



# **Brampton Parish Neighbourhood Plan 2017-34**

**Referendum Version – July 2023  
Brampton Parish Council**

## Foreword

On behalf of the Parish Council, I would like to welcome you to the Referendum Version of the 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, *Andrew Towlerton Associates*. 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 Towlerton (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.

*David Catton*

Chairman of the Brampton Parish Neighbourhood Plan Steering Group

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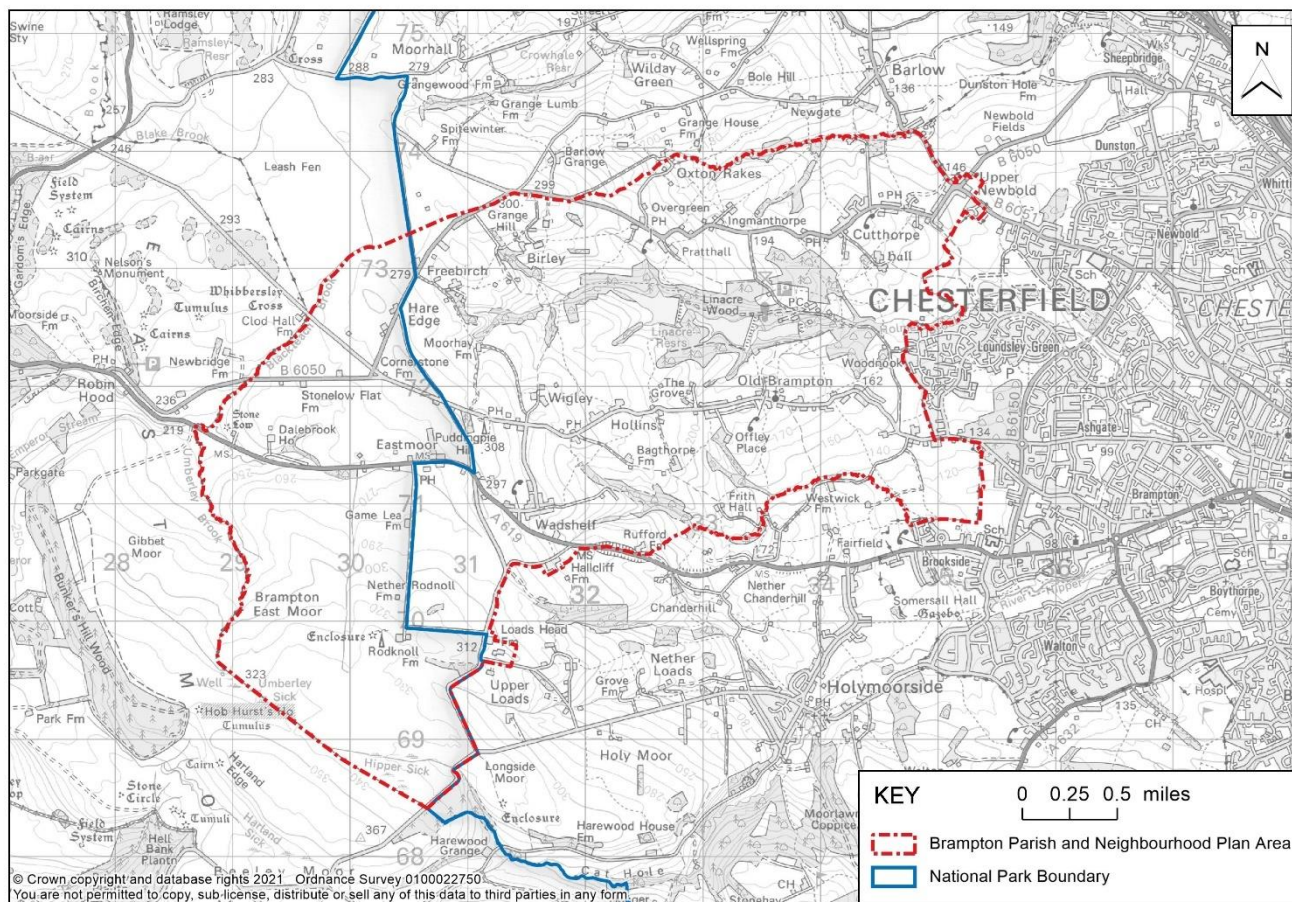
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# Section 1: Introduction, Background and Planning Context

## 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 into account 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 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 (edged in red) in Figure 1 below. The part of the Parish in the Peak District National Park is also shown (the blue line and west).

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. The Plan covers the period for the 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 require 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<sup>1</sup> and human rights requirements; and

<sup>1</sup> This requirement remains in place unless revoked by the UK Government

- demonstrate it is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.
11. The Plan must, therefore, be developed with regard to national policy, especially the National Planning Policy Framework<sup>2</sup> ('NPPF'), which sets out the Government's planning policies for England. The NPPF contains core planning principles that 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. In addition to the NPPF, the Plan must also be in accordance with the Environment Act, 1995 which sets out the purposes and duty for managing National Parks (section 61 of the 1995 Act) and for adjoining authorities to have due regard for the purposes of the National Park (section 62 of the 1995 Act). Within National Parks the scale and extent of development should be limited, and that development which takes place should be sensitively located and designed to conserve and enhance their natural beauty, wildlife and cultural heritage.
  13. 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. In the context of Brampton, this is complicated in that it must, therefore, be in general conformity with two sets of approved strategic policies. Those prepared by NEDDC which cover the majority of the Parish and those prepared by PDNPA, which covers the western side of the Parish.
  14. These approved strategic policies primarily comprise:
    - The North East Derbyshire Local Plan (2014-34)<sup>3</sup>.
    - The Peak District National Park Local Plan<sup>4</sup>. This comprises two main documents (i) the Core Strategy Development Plan (2011) which details the strategic planning policies and objectives setting out the principles for the PDNPA approach to planning in the National Park; and (ii) Development Management Policies - This is part 2 of the Local Plan and covers detailed criteria to help applicants and others in determining planning applications.
  15. It should be noted that the saved policies of the Derby and Derbyshire Minerals Local Plan (adopted 2000 and amended in 2002) and the saved policies of the Derby and Derbyshire Waste Local Plan (adopted 2005) also form part of the development plan applying in the Parish but, as the Plan does not cover minerals or waste issues, are not relevant to it.
  16. The Plan is in general conformity with the approved strategic policies contained in the development plan covering the Parish.
  17. It should be noted that the PDNPA is undertaking a review of the Peak District National Park Local Plan. This review commenced in 2021 and it is anticipated that it will be completed by 2024.

