.
- Background information is provided for each objective, explaining why the objective is relevant to Brampton.
- Each objective is supported by a number of policies, and these policies are highlighted in text boxes.
- The policies are supported by an explanation as to how and why the policy is needed and why its requirements should be met.

Section 5 outlines the next steps in the Plan's preparation.

10. Although neighbourhood planning gives more power to local communities to guide what goes on in their area, there are limitations. Legislations requires that neighbourhood plans must meet the basic conditions before coming into force. The Basic Conditions state that a neighbourhood plan must:
 - have appropriate regard to national planning policy and guidance;
 - be in "general conformity" with the strategic policies contained in the development plan for that area of the authority (or any part of that area);
 - demonstrate they contribute to sustainable development;
 - be compatible with EU obligations and human rights requirements; and
 - demonstrate it is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.
11. The Plan must, therefore, be developed with regard to national policy, especially the National Planning Policy Framework (NPPF) 2018, which sets out the Government's planning policies for England. The NPPF contains core planning principles which must underpin all plan-making, and provides the basis for local planning authorities to prepare their Local Plans and for communities producing neighbourhood plans. In preparing the Plan, full account has been taken of the National Planning Policy Framework (NPPF), and the supporting government guidance set out in National Planning Policy Guidance (NPPG).
12. In addition, the Plan must, therefore, be in general conformity with the strategic policies contained in the development plan for that area of the authority (or any part of that area). In the context of Brampton, this is complicated in that it must have regard to two sets of strategic policies. Those prepared by North East Derbyshire District Council which cover the whole of the Parish and Peak Park National Park Authority which covers the western edge of the Parish.
13. These are currently:
 - The saved policies in the North East Derbyshire Local Plan (2005). A new local plan is being prepared by the District Council. The Local Plan 2014 – 2034

(Publication Draft) was submitted to the Secretary of State in May 2018 for independent examination; and

- The Peak District National Park Local Development Framework Core Strategy Development Plan Document (2011) together with a number of 'Saved' policies for the Peak District National Park Local Plan (2011).
14. The Plan is in general conformity with the strategic policies contained in these two local plans as well as in the Peak District National Park Local Development Framework Core Strategy Development Plan Document (2011). The Plan has been written having regard to the evidence informing the emerging Local Plan, in accordance with national guidance.

Section 2

About Brampton

15. Brampton is a very small rural parish, situated in rolling countryside on the fringes of the Peak District National Park and adjacent to the scenic beauty of the Derbyshire Dales. The Plan area lies.....
16. Its history (to be added by members of the Steering Group).
17. The community including a statistical profile.
18. Settlement pattern. A glance at a map of Brampton reveals that there are several distinct areas, which make up the settlement as it stands today. A summary of each of the main settlements?

Key issues and opportunities for Brampton

19. The community engagement process revealed issues that are of concern as well as development opportunities. It also identified the features and characteristics of the Plan area which are valued and which the community wish to see protected or enhanced. To be added:

Section 3 Vision and Objectives

Vision

20. Objectives (These are the Brackenfield ones for info)

- O1** Ensure that any new development in the Plan area, whether it is new housing, conversion of existing buildings or other built development is proportionate to the size of the settlement and designed to respect Brackenfield's intrinsic rural and distinctive character and individuality and setting in open countryside.
- O2** Protect and enhance the landscape, biodiversity and ecological corridors through considerate design and identification of key landscapes, views and countryside features such as woodlands, hedgerows, dry stone walls, ponds and streams.
- O3** Retain the qualities of tranquillity and dark skies associated with the area.
- O4** Contribute positively to the environment, by promoting actions that contribute to mitigating climate change and reducing our carbon footprint.
- O5** Preserve and enhance Brackenfield's historic environment, prioritising local distinctiveness in every element of growth and change.
- O6** Promote the safety, health, enjoyment and wellbeing of residents and visitors by seeking measures which address community safety concerns, traffic issues and improved walking, cycling and horse riding routes.
- O7** Work with DCC and other to develop sustainable transport options.
- O8** Promote the local economy through support for farming-related rural businesses, small-scale eco-tourism and home-based businesses.
- O9** Provide an opportunity for the community to meet and engage in activities through the facilitation of broader community use of existing facilities
- O10** Support small scale, sustainable tourism enterprises where they do not prejudice the special qualities of the Plan area.

21. The following section of the Plan identifies a series of Policy Areas, which correspond to the key issues identified by the Community:

- **Built Environment and Heritage**
- **Natural Environment**
- **Rural Economy and Employment**
- **Housing**
- **Communities, Well-being and Getting Around**
- **Section 4**
- **The Policies**

22. X policies have been developed under the five Policy Areas that seek to influence planning and development outcomes in the Parish. The policies are complementary to the Y Plan Objectives.

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Natural Environment

Objectives To be added.

23. Brampton is a rural and open parish. It is made up of villages, small hamlets and settlements scattered amongst large areas of farmland, open countryside and other green spaces.
24. Its open rural and nature are of great importance to its character and identity. They are valued by residents and visitors alike for a wide range of reasons. These include that they provide for the beautiful landscape and setting of the Parish and the villages and hamlets, their visual amenity, recreational value, tranquillity and supporting the richness of wildlife that can be found in the Parish.
25. They are key, if not the defining, features of its character and sense of identity. This is reflected in the findings of the resident's survey. When asked, "*which of these of these features make the area a special place to live (please tick your top 5)?*". Residents considered the natural beauty of the surrounding countryside to be the top feature (with 78% of respondents stating this), closely followed by the distinctive landscape, views and scenery (74%).
26. Their protection and enhancement of its rural and openness are key, if not the top, priorities for the Plan.

Landscape

27. The landscape of the Parish is highly scenic and diverse, with undulating ground in the east, rising to moorland in the west.
28. The high scenic value of the parish is currently recognised through the inclusion of the western edge of the Parish in the Peak District National Park and the designation of the remaining part as a Special Landscape Area in the emerging North East Derbyshire Local Plan. Indeed, the whole of the Parish was seriously considered for inclusion within the National Park boundary when it was conceived in the 1950s.
29. It is identified as an Area of Multiple Environmental Sensitivity (AMES) based on ecological, historic and landscape sensitivity.¹ The landscape is of 'Primary Sensitivity', considered to be 'the most sensitive areas of landscape, which are the most likely to be negatively affected by change or development and will attract a strong focus on the protection (conservation) of their environmental assets.'

¹Areas of Multiple Environmental Sensitivity 2013. Derbyshire County Council

30. A significant portion of the Parish falls within the Peak Fringe and Lower Derwent Character Area; wooded slopes and valleys². The landscape elements notable within the Parish include:
- Small pastoral fields on undulating rising ground
 - Woodlands on steeper slopes, along the hedgerows and water course trees, contributing to a strongly wooded character
 - The hedgerows often define a very irregular field pattern, suggesting that the fields were cleared directly from woodland and that the woodland trees and shrubs were used to form the hedgerows
 - Dry-stone walls define a more regular pattern of fields, suggesting later enclosure on open ground, common land or moorland (evident in the west of the Parish)
 - Majority of historic buildings constructed of local sandstone **or is it gritstone?**, traditionally roofed with stone slates
31. The landscape will continue to evolve over time. It is important that any future development or change of use recognises the history and resultant distinctive character of the area and seek to sustain, reinforce or enhance the positive aspects of character, notably:
- the historic buildings and structures (designated and non-designated);
 - Generally, good design of buildings, often constructed out of locally derived natural materials.
 - the dispersed and historic settlement pattern;
 - the historical field patterns and enclosures;
 - the wooded character of the area including woodlands that have existed since medieval time, plantation, field and property enclosures and veteran trees;
 - the network of footpaths and bridleways; and.
 - expansive long views over open countryside, often incorporating key landmarks.
32. Potential threats to the landscape character include;
- inappropriately located or unsympathetically designed development;
 - loss of traditional farm buildings and practices;
 - encroachment from development associated with nearby towns and settlements into the open and undeveloped agricultural land of the Parish; and
 - a lack of management; development, farming, and woodland operations such as inappropriate tree planting.

