



BRAMPTON PARISH NEIGHBOURHOOD PLAN 2017- 2034



Working Draft
June 2020

Foreword

On behalf of the Parish Council, I would like to welcome you to draft Brampton Parish Neighbourhood Plan (2017-2034).

A neighbourhood plan is a new type of planning document based on the views of our local community and the evidence of the housing, community and other development needs of Brampton and the wider area. It is part of the Government's approach to planning, which aims to give local people more say about how their area develops.

We know that Brampton is a great place to live; the aim is to make it even better, especially by guiding and shaping development, so that it conserves, and, wherever possible, improves what makes the Parish desirable.

The Plan has been developed by a small working group comprising parish councillors, members of the community, the Parish clerk and neighbourhood plan consultants, *AndrewTowlertonAssociates*. I would like to thank my fellow members of the Steering Group, namely:

- Dave Phipps
- Nicola Cunane
- Anne Harrison
- John Robinson
- Andy Smith
- Garry Williams
- Andrew Wood
- Joy Fell
- Lesley Oates
- Liz Boswell
- Andrew Towleron (neighbourhood plan consultant)..

Photographs thanks to David Catton.

Special mention should also be made to funding bodies and Locality. Without their support, this document could not have been produced and to such a high standard.

You, as a resident or other interested body or person, are now invited to read the draft version of the Plan and make any comments you may have. The deadline for comments is 27th July 2020. Wherever possible, please ensure that you specify the policy or section to which your response relates.

If you wish to comment on the Draft Plan, you can do this:

- By email addressed to SteeringGroupBrampton@gmail.com
- In writing addressed to Steering Group Brampton, Old Hall Farm, Main Road, Cutthorpe, Chesterfield, S42 7AJ.

A copy of the Plan and supporting evidence and other documents can be found on the Parish Council website at <<http://bramptonparishcouncil.org/>>.

David Catton

Chairman of the Neighbourhood Plan Steering Group

Contents

Section 1	Introduction, Background and Planning Context	4
Section 2	About Brampton	7
Section 3	Vision and Objectives	10
Section 4	Policies	11
4.1	Natural Environment	12
4.2	Housing Development	24
4.3	Design, Heritage and the Built Environment	27
4.4	Community Facilities	40
4.5	Rural Economy and Telecommunications	42
4.6	Transport and Getting Around	44
4.7	Combatting Climate Change	48
Section 5	Monitoring and Review	50

Section 1: Introduction, Background and Planning Context

Introduction

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.
2. Once made ('adopted'), a neighbourhood plan has statutory weight because they become part of the development plan for the area. Decision-makers (including developers) have to take what a neighbourhood plan says when making planning decisions that affect the local area.
3. The idea of preparing a neighbourhood plan ('The Plan') for Brampton Parish 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 ('NEDDC') on 22 June 2018 and by the Peak District National Park Authority ('PDNPA') on 13 July 2018.
4. The draft Plan has been prepared by the Brampton Parish Neighbourhood Plan Steering group ('the Steering Group'). The Steering Group comprises parish councillors and other members of the community under the auspices of Brampton Parish Council ('the Qualifying Body'). It is supported by officers and members from NEDDC and PDNPA, neighbourhood planning consultants *andrewtowlertonassociates* and 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 community survey and other 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 in Figure 1 below.

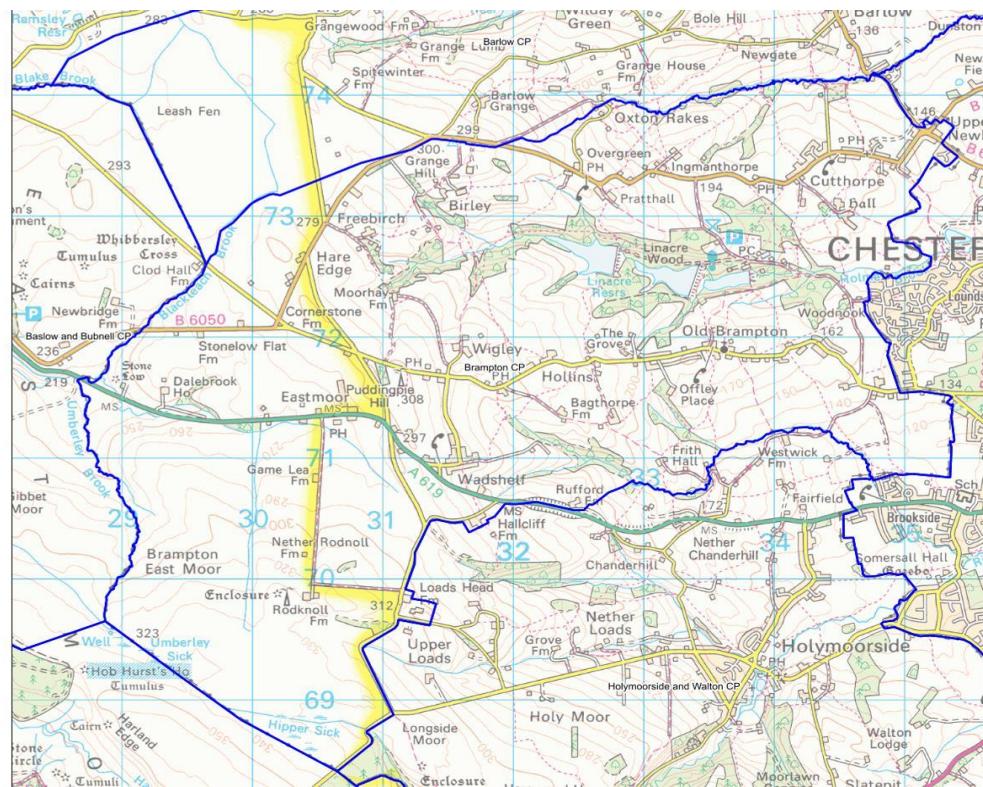


Figure 1: Map of the Neighbourhood Plan area – ‘Brampton Parish’

7. Throughout the document references to Brampton, Brampton Parish and the Parish refer to the whole Parish, unless indicated otherwise e.g. “Old Brampton village”.
8. It covers the period to 2034 which corresponds to the plan period for the emerging North East Derbyshire Local Plan.

Strategic Planning Context

9. Although neighbourhood planning gives more power to local communities to guide what goes on in their area, there are limitations.
10. Legislations requires that neighbourhood plans must meet certain ‘Basic Conditions’ before coming into force. These Basic Conditions include 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 Framework¹ ('NPPF'), 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 NPPF, and the supporting government guidance set out in National Planning Policy Guidance ('NPPG').
12. These Basic Conditions also require that the Plan must be in general conformity with the strategic policies contained in the approved development plan covering the Parish of the authority (or any part of it). In the context of Brampton, this is complicated in that it must, therefore, have regard to two sets of approved strategic policies. Those prepared by NEDDC which cover the whole of the Parish and PDNPA, which covers the western edge of the Parish.
13. These approved strategic policies primarily comprise:
 - The saved policies in the North East Derbyshire Local Plan (2005).
 - The Peak District National Park Local Development Framework Core Strategy Development Plan Document (2011) together with the 'Saved' policies from the Peak District National Park Local Plan (2011).
14. The Plan is in general conformity with the approved strategic policies contained in the two development plans covering the Parish.
15. A new local plan is being prepared by North East Derbyshire District Council. This (once approved) will replace the saved policies in the North East Derbyshire Local Plan (2005). The North East Derbyshire Local Plan 2014 – 2034 (Publication Draft) was submitted to the Secretary of State in May 2018 for independent examination. The Plan has been written having regard to the evidence informing the emerging North East Derbyshire Local Plan, in accordance with national guidance.

How The Plan Is Organised

16. 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.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

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

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

- Each policy theme is set out as a heading.
- Background information is provided for each policy theme, explaining why the objective is relevant to Brampton.
- Each policy theme is supported by several policies, and these policies are highlighted in bold.
- 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 how the Plan will be reviewed and monitored.