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

<sup>3</sup> [Local Plan 2014-2034 - North East Derbyshire District Council \(ne-derbyshire.gov.uk\)](https://www.ne-dc.gov.uk/local-plan-2014-2034)

<sup>4</sup> [Planning Policies: Peak District National Park](https://www.pdnpa.gov.uk/planning-policies)

18. National Planning Policy Guidance advises that a Neighbourhood Plan is not tested against the policies in an emerging Local Plan, but that the reasoning and evidence informing the local plan process may be relevant to the consideration of the basic conditions against which a Neighbourhood Plan is tested. The reasoning and evidence supporting the review of Peak District National Park Local Plan, where relevant, have been used to inform the policies in the Plan.

## How The Plan Is Organised

19. This neighbourhood plan is divided into 5 main sections.

**Section 1** sets out the introduction and background to the Plan and the strategic planning policy framework within which the Plan has been prepared.

**Section 2** gives a succinct 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

20. Brampton is a historic parish. The Domesday Book contains a reference to the district of Brantune (Brampton). The survey describes three manors in Brampton: two of which belonged to Ascut 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 Domesday Book but according to Derbyshire Place Names Vol.2, the derivation of the name Cutthorpe is '*Cutt's outlying farm*' and a Roger Cutts is recorded as living in the area in 1361 as well as William Cutts in 1429.

### Brampton Today



21. 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. Where it is not within the Peak District National Park, it is almost entirely within the Green Belt.
22. Within the District of North East Derbyshire, it is located approximately 2 miles from Chesterfield Town Centre and 13 miles from Sheffield City Centre.
23. The Census data for 2011 shows that 1201 people lived in Brampton Parish 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 detailed statistical profile of the Parish drawn from the 2011 Census can be found at <https://bramptonparishcouncil.org/neighbourhood-plan>.
24. 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 is set out below.

### **Cutthorpe**

25. 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.
26. Historically, Cutthorpe was the birthplace and home of Thomas Linacre (1460-1524) the eminent scholar and tutor to Erasmus and Thomas Moore. It was also an early industrial site with coal mining, which may well date back to Roman times from the evidence of exposed seams, and there is ample evidence of ore and lead smelting and charcoal manufacture, as well as the besom industry. Until fairly recently, several collieries 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.
27. 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.
28. An annual festival is held in July, accompanied by a traditional well-dressing ceremony.

### **Old Brampton**

29. 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.

30. 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, Old Brampton is not unduly harassed by heavy traffic and it is fortunate in being served by a long-established local bus service, still run by a local family.
31. 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.
32. 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 Puddingpie 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**

33. 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. Three public houses, The Highwayman, the Royal Oak and the Fox and Goose serve the villages. There is also a school in Wigley and Play Area and Village Hall at Wadshelf.

## **Key issues and opportunities for Brampton Parish**

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

## Section 3: Vision for Brampton Parish 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 be protected whilst meeting both the changing needs of the community and the challenge of combatting climate change’.***

### Objectives

- O1** Ensure that any new development in the Parish, whether it is new housing, conversion of existing buildings or other built development respects existing Green Belt and Peak District National Park requirements, 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 that 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 and sympathetic actions to combat climate change.

37. 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 Environment.
  - Community Facilities.
  - Rural Economy and Telecommunications.
  - Transport and Getting Around.
  - Combatting Climate Change.
38. Several policies have been developed under the 7 Policy Areas that seek to influence planning and development outcomes in the Parish. The policies reflect the 11 Plan Objectives.
39. 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 'Parish Action.'
40. 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 the Local Plan and national planning policies.

## Section 4: The Policies

### 4.1 Natural Environment

41. 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.
42. This natural beauty is one, if not the top, characteristic that defines Brampton and makes it special. When asked in the community survey, '*which of these features make the area a special place to live?*', 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%).

43. 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, Special Area of Conservation, Special Protection Area and an Area of Multiple Environmental Sensitivity. As a result of its open functions, character and appearance all benefit from strong protection against unsympathetic development. As the NPPF states at para. 176, '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues*', for example.
44. The general recognition in national and local planning policies of Brampton's high-quality natural environment (part of which is in the Peak District National Park) 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 are a high, if not the top, priority for the community. Indeed, the Plan is not planning for growth that goes beyond that permitted by national and local planning policies.

## Landscape

45. The landscape of the Parish is highly scenic and diverse, with undulating ground in the east, rising to moorland in the west.
46. The high scenic value of the Parish is recognised through various designations, studies and the findings from the community consultation.
47. This is perhaps best evidenced by that the western edge is in the Peak District National Park<sup>5</sup>. Indeed, the whole of the Parish was seriously considered for inclusion within the Peak District National Park boundary when it was conceived in the 1950s.
48. In addition, nearly all of the Parish that is not within the National Park is identified as an Area of Multiple Environmental Sensitivity (AMES) based on ecological, historic and landscape sensitivity.<sup>6</sup> 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.'
49. A significant portion of the Parish falls within the Peak Fringe and Lower Derwent Character Area; wooded slopes and valleys<sup>7</sup>. 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).