² The Landscape Character of Derbyshire, Derbyshire County Council 2014

33. The Plan did consider having its own Landscape Policy. It did not consider that this was appropriate as this would duplicate the existing policies in the Peak District National Park and North East Derbyshire local plans. The NEDCC Local Plan (Publication Version) draft Policy SDC 3 Landscape Character seeks to ensure that new development proposals does not harm the character, quality and distinctiveness or sensitivity of the landscape, making reference to the Derbyshire Landscape Character Assessment. The Peak National Park Local Planning Framework Policy GSP3: Development Management Principles similarly seeks to ensure development respects and does not adversely affect the landscape or any other valued characteristic. Policy L1 Landscape Character and Valued Characteristics aims to conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics.
34. It does fully support these policies and underlines the importance that they should be fully and assertively implemented within the Parish.

Distinctive Views

35. The high quality of its built and natural environment coupled with its relatively open landscape means that attractive long open views from, into and within the Parish can be obtained from almost anywhere.
36. The consultation shows that residents and visitors cherish these views. They make a significant contribution to its character and distinctiveness and sense of place.
37. Through the development of the Plan, several views have been identified that are considered to have the greatest importance. These have been derived from established principles of townscape and landscape quality, and are:
- Views of important historic landmark buildings from specific viewpoints and/or;
 - Panoramas from specific viewpoints encompassing a broad vista containing many natural features of interest.
38. Whilst there are many other views, these are considered to have more local significance. It is imperative these important views are respected and, wherever possible, enhanced.

POLICY NE1 Respecting and Enhancing Distinctive Views

Development proposals that affect identified distinctive views will be required to respect and enhance this by ensuring that the visual impact of the development on these views is carefully controlled. The following (see below and Fig X) have been identified as being especially important

1. South East towards Chesterfield
2. North towards Owler Bar
3. North to Barlow

4. East towards Reservoir
5. North East of Hallcliff Farm
6. All directions from Puddingpie Hill
7. North from Prathall
8. From Pudding Pie Hill Road
9. West from School Hill, across the disused quarries
10. South west from Top Bridge
11. East from Top Lane, towards Moorhay Plantation
12. East from the B6050, near Flat Farm towards Chesterfield
13. South of on the eastern edge of Wadshelf Village towards Hagg Wood
14. East from the footpath north of Ivy Cottage Farm, Wadshelf

Local Green Spaces

39. The rural and attractive character of the Parish is defined not only by the countryside but also by the green spaces within the main villages. They are important to their character and distinctiveness, and provide opportunities for informal and formal recreation, for example.
40. National and local planning policy enables communities to identify and protect green areas of particular importance to them by designating them as a local green space in a neighbourhood plan.
41. Where land is designated as a Local Green Space, it is protected from development other than in very special circumstances.
42. To be designated as Local Green Space, however, it must meet specified criteria as set out in the National Planning Policy Framework³. These include:
 - Is reasonably close proximity to the community it serves;
 - Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - Local in character and is not an extensive tract of land.
43. The many green spaces in the Parish were evaluated for their suitability for Local Green Space designation by the Steering Group. After careful consideration, x green spaces have been identified that are considered to have the greatest importance and meet the criteria for designation. These are identified below and in Figure X.

³https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

Policy NE2 Protecting Important Local Green Spaces

The Plan designates the sites listed below as Local Green Spaces.

1. Land at the Junction Cutthorpe/Four Lanes, Cutthorpe
2. Cutthorpe Recreation Ground
3. Cutthorpe Allotments
4. Linacre Reservoir Woodlands
5. Extensive bank on bend on bend on Road, Prathall
6. Wadshelf Play Area, next to Wadshelf Village Hall, Main Street, Wadshelf
7. Green Space at the corner of Main Road and School Lane, Wadshelf

Development in a local green space will not be supported unless it is ancillary to the current use of the land, protects the openness of the site and enhances the character and environmental aspects of the site.

DRY STONE WALLS

44. The attractive nature of the Parish is not only a result of the buildings to be found within it, but a combination of topography, trees, open spaces and other features that characterise the Parish.
45. Particularly important are the dry stone walls that are to found across the Parish. These were the traditional field boundaries in this part of Derbyshire, and are an important, and much appreciated, part of the character of the Parish.
46. They are highly valued by residents and visitors. This is not only reflected in the findings of the consultation, but also the number of people who volunteer their time preserving them.
47. Most do not have special protection. Some have fallen into disrepair or have become damaged, and others have been removed.

Policy NE3 Conserving and Enhancing Dry Stone Walls

Development proposals that result in the loss of, or have a significant adverse effect on, a dry stone wall should be designed to retain or enhance the concerned dry stone wall. Development proposals that will conserve and enhance the network of dry walls will be viewed positively.

WILDLIFE AND WILDFLOWERS

48. This countryside and other green areas are rich in biodiversity. They contain significant areas of woodlands, moorlands, pastures, hedgerows, semi-natural grasslands as well as lakes watercourses and associated riparian habitats, many of which have been identified of local and national nature conservation

- value. These provide a natural habitat for wildlife and wildflowers. They also create natural corridors/networks for wildlife movements.
49. It contains several nationally and locally designated nature conservation areas. The western part of the Parish is designated as the Eastern Peak District Moor Site of Special Scientific Interest (SSIS)) because of its importance for wildlife and wildflowers and its geological features. A site of Special Scientific Interest is site designated by Natural England as being one of the country's very best wildlife and/or geological sites. It has statutory protection.
50. There are several other areas identified as Local Wildlife Site⁴ by the Derbyshire Wildlife Trust because they contain important habitats or support priority species or locally uncommon or rare species. These are listed below together with the key ecological features that make them important.

Table 1: Derbyshire Local Wildlife Sites in Brampton Parish

Ref No*	Name	Ecological features
NE052	Freebirch Quarries	Unimproved acid grassland Secondary broad-leaved woodland
NE053	Chaneyfield Wood	Ancient semi-natural oak woodland Semi-improved acid grassland
NE054	Birley Brook Complex	Semi-improved acid grassland Secondary broad-leaved woodland
NE065	Frithall & Lady Woods	Secondary broad-leaved plantation Ancient semi-natural – mixed deciduous woodland
NE077	Sud Brook, Salter & Baines Woods	Ancient semi-natural woodland - mixed deciduous
NE306	Bramma Wood	Secondary broad-leaved woodland Semi-improved neutral grassland
NE307	Linacre Reservoirs & Woods	Ancient semi-natural woodland - mixed deciduous Derbyshire Red Book species Lower plant assemblage
NE354	Hemming Green Pasture	Unimproved neutral grassland Hedgerow

*Derbyshire Wildlife Trust reference no.