Section 2: About Brampton Parish

History

17. Brampton is a historic parish. The Doomsday Book contains a reference to the district of Brantune (Brampton). The survey describes three manors in Brampton: two of which belonged to Ascuit Muscard and the third to Walter Deincourt. Wadscel (Wadshelf) took its name from Wade, the Saxon owner in the reign of Edward the Confessor. Cutthorpe is not mentioned in the Doomsday Book but according to Derbyshire Place Names Vol.2, the derivation of the name Cutthorpe is '*Cutt's outlying farm*' as a Roger Cutts is recorded as living in the area in 1361 and a William Cutts in 1429.

Brampton Today

18. Brampton Parish is today a small rural parish, situated in rolling countryside on the fringes of the Peak District National Park and on the northern edge of the county of Derbyshire.
19. Within the District of North East Derbyshire, it is located approximately 2 miles from Chesterfield Town Centre and 9 miles from Sheffield City Centre.
20. The Census data for 2011 shows that 1201 people lived in Brampton Parish in 1160 in 531 households. It has an older population than the national and district averages. There were 350 people aged over 65 which at 29.1% is above the national (16.3%) and district norms (21.1%). The 2011 Census also shows that residents are likely to hold a higher level qualification. Levels of deprivation are relatively low. A

more detail statistical profile of the Parish drawn from the 2011 Census can be found at XXXX (to be added).

21. A glance at a map of Brampton reveals that there are several distinct areas, which make up the Parish as it stands today. The summary of each of the main settlements.

Cutthorpe

22. The pleasant ribbon-like village of Cutthorpe spreads for three miles along the B6050 from Four Lanes End at the borough boundary of Chesterfield towards the eastern boundary of the Peak District National Park. It lies on the north-east slope of one of the ranges into which the Pennines divides, rising from 481 feet above sea level at Four Lane Ends to 984 feet at Grange Hill after which it descends to 916 feet at Freebirch before rising to 950 feet at Bleak House. There are superb views of the surrounding countryside from a number of vantage points along the road.
23. Several collieries once operated within the village boundary but all signs of the pit workings have been obliterated, while the Methodist Chapel, Post Office, village shop and butcher's shop have all been converted into private dwellings.
24. The village, however, still boasts 2 public houses, a village school, a recreation ground with a first-class cricket square and football pitch, the Village Institute which is used for many social activities by villagers plus the Linacre Reservoirs with their beautiful bluebell woods and surrounding walks.
25. An annual festival is held in July, accompanied by a traditional well-dressing ceremony.

Old Brampton

26. Old Brampton is a linear village extending for some two miles from east to west on either side of the road linking Chesterfield and Baslow. Today the village is entirely residential, having neither post office nor shop but it was mentioned in Domesday and some of the village sites undoubtedly have Saxon connections.
27. The tree-lined road winds from Chesterfield up to the high moors and in the Middle Ages was used by packhorses to bring in produce from the outlying farms, lead mines and coal bell pits. Charcoal burning was also carried on in the vicinity. The road became a turn-pike road, and in 1815 was designated a Public Carriage Road. Because there is now an alternative wider and faster road from Chesterfield to Baslow,
28. The centre of the village, and village life, is the medieval parish church of St Peter and St Paul with its Norman doorway. The church clock

celebrates the 1897 Jubilee of Queen Victoria and is amusing because of a mistake by the clock-face painter. He painted only four minutes between twelve and one, then six minutes between one and two.

29. Next to the church stands a small stone building built in 1830 to be a National school. It was closed in 1918 when a larger one was built beyond the edge of the village up on Pudding Pie Hill, to serve Old Brampton and the adjacent tiny settlements of Wadshelf and Wigley. Today the old building is used for a variety of social functions.

Wadshelf, Eastmoor And Wigley

30. Wadshelf and Eastmoor are very small villages on the main A619 road between Chesterfield and Baslow, just inside the Peak District National Park. They are near to Wigley, another small settlement. Two public houses, The Highwayman and the Fox and Goose serve the villages, there is a school in Wigley and Play Area and Village Hall at Wadshelf.

Key issues and opportunities for Brampton Parish

31. The scope and content of the Plan have been shaped by the priorities and aspirations of the community of the Brampton, led by the Brampton Parish Neighbourhood Plan Steering Group.
32. The community engagement process revealed issues that are of concern locally as well as development opportunities. It also identified the features and characteristics of the Parish that are valued and the community wish to see protected or enhanced.
33. The Plan focuses on the key development issues and opportunities that face the Parish of Brampton over the next fifteen years and on which the Plan can have the greatest impact.

Section 3: Vision and Objectives

Vision

'To sustain and enhance Brampton Parish as a proud, distinctive and thriving community and an excellent place to live and visit. The attractive built and natural environment as well as its rural setting will continue to be protected whilst meeting both the changing needs of the community and the challenge of combatting climate change'.

34. Objectives

- O1** Ensure that any new development in the parish, whether it is new housing, conversion of existing buildings or other built development requires no intrusion into the existing Green Belt, is proportionate to the size of the settlement and designed to respect Brampton's intrinsic rural and distinctive character, 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 Brampton Parish's historic environment, prioritising local distinctiveness in every element of growth and change.
- O6** Promote the safety, health, enjoyment and well-being 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 others 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 Parish.

O11 Support practical actions to combat climate change.

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

- **Natural Environment**
- **Housing Development**
- **Design, Heritage and the Built**
- **Community Facilities**
- **Rural Economy and Employment**
- **Transport and Getting Around**
- **Combatting Climate Change**

36. Several 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 10 Plan Objectives.

37. Neighbourhood plan policies must relate to development and land use. However, this does not mean that neighbourhood plans cannot include other non-planning related policies that the community would like to achieve. It is important that the Plan makes a clear distinction between planning and non-planning policies. This Plan achieves this by referencing the former as a 'Policy' and the latter as a 'Community Action.'

38. It is important to note that when using the Plan to form a view on a proposed development all of the policies contained in it must be considered together with Local Plan and national planning policies.

Section 4: The Policies

4.3 Natural Environment

- 39. Brampton is blessed with a rich natural environment. It is made up of villages, small hamlets and settlements scattered amongst extensive areas of attractive farmland, open countryside and other green spaces. This high-quality natural environment is valued by residents and visitors alike for a wide range of reasons. These include that it provides for the beautiful setting of the Parish, visual amenity, recreational value, tranquillity and supports the richness of wildlife that can be found.
- 40. It is one (if not the top) characteristics that define it and makes it special. When asked in the community survey, '*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%).
- 41. The importance of Brampton's natural environment has been recognised by national and local planning policies with the countryside variously designated as Green Belt, National Park, an Area of Multiple Environmental Sensitivity for example, as a result of which its open functions, character and appearance all benefit from strong protection against unsympathetic development.
- 42. The general recognition in national and local planning policies of Brampton's high-quality natural environment and the need to protect and enhance this is fully supported by the community and this Plan. The protection and enhancement of the natural environment is a high, if not the top, priority for the community.

Landscape

- 43. The landscape of the Parish is highly scenic and diverse, with undulating ground in the east, rising to moorland in the west.
- 44. The high scenic value of the Parish is currently recognised through the inclusion of its western edge in the Peak District National Park and the designation of the remaining part as a Special Landscape Area in the draft 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.

45. The whole of the Parish is identified as an Area of Multiple Environmental Sensitivity (AMES) based on ecological, historic and landscape sensitivity.² 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.’
46. A significant portion of the Parish falls within the Peak Fringe and Lower Derwent Character Area; wooded slopes and valleys³. The landscape elements notable within the Parish include:
- Small pastoral fields on undulating rising ground.
 - Woodlands on steeper slopes, along the hedgerows and watercourse 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 (especially evident in the west of the Parish).
 - Majority of historic buildings constructed of local sandstone or gritstone, traditionally roofed with stone slates.
47. The landscape will continue to evolve. 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.
 - Expansive long views over open countryside, often incorporating key landmarks.
48. Potential threats to the landscape character include;
- Inappropriately located or unsympathetically designed development.
 - Loss of traditional farm buildings and practices.