<sup>5</sup> National Parks have specific purposes that are enshrined in law. In England and Wales they are (i) Conserve and enhance the natural beauty, wildlife and cultural heritage and (ii) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. For further information go to [What is a National Park? - National Parks](#)

<sup>6</sup> Areas of Multiple Environmental Sensitivity 2013. Derbyshire County Council

<sup>7</sup> The Landscape Character of Derbyshire, Derbyshire County Council 2014

- The majority of historic buildings constructed in local sandstone or gritstone, traditionally roofed with stone slates.
50. 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 seeks 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 times, plantation, field and property enclosures and veteran trees.
  - The network of footpaths and bridleways.
  - Expansive long views over open countryside, often incorporating key landmarks.
51. Potential threats to the landscape character include:
- Inappropriately located or unsympathetically designed development.
  - Loss of traditional farm buildings and practices.
  - Encroachment from development associated with nearby towns and settlements into the open and undeveloped agricultural land.
  - A lack of management; development, farming, and woodland operations such as inappropriate tree planting.
52. The Plan did consider having its own landscape Policy. It did not consider that this was appropriate as this would duplicate the existing policies in the Peak District National Park and North East Derbyshire local plans. A good example is Policy SDC 3 (Landscape Character) in the North East Derbyshire Local Plan that seeks to ensure that new development proposals do not cause significant harm to the character, quality and distinctiveness or sensitivity of the landscape, or important views and features. Similarly, Core Strategy Policy GSP3 in the Peak National Park Local Plan requires *‘where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape’*.
53. The Plan fully supports these policies and underlines the importance that they should be fully and assertively implemented within the Parish.

## Green Belt and Peak District National Park

54. All the rural parts of Brampton are designated as either Green Belt or as a National Park<sup>8</sup>. Appendix 4 shows the extent of the Green Belt in the Parish.
55. 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

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<sup>8</sup> More information about the Peak District National Park, its history, purposes and duties can be found at <https://www.peakdistrict.gov.uk/learning-about/about-the-national-park>

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.

56. National Planning policy and legislation 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. 137).
  - *'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. 176).
57. There is strong community sentiment and support regarding the Green Belt and National Park designations that cover 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.
58. National rules governing the preparation of neighbourhood plans mean that it would not be appropriate or necessary to have a detailed policy in the Plan on development within the National Park and Green Belt, especially as this would essentially duplicate existing national and local 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.

## 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 view 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.
65. Further information regarding the identified distinctive views is provided in the accompanying supporting evidence report which can be found at <https://bramptonparishcouncil.org/neighbourhood-plan>.

### **POLICY B1: RESPECTING AND ENHANCING DISTINCTIVE VIEWS**

Development proposals must respect distinctive views as identified below and illustrated in Appendix 1:

1. Common Lane, Cutthorpe 300 yards down from Main Road, left hand side facing North West.
2. Common Lane, Cutthorpe 500 yards down from Main Road on right side facing North East.
3. Footpath beside Old Manor House, Main Road, Cutthorpe- Looking North West towards Baines Wood and Owler Bar.
4. Footpath beside Old Manor House, Main Road, Cutthorpe- Looking North East towards Unstone.
5. Main Road, Cutthorpe opposite Old Manor House- Looking South East over Crooked Spire.
6. Prathall public footpath view from stile- Looking South to Old Brampton/Wadshelf.
7. View from The Gate (former Public House) looking North towards Sheffield.
8. View from The Gate (former Public House)- Looking North East over Dronfield/Apperknowle.
9. View from Top Lane over to Bolsover Castle and Hardwick Hall.
10. View to East from Top Road over Morehay Plantation towards Chesterfield.
11. View from Pudding Pie Hill- Looking North towards Barlow.
12. View from Pudding Pie Hill- Looking North East to Dronfield.
13. View from Pudding Pie Hill footpath- Looking from the phone mast West over Eastmoor.
14. View from Pudding Pie Hill footpath- Looking South West from the phone mast.
15. View from Pudding Pie Hill footpath- Looking from the phone mast over Chesterfield Crooked Spire and towards Hardwick Hall.
16. View from School Lane, Wadshelf - Looking from beside the roadside seat South East over Wingerworth.
17. View from Netherfield Lane, Wadshelf- Looking East.
18. View Netherfield Lane, Wadshelf- Looking south East from Ivy Cottage Farm.
19. View from Netherfield Lane, Wadshelf- Looking South towards Slack Hill, Wingerworth.
20. View from Claypit Lane, Eastmoor- View from Loads Farm North East towards Upper Loads.
21. View from Claypit Lane, Eastmoor- View to East from Loads Farm.
22. View from Claypit Lane, Eastmoor- Looking North towards Wadshelf.
23. View from Hallcliffe Lane- Looking towards Upper Loads.
24. Views across Linacre Reservoirs.

### **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 its character and distinctiveness and provide opportunities for informal and formal recreation.
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 Framework<sup>9</sup>. These include:
- Is in 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, 7 areas of local green space have been identified that are considered to have the greatest importance and meet the criteria for designation. These are identified below and are also referred to in Appendix 3. Further information about the sites that qualified under the criteria is outlined with justification in the accompanying Local Green Spaces.

Supporting Evidence document which can be found at  
<https://bramptonparishcouncil.org/neighbourhood-plan>.

### **POLICY B2: PROTECTING IMPORTANT LOCAL GREEN SPACES**

The sites listed below and identified on the accompanying plan(s), are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts, as set out in national policy.

1. Flower bed at the junction of Cutthorpe Road and Four Lanes End, Cutthorpe.
2. Coronation Tree greenspace, Cutthorpe.
3. Cutthorpe Recreation Ground, Cutthorpe.
4. Cutthorpe Allotments, Cutthorpe.
5. Greenspace on the bend of road, Prathall.
6. Wadshelf Play Area, next to Wadshelf Village Hall, Wadshelf.
7. Greenspace at the corner of Main Road and School Lane, Wadshelf.