51. Nationally species have been recorded in various location across the Parish. These species include Pipistrelle, brown long-eared, noctule, whiskered and Natterer's bats as well as brown hare and badgers. White-clawed crayfish

⁴Local Wildlife Sites do not have statutory status, but do receive protection through the planning system (NPPF para 113)

have been recorded in Holme Brook and Linacre Brook and Water Voles at Holme Brook, Blackleach Brook, UMBERLEY Brook and Hipper Sick. Yellowhammer, song thrush and grey partridge birds have all been sighted as well as 3 species of BAP⁵ butterflies and 6 species of BAP moths.

52. A number of species have shown increases during recent years. Examples include birds such as the raven and buzzard and butterflies such as the Silver Washed Fritillary and White Admiral.
53. The nature conservation value of the Parish is not confined to wildlife. The Derbyshire Red Data Book lists 31 species of plants that are locally important and have declined in the county. These are the plants we should be most concerned about protecting when they are still present or looking out for if they seem to have declined or become extinct in the locality.
54. There are also a number of locally important species and habitats, which whilst not designated as Local Wildlife Site, have been identified by Derbyshire Wildlife Trust as of some local or national nature conservation value importance and as such their value should be recognised and considered appropriately in the planning system.

Table 2: Other sites in Brampton Parish identified by the Derbyshire Wildlife Trust of Wildlife or Wildflower Interest

Ref No*	Name
NE059	Pratt Hall Fields
NE078	Cutthorpe Plantation
	Frith Hall Meadow
R6683	Birley Farm Meadow
	Birley Brook Triangle
	Frith Hall Wood Farm Pasture
	Wigley Fields
	Priestfield Grange
CH057/3	Holme Farm Cottage Plantation
NE058/3	Cow Close Pond 2
NE057/3	Cow Close Pond 1
NE076/3	Cutthorpe Pond

*Derbyshire Wildlife Trust reference no.

55. The Plan supports the Derbyshire Lowland Biodiversity Action Plan in its key actions for the Peak Fringe area, notably; the maintenance, restoration and

⁵ BAP **species** are those identified as being the most threatened and requiring conservation action under the UK **Biodiversity Action Plan** (UK BAP).

expansion of woodland and grassland and increased connectivity of semi-natural habitats.

56. The Plan supports the protection and enhancement of national and local priority habitats and species.
57. In particular, it supports the Derbyshire Lowland Biodiversity Action Plan in its key actions for the Peak Fringe area, notably; the maintenance, restoration and expansion of woodland and grassland and increased connectivity of semi-natural habitats.
58. Below are some examples of how nature conservation within the Plan area could improve biodiversity and compensate for any loss or harm. Where practical, development proposals will be encouraged to enhance nature conservation through activity such as:
 - A Protect and plant indigenous trees when opportunities arise which provide habitat, roost and foraging for birds and bats;
 - B Protect, enhance and create hedgerows when opportunities arise, such as additional garden boundary features to provide important wildlife corridors;
 - C Maintain, connect and enhance semi-improved grassland as a habitat for invertebrates, butterflies, birds and bats;
 - D Protect, enhance and create water courses and ponds which provide wildlife habitats and foraging areas; and
 - E Inclusion of bird and bat bricks/boxes incorporated into the fabric of new buildings and conversions.
- 59.

Policy NE4 Protecting and Enhancing Biodiversity

The biodiversity of Brampton shall be protected and enhanced to achieve an overall net gain in biodiversity. The inclusion of ecological enhancements in the landscaping and building design of development proposals will be supported.

Proposals that have an unacceptable adverse impact on a Locally Important Ecological Site will not be supported unless it can be demonstrated that:

- a) The need for development clearly outweighs the importance of the Locally Important Ecological Site; or
- b) Measures can be provided that fully mitigate or compensate for the impact. These measures should be targeted to benefit local conservation priorities as identified in the Lowland Derbyshire Biodiversity Action Plan. This will be secured through a planning condition or legal agreement.

Dark Skies

60. Darkness at night is one of the key characteristics of rural areas and a feature which national policy seeks to protect. The NPPF (section 180) notes that in seeking to protect and enhance the natural environment, planning policies should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.
61. The Parish forms part of a band to the east of the Peak National Park which exhibits some of the darkest skies in North East Derbyshire.
62. The Council for the Preservation of Rural England (CPRE) ‘night blight map’ illustrates that Brampton is an area of relatively dark skies. This is an inherent aspect of its rural character and what sets it apart from more urbanised centres in the district. The consultation showed that many respondents supported in principle the promotion of dark skies through the Plan.
63. Dark night skies are also important for the local wildlife and in particular light-sensitive species. In Brampton, this includes the three species of ‘light sensitive’ bat as well as species of ‘light sensitive’ moths that have been recorded across the Parish. There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns. According to the International Dark-Sky Association, glare from artificial lights can have the following impacts:
 - Wetland habitats – disruption of the nocturnal activity of amphibians whose nighttime croaking is part of the breeding ritual, interfering with reproduction and reducing populations.
 - Migratory birds – disruption of migration patterns of birds which depend on cues from properly timed seasonal schedules, causing them to migrate too early or too late and miss ideal climate conditions for nesting and foraging etc.
 - Nocturnal species – detrimental effects most clearly seen in bats. Light falling on a bat roost exit point will at least delay bats from emerging, which shortens the amount of time available for foraging. In addition to causing disturbance to bats at the roost, artificial lighting can also affect the feeding behaviour of bats and their use of commuting routes.
64. It is considered that given the susceptibility of some of the wildlife and ecosystems present in the Parish, new development should help to maintain and enhance local tranquillity and dark skies. Policy NE5 requires applicants to demonstrate that all proposed external lighting associated with new development is essential and meets the Institute of Lighting Professional Guidelines.⁶ In open countryside locations, applicants should be able to demonstrate that new external lighting is required for safety or security reasons.

Policy NE5 Dark Skies

⁶The Institute of Lighting Professionals has produced guidance on acceptable levels of lighting for different areas (environmental zones).

To minimise light pollution and to maintain the views of our nighttime skies, planning proposals that include external lighting will have to demonstrate the following:

- a) They have undertaken an assessment of the need for lighting and can demonstrate need; and
- b) The nature of the proposed lighting is appropriate for its use and location.

Sport and Recreation uses that may cause noise and disruption

65. The rural nature of the Parish and its relatively accessibility means that it is popular for sporting and recreational activities. The vast majority of these activities can be undertaken without issue. There have been some concerns that the enjoyment and the quality of the countryside and in some instances residential amenity can be spoilt by noise and other disturbance from some sporting and recreational activities where, for example, they involve (though not exclusively) motor and gun sports – often known as ‘noisy sports’. It is important that such noise generating sports are situated in appropriate locations and designed so that they do not affect noise sensitive development, unless the noise impact can be minimised to an acceptable level.