²Areas of Multiple Environmental Sensitivity 2013. Derbyshire County Council

³ The Landscape Character of Derbyshire, Derbyshire County Council 2014

- Encroachment from development associated with nearby towns and settlements into the open and undeveloped agricultural land.
 - A lack of management; development, farming, and woodland operations such as inappropriate tree planting.
49. The Plan did consider having its own landscape Policy. It did not consider that this was appropriate as this would duplicate the existing (and emerging) policies in the Peak District National Park and North East Derbyshire local plans. The draft North East Derbyshire Local Plan Policy SDC 3 (Landscape Character) seeks to ensure that new development proposals do not harm the character, quality and distinctiveness or sensitivity of the landscape. 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) aim to conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics.
50. It does fully support these policies and underlines the importance that they should be fully and assertively implemented within the Parish.
- ### **Green Belt and Peak National Park**
51. All the rural parts of Brampton are designated as either Green Belt or as a National Park. Figure X (to be added) shows the extent of the Green Belt and (Peak District) National Park in the Parish.
52. As mentioned previously, the fundamental aim of both Green Belt and National Park designations 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.
53. 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).
54. 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.

55. There are strong community sentiment and support regarding the Green Belt and National Park designations that ‘wash over’ all the Parish apart from the villages of Cutthorpe, Old Brampton and Wadshelf. They not only help retain the distinct character of the Parish, but also provide opportunities for recreation and leisure and contain many key National Environment assets including several areas that have been identified of national nature conservation value.
56. 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.
57. NEDDC is presently undertaking a review of Green Belt boundaries in the District as part of the development of the North East Derbyshire Local Plan. This is expected to be completed soon. This may result to changes to the Green Belt in the Parish. While no amendments are presently proposed by NEDDC to the boundary, it should be stressed that NEDDC’s proposals are still in draft form and may change.
58. 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.
59. The Plan does, however, underline and emphasise the strong support for, and local pride in, the continued role and function of the Green Belt and National Park.

POLICY B1: 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 adversely affect its open character in accordance with the NPPF.

Distinctive Views

60. 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.

61. The consultation shows that residents and visitors cherish these views. They make a significant contribution to its character, distinctiveness and sense of place.
62. 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.
63. Whilst there are many other views, these are considered to have more local significance.
64. It is imperative these distinctive views are respected and, wherever possible, enhanced.
65. Further information regarding the identified distinctive views is provided in the accompanying supporting evidence report which can be found on X (to be added).

POLICY B2: 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, to be added) 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 Pratthall.
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

66. 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.

67. 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.
68. Where land is designated as a Local Green Space, it is protected from development other than in very special circumstances.
69. To be designated as Local Green Space, however, it must meet specified criteria as set out in the National Planning Policy Framework⁴. 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.
70. The many green spaces in the Parish were evaluated for their suitability for Local Green Space designation by the Steering Group. After careful consideration, 9 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 (to be added). Further information about the sites that qualified under the criteria is outlined with justification in the accompanying Local Green Spaces Report which forms part of the evidence base.

Policy B3: Protecting Important Local Green Spaces

The spaces listed below and illustrated in maps (X & Y, to be added) are designated as Local Green Spaces on which development will only be supported in very special circumstances.

1. Greenspace at the Junction Cutthorpe/Four Lanes, Cutthorpe.
2. Jubilee Tree greenspace, Cutthorpe.
3. Cutthorpe Recreation Ground, Cutthorpe
4. Cutthorpe Allotments, Cutthorpe
5. Greenspace on the bend on of road, Pratthall
6. Linacre Reservoir and woodlands
7. Wadshelf Play Area, next to Wadshelf Village Hall, Main Street, Wadshelf
8. Greenspace at the corner of Main Road and School Lane, Wadshelf.
9. Greenspaces either side of Bradshaw Lane, at its junction with Baslow Road, Wadshelf.

⁴https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

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.

Nature Conservation

71. This natural environment is rich in nature conservation. It contains 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.
72. 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 a site designated by Natural England as being one of the country's very best wildlife and/or geological sites. It has statutory protection.
73. There are several other areas identified as Local Wildlife Site⁵ 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 2: 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 &	Ancient semi-natural woodland -

⁵Local Wildlife Sites do not have statutory status, but do receive protection through the planning system (NPPF para. 113)

	Woods	mixed deciduous Derbyshire Red Book species Lower plant assemblage
NE354	Hemming Green Pasture	Unimproved neutral grassland Hedgerow

*Derbyshire Wildlife Trust reference no. Source: Derbyshire Wildlife Trust (2018)

- 74. Nationally important 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 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 BAP⁶ butterflies and 6 species of BAP moths.
- 75. Several 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.
- 76. 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.
- 77. There are also many 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 3: 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

⁶ BAP species are those identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).

NE058/3	Cow Close Pond 2
NE057/3	Cow Close Pond 1
NE076/3	Cutthorpe Pond

*Derbyshire Wildlife Trust reference no. Source: Derbyshire Wildlife Trust (2018)

- 78. Further information (including a map) about the sites identified by the Derbyshire Wildlife Trust of wildlife or wildflower interest can be found at X (to be added).
- 79. The Plan seeks to conserve, restore and enhance nationally and locally important habitats and wildlife, as well as the nature conservation of the Parish more generally.
- 80. These include the objectives identified in the Lowland Derbyshire Biodiversity Action Plan and 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.
- 81. More broadly, development proposals will be encouraged where practical to enhance nature conservation through activity such as:
 - 1. Protect and plant indigenous trees when opportunities arise which provide habitat, roost and foraging for birds and bats;
 - 2. Protect, enhance and create hedgerows when opportunities arise, such as additional garden boundary features to provide important wildlife corridors;
 - 3. Maintain, connect and enhance semi-improved grassland as a habitat for invertebrates, butterflies, birds and bats;
 - 4. Protect, enhance and create watercourses and ponds which provide wildlife habitats and foraging areas; and
 - 5. Inclusion of bird and bat bricks/boxes incorporated into the fabric of new buildings and conversions.

Policy B4: Nature Conservation and Biodiversity

Development proposals which conserve, enhance and incorporate biodiversity in and around them (including networks) will be supported, particularly where they conserve, and where possible, enhance significant habitat types, designated and other important local wildlife sites and features of the Parish.

Dark Skies

- 82. Darkness at night is one of the key characteristics of rural areas and a feature which national policy seeks to protect. The NPPF (para. 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*'.

83. The Parish forms part of a band to the east of the Peak District National Park which exhibits some of the darkest skies in North East Derbyshire.
84. The Council for the Preservation of Rural England (CPRE) 'night blight map'⁷ 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.
85. 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 night time 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.
86. It is considered essential 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.
87. Policy B5 requires applicants to demonstrate that all proposed external lighting associated with new development is essential and meets The Institute of Lighting Professional Guidance⁸. In open countryside locations, applicants should be able to demonstrate that new external lighting is required for safety or security reasons.

⁷ <https://www.cpre.org.uk/media-centre/latest-news-releases/item/4314-new-interactive-maps-reveal-england-s-darkest-and-most-light-polluted-skies>

⁸The Institute of Lighting Professionals has produced guidance on acceptable levels of lighting for different areas (environmental zones).

POLICY B5: DARK SKIES

To minimise light pollution and maintain the views of nighttime skies, to be supported planning proposals that include internal lighting should be able to demonstrate the following:

- a) only include external lighting that is essential;
- b) include measures to avoid light spillage beyond the application site; and
- c) should be able to demonstrate that they meet or exceed the Institute of Lighting Professionals guidance⁹ or other relevant standards or guidance.