## **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 as having 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)

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf)

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 Sites<sup>10</sup> by the Derbyshire Wildlife Trust because they contain important habitats or support priority species or locally uncommon or rare species. These are listed below together with the key ecological features that make them important.

**Table 1: Derbyshire Local Wildlife Sites in Brampton Parish**

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

\*Derbyshire Wildlife Trust reference no.

Source: Derbyshire Wildlife Trust (2019)

74. Nationally important species have been recorded in various locations 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, Umerley Brook and Hipper Sick. Yellowhammer, song thrush and grey partridge birds have all been sighted as well as 3 species of BAP<sup>11</sup> 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 whilst they are still present or looking out for if they seem to have declined or become extinct in the locality.

<sup>10</sup> Local Wildlife Sites do not have statutory status, but do receive protection through the planning system (NPPF para. 179)

<sup>11</sup> BAP species are those identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).

77. There are also many locally important species and habitats which, whilst not designated as Local Wildlife Sites, have been identified by Derbyshire Wildlife Trust as of some local or national nature conservation value importance. As such their value should be recognised and considered appropriately in the planning system.

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

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

\*Derbyshire Wildlife Trust reference no. NB not all sites have a reference number.

Source: Derbyshire Wildlife Trust (2019)

78. Further information (including a map) about the sites identified by the Derbyshire Wildlife Trust of wildlife or wildflower interest can be found on the parish council website at <https://bramptonparishcouncil.org/neighbourhood-plan>
79. The Plan seeks to conserve and enhance nationally and locally important habitats and wildlife, as well as the nature conservation of the Parish more generally.
80. The Parish Council supports the objectives identified in the Lowland Derbyshire Biodiversity Action Plan<sup>12</sup> 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. The Parish Council will seek to encourage nature conservation. Several suggestions were made thorough the preparation of the Plan regarding how this could be done 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

<sup>12</sup> <https://www.derbyshire.gov.uk/environment/conservation/ecology/lowland-derbyshire-biodiversity-action-plan/lowland-derbyshire-biodiversity-action-plan.aspx>

5. Inclusion of bird and bat bricks/boxes incorporated into the fabric of new buildings and conversions.

### POLICY B3: NATURE CONSERVATION AND BIODIVERSITY

Development should conserve and enhance biodiversity. The enhancement of designated and other local wildlife sites will be supported.

## Dark Skies

82. Darkness at night is one of the key characteristics of rural areas and a feature which national and local planning policies seeks to protect. The NPPF (para. 185c) 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 and Derbyshire more widely. Indeed, the Peak District National Park is pursuing international recognition for the quality of its night skies<sup>13</sup>.
84. The Council for the Preservation of Rural England (CPRE) 'night blight map'<sup>14</sup> 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.

<sup>13</sup> <https://www.peakdistrict.gov.uk/looking-after/projects-and-partnerships/darkskies>

<sup>14</sup> <https://www.cpre.org.uk/media-centre/latest-news-releases/item/4314-new-interactive-maps-reveal-england-s-darkest-and-most-light-polluted-skies>

## POLICY B4: DARK SKIES

Development proposals should seek to minimise light spillage through good design and the avoidance of lighting that results in the loss of night-time dark skies.

## Trees and Hedgerows

87. The Parish has a rich variety of trees and hedgerows, which adds 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’*.
88. Especially important are the ancient woodlands, which are mainly to be found in the north of the Parish, including Linacre, Birley and Kitchen Flat woods.
89. 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.
90. It is important to retain these trees and hedges especially as they define the Parish as well as providing important habitats.
91. 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 Tree Preservation Orders on specific notable trees within the villages. Most hedges in the countryside are also protected.
92. Through the preparation of the Plan several trees and woodlands 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 and which are currently not protected. The Parish Council intends to, with NEDDC, PDNPA, DCC, landowners and others, protect these and other similar important trees and hedges through the making of Tree Preservation Orders and other designations.
93. 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.
94. National and Local Planning policies seek to protect and enhance all trees and woodlands that are important to the character of the local area. A good example is Policy SDC2: Trees, Woodland and Hedgerows in the North East Derbyshire Local Plan, which requires amongst other things that *‘Proposals for development should provide for the protection and integration of existing trees, woodland and hedgerows for their wildlife, landscape, and/or amenity value’*. This is something that the Plan strongly supports.
95. It is important that future planting is sympathetic to the local landscape character in terms of scale, species type and contributing to biodiversity.

96. The planting of trees and hedgerows should also have regard to the relevant planting and management guidelines produced by Derbyshire County Council ('DCC') including as part of the Derbyshire Landscape Character Assessment or any subsequent replacement document.

## 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'.

### POLICY B5: NOISY SPORTS

Development proposals must respect the tranquility of the countryside and the amenity of neighbouring uses, with regards to noise and disturbance and highway safety. Proposals for noise generating sport and recreational uses in the countryside should demonstrate how noise and disturbance will be mitigated.

## 4.2 Housing Development

### Housing Development

99. National and local planning policies mean that the opportunities for housing and other forms of development will be limited. There are three reasons for this.
100. Firstly, the western part of the Parish (see Fig 1 on page) is within the Peak District National Park. The NPPF at section 176 requires that *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues'*. Adding, *'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*.
101. Secondly, the countryside surrounding the villages of Cutthorpe, Wadshelf and Old Brampton not within the Peak District National Park is designated as Green Belt. The fundamental aim of the Green Belt 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. In general terms, inappropriate development, such as the construction of new buildings, which is harmful to the role and function of the Green Belt will only be permitted in very special circumstances.
102. Thirdly, the three villages (Cutthorpe, Wadshelf and Old Brampton) that are not within the Green Belt or the National Park are identified as 'Level 3: Settlement with limited sustainability' in NEDDC's