POLICY NE6: NOISY SPORTS

Proposals for the permanent use of land for noisy sports will be supported provided that:

- a) its noise impact on noise sensitive development or areas valued for their tranquillity can be adequately mitigated through a scheme of noise mitigation measures;
- b) it would not result in excessive noise levels at the boundaries of noise sensitive development;
- c) it incorporates and commits to the implementation of a plan to show how the site will be managed, to minimise the impact of the activity on areas of wildlife and ecological importance and to ensure adequate woodland/countryside management;
- d) it does not disrupt or lead to the loss of public access such as footpaths, bridleways; and cycle routes or place their users in any danger; and
- e) it does not cause unacceptable traffic congestion, or generate traffic flows which would be harmful to the environment such as heavy traffic flows on a minor road through a settlement or the Parish more generally.

Trees and Hedgerows

66. The Parish has a rich variety of trees and hedgerows, which add greatly to its character and appearance as well as providing a valuable habitat for wildlife and wildflowers. As mentioned earlier, it forms parts of the defined 'Wooded Valleys and Slopes' Landscape Character Area, which is typified by a rising, undulating landscape with many semi-natural woodlands, some of ancient origin, along steep slopes and valley sides with densely scattered hedgerow and watercourse trees.
67. Especially important are the ancient woodlands, which are mainly to be found in the north of Parish, including Linacre, Birley and Kitchen Flat woods.
68. A further strong woodland feature throughout the Parish is mature hedgerows (many species rich) forming boundaries to fields and the variety of mature trees to be found scattered across it.
69. It is important to retain these trees and hedges especially as they define the Parish as well as providing important habitat.
70. Through the preparation of the Plan the community identified a number of important trees and hedgerows. Many of these are already protected. In conservation areas all trees are protected. There are a Tree Preservation Orders on specific notable trees within the villages. Most hedges in the countryside are also protected.
71. The trees and woodlands shown in figure X presently are not specifically protected and have been identified by the community as being of particular importance because they are ancient, species-rich or are visually important to the area/ significant landscape features. The Plan seeks to protect these and other similar important trees and hedges.
Group to confirm list
72. Further, the Plan seeks to enhance the woodland character of the Parish through the restoration and extension of ancient woodlands, enhancement of physical links between existing isolated woodland and hedgerows, the management and enhancement of hedgerow trees and conservation and the planting of trees and hedges.
73. The planting of trees and hedgerows should have regard to the relevant planting and management guidelines produced by Derbyshire County Council as part of the Derbyshire Landscape Character Assessment.
74. The Parish Council will actively pursue with NEDDC and other stakeholders the making of Tree Preservation Orders within the Plan area, where appropriate.

POLICY NE7: TREES AND HEDGES

Wherever it is practical, development proposals will be required to retain existing trees and hedgerows of good quality and/or visual significance, trees and hedgerows which are likely to become visually significant when a site is developed or have been identified as being of historic importance. Where it is

not practical to retain significant trees, and the benefits of the development justify their loss, replacement planting, preferably on site should be provided. During the course of any development such trees and hedgerows should be protected to ensure their future survival and retention.

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Built Environment and Heritage

Objectives To be added.

75. The Parish has a very attractive and distinctive built environment, with many fine buildings. It retains much of its historic character including its historic buildings, settlement patterns and field patterns, all set within an attractive landscape This gives it a great sense of place and pride.
76. Engagement with the community in the production of the Plan highlighted the value attached to the local character and identity of the Parish and the three main settlements with it.
77. It was the strong view of the community that development should respect and reinforce the generally attractive and distinctive built environment, including local traditional styles and materials. This is one of the principal aims of the Plan, if not the main one.
78. The development of its built environment has been primarily shaped by its long and proud history. Old Brampton was mentioned in the Domesday Book one of the manors belonging to Walter Deincourt, who accompanied William the Conqueror to England in 1066. Retaining it's linear settlement, Old Brampton sits on the road that winds from Chesterfield up to the high moors and in the Middle Ages was used by packhorses to bring in produce from outlying farms, lead mines and coal bell pits.
79. The Old Manor House was one of the first houses to be built in Cutthorpe in 1417. There have been many changes since the original settlement took shape at Cutthorpe Green, notably the xxxxxxxxx of housing towards Newbold. The village however still retains much of its historic character notably its wealth of ancient halls.
80. A long history of agricultural activity is still evident in the field patterns in the Parish. The North East Derbyshire Historic Environment Study identifies the following features:
 - A high proportion of Ancient Enclosures fossilised strip systems around the settlement of Wadshelf, notably the farmland associated with Rufford House Farm, to the south east of Old Brampton Conservation Area and to the south of Ashgate House
 - Ancient landscapes north west of Cutthorpe, highly distinctive as they retain the reverse 'S' pattern and narrow field boundaries
 - Post-1650 enclosures with irregular fields, spread fairly consistently throughout the Parish
 - Large areas of land identified as enclosed by Act of Parliament 1650 towards the west of the Parish and along the boundary with the National Park.

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81. The Parish was also an early centre of industry, much of which pre-dates the 19th Century. Industries such as lead and iron mining, limestone and gritstone quarrying, can be evidenced in the number of abandoned mines and quarries including an iron smelting site dating back to the 12th Century in Birley Wood and Lead Smelt Mill in Linacre Wood.
82. As concluded by the Historic Environment Study, the landscape of the rural west (incorporating Brampton Parish) retains its historic landscape patterns. Moreover, use of much of the landscape for agricultural purposes has preserved evidence of ancient settlement, highlighted in the high number of findspots and monuments in the Historic Environment Record.
- 83. Statutory Designated Heritage Assets**
84. There are 47 nationally designated heritage assets in the Parish, comprising 42 Listed Buildings and 5 Scheduled Monuments.
85. A Listed Building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. In the Parish, these comprise a range of different architectural styles and types of buildings include 6 known cruck buildings including a cruck house at Brampton Hall, the barns at Hollins House, Hallcliffe Farm, Pratt Hall and Frith Hall. Of particular note is Frith Hall Barn which is a Grade II* Listed Building reportedly the largest cruck frame building in Derbyshire with 7 intact cruck trusses.
86. There are 5 Scheduled Monuments in the Parish. A Scheduled Monument is an historic building or site that is included in the Schedule of Monuments kept by the Government. These include evidence of Bronze Age settlement
87. The full list of statutory designated heritage Assets (2018) is shown below.

Statutory Listed Heritage Assets in Brampton Parish (2018)