Trees and Hedgerows

88. 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*'.
89. Especially important are the ancient woodlands, which are mainly to be found in the north of Parish, including Linacre, Birley and Kitchen Flat woods.
90. 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.
91. It is important to retain these trees and hedges especially as they define the Parish as well as providing important habitat.
92. Through the preparation of the Plan, the community identified several 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.
93. The trees and woodlands shown in Figure X (to be added) 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.

⁹ <https://www.theilp.org.uk/documents/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/>

- 94. 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.
- 95. The planting of trees and hedgerows should have regard to the relevant planting and management guidelines produced by Derbyshire County Council including as part of the Derbyshire Landscape Character Assessment or any subsequent replacement document.
- 96. The Parish Council will actively pursue with NEDDC, PDNPA and other stakeholders the making of Tree Preservation Orders within the Parish, where appropriate.

POLICY B6: TREES AND HEDGEROWS

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 with species native to the landscape character 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.

Sport and Recreation Uses That May Cause Noise and Disruption

- 97. The rural nature of the Parish and its relative accessibility means that it is popular for sporting and recreational activities. The vast majority of these activities can be undertaken without issue.
- 98. As the consultation shows, 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’.
- 99. 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 B7: NOISY SPORTS

Proposals for the permanent use of land for noisy sports will only be supported if:

- 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.

4.1 Housing Development

Housing Development

100. National and local planning policies mean that the opportunities for housing and other forms of development will be limited. There are two main reasons for this.
101. Firstly, all of the countryside outside the villages of Cutthorpe, Wadshelf and Old Brampton is variously designated as countryside, Green Belt or National Park. The fundamental aim of these designations is to protect the openness and character of land designated as such. Reflecting this there are additional and strict planning controls over the type of development, which can take place within it. In general terms, inappropriate development (such as the construction of new buildings), which is harmful to the role and function of the designated countryside, Green Belt and National Parks, will only be permitted in exceptional circumstances..
102. Secondly, the three villages (Cutthorpe, Wadshelf and Old Brampton) that are not washed over by Green Belt or National Park designations are identified a 'Level 3: Settlement with limited sustainability' in NEDDC's hierarchy of settlements (as articulated in the draft North East Derbyshire Local Plan). Within Level 3 Tier settlements the approach taken is that only '*windfall developments of appropriate scale may be acceptable in line with criteria based Policy SS7 or an adopted Neighbourhood Plan*' (para 4.34).

- 103. This does not mean new housing development will not take place. In recent years, the Parish has experienced much development, much of it housing related. A trend that it is expected to continue.
- 104. 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*' (para.73). These sites often comprise redundant or under-utilised 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, countryside, National Park and the villages of Cutthorpe, Wadshelf and Old Brampton. It is expected that limited 'windfall' development proposals will still come forward.
- 105. The consultation shows that the community is generally comfortable with the limited scale of housing development suggested for the Parish, as articulated in national and approved and emerging local planning policies. The community especially does not wish to see further significant housing and other types of development, as this will inevitably result in increased (and unsustainable) journeys by car and the impact it will have on the character on Brampton as well as infrastructure and services.
- 106. It is not that it is opposed to housing development. It recognises that such development can have benefits such as bringing redundant buildings back into beneficial use redundant buildings, assisting the farming industry and support the vitality of rural village and settlements
- 107. Housing development proposals will be viewed positively but within the clear parameters set by policies in this Plan as well as national and local planning policies. In particular, that it is of a type and design that meets a local need, supports sustainable development and does not harm 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

- 108. 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.

109. As part of the development of the 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, 32.3%, of dwellings in the Parish had four or more bedrooms, a rate which is more than half again the national (19%), region (19.8%) and district 17.9% averages, according to the 2011 Census. The same Census also shows that the Parish has a significantly older population profile. For example, at 52 years the median age of a resident was well above the national (39), region (40) and district (45) norms.
110. The evidence clearly points to a need for smaller homes, especially one or two bedoomed. These would not only help meet the needs of its ageing population, including those that wish to downsize but 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.
111. This evidence is supported by community consultation, including the findings from the community survey. 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.
112. Further detail regarding current housing characteristics and need in the Parish is provided in an accompanying supporting evidence report, which can be found on XXX (to be added).

POLICY B8: HOUSING MIX

To be supported, new housing development should provide for a mix of housing types, sizes and tenures taking into account evidence of existing imbalances in housing stock, site characteristics, viability and market considerations.

Proposals will be required to demonstrate how they have taken account of the most up to date published evidence on housing need at a local or district level, including that contained in the '*Brampton Parish Housing Needs and Characteristics Study 2019*' or in a more up to date assessment of housing need in Brampton Parish.

The provision of smaller dwellings (2 bedrooms or less) suited for those with a disability, young families, young people and older residents will be supported within housing developments where they meet a local housing need.

Affordable Housing

113. Affordable housing is socially rented, affordable rented and intermediate housing, which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
114. The provision of affordable housing within the Parish is an issue. 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). A figure that is well beyond the means of many people who wish to live in the Parish including some who have been brought up in, and wish to remain, there. Furthermore, at 9.2% the proportion of housing in the Parish which is 'socially rented', is below the district (20.3%) and England (17.7%) averages, according to the 2011 Census.
115. Consultation shows support for the provision of genuinely affordable housing that meets the existing and future needs of the Parish of Brampton.
116. NEDDC and PPNPA set out the detailed policies concerning the provision of affordable housing to be required as part of a development proposal. This includes target levels of affordable homes to be provided in housing developments. These targets vary depending on the size of the development as well as the nature and location of the site. There is a general requirement, in the adopted North East Derbyshire Local Plan (2005), to provide 40% affordable units on-site when negotiating on residential and mixed-use schemes in the town of 0.5ha and above and for schemes of 15 dwellings or more.
117. NEDDC is currently reviewing its affordable housing policies and associated guidance as part of the development of the Local Plan. Policy LC2 (Affordable Housing) in the draft North East Derbyshire Local Plan proposed that housing developments of 10 or more dwellings within 'high value areas' (which includes Brampton) should seek to provide at least 30% affordable housing. It is hoped that this policy and associated guidance will be finalised shortly.
118. 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, but does support national and local planning policies aimed at providing for affordable housing that reflects and meets Parish housing need. Also, it underlines the importance and compelling case to, at the very least, meet local targets for affordable housing provision in new build housing schemes.
119. Further, the Plan wishes to promote the creation of integrated and sustainable communities. It, therefore, wishes to see affordable

housing well integrated into the development and indistinguishable from the open market housing. It should be ‘pepper potted’ throughout the site rather than concentrated in one area with generally no more than two affordable dwellings placed next to each other.

POLICY B9: AFFORDABLE HOUSING

Housing development proposals should comply with, and wherever possible exceed, NEDDC and PDNPA, where appropriate, with regard to the provision of affordable housing. The focus for the delivery of affordable housing should be on the provision of smaller housing types (one and two bedrooms) that are suited to the needs of older people, young people and families. Affordable housing should be well integrated within the site and indistinguishable from the open market housing.

120. The Plan recognises the provision of affordable housing in relation to new build housing schemes may not be sufficient to secure the provision of the amount of affordable housing that may be needed in the Parish over the lifetime of the Plan. In particular, as it may be that no schemes forward that are of sufficient size (normal ten or more homes) to trigger the requirement to provide affordable housing as part of the scheme.
121. Should it be demonstrated to the Parish Council that it is not sufficient to meet a local housing need for more affordable housing, the Parish Council in partnership with NEDDC and PDNPA (where appropriate) and other relevant parties will investigate other options to secure the provision of more affordable housing in the Parish.
122. One way to help do this is through a Rural Exception Site For Affordable Housing. The NPPF in its Glossary of Terms describes a Rural Exception Sites as '*Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding*' (p.73).
123. National and local planning policies support rural exception sites in special circumstances, a policy position this Plan supports.
124. Of particular relevance is Policy LC3 (Exception Sites for Affordable Housing) in the draft North East Derbyshire Local Plan. This allows for Exception Sites for Affordable Housing in the Green Belt and the countryside in the special circumstances set out in the Local Plan. These circumstances include that they would provide affordable housing which would meet a proven need; there are no suitable

alternative development locations within the Settlement Development Limit and the properties will be allocated to those who are in local housing need, and will remain affordable in perpetuity.