hierarchy of settlements (as articulated in the North East Derbyshire Local Plan). Within Level 3 settlements the approach taken is that *'There will be no housing allocations in Level 3 settlements (over and above existing commitments), although 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 some development, including for housing, a trend that 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 in that part of the Parish not within the National Park. The NPPF, describes windfall development in its Glossary of Terms, as, *'Sites not specifically identified in the development plan'*. 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 appropriate windfall development in suitable locations in the parish including, in principle, the Green Belt 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 minimal scale of housing and others forms of development suggested for the Parish, as articulated in national and local planning policies. The community is opposed to any significant housing developments, as this will inevitably result in increased (and unsustainable) journeys by car and the impact it will have on the character of Brampton as well as infrastructure and services.
106. The Plan is not opposed to housing development in principle. It recognises that such development can have benefits such as bringing vacant buildings back into beneficial use, 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 reflects local need and distinctiveness, is energy efficient, supports sustainable development and does not harm the natural and good 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 thriving and sustainable 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 need in the Parish has been undertaken.

110. This provides some very clear evidence that the proportion of larger dwellings, 4 bedrooms or more, is substantially higher than in North-East Derbyshire as a whole, the East Midlands or England. 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%), regional (19.8%) and district (17.9%) averages, according to the 2011 Census. It also shows that under-occupation of dwellings, as evidenced by the number of spare bedrooms, is higher than in all these areas.
111. 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). 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), regional (40) and district (45) norms.
112. The evidence clearly points to a need for smaller homes, especially one or two bedroomed. These would not only help meet the need of its above average and fast growing older population, including those that wish to downsize but remain in the Parish, but would also appeal to young families and young people.
113. 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 need of young people and young families.
114. Further detail regarding current housing characteristics and need in the Parish is provided in an accompanying supporting evidence report, which can be found at <https://bramptonparishcouncil.org/neighbourhood-plan>.

#### **POLICY B6: HOUSING MIX**

New housing development should demonstrate how it has taken account of up to date local housing need information, including the Brampton Parish Housing Needs and Characteristics Study 2019 (or as updated).

### **4.3 Design, Heritage and Built Environment**

115. 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.
116. 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.
117. 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.

118. According to Dr Kenneth Cameron's 'Place Names of Derbyshire', the name Cutthorpe was first mentioned in 1417 but derives from the earlier Danes and originally meant 'Cut's outlying farm'. A Roger Cutte held land locally in 1361, and there was a farmer named William Cutte recorded in 1429. The Foljambes acquired land at Cutthorpe and Linacre in Tudor times and the first dwelling was constructed around the middle of the fifteenth century when Thomas Linacre (1460 – 1524) built Linacre Hall on land which is now occupied by the picnic area and car park of the nearby Linacre Reservoirs- and the Foljambes built the original Cutthorpe Hall. George Heathcote purchased the Cutthorpe estate from the Foljambes in 1614 and immediately began rebuilding and enlarging the Hall. The Heathcotes were originally bell-founders from Loads near Brampton, whose wealth came mainly from lead-mining, but they were a remarkably talented and enterprising family from whose ranks came two Lord Mayors of London, a Mayor of New York, a Governor of the Bank of England, a New England pioneer- and the celebrated physician and botanist, Gilbert Heathcote, who gave his name to the school on Whittington Moor. Half a mile north of George Heathcote's house, the first Mayor of Chesterfield, Ralph Clarke, built the magnificent cruck-framed, four-storeyed, square-towered gem of the Old Manor House beside the main road in 1625. The Dower House nearby was probably built a little later, but houses and families were united when George Heathcote married Ralph Clarke's daughter Lydia,- and it was their botanist son Gilbert who planted the seventeenth century daffodil bulbs whose yellow blooms still carpet the field to the south of the house each spring.
119. A long history of agricultural activity is still evident in the field patterns in the Parish. The North East Derbyshire Historic Environment Study (2012)<sup>15</sup> 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.
120. The Parish was also an early centre of industry, much of which pre-dates the 19<sup>th</sup> Century. Industries such as lead and iron mining, limestone and gritstone quarrying, can be evidenced in the number of abandoned mines and quarries including an iron smelting site dating back to the 12<sup>th</sup> Century in Birley Wood and Lead Smelt Mill in Linacre Wood.
121. 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.

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<sup>15</sup> <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>

## Statutory Designated Heritage Assets

122. According to Historic England, there were 42 nationally designated heritage assets in the Parish in 2021. This comprises 37 Listed Buildings and 5 Scheduled Monuments.
123. 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 including 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.
124. There are 5 Scheduled Monuments in the Parish. A Scheduled Monument is a nationally important archaeological site given legal protection under the Ancient Monuments and Archaeological Act 1979. Scheduled monuments in Brampton include evidence of Bronze Age settlement and lead smelting.
125. The full list of statutory designated heritage assets (2021) is shown at Appendix 1.
126. These assets are important and designated and protected in legislation. The 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 preserve the significance of the heritage asset and its setting.
127. The condition of these heritage assets is generally good. However, a search of DCC's register of Heritage at Risk<sup>16</sup> identifies that in 2019 there are three designated assets within the Parish which were identified as at risk; outbuildings at Cutthorpe Hall and Rufford Farmhouse and Pratt Hall Farm Cottage and attached outbuildings.

## Brampton Parish Character Buildings of Local Heritage Interest

128. 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.
129. The Derbyshire Historic Environment Record<sup>17</sup> ('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:
- At least 20 remains of 'charcoal pits'. These are hollows in old coppice oak woodland. The old woods have many of these charcoal platforms. It appears that the documentary term 'charcoal pits' probably refers to traditional charcoal platforms.
  - In Kitchenflat Wood a survey carried out in 1995 identified a total of 56 archaeological sites including deposits of slag, dams, leats, a quarry and a wood drying kiln.
  - A deposit of bloomery iron slag discovered in Birley Wood may relate to the documented iron forging carried out by the monks at Barlow Grange in the 12<sup>th</sup> century.