	Asset	Location	Grade
1	Cutthorpe Hall	Green Lane, Brampton	II*
2	Cottage North East of Rufford Farmhouse	Baslow Road, Brampton	II
3	The Birches	Bagthorpe Lane, Brampton	II
4	Methodist Chapel	Wadshelf	II
5	Cottage and attached outbuildings to south west side of lane to north west of Pratt Hall	Pratthall, Brampton	II
6	Parish Church of St Peter and St Paul	Brampton	I
7	Ashgate House	Brampton	II
8	Hollins House, attached boundary wall to south and entrance gatepiers	Brampton	II
9	Outbuilding to north west of Pratt Hall	Pratthall	II

	and attached outbuildings		
10	Cruckhall barn at the bungalow	Wadshelf	II
11	Wigley Hall	Wigley	II
12	Range of buildings to the north of the Birches	Bagthorpe Lane	II
13	Rufford Farmhouse, including attached boundary wall	Baslow Road	II
14	Farm outbuilding to the west of Rufford farmhouse	Baslow Road	II
15	Barn at Frith Hall Farm	Frith Hall Lane	II*
16	Outbuilding immediately west of rear wing of Frith Hall Farmhouse	Frith Hall Lane	II
17	Garden walls and gatepiers to south east of Cutthorpe Hall	Green Lane	II
18	Farm outbuilding to the south of Hall Farmhouse	Green Lane	II
19	The Dower House	Green Lane	II
20	Outbuilding at Hall Cliff Farm	Hall Cliff Lane	II
21	Old Hall Cottage	Main Road	II
22	Guide Post at SK 307 718		II
23	Birley Grange Farmhouse		II
24	Outbuilding to the north west of Hollins House		II
25	Pratthall Farmhouse	Pratthall	II
26	Range of farm outbuildings to the north and north west of Cutthorpe Hall	Green Lane	II
27	The Old Barracks	Green Lane	II
28	Cutthorpe Old Hall	Main Road	II
29	Guide Post at SK303 720		II
30	Birley Grange Cottage Farm		II
31	Brampton Manor, attached boundary walls, gatepiers and railings		II
32	L-shaped range of outbuildings to west of Hollins House		II
33	Wigley farmhouse	Wigley	II
34	Pratthall and attached outbuildings	Pratthall	II
35	Rufford farmhouse	Baslow Road	II
36	Temperance House	Baslow Road	II
37	Frith Hall farmhouse	Frith Hall Lane	II
38	Rodknoll fancy barrow		Scheduled

88. These assets are important and designated and protected in legislation. The NEDDC Local Plan draft *Policy SDC6: Development affecting Listed Buildings* supports proposals for alterations to, or changes of use of, a Listed Building where they protect the significance of the heritage asset and its setting.

89. The Derbyshire register of Heritage at Risk identifies 4 designated buildings within the Parish which are at risk; outbuildings at Cutthorpe Hall and Rufford Farmhouse and Pratt Hall Farm Cottage and attached outbuildings.

Brampton Parish Buildings and Structures of Local Heritage Interest

90. In addition to these designated heritage assets, there are also sites, monuments, buildings, places, areas and landscapes that do not meet the criteria for formal designation but do have heritage interest that is locally valued. These are often known as non-designated heritage assets.
91. The Derbyshire Historic Environment Record (HER) identifies 104 heritage items within the Parish. These include designated and non-designated local archaeological sites and finds, historic buildings and historic landscapes. These include;
- Remains of 'charcoal pits'. There are, in old coppice oak woodlands in Brampton parish, hollows that are usually called 'charcoal pits'. The old woods have many of these charcoal platforms. It appears that the documentary term 'charcoal pits' probably refers to traditional charcoal platforms. This feature, at SK 327 723, is one of twenty identified in Brampton parish.
 - In Kitchenflat Wood a survey carried out in 1995 identified a total of 56 archaeological including deposits of slag, dams, leats, quarry and wood drying kiln.
 - A deposit of bloomery iron slag discovered in Birley Wood may relate to the documented iron forging carried out by the monks at Barlow Grange in the 12th century
 - Remains of a late 16th century or early 17th century smelt mill, smelt mill dam, tail race and wheel pit in Linacre Wood.
 - Post-medieval white coal kiln /charcoal burning platform in Priestfield Wood, Frith Wood and Chaneyfield Wood.
 - Socketed bronze axe in Ingmanthorpe Wood.
92. A particular feature of the HER records for the Parish is the significantly high number of archaeological sites. The woodlands, in particular, contain many archaeological features which combined with the environmental and historical background can provide a history of the wooded landscape. The woodlands are relict industrial landscapes, shaped and modified by the long term exploitation of their resources. It is important that the Plan addresses the potential risk to archaeologically sensitive areas such as the woodlands.
93. The NEDDC Local Plan draft *Policy SDC7: Scheduled Monuments and Archaeology* seeks to ensure that proposals are likely to affect a non-designated archaeological site, and ensure appropriate measures are undertaken to ensure the protection of the site in-situ, based upon its

significance. Development that would remove archaeological features requires justification, provision for excavation and archival by a suitably qualified profession.

94. The community places high importance on heritage conservation in the area. Distinctive, traditional buildings and historic buildings were highlighted through the community consultation as key features that make the area a special place to live.
95. Neighbourhood Plans may identify non-designated heritage assets for protection. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.
96. The Plan has taken the opportunity, using published guidance from Historic England, to identify a schedule of heritage assets that are considered to have significant local heritage interest. The community has identified a number of buildings and sites within the Parish that are important locally and may meet the criterion to be designated as such.
97. To ensure that these assets are considered appropriately in planning proposals, the Plan designates them as Brampton Parish Character Buildings and Structures of Local Heritage Interest.
98. An approach which is supported by local planning policies. NEDDC Local Plan draft *Policy SDC9 Non Designated Heritage Assets* seeks to protect local heritage assets that are locally important.
99. While their identification as such will not significantly change any of the planning controls affecting alteration or demolition, many buildings have permitted development rights which allow some minor building operations and in some cases demolition can be carried out without recourse to planning or other permissions. Where a planning application is needed, then its identification as Brampton Parish Character Building and Structure and Wall of Local Heritage Interest will be a major “material consideration” i.e. the assets local heritage significance will be taken into account when making a decision on the development proposals and such proposals will be assessed against Policy BE2 and other relevant local and national planning policies.

POLICY BE2 BRAMPTON PARISH CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST

The Plan identifies the buildings and structures listed below as Brampton Parish Character Buildings and Structures of local heritage interest.

- Methodist Chapel, Cutthorpe
- Old Hall Farm. Cutthorpe
- The Square, Cutthorpe (7remaining houses built by John Brown)

Development proposals will not be supported that harm the historic significance and setting of Brampton Parish Character Buildings and Sites as identified in the Schedule.

Development proposals will be required to take into account the character, context and setting of these locally important assets including important views towards and from them. They will be required to be designed appropriately, taking account of local styles, materials and detail.

Old Brampton, Cutthorpe and Washelf Conservation Areas

100. These designated heritage assets are concentrated in the three designated conservation areas in the Parish - of Old Brampton, Cutthorpe and Wadshelf.
101. A Conservation Area is an area of special architectural or historic interest, the character of which it is desirable to preserve and enhance. They are often, but not exclusively, centred on listed buildings. However, it is the character of the area, including its landscape qualities, rather than the presence of individual buildings, which justifies its designation as a Conservation Area. Their Conservation Area status means that there is greater control over development within, or affecting its setting, and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements
102. The Conservation Areas of Old Brampton, Cutthorpe and Wadshelf have been in place for the last 30 to 40 years. The community supports and takes pride in their designation as such.
103. A key issue is that there is no adopted Character Statement for any of the conservation areas. A Character Statement sets out the special characteristics of a conservation area, and how this can be safeguarded and enhanced.
104. Given the lack of review, there is no indication as to the extent of both authorised and unauthorised changes that have taken place since the Conservation Area was adopted or last reviewed. Anecdotal evidence collated in the development of this Plan would suggest (to be discussed with the Group).
105. Moreover, as raised in the North East Derbyshire Historic Environment Study, the conservation areas also have not been assessed for further or enhanced protection through Article 4(2) designation.
106. In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must review their conservation areas from time to time. Historic England highlights the need for a clear management strategy for individual conservation areas, backed up by effective enforcement, are all critical in managing change.