125. The Parish Council will consider working with relevant partners (including NEDDC and PNPA) to bringing forward rural exceptions within or adjoining Cutthorpe, Wadshelf and Old Brampton villages where it can be clearly demonstrated that sufficient affordable sites to meet local need cannot otherwise be delivered. The provision of affordable housing in this way is consistent with national and local policies for rural housing including in the Green Belt.

POLICY B10: RURAL EXCEPTION SITES FOR AFFORDABLE HOUSING

Development proposals for the provision of affordable housing on small exception sites for affordable housing will be considered sympathetically for the provision of affordable housing on small rural exception sites where:

- a) It can be demonstrated to the satisfaction of the NEDDC in consultation with the Parish Council that it meets a Parish need which would not otherwise be met and has been clearly identified in an up to date survey of housing need;
- b) The development would provide exclusively affordable housing;
- c) They are of a size, type, tenure, occupancy and cost that is justified by evidence from an up to date Parish housing needs survey;
- d) The development is in or directly adjacent to Cutthorpe, Old Brampton or Wadshelf Settlement Development Limit (as defined in the North East Derbyshire Local Plan);
- e) They are in keeping with the form and character of the relevant settlement and its landscape and historic setting; and
- f) They will remain affordable in perpetuity.
- g) Meet the requirements of the relevant Local Plan and other local planning policies.

NB The specific wording of this policy to be reviewed once the NED Local Plan is approved.

4.2 Design, Heritage and Built Environment

126. Brampton has a pleasant built environment, with many fine buildings. It retains much of its historic character including many old buildings,

settlement patterns and field patterns, all set within an attractive landscape. This gives it a great sense of place, pride and distinctiveness.

127. This is something that the community is anxious to conserve and respect. It is 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 main aims of the Plan.
128. The development of its built environment has been primarily shaped by its long and proud history. Old Brampton was mentioned in the Domesday Book as one of the manors belonging to Walter Deincourt, who accompanied William the Conqueror to England in 1066. Retaining its 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.
129. 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 development towards Newbold. The village however still retains much of its historic character notably its wealth of ancient halls.
130. A long history of agricultural activity is still evident in the field patterns in the Parish. The North East Derbyshire Historic Environment Study (2012)¹⁰ prepared for NEDDC as part of the preparation of the Local Plan 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.
131. The Parish was also an early centre of industry, much of which predates 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

¹⁰ <https://www.ne-derbyshire.gov.uk/documents/local-plan-examination-library/03-supporting-documents-evidence-base/environment/eb-env3f-historic-environment-study-chapter-3-the-rural-west>

back to the 12th Century in Birley Wood and Lead Smelt Mill in Linacre Wood.

132. As concluded by the Historic Environment Study, the landscape of the rural west (incorporating Brampton Parish) retains its historic landscape patterns. Moreover, the 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.

Statutory Designated Heritage Assets

133. According to English Heritage, there were 47 nationally designated heritage assets in the Parish in 2018. This comprises 42 Listed Buildings and 5 Scheduled Monuments.
134. 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.
135. There are 5 Scheduled Monuments in the Parish. A Scheduled Monument is a historic building or site that is included in the Schedule of Monuments kept by the Government. These include evidence of Bronze Age settlement
136. The full list of statutory designated heritage Assets (2018) is shown below.

Table 1: Statutory Listed Heritage Assets in Brampton Parish (2018)

Name of Asset	Location (where given)	Grade
Listed Buildings		
Cutthorpe Hall	Green Lane, Brampton	II*
Cottage North East of Rufford Farmhouse	Baslow Road, Brampton	II
The Birches	Bagthorpe Lane, Brampton	II
Methodist Chapel	Wadshelf	II
Cottage and attached outbuildings to south west side of lane to north west of Pratt Hall	Pratthall, Brampton	II
Parish Church of St Peter and St Paul	Brampton	I
Ashgate House	Brampton	II
Hollins House, attached	Brampton	II

boundary wall to south and entrance gatepiers		
Outbuilding to north west of Pratt Hall and attached outbuildings	Pratthall, Brampton	II
Cruckhall barn at the bungalow	Wadshelf	II
Wigley Hall	Wigley	II
Range of buildings to the north of the Birches	Bagthorpe Lane, Brampton	II
Rufford Farmhouse, including attached boundary wall	Baslow Road, Brampton	II
Farm outbuilding to the west of Rufford farmhouse	Baslow Road, Brampton	II
Barn at Frith Hall Farm	Frith Hall Lane, Brampton	II*
Outbuilding immediately west of rear wing of Frith Hall Farmhouse	Frith Hall Lane, Brampton	II
Garden walls and gatepiers to south east of Cutthorpe Hall	Green Lane, Brampton	II
Farm outbuilding to the south of Hall Farmhouse	Green Lane, Brampton	II
The Dower House	Green Lane	II
Outbuilding at Hall Cliff Farm	Hall Cliff Lane, Brampton	II
Old Hall Cottage	Main Road, Brampton	II
Guide Post at SK 307 718	Brampton	II
Birley Grange Farmhouse	Brampton	II
Outbuilding to the north west of Hollins House	Brampton	II
Pratthall Farmhouse	Pratthall, Brampton	II
Range of farm outbuildings to the north and north west of Cutthorpe Hall	Green Lane, Brampton	II
The Old Barracks	Green Lane, Brampton	II
Cutthorpe Old Hall	Main Road, Brampton	II
Guide Post at SK303 720	Brampton	II
Birley Grange Cottage Farm	Brampton	II
Brampton Manor, attached boundary walls, gatepiers and railings	Brampton	II
L-shaped range of outbuildings to west of Hollins House	Brampton	II
Wigley farmhouse	Wigley	II
Pratthall and attached outbuildings	Pratthall, Brampton	II
Rufford farmhouse	Baslow Road, Brampton	II
Temperance House	Baslow Road, Brampton	II
Frith Hall farmhouse	Frith Hall Lane, Brampton	II
Ancient Monuments		
Rodknoll fancy barrow	Brampton	Scheduled
Lead smelt mill in Linacre	Brampton	Scheduled

Wood, 160m east of Lower Linacre Reservoir dam		
Cairn complex 780m south of Dalebrook House	Brampton	Scheduled
Cairnfield and field system 530m south of Dalebrook House	Brampton	Scheduled
Cairnfield 800m west of Nether Rodknoll Farm	Brampton	Scheduled

Source: Historic England 2019

137. These assets are important and designated and protected in legislation. The draft North East Derbyshire Local Plan 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.
138. The condition of these heritage assets is generally good. However, a search of Derbyshire County Council's register of Heritage at Risk¹¹ identifies that in 2018 there 3 designated assets within the Parish which were identified as at risk; outbuildings at Cuthorpe Hall and Rufford Farmhouse and Pratt Hall Farm Cottage and attached outbuildings.

Brampton Parish Buildings and Structures of Local Heritage Interest

139. 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.
140. The Derbyshire Historic Environment Record¹² ('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, 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.

¹¹ <https://www.derbyshire.gov.uk/environment/conservation/buildings-risk-register/buildings-at-risk-register.aspx>

¹² <https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=94&id=4750>

- 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.
141. 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.
142. The draft North East Derbyshire Local Plan 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 professional.
143. 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.
144. 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.
145. 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 several buildings within the Parish that are important locally and may meet the criterion to be designated as such.
146. 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.
147. An approach which is supported by local planning policies. The draft North East Derbyshire Local Plan Policy SDC9 (Non-Designated

Heritage Assets) seeks to protect local heritage assets that are locally important.

148. 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 ‘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 B11 and other relevant local and national planning policies.
149. Further information regarding their heritage value is provided in the accompanying supporting evidence report which can be found on X (to be added).