<sup>16</sup> <https://www.derbyshire.gov.uk/environment/conservation/buildings-risk-register/buildings-at-risk-register.aspx>

<sup>17</sup> <https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=94&id=4750>

- Remains of a late 16<sup>th</sup> century or early 17<sup>th</sup> 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.
130. 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.
131. The North East Derbyshire Local Plan Policy SDC7 seeks to ensure that development proposals that affect heritage assets with archaeological interest can demonstrate that the development will not be harmful to the archaeological interest of the heritage assets or their settings, having regard to their significance.
132. The community places high importance on the archaeological heritage of 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.
133. 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.
134. 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.
135. 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.
136. This accords with national and local planning policies. A good example is Policy SDC9: Non-Designated Local Heritage Assets in the North East Derbyshire Local Plan, which seeks to protect local heritage assets that are locally important. Also, Policy L3 (Cultural heritage assets of archaeological, architectural, artistic or historic significance) in the Peak District National Park Core Strategy, which states *'Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest'*.
137. While their identification as such will not significantly change any of the planning controls affecting alteration or demolition, many buildings have permitted development rights that allow some minor building operations and, in some cases, demolition to be carried out without recourse to planning or other permissions. Where a planning application is needed, then its identification as Brampton Parish

Character Building of Local Heritage Interest will be a 'material consideration' i.e. the asset's local heritage significance will be taken into account when making a decision on the development proposals and such proposals will be assessed against Policy B7 and other relevant local and national planning policies.

138. Further information regarding their heritage value is provided in the accompanying supporting evidence report which can be found at <https://bramptonparishcouncil.org/neighbourhood-plan>.

#### **POLICY B7: BRAMPTON PARISH CHARACTER BUILDINGS OF LOCAL HERITAGE INTEREST**

The Plan identifies the heritage assets listed below and illustrated in Appendix 3 as Brampton Parish Character Buildings and Structures of Local Heritage Interest. Any development proposal affecting a heritage asset must demonstrate how it has considered the character and setting of the asset, including consideration of local vernacular and materials. Proposals involving harm to, or the loss of a Brampton Parish Character Building of Local Heritage Interest must set out the scale of any such harm or loss alongside the benefits of the proposal.

1. Methodist Chapel, Cutthorpe.
2. The Square, Cutthorpe.

### **Cutthorpe, Old Brampton, Prathall and Wadshelf Conservation Areas**

139. These designated and non-designated heritage assets are concentrated in Cutthorpe, Old Brampton, Prathall and Wadshelf conservation areas.
140. A conservation area is an area of special architectural or historic interest, the characters of which are desirable to preserve and enhance. They are often, but not exclusively, centred on Listed Buildings. However, it is the character of the areas, including their landscape qualities, rather than the presence of individual buildings, which justifies their designation as conservation areas. Conservation area status means that there is greater control over development within or affecting their setting, and gives greater control over such matters as demolition, landscaping and trees, and the display of advertisements.
141. 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.
142. 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.
143. Moreover, as raised in the North East Derbyshire Historic Environment Study, the conservation areas have not been assessed for further or enhanced protection through an Article 4(2) designation.
144. 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 that the need for a clear management strategy for individual conservation areas, backed up by effective enforcement, are all critical in managing change.

145. 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>.

### PARISH ACTION 1: CHARACTER APPRAISALS FOR CUTTHORPE OLD BRAMPTON, PRATHALL AND WAD-SHELF CONSERVATION AREAS

The Parish Council in partnership with NEDDC will pursue the undertaking of character appraisals for Cutthorpe, Old Brampton, Prathall and Wadshelf conservation areas.

## Promoting High Quality and Distinctive Design

146. The community attaches high priority to achieving designs of development that are of high quality and respond positively to the distinctive character of the local area.
147. 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.
148. Much of the traditional core of each of the settlements of Cutthorpe, Old Brampton, Prathall and Wadshelf is protected by their Conservation Area status reflecting their special architectural and historic interest.
149. Outside these conservation areas, there is no dominant style of design with many styles including modern. A variety of materials has also been used, including brick, block 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.
150. 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. It is a strong desire of the community that they are protected from inappropriate development.
151. Generally, the design of new development (large and small) in the Parish is good and is sympathetic to its distinctive character and appearance, although it must be admitted, there are exceptions.
152. The community is concerned 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 especially impacted Cutthorpe.
153. Of particular concern to the Parish is that in recent years there have been housing developments within the Parish that have been granted planning permission despite widely expressed concerns and objections from residents to both the Parish Council and NEDDC about various aspects of their design.

Generally, this has been where existing properties have been purchased specifically for demolition with new houses built in their place. Objections mostly related to the new houses significantly changing the visual harmony of the housing in the vicinity in several detrimental ways, e.g.

1) Significantly increased height compared to the previous property on the site.

2) The use of different building materials from the demolished house and/or surrounding properties.

3) Increased density: semi-detached houses being replaced by a terrace of three houses, albeit on the same footprint and maintaining the roofline.

154. The Plan seeks to ensure that all development proposals (including minor works) are of high quality and designed sympathetically to ensure that the generally good quality built environment of the Parish is retained, respected and enhanced.
155. 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.
156. Particular care and consideration should be taken where a development proposal seeks to replace or convert an existing property into residential use.
157. Further, while it is accepted that there is currently a variety of architectural styles throughout the Parish, the Parish Council will in future seek to require that they are fully consulted, on behalf of residents, in particular on any future demolish and rebuild proposals with the aim of maintaining a consistent and harmonious relationship with adjacent properties and the Parish as a whole. In addition, the Parish Council will seek to ensure that they are in an informed position to work with the District Council and residents in respect of any planning applications of local contention.
158. The overall aim is to conserve Brampton so that it retains its character as a unique and distinctive Parish, an approach that is supported by national and local planning policies.
159. 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. 126). 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. 127).
160. Local planning policies require that new developments make a positive contribution to the distinct character of the local area.
161. Special mention here should be made to Policy SDC12: High Quality Design and Place-Making in the North East Derbyshire Local Plan, which requires that '*All new development should be of a high quality design and make a positive contribution to the quality of the local environment*'. Also, Policy GSP 2 (Enhancing the National Park) in the Peak District National Park Local Development Framework, which states (amongst other things) '*When development is permitted, a design will be sought that respects the character of the area*'.