Parish Action:

The Parish Council in partnership with the District Council and Historic England will pursue that character appraisals be undertaken for Old Brampton, Cutthorpe and Wadshelf conservation areas.

Promoting Good Design

107. The Parish's long history means that it has a rich and diverse mix of buildings of differing styles, age and design, and generally of high quality. This adds greatly to its distinctive character and charm.
108. Much of the traditional core of the villages of Old Brampton, Cutthorpe and Wadshelf is protected by their Conservation Area status reflecting their special architectural and historic interest.
109. Outside of the Conservation Areas, there is no dominant style of design. There are many styles, including some of modern look. A variety of materials have also been used, including brick, brock grit stone and other vernacular materials. Most buildings are one or two storeys in height. Welsh slate or Derbyshire stone slate roofs are a particular feature. Flat roofs are uncommon.
110. A particular feature of the main settlements in Brampton is that they have developed at a relatively low density. There are substantial areas of green spaces that surround and intersperse these. Many properties are set within relatively large grounds and gardens, and there are gaps separating areas of development. These green spaces are an important, distinctive and cherished feature, especially in the three conservation areas. In addition, they provide important habitat for the flora and fauna that can be found across the Parish.
111. Generally, the design of buildings (including new build) in the Parish is good and is sympathetic to its distinctive character and appearance. There was concern, however, that some of the development, which had taken place was of indifferent or unsympathetic design. In particular, there was a concern that the historic character of the area has slowly eroded in recent years through the continued sprawl of Chesterfield and outlying suburbs which has impacted Cutthorpe in particular. Secondly, conversion schemes which have resulted in the loss of vernacular or traditional buildings and their characteristics
112. The consultation highlighted the value attached to the local character and identity of the Parish and the three settlements. There was a strong sentiment that new housing should reflect the scale of surrounding buildings and local traditional styles and materials.

113. The Plan seeks to ensure that all development proposals (including minor works) are of good quality and designed sensitively to ensure that the generally good quality built environment of the Parish is maintained and enhanced, particularly where they are located within or in close proximity to the Conservation Areas and/or a Listed Building or its setting.
114. The overall aim is to conserve the Parish so that it retains its character as a unique and distinctive Parish. This should be achieved through appropriate levels of appreciation for the many historic buildings, settlements, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.
115. Development should respond in a positive way to this distinctive character through careful and appropriate use of materials, design and layout. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area in which it is proposed to be situated. Local planning policies require that new developments make a positive contribution to North East Derbyshire district. The Plan supports and reinforces this Policy, which is set out below.

POLICY BE3 PROMOTING GOOD DESIGN

Development proposals should be designed well and sensitively to ensure that the high quality built environment of the Parish is maintained and enhanced. They should respect local character having regard to scale, density, massing, layout, materials and access, as appropriate. In particular, development proposals, including extensions, should satisfy the following design principles:

- a) enhance and reinforce the local distinctiveness of an area; proposals should show clearly how the general character, scale, design and layout and landscaping of the site, building or extension respond positively to the characteristics of the site and surroundings using Design and Access Statements, where required;
- b) buildings and extensions to existing buildings should follow a consistent design approach in the use of materials, design and the roofline. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment
- c) development proposals in Old Brampton, Cutthorpe and Wadshelf Conservation Areas should be particularly sensitive to the local context in terms of materials, design, colour scheme, scale and structure, including the impact of views into and out of them; and
- d) generally should have regard to Successful Places: A guide to Sustainable Housing Layout and Design prepared by North East Derbyshire District Council and relevant local and national planning policies.

Housing, Green Belt and Peak District National Park

HOUSING NEED

116. All of the Parish except for the built-up parts of the villages of Cutthorpe and Old Brampton is designated as Green Belt or as a National Park. Figure x shows the extent of the Green Belt and (Peak District) National Park in the Parish.
117. The fundamental aim of both Green Belt and National Park designation is to protect the open character of land designated as such. Within the Green Belt and National Park areas there are additional and strict planning controls over the type of development, which can take place within it. They act as a major constraint on new development.
118. National Planning policy is also clear in its support for the Green Belt and National Parks, as reflected in the following statements in the NPPF:
- “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence” (para 133).
 - “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks...., which have the highest status of protection in relation to these issues” (para 172).
119. National Planning Policy also states that inappropriate development (such as the construction of new buildings), which is harmful to the role and function of the Green Belt and National Parks, should not be approved only in exceptional circumstances.
120. The Green Belt and National Park designation of the vast majority of the Parish will continue to be protected by district and national planning policies. Once an area has been designated as Green Belt or National Park, national planning policy is explicit that its boundaries should only be altered in exceptional circumstances.
121. National rules governing the preparation of neighbourhood plans mean that it would not be appropriate or necessary to have a detailed policy on development in the National Park and Green Belt in the Plan. Especially as this would essentially duplicate existing national and planning policies.
122. The Plan does underline and emphasise the strong support for, and local pride in, the continued role and function of the Green Belt and National Park.

POLICY H1: GREEN BELT AND THE NATIONAL PARK

The Plan supports the continued designation of the countryside surrounding the villages of Old Brampton and Cutthorpe as Green Belt or as National Park. Within the Green Belt and National Park, there will be a strong presumption against development that would conflict with the purposes of the Green Belt or National Park or would adversely affect its open character in accordance with the NPPF.

123. It should also be noted that much of the historic core of Cutthorpe and Old Brampton villages are designated as a Conservation Areas, which means that there are additional strict planning controls on the nature, design and location of development that can take place within them.
124. This does not mean development will not take place. In recent years the Parish has experienced much development, much of it housing related.
125. Much of the more significant housing and other forms of development, which has taken place has come from windfall development. The NPPF, describes windfall development, as "Sites not specifically identified in the development plan". These sites often comprise redundant or underutilised buildings or sites, including former farm buildings, or a small gap within an existing frontage of buildings. These are normally small sites suitable for only a single dwelling, but can be a site with a capacity for several houses. Normally windfall development is for new housing though could comprise other forms of development such as shops, employment or community facilities. In principle, national and local planning policies enable windfall development in the Green Belt, conservation areas and a National Park.
126. It is anticipated that limited 'windfall' development proposals will still come forward.
127. That the Parish is only suitable for limited, small scale development is also reflected in the emerging Local Plan for North East Derbyshire.
128. One of the key ways in which the planning system can ensure sustainable development is to direct significant development, such as new homes and employment, to the most sustainable locations. In support of this, North East Derbyshire has developed a hierarchy of settlements. This hierarchy is set out in, and is at the heart of, the emerging North East Derbyshire Local Plan, which the Plan must be in general conformity with. This hierarchy categorises settlements based on their size and the level of facilities such as population levels, facilities and services, employment opportunities, and public transport provision they have to meet residents' everyday needs. The Local Plan then directs development to the District's more sustainable settlements.
129. Cutthorpe and Old Brampton are placed in the second lowest tier of settlement – 'Level 3: Settlement with limited sustainability'. Within Level 3 Tier settlements the approach taken is that "No specific housing requirements are proposed for these settlements and therefore no allocations are proposed. The policy approach to dealing with proposals for new housing on unallocated land in these settlements is set out in Policies SS12 & SS13". The general approach is that

development will be restricted to limited infill development that is appropriate in scale, design and location to the character and function of the settlement.