POLICY B11: BRAMPTON PARISH CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST

The Plan identifies the heritage assets listed below as Brampton Parish Character Buildings and Structures of Local Heritage Interest (see Map X, to be added).

To be supported development proposals relating to these assets must take into account the character, context and setting of the building or structure including important views. To be supported development must be designed to take account of local styles, materials and details. The loss of, or substantial harm, to a Brampton Parish Character Building and Structure of Local Heritage Interest will not be supported unless it is demonstrated that any loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

1. Methodist Chapel, Cutthorpe (group to confirm)
2. Old Manor House, Cutthorpe (group to confirm).
3. The Square, Cutthorpe (7 remaining houses).

Old Brampton, Cutthorpe and Wadshelf Conservation Areas

150. These designated and non-designated heritage assets are concentrated in Cutthorpe, Old Brampton, Pratthall and Wadshelf conservation areas.
151. 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.

- 152. The conservation areas of Old Brampton, Cutthorpe, Prathall and Wadshelf have been in place for the last 30 to 40 years. The community supports and takes pride in their designation as such.
- 153. A key issue, however, is that there is no adopted Character Statement for any of these conservation areas. A Conservation Area Character Statement sets out the special characteristics of a conservation area, and how this can be safeguarded and enhanced.
- 154. Given the lack of Conservation Area Character Area Statements, there is no indication as to the extent of both authorised and unauthorised changes that have taken place since the conservation areas were adopted or last reviewed.
- 155. 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 an Article 4(2) designation.
- 156. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 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.
- 157. More information (including maps) of Cutthorpe, Old Brampton, Prathall and Wadshelf conservation areas can be found at <https://www.ne-derbyshire.gov.uk/planning-and-local-plan/conservation>.

PURPLE PARISH ACTION 1: CHARACTER APPRAISALS FOR CUTTHORPE OLD BRAMPTON, PRATHALL AND WADSHELF CONSERVATION AREAS

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

Promoting and Ensuring Good Design

- 158. The community attaches high priority to achieving designs of development which are good and respond positively to the distinctive character of Brampton.

159. Brampton'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.
160. Much of the traditional core of the villages of Cutthorpe, Old Brampton, Prathall and Wadshelf is protected by their Conservation Area status reflecting their special architectural and historic interest.
161. Outside these conservation areas, there is no dominant style of design. There are many styles, including some of modern look. A variety of materials has also been used, including brick, brock gritstone 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.
162. A particular feature of the villages 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. Also, they provide important habitat for the flora and fauna that can be found across the Parish.
163. Generally, the design of new development (large and small) in the Parish is good and is sympathetic to its distinctive character and appearance.
164. The community is concerned, however, that some of the development, which has taken place is of indifferent or unsympathetic design and that this is impacting negatively on the special character area. This especially includes poor (especially residential) conversion schemes that have resulted in the loss of vernacular or traditional buildings and their characteristics. The historic character of some parts of the Parish has also been slowly eroded in recent years through the continued sprawl of Chesterfield and outlying suburbs, which has impacted Cutthorpe especially.
165. A particular concern is that in recent years there have been developments in Cutthorpe which have been granted planning permission despite strenuous objections by residents of the village about their perceived poor design. These objections have taken the form of personal appearances by residents at NEDDC Planning Committee Meetings, numerous letters to Planning Officers and petitions supported by the majority of residents. The objections failed and planning permission has been granted, in one case retrospectively on two occasions as the development veered significantly away from the previously submitted plans. The result has been that these properties that have changed the character of the housing in the vicinity in several unfortunate ways, e.g. through increased height

compared to the previous property on the site, the use of different building materials from surrounding properties and increased density; a semi-detached house being replaced by three houses in a terrace, albeit on the same footprint and maintaining the roofline.

- 166. While the residents recognise that development can and will be justified, the Plan provides an opportunity to make a clear statement that maintaining and ensuring good design is a high priority of the community.
- 167. The Plan seeks to ensure that all development proposals (including minor works) are of good quality and designed sympathetically to ensure that the generally good quality built environment of the Parish is retained, respected and enhanced.
- 168. This includes having appropriate levels of appreciation for the many historic buildings, settlements, landscapes and archaeology situated within it. 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.
- 169. Particular care and consideration should be taken where a development proposal seeks to replace or convert an existing property into residential use.
- 170. The overall aim is to conserve Brampton so that it retains its character as a unique and distinctive Parish.
- 171. An approach that is supported by national and local planning policies.
- 172. The NPPF is explicit in its support for good design as reflected in the following statement, '*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*' (para. 128). Adding, '*Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development*'(para. 125).
- 173. Local planning policies require that new developments make a positive contribution to North East Derbyshire's distinct character. Special mention here should be made to Policy SDC12 (High Quality Design and Place-Making) in the draft North East Derbyshire Local Plan, which requires that all new development should meet the highest standards of urban and architectural design and make a positive contribution to the quality of the local environment.

174. NEDDC has also produced a Successful Places: A Guide to Sustainable Housing Layout and Design document¹³. This document primarily supports the creation of locally distinctive, well designed places to live. In particular, it sets out the design process which is expected to be followed to demonstrate proposed development is based upon a clear appreciation of the site and its wider context. The Plan supports and reinforces this Policy, which is set out below.

POLICY B12: PROMOTING AND ENSURING GOOD DESIGN

Promoting and ensuring good design is a top priority of the Plan. To be supported development proposals must respond positively to the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.

Proposals must reflect the following design principles:

- a) Reflect and reinforce the distinctive natural and built character and historic context environment in which it is situated, including any historic assets, routes and patterns of development;
- b) Materials chosen should complement the design of the development and add to the quality or character of the surrounding environment, traditional building styles and materials including local sandstones and gritstones and Derbyshire Stone Slate on roofs with irregular forms should be retained and used;
- c) Good use should be made of site characteristics and surroundings, including: layout and use; and form of space within the site; siting; scale; height; proportions and massing; orientation; architectural detailing; landscape, existing plants, trees and other features and materials;
- d) Established building arrangements and forms such as front gardens should be respected;
- e) Should provide safe environments that '*design out crime*';
- f) Should not adversely impact on general amenity and give careful consideration to noise, odour, light and loss of light to existing properties;
- g) Where on the edge of settlements it should improve access to the countryside, enhance the local landscape and respect important views in to and out of the site;
- h) Development proposals in Cutthorpe, Old Brampton, Prathall 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

¹³ <https://www.ne-derbyshire.gov.uk/index.php/other-planning-policy>

- i) Generally should have regard to Successful Places: A guide to Sustainable Housing Layout and Design SPD prepared by NEDDC¹⁴ and relevant local and national planning policies.

Developers are encouraged to engage with Brampton Parish Council prior to the preparation of any planning application to confirm these principles where appropriate.

Dry Stone Walls

- 175. 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 it.
- 176. Particularly important are the dry stone walls that are to be found across it. 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.
- 177. 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. Studies such as Peak Fringe and Lower Derwent Character Area; wooded slopes and valleys¹⁵ prepared by Derbyshire Council have also identified them as distinctive and important characteristics of the landscape.
- 178. While some, for example, in a conservation area or which form part of a Listed Building have some degree of protection most do not. There have been instances of where locally important examples have been removed. Others have fallen into disrepair or have become damaged. The Plan seeks to conserve and wherever possible enhance dry stone walls in the Parish.

Policy B13: 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 conserve and enhance the network of dry stone walls will be encouraged and viewed positively.