162. Both NEDDC and the PDNPA have produced detailed guidance aimed at supporting the creation of distinctive and well designed places. In terms of NEDDC, this guidance is mainly contained in ‘Successful Places: A Guide to Sustainable Housing Layout and Design document’<sup>18</sup> and the PDNPA it is mainly contained in the ‘Peak District National Park Authority Design Guide’<sup>19</sup>.
163. The Plan supports, reinforces and provides local detail and context to these local planning policies aimed at supporting and promoting well designed and distinctive places.

### **POLICY B8: PROMOTING HIGH QUALITY AND DISTINCTIVE DESIGN**

All new development in Brampton must be of high quality design and must respect local character and local distinctiveness. Development proposals should consider opportunities to:

- a) Reinforce the distinctive qualities of the environment in which it is located, taking account of natural and built character, historical context and established patterns of development. The use of contemporary and innovative materials and design must demonstrate a positive contribution to the local character;
- 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) Provide safe environments that ‘design out crime’;
- f) Protect residential amenity, giving careful consideration to noise, privacy, outlook and to sunlight and daylight. Development should also consider impacts in respect of flood risk and odours;
- g) Incorporate sustainability, sustainable construction and energy efficiency into design and development; and
- h) Development proposals in Cutthorpe, Old Brampton, Prathall and Wadshelf Conservation Areas and the Peak District National Park should be particularly sensitive to the local context in terms of materials, design, colour scheme, scale and structure.

## **Dry Stone Walls**

164. 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.
165. Particularly important are the dry stone walls that are 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.

<sup>18</sup> <https://www.ne-derbyshire.gov.uk/index.php/other-planning-policy>

<sup>19</sup> <https://www.peakdistrict.gov.uk/planning/policies-and-guides/designguide>

166. 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 valleys<sup>20</sup> prepared by DCC has also identified them as distinctive and important characteristics of the landscape.
167. 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 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, which are a much loved and distinctive feature of the area.

#### **POLICY B9: PROTECTING, CONSERVING AND ENHANCING DRY STONE WALLS**

Development should not result in the loss of, or harm to, traditional dry stone walls. The conservation and/or enhancement of traditional dry stone walls will be supported.

## **4.4 Community Facilities**

### **Important Community Facilities**

168. The community takes great pride in the Parish, as evidenced in the wide and diverse range of clubs, societies, local activities and social interactions that take place.
169. These activities and social interactions are focused on community buildings that are to be found in the main villages.
170. These buildings, and the activities and services they support, play a vital role in meeting the health, recreational, 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 facilitate sustainable development.
171. As a rural parish with a relatively older population, availability and access to facilities are of increased importance.
172. However, the Parish has seen a gradual decline in 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 them. There is a concern that if action is not taken this decline will continue.
173. 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.

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<sup>20</sup> The Landscape Character of Derbyshire, Derbyshire County Council 2014



174. Through the consultation several buildings have been identified by the community as most important to the well-being of the community. These include public houses such as the Royal Oak, Peacock and the Three Merry Lads, Cutthorpe Institute and Wadshelf Village Hall and other meeting places. 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.
175. During the preparation of the Plan several suggestions were made about how community and recreational facilities in the Parish could be improved across the whole of the Parish. The findings from the community survey and wider consultation also showed that there is strong in principle support for improvements to the existing provision where they are suitably designed and located, meet a local need and are viable. Specific suggestions made through the community survey include shops (including a post office), additional community facilities and a Farmers Market.
176. Linacre Reservoirs was also especially highlighted. They are already a key component of the leisure facilities in the Parish but were considered to have potential to offer even more both in terms of leisure and tourism. The reservoirs supplied water to Chesterfield from 1855 but all three became non-operational in 1995. 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.
177. 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 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 Woodnook 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.
178. 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 sensitive and appropriate 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.
179. 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 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.

180. Clearly any developments, such as those listed above, and the possible renewable energy scheme included in para 238, would need to be in accordance with national and local planning policies, especially those concerning development in the Green Belt, and would require the support of and approval by Severn Trent Water, the owners and managers of the reservoirs and surrounding land, especially as additional parking and other associated amenities may become necessary.
181. This and the other suggestions made about how community facilities in the Parish could be improved are being taken forward by the Parish Council.
182. The Plan supports and encourages the appropriate and sensitive enhancement of existing community provision where it meets a local need, including through improvements to existing provision or new build.

### **POLICY B10: PROTECTION AND ENHANCEMENT OF IMPORTANT COMMUNITY FACILITIES**

Proposals that result in the loss or significant harm to the community value of the following community facilities will not be supported unless; it can be demonstrated that the service or facility is no longer viable, further evidence of 12 months active marketing, or is no longer required by the community; or the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location

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.
9. St Paul's Church, Old Brampton.

The improvement of existing and the creation of new community facilities will be supported, subject to development proposals demonstrating that they respect local character and residential amenity and do not result in harm to highway safety.

### **Assets of Community Value**

183. The designation of a community facility as an Asset of Community Value provides the opportunity for the community to bid to purchase it should it be listed for sale.
184. The Localism Act 2011<sup>21</sup> 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.

<sup>21</sup> <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

185. 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.
186. 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 the Institute, both in Cutthorpe. The potential of the Three Merry Lads for future enhancement of community facilities has been specifically identified within the community as it is the only public house in the Parish that is not peripherally located.
187. 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.