130. The consultation shows that the community is generally comfortable with the limited scale of development suggested for the Parish, as articulated in national and planning policies. The community especially does not wish to see further significant housing and other types of windfall development, as this will inevitably result in increased (and unsustainable) journeys by car and the negative impact it may have on the character of the area.
131. It is not that it is opposed to development. It recognises that such development can have benefits such as bringing back into beneficial use redundant buildings and supporting the farming industry.
132. Development will be viewed positively, but within the clear parameters set by policies in this Plan as well as the local planning policies. In particular, that it is of a type and design that meets a local need, supports sustainable development and does not have an adverse impact on the good natural and built environment. The overriding aim must be to conserve Brampton so that it retains its character as a unique and distinctive Parish.

HOUSING MIX

133. It is important that any housing growth supports the changing population of the Parish over the Plan period. It is important, therefore, that any plans for new homes are not only designed to high quality, but should help meet local need and ensure that Brampton is a demographically mixed and balanced community.
134. As part of the development of the Neighbourhood Plan, a review of the available data from the 2011 Census and other sources on housing needs in the Parish has been undertaken. This shows it has a relatively lower proportion of smaller dwellings (1-2 bedrooms) and a higher proportion of larger dwellings (4 or more bedrooms). For example, in 2011, 32%, of dwellings in the Parish had four or more bedrooms, a rate which is more than half again the national (19%), East Midlands (20%) and district 18% averages. It also shows that the Parish has a significantly smaller proportion of young households (under 35), but more households over the age of 55.
135. The evidence points to a strong need for smaller homes, especially one or two bed roomed. These would not only help meet the needs of its ageing population, including those that wish to downsize to remain in the Parish, but would also appeal to young families and young people. The Census shows that the proportion of people aged over 65 is growing fast, and at 29.1% is above the national (16.3%) and district (21.1%), averages for example. This trend is expected to continue.
136. This evidence is supported by local community consultation, including the findings from the community questionnaire. This favours the provision of smaller homes (one or two bedrooms) in future housing developments. This is

partly in response to an ageing population, but also due to the identified needs of young people and young families.

POLICY H2: HOUSING MIX

Housing development proposals should provide for the existing and future needs of the Parish. The provision of smaller homes (one or two bedrooms) within housing development proposals, especially suitable for young people, young families and older people, including those who wish to downsize, will be supported.

Affordable Housing

137. Affordable housing (both to buy and rent) is an issue.
138. As of 2017, the average house price was £466,000 according to the Government's Land Registry, a figure that was more than double the district average (£200,343) and more than half again the England average (£292,868).
139. Consequently, people who wish to live in the Parish, including those with a local connection, may be unable to do so, as they cannot find suitable accommodation either to buy or rent.
140. North East Derbyshire District and the Peak District National Park sets out the detailed policies concerning the provision of affordable housing in the Parish.
141. The evidence gathered does not support the Plan developing its own specific affordable housing policy as regards the proportion of newly built dwellings to be affordable. It does, however, support the provision of a high proportion of good quality suitable affordable housing targeted to local demand, where required, as part of a housing development proposal.

Employment and Telecommunication Provision

Employment

142. The Parish includes a wide range of businesses which provide local employment opportunities and which make a major contribution to the economic sustainability of the Parish and the wider area. These are to be found scattered across the Parish. This includes a growing and above average number of residents who work from home.
143. Traditionally the main business activities in the Parish have been related to farming. Whilst the Parish has seen significant changes in its farming sector, in line with the experiences seen across the British countryside the Parish, it remains largely rural and agricultural in character with x working farms. The extensive land and property occupied by the hard-pressed farming industry are fundamental to the rural character and prosperity of the Parish.
144. Especially given its good natural and built environment on the edge of the Peak National Park, tourism is an important aspect of the community. Brampton has much to offer in this respect with many places to visit and enjoy including pubs, restaurants, open countryside, extensive footpaths and attraction such as Linacre Reservoir.
145. The consultation shows that residents and stakeholders wish to see the economy of the Parish continue to create jobs and wealth and prosper. However, it is generally not considered appropriate for significant, new business or industrial development, especially as this would lead to more journeys by road and congestion and have an adverse impact on amenities and the environment.
146. Development of new and existing businesses will be supported where it would not have a detrimental effect on the character and environment of the surrounding area, meets a local need and that the viability can be demonstrated.

Broadband and other telecommunications provision

147. The provision of good telecommunications, which serves both housing and commercial development, is increasingly important in the modern world.
148. The internet, for example, is driving business innovation and growth, helping people access services, opening up new opportunities for learning and interaction.
149. This is particularly important to rural communities such as Brampton where better telecommunications, especially broadband (or whatever future technology may supersede this), will enable home-working and operating businesses to be easier, reduce the dependence on the car as well as improve

access to an increasing number of online applications and services provided by the public and private sectors and reduce social isolation.

150. Broadband connectivity in the Parish is variable. While in some areas, it is good; other areas, especially in its more rural locations, experience low broadband speeds.
151. The need to ensure that all parts of the Parish had good broadband provision was identified as an improvement priority in the consultation. Faster broadband and improved mobile reception were the top priorities for improving business and homeworking in the local area according to the community survey undertaken in 2019, for example.
152. While the Plan recognises that many elements of broadband/telecommunications installations are 'permitted development', where formal planning permission is not required, it supports development proposals requiring planning approval that provide access to a super-fast broadband network, where they are sympathetically designed and located.

POLICY E1: BROADBAND AND OTHER TELECOMMUNICATIONS PROVISION

Development proposals and actions that support and/or provide enhanced broadband and other telecommunications infrastructure provision will be encouraged, where they are sympathetically located and designed.

Community Facilities

Objectives To be added.

Important Community Facilities

153. The community takes great pride in the Parish, as evidenced in the wide and diverse range of local activities and social interaction that take place.
154. These activities and social interaction are focused on community buildings that are to be found in the main villages.
155. These buildings, and the activities and services they support, play a vital role in meeting the health, welfare and social needs of the residents of the Parish and fostering, and acting as the focal point for, community spirit and pride. They also provide local employment, reduce the need to travel and generally enhance the quality of life and foster sustainable development.
156. As a rural parish with a relatively older population, availability and access to facilities are of increased importance. These facilities help the community to come together, lessen the need to travel by car and also to help to also attract younger residents into the area.
157. However, the Parish has seen a gradual decline in the community facilities, including the closure of its last shop. This has resulted in residents having to travel further to access these facilities. This presents problems, especially for those who rely on public transport to access these. There is a concern that if action is not taken, this decline will continue.
158. In the community survey, 46% of respondents felt that the Parish suffered from a lack of shops (second highest improvement priority) and 30% (fourth highest improvement priority) from community facilities. They expressed particular concern about the lack of a post office, shops such as a coffee shop and leisure facilities.
159. Indeed, there is strong support for the principle of developing more community facilities, including a farmer market. Work is underway to establish whether a farmers market would be viable.
160. The community sites and buildings listed in the Policy are the ones identified as most important to the well being of the community (list to be discussed with Steering Group).
 - Royal Oak Public House
 - Gate Inn Public House
 - Peacock Public House
 - Highwayman Public House
 - Fox and Goose Public House
 - Three Merry Lads Public House

- Brampton Old School
- Cutthorpe Institute
- Wadshelf Village Hall

161. They include public houses, village halls and other meeting places.
162. All of the listed sites and buildings will be protected unless a suitable alternative can be provided or it can be demonstrated that the site or building is no longer needed. Assets of Community Value

POLICY CF1 PROTECTION AND ENHANCEMENT OF IMPORTANT COMMUNITY FACILITIES

Proposals that result in the loss or significant harm to the community value of the following community facilities will not be supported unless; it can be demonstrated that the service or facility is no longer viable or is no longer required by the community; or the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location.