¹⁴ <https://www.ne-derbyshire.gov.uk/planning-and-local-plan/planning-policy-and-local-plan/supplementary-planning-documents-and-other-guidance>

¹⁵ The Landscape Character of Derbyshire, Derbyshire County Council 2014

4.4 Community Facilities

Important Community Facilities

- 179. The community takes great pride in the Parish, as evidenced in the wide and diverse range of clubs, societies, local activities and social interaction that take place.
- 180. These activities and social interaction are focused on community buildings that are to be found in the main villages.
- 181. 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.
- 182. As a rural parish with a relatively older population, availability and access to facilities are of increased importance.
- 183. 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 have mobility issues or rely on public transport to access these. There is a concern that if action is not taken, this decline will continue.
- 184. 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.
- 185. Through the consultation several buildings and sites have been identified by the community as most important to the well being of the community.
- 186. These include public houses such as the Royal Oak, Peacock and Three Merry Lads, Wadshelf Village Halls and other meeting places.
- 187. The Plan seeks to protect these buildings from development proposals that would harm their community use unless a suitable alternative can be provided or it can be demonstrated that the site or building is no longer needed.
- 188. During the preparation of the Plan several suggestions were made about how community facilities in the Parish could be improved. The findings from the community survey and wider consultation also

showed that there was strong in principle support for improvements to the existing provision where they are suitably designed and located, meet a local need and viable. Specific suggestions made through the community survey include shops (including a post office), additional community facilities and a farmers market.

189. Linacre Reservoirs was also especially highlighted. This is already a key component of the leisure facilities in the Parish but considered to have much potential to offer even more both in terms of its leisure and its tourism potential.
190. Nowadays the Linacre Reservoirs are a very important leisure facility for the local area but commencing in 1855 the reservoirs supplied water to Chesterfield. All three reservoirs became non-operational in 1995 and today they are maintained for visitors and wildlife by a team of dedicated Severn Trent and volunteer rangers, who give their time and energy to maintain the areas surrounding the reservoirs.
191. Not only are the reservoirs much used by inhabitants of the Parish but they attract visitors from Chesterfield and further afield who all come to enjoy them in many different ways: some come to find a favourite spot to sit, relax and perhaps have a picnic; some come to stroll around the pathways, admiring the changing views as they progress and as the seasons unfold; some come to twitch (bird-watch) - nuthatches, flycatchers and woodpeckers can be seen and heard as they flit among the canopy, while kingfishers and mandarin ducks frequent the water's edge; some bring their dogs for regular exercise; some are more energetic and jog, run or even cycle around the reservoirs as part of their keep fit programmes and horse riders use the bridleway which crosses the site via Woodnock Lane. Such is the popularity of the paths around the reservoirs, however, that consideration should be given to segregation of walkers, runners/joggers and cyclists because at times walkers are concerned when suddenly overtaken by cyclists and other users moving more quickly.
192. As part of the plan consultations, the views of the Severn Trent and volunteer rangers were obtained. They are very keen to exploit the potential to enhance the visitor experience and to encourage the installation of features and facilities to encourage families and children to the area. For example, the volunteer rangers suggested creation of a BMX cycle track (away from the reservoirs), while various gymnastic exercise stations could be installed besides the paths around the sides of the reservoirs. They also suggest consideration could be given to provision of a cafe to provide refreshments to visitors.
193. A far grander scheme mooted in the plan consultations would be to use the slope from the dam at the end of the middle reservoir to provide a small theatre with a stage facing seats installed on the slope. This could be used for a variety of purposes: not only theatrical performances but also musical concerts and literary readings, as well

as lectures. The Cutthorpe Festival could expand to include a drama festival spread over several evenings around the main weekend events.

194. Clearly any developments, such as those listed above and the possible renewable energy scheme included in para 240, would need the support of and approval by Severn Trent Water, the owners and managers of the reservoirs and surrounding land, and their employed rangers as additional parking and other associated amenities would become necessary.
195. 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.
196. This and the other suggestions made about how community facilities in the Parish could be improved are being taken forward by the Parish Council.
197. The Plan supports and encourages the appropriate enhancement of existing community provision where it meets a local (Parish) need, including through improvements to existing provision or new build.

POLICY B14: PROTECTION AND ENHANCEMENT OF IMPORTANT COMMUNITY FACILITIES

Proposals that result in the loss or significant harm to the important community facilities listed below will not be supported, except where:

(a) it can be demonstrated that the facility is no longer needed, or that service could be adequately provided in an alternative way, or elsewhere in an alternative location that is equally accessible by public transport, walking and cycling; or (b) it can be demonstrated through a viability assessment that the current use is economically unviable and there is no demand for the facility as evidenced through unsuccessful marketing of the facility for a period of 12 months.

1. Royal Oak Public House.
2. Peacock Public House.
3. Highwayman Public House.
4. Fox and Goose Public House.
5. Three Merry Lads Public House.
6. Brampton Old School.
7. Cutthorpe Institute.
8. Wadshelf Village Hall.

Development proposals involving the provision of a new or enhanced community facility will be supported where (a) it meets an identified local (Parish) need and (b) there are no significant adverse residential or other environmental impacts, and no severe adverse transport impacts. Development proposals for a new small scale community facilities to meet a local need including retail (especially as a post office) and enhancements to Linacre Reservoirs will be supported.

Assets of Community Value

198. The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.
199. The Localism Act 2011¹⁶ 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.
200. 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.
201. To date, two community facilities in the Parish have been formally designated as Assets of Community Value. These are the Three Merry Lads Public House and Cutthorpe Village Hall, both in Cutthorpe.
202. Through the consultation, a few other buildings have been identified as important to the social well being of the community. The Parish Council, therefore, may consider the mechanism of designating them as Assets of Community Value, to further ensure that their social value is protected.
203. 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) when determining a planning application.

¹⁶ <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

POLICY B15: 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.

4.5 Rural Economy and Telecommunications

Rural Economy and Employment

- 204. The Parish includes a wide range of businesses which provide local employment opportunities and make a major contribution to the economic sustainability of the Parish and the wider area.
- 205. These businesses are generally to be found scattered across the Parish. There are, however, some clusters including a small purpose-built industrial park adjacent to the Highwayman, Eastmoor.
- 206. A growing and above average number of residents work from home. At 10.5% the proportion of the working age population that state that they mainly work from home is more than three times the district (3.3%) and national (3.5%), according to the 2011 Census.
- 207. 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, it remains largely rural and agricultural in character with many working farms as well as a growing number of horse-related businesses. The extensive land and property occupied by the hard-pressed farming industry are fundamental to the rural character, distinctiveness and prosperity of the Brampton.
- 208. Especially given its good natural and built environment on the edge of the Peak District National Park, tourism is an important aspect of the economy attracting many thousands of visitors a week. Brampton has much to offer in this respect with many places to visit and enjoy including, open countryside, extensive footpaths and bridleways, the Linacre Reservoirs as well as pubs and restaurants.
- 209. 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

- 210. The provision of good telecommunications, which serves both housing and commercial development, is increasingly important in the modern world.
- 211. The internet, for example, is driving business innovation and growth, helping people access services, opening up new opportunities for learning and interaction.
- 212. 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. As mentioned previously, the proportion of the working age population in the Parish that state that they mainly working from home is three times the district and national averages, according to the 2011 Census.
- 213. Broadband connectivity in Brampton is variable. While in some areas, it is good; other areas, especially in its more rural locations, experience low broadband speeds.
- 214. 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, for example.
- 215. 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 B16: 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.

4.6 Transport and Getting Around

Highway and Pedestrian Safety

216. Action to improve highway safety and parking is a top and long-standing priority for the community.
217. The community survey demonstrated the continued 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 Parish and a similar amount and a similar amount (32%) felt traffic noise a major problem.
218. Brampton's road network has developed over many centuries, and much of it is not designed for modern, especially vehicular traffic.
219. The main hazard is considered to be the volume and speed of motor vehicles. 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 of concern.
220. 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 at peak times and dissect the Parish roughly in an east and west direction.
221. Speeding is an issue throughout the Parish but particularly along the B6050, A619, Main Road and Top Lane. These and many other local roads 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. While it is recognised that some actions have been taken, for example, changing a section on the Hemming Green in Old Brampton from a 40 mph to 30 mph zone; while welcome these have not been enough to address the poor situation.
222. On-street parking is a significant issue in Cutthorpe village. This was highlighted as a major concern through the consultation. The roads and pavements in the village tend to be narrow, and much of the older development has no or limited provision for off-road parking. Consequently, there is a serious issue with on-street parking on Main Road which has a detrimental effect on pedestrian and road safety as

well as the ease by which pedestrians and vehicles can travel safely. In particular, there are problems associated with Cutthorpe Primary School. Many residents of the Village and non-residents drive their children to the school. However, the school does not have 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. It is therefore especially important that any development does not adversely impact off road parking provision in Cutthorpe Village especially in and around the Primary School.