Proposals to enhance the provision of community buildings will be supported where it can be demonstrated:

- a) it will meet an identified local (parish) need;
- b) the scheme is appropriate in its location, scale and design and would not be detrimental to the character and appearance of the landscape or the built environment; and
- c) the amenities of neighbouring properties will not be adversely affected through the nature of the use, noise or traffic generated.

Asset of Community Value

163. The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.
164. The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.
165. Where an asset is 'Listed' the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community, if it comes up for sale on the open market.
166. To date, no community facilities have been formally designated as Assets of Community Value. However, through the consultation process, the Church Hall has been identified as significant to the economic and social viability and

sustainability of the community. It also identified other buildings which may be worthy for consideration for designation.

167. The Parish Council, therefore, may consider the mechanism of designating these buildings as Assets of Community Value, to further ensure that they are retained.
168. The inclusion of a specific policy in a Neighbourhood Plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the Listing of an Asset of Community Value is a material consideration (i.e. it must be taken into account).
169. The Parish Council, therefore, may consider the mechanism of designating these buildings as Assets of Community Value, to further ensure that they are retained.
170. The inclusion of a specific policy in a Neighbourhood Plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the Listing of an Asset of Community Value is a material consideration (i.e. it must be taken into account).

POLICY CF2 ASSET OF COMMUNITY VALUE

Development proposals that support the longevity, appreciation and community value of an Asset of Community Value will be encouraged. Development proposals for a change of use that would result in the loss of an Asset of Community Value will not be supported.

Transport and Getting Around

Objectives To be added.

Highway and Pedestrian Safety

171. Action to improve highway safety and parking is a top and long-standing priority for the community.
172. The community survey demonstrated the high level of local concern around traffic, highway safety and parking, with
 - Three quarters (75%) of respondents reported that traffic speed through the villages was a major issue.
 - Almost a half (47%) considered parking by the schools a significant issue.
 - Almost 44% voiced major concerns regarding traffic volume, and 40% felt that pedestrian and cyclist safety is a major problem.
 - Over a third (34%) had major concerns about the number of HGVs travelling through the village and a similar amount and a similar amount (32%) felt traffic noise a major problem.
173. The need for action is reflected in the findings from other authoritative reports and studies. The latest publicly available road traffic incidents report show that between the 2010 and 2018 that there were over 40 road casualty incidents in the Parish reported to the Derbyshire Constabulary, of which six were serious.
174. Its road network has developed over many centuries, and much of it is not designed for modern, especially vehicular traffic.
175. The main hazard is considered to be the volume and speed of the traffic. This endangers other drivers, horse riders and people wishing to walk or cycle or cross the road. The associated noise and vehicle emissions are also major issues.
176. There is a significant amount of traffic, including Heavy Good Vehicles, pass through the Parish, and at times the roads are very congested. To the north of the Parish is the B6050 and to its south the A619 both of which are heavily trafficked and dissect the Parish roughly in an east and west direction.
177. Speeding is an issue throughout the Parish but particularly along the B6050, A619 and Top Lane. Many of the roads in the Parish are relatively long and narrow with few natural or other obstacles to slow down motorists. While road signs direct drivers to slow down and drive safely with the speed limits, but many fail to do so.
178. The condition of some of the footpaths is also a concern. In many locations those running along the roads are very narrow, making it hazardous when walking, especially for the elderly and for parents with young children

179. In addition, there are existing problems of traffic management and car parking at peak times associated with Cutthorpe Primary School. Many residents of the Parish and non-residents drive their children to the school. However, the school does not have the space within its grounds to provide adequate on-site parking. This coupled with the narrowness of the surrounding roads means that parking issues are a problem for the safety and convenience of the school children, parents, other road users and nearby properties.
180. These issues are compounded by that public transport provision in the parish is barely adequate, with the only regular bus service travelling between Cutthorpe and Chesterfield. For many residents access to a car is a necessity, not a choice.
181. Moreover, residents are concerned that highway safety issues will worsen, unless properly managed, in years to come as a result of initiatives outside the Parish boundaries, including planned significant new housing developments in Chesterfield.
182. Whilst the formulation of transport policy at a local level is primarily a matter for Derbyshire County Council as the highway authority, the Plan does support and encourage actions that can be taken to address parking and road safety in areas where highway safety issues have been identified as a significant concern, such as in relation to the A619, B6050 and associated with the Cutthorpe Primary School.

POLICY TGA 1 HIGHWAY AND PEDESTRIAN SAFETY

To be supported development proposals must demonstrate they will not adversely affect vehicular or pedestrian safety and not result in severe adverse cumulative traffic impacts.

Development proposals that incorporate design features to improve localised issues of vehicular and pedestrian safety and movement will be supported where those design features do not harm local character.

The Parish Council will actively seek to work with Derbyshire County Council, North East Derbyshire District and other bodies to encourage opportunities to improve highway and pedestrian safety along roads within the Parish, particularly where road safety issues have been identified locally as a priority (group to discuss).

Footpaths, cycle paths and bridleways

183. The Parish is threaded by a good network of footpaths and, to a lesser extent, cycle paths and bridleways.
184. These are important for getting around as well as for health and the environment. Encouraging people to walk, ride or use a bicycle for journeys and leisure purposes can bring significant benefits not only in terms of reducing

congestion on roads, but also cutting carbon emissions as well as creating healthier and more integrated communities. Walking, cycling and horse riding are popular past times both for residents and the many visitors to the Parish.

185. The consultation shows that these footpaths, cycle paths and bridleways are highly prized and cherished by residents. When asked how often do you use the following facilities, footpaths ranked first in the most frequently used local amenity with 46% of respondents reporting to use them on a daily basis and a further 27% more than once a week. Bridleways attracted the second highest amount of usage (17.5% daily and 17.5% more than once a week).
186. The consultation also shows that they wish to see them enhanced. Around 40% of respondents to the community survey felt that footpaths and cycle paths could be improved.
187. The development of a more improved footpath, bridleway and cycle path network requires the agreement of the relevant landowners and it will be important that the Parish Council and other interested parties work with North East Derbyshire DC and Derbyshire County Council to achieve this under the requirements of the relevant legislation.
188. The improvement and expansion of the existing network of footpaths, bridleways and cycle paths will be supported. Priority will be given to those that extend and join the existing network. Development proposals should protect and, wherever possible, enhance footpaths, bridleways and cycle paths.

POLICY TGA 2 FOOTPATHS, CYCLE PATHS AND BRIDLEWAYS

The improvement and expansion of the existing network of footpaths, cycle paths and bridleways will be supported. Priority will be given to those that extend and join the existing network. Development proposals should protect and, wherever possible, enhance footpaths, cycle paths and bridleways.