- 223. These issues are compounded by that public transport provision in the Parish, which is considered to be barely adequate. There are very limited regular bus services. Wadshelf and Old Brampton are served with an hourly bus service to Chesterfield and Bakewell and there is an additional new service for Wadshelf to Chesterfield and Bakewell which travels on the A619 (missing out Old Brampton). Besides, there is a service travelling between Cutthorpe and Chesterfield.
- 224. For many residents access to a car is a necessity, not a choice.
- 225. Moreover, residents are concerned that highway safety issues, unless properly managed, will worsen in years to come as a result of initiatives outside the Parish boundaries, including planned significant new housing developments in Chesterfield.
- 226. Whilst the formulation of transport policy at a local level is primarily a matter for Derbyshire County Council as the highway authority, the Plan and community 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 Main Road in Old Brampton, A619, B6050 and associated with the Cutthorpe Primary School.

POLICY B17: 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 the local character.

Development proposals that result in a reduction in car parking provision in Cutthorpe village will be not be supported except where:

(a) it can be demonstrated to the satisfaction of NEDDC, where appropriate in consultation with the Parish Council and the Highway

Authority that the loss of parking will not have a severe adverse impact on parking provision and/or road safety in the village; or (b) adequate and suitable replacement car parking provision is provided on or adjacent to the site or a nearby suitable location in the village.

The Parish Council will actively seek to work with Derbyshire County Council, NEDDC, PNPA 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, especially in and around Cutthorpe Primary School.

Footpaths, Cycle Paths and Bridleways

- 227. The Parish is threaded by a good network of footpaths and, to a lesser extent, cycle paths and bridleways.
- 228. 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.
- 229. The consultation shows that these footpaths, cycle paths and bridleways are highly prized and cherished by residents. When asked as part of the community survey 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 daily 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).
- 230. The consultation also revealed that many people considered that they could be enhanced. Around 40% of respondents to the community survey felt that footpaths and cycle paths could be improved. Some of the specific suggestions made include extending and joining up the existing network as well as better maintenance. Additionally, it was noted that in many locations the footpaths running along the roads are very narrow, making it hazardous when walking, especially for the elderly and for parents with young children.
- 231. While planning has a limited remit in relation to improvements in the footpath, bridleway and cycle path network and this often requires the agreement of the relevant landowners, the Plan support and the protection and enhancement of the existing network of footpaths, cycle paths and bridleways.

232. Further, the Parish Council is committed to working with NEDDC, PDNPA, Derbyshire County Council and other interested parties to achieve to bring about these improvements.

POLICY B18: 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.

4.7 Climate Change

233. The impacts of climate change are already being felt across the world and the scientific consensus is that without urgent action they will increase in frequency and severity over the coming years.
234. In 2019 Brampton Parish Council, like hundreds of other town and parish councils and other local authorities across the UK, declared a climate change emergency as part of a nationwide campaign aimed at reduced carbon emissions on a local scale and raising awareness about climate change. This will require changes to the way the economy and society are run, and influences actions by the authorities, by industry, and by ordinary citizens.
235. Brampton Parish Council is developing a Climate Change Strategy, which will set out a detailed and long term plan of action of how a significant reduction in carbon emissions locally will be achieved reflecting its declaration of a climate change emergency.
236. As a series of reports have underlined, neighbourhood plans can make a positive important contribution to addressing climate change as part of an overall local Climate Change Strategy. One good example of such a report is the Centre for Sustainable Energy has produced '*A guide to policy writing and community engagement for low-carbon neighbourhood plans*'. This and other such useful productions have helped to shape and guide the Plan.
237. The Plan already contains many actions and policies aimed at positively promoting Climate Change. These include Policy B6 which conserves and promotes tree coverage; Policy B4 that encourages the planning of wildlife; Policy B6 which requires good design and Policy B18 that promotes walking and cycling.
238. It should also be noted that there are several approved and emerging local planning policies aimed at addressing climate change. Policy SDC 10 (Decentralised, Renewable and Low Carbon Energy Generation) in the draft North East Derbyshire Local Plan, supports Brampton Parish Neighbourhood Plan Working Draft – June 2020 v.5

suitable Proposals for the generation of renewable energy including biomass power generation, combined heat and power. Policy SDC12 (High Quality Design and Place-Making) in the same draft Plan aims to ensure that development through its design meets the challenges of climate change. These and the other local planning policies are supported by the Plan. Where they reflect the needs and aspirations of Brampton they are not duplicated in the Plan.

- 239. During the preparation of this Plan, several specific suggestions have been made about other actions that could be taken forward in this field. One idea is a local renewable energy scheme centre, centred of Linacre Reservoir. Other ideas where this is strong local interest is the provision of aerobic digesters, particularly at the local schools (for use with waste from school dinners); a programme of tree planting throughout the Parish (trees available from the Woodland Trust) and encouraging the planting of wildflowers and other bee-friendly plants coupled with a suggestion that beehives should be installed wherever possible. These are being taken forward by the Parish Council and the wider community. These types of projects are supported by national and local planning policies.

Ultra-Low Emissions Vehicle Infrastructure

- 240. Supporting and encouraging Ultra-Low Emissions Vehicles was especially highlighted as an action that could be taken forward by many of those consulted during the preparation of the Plan. Especially as levels of car ownership and use in the Parish are above the district and national averages, due to its rural nature. As mentioned previously, access to a motor vehicle for the mast majority of households in the Parish is a necessity, not a choice.
- 241. There is overwhelming evidence that petrol and diesel-powered vehicles cause pollution, which contributes to climate change, poor air quality and is dangerous to public health. For these reasons, the Government intend to end the sale of conventional internal combustion engine powered cars. Policy makers, vehicle manufacturers and other transport innovators are, therefore, working to build interest in and around the use of alternative fuels, for example, electricity, biomethane and hydrogen.
- 242. As many transport users will make the transition to Ultra-Low Emissions Vehicles (ULEVs) over the next few years it is appropriate to consider the need for suitable charging infrastructure that is 'fit for purpose', represents good value for money, and responds directly to the increasing expectation and demand for a network of public access infrastructure.
- 243. The UK has seen a surge in demand for ULEVs, including electric vehicles. 2016 saw a record year of sales. There are currently just over 100,000 ULEV cars on UK roads, and that figure is expected to

rise to around 1 million (OLEV) by 2025. The pace of demand and ever-changing technology means that by 2030 it is expected half of all new cars will be ULEVs. This is something that the Plan wishes to encourage and support.

POLICY B19: ULTRA-LOW EMISSIONS VEHICLE INFRASTRUCTURE

The electrical infrastructure within all new developments must be capable of the future addition of Ultra-Low Emission Vehicle charging infrastructure in terms of anticipated load capacity.

New commercial or community facility proposals should include the provision of Ultra-Low Emission Vehicle and e-bike charging points available for both the public and staff. New development should either:

- Provide off-road charging infrastructure.
- Ensure that electrical infrastructure within all developments is capable of the future addition of charging infrastructure in terms of anticipated load capacity.
or
- Provide publicly accessible Ultra-Low Emissions Vehicle and e-bike charging points.

5.0 Monitoring and Review

244. It is anticipated that the Plan will last up to 2034. During this time, the circumstances which the Plan seeks to address may change.
245. The Plan will be monitored by the Parish Council in conjunction with NEDDC and PDNPA on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the parish level relevant to the delivery of the Plan will also be included.