#### PARISH ACTION 2: ASSETS OF COMMUNITY VALUE

The Parish Council will seek to encourage development that supports the longevity and community value of Assets of Community Value.

## 4.5 Rural Economy and Telecommunications

### Rural Economy and Employment

188. The Parish includes a wide range of businesses that provide local employment opportunities and make a major contribution to the economic sustainability of the Parish and the wider area.
189. 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.
190. A growing and above average number of residents work from home. At 10.5% the proportion of the working age population who stated they mainly worked from home was more than three times the district (3.3%) and national (3.5%), averages according to the 2011 Census. The Coronavirus Pandemic will, no doubt, have changed these statistics during the various lockdowns and it is impossible to forecast if there will be a longer-term trend towards permanent working from home for many more people.
191. 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 Parish.
192. 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. There are also self-catering holiday properties in the Parish, for example, Green Farm holiday cottages and Woodview Lodge Loft in Cutthorpe, Chestnut and Willow cottages and Elmcroft in Old Brampton, as well as a touring caravan site in Old Brampton and a Premier Inn in Eastmoor.

193. 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 increasing congestion and having an adverse impact on amenities and the environment.

In general, development of appropriate new and existing small scale businesses will be encouraged where they are appropriately located and designed.

## Broadband and Other Telecommunications Provision

194. The provision of good telecommunications, which serves both housing and commercial development, is increasingly important in the modern world.
195. The internet, for example, is driving business innovation and growth, helping people access services and opening up new opportunities for learning and interaction.
196. 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 people working from home is three times the district and national averages, according to the 2011 Census.
197. 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. Prathall and areas to the west of the Parish especially have a very poor service.
198. The need to ensure that all parts of the Parish have 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.
199. 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 B11: BROADBAND AND OTHER TELECOMMUNICATIONS PROVISION**

The development of enhanced broadband and other telecommunications equipment will be supported where such provision is sympathetically located and designed.

## 4.6 Transport and Getting Around

### Highway and Pedestrian Safety

200. Action to improve highway safety and parking is a top and long-standing priority for the community.
201. The community survey demonstrated the continued high level of local concern around traffic, highway safety and parking:
- 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 percentage (32%) felt traffic noise a major problem.
202. Brampton's road network has developed over many centuries, and much of it is not designed for either the size or density of modern, vehicular traffic.
203. 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.
204. A significant amount of traffic, including Heavy Good Vehicles, passes 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. The B6050 is used as an informal route to bypass Chesterfield by traffic heading east or west, including HGVs, despite the 7.5 tonne restrictions. Similarly, the volume of traffic over the minor roads across Eastmoor increases significantly during rush hours.
205. 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. Road signs direct drivers to slow down and drive safely within 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. There is also a very specific problem at Four Lane Ends Cutthorpe where the entry splay onto the B6050 westbound enables vehicles to corner at excessive speeds. Several accidents have occurred here where vehicles have collided with trees and stone walls of adjacent properties. Alteration to the junction geometry would remove much of the risk. There is also a problem in Eastmoor where the B6050 meets the unclassified road from Wigley. Vehicles approaching from the Cutthorpe direction have failed to stop on numerous occasions and have destroyed the dry stone field boundary on the opposite side of the junction. A Brampton Community Speed Watch Group has recently been formed and is actively seeking to warn drivers to keep within designated speed limits, particularly at locations where too many regularly exceed the legal speed limits.

206. On-street parking is a significant issue in Cutthorpe and Wadshelf villages and more widely. This was highlighted as a major concern through the consultation. The roads and pavements in the villages 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, Cutthorpe and Main Road and School Lane, Wadshelf 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 the Primary Schools in Cutthorpe and Wigley. Many children are driven to the schools. However, neither school has space within their 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 either Village, especially in and around the Primary Schools.
207. There are numerous points where:-
- There is only a pavement on one side of the road; and in some locations where this switches to the other side requiring pedestrians to cross; for example, on the B6050 above Cutthorpe School and at The Peacock public house, at the Parish boundary on Newbold Road (both used by school children and the latter in a 40mph zone).
  - Narrow pavements; for example, adjacent to the Old Manor House and between Cutthorpe School and the vehicular entrance to Linacre Reservoirs.
  - The condition of pavements in some areas is substandard; for example, on parts of Cutthorpe Road and Main Road Cutthorpe and between Cutthorpe School and the vehicular entrance to Linacre Reservoirs (the latter is below road level and often waterlogged).
  - On-street-parking is also a major issue in Wadshelf and around Wigley Primary School.
208. These issues are compounded by 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 by an hourly bus service to Chesterfield and Bakewell and there is an additional service between Chesterfield and Bakewell via the A619 that only serves Wadshelf. There is an hourly service between Dronfield and Chesterfield serving Four Lane Ends, Cutthorpe, but the service to the rest of the village is limited to 5 buses per day running approximately every two hours.
209. For many residents access to a car is a necessity, not a choice.
210. 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 two sizeable developments adjacent to the B6050 in the area of Dunston, neither of which is served by a bus route.
211. Whilst the formulation of transport policy at a local level is primarily a matter for DCC as the highway authority, the Plan supports and encourages actions that can be taken to address parking and road safety in areas where highway safety issues have been identified as a significant concern. The community is strongly in favour of measures to reduce vehicle speeds by measures such as a vehicle actuated speed measurement and warning signs (VSASs): research by Norfolk County Council demonstrated that these signs in the village of Scole reduced the mean speed of vehicles by 6 mph and by 8 mph for 85% of traffic; a similar study by South Gloucestershire Council to measure the effectiveness of 29 VSASs reduced the number of vehicles travelling above the speed limit by 21%<sup>22</sup>.

<sup>22</sup> Source: [southglos.gov.uk/documents/pte040001.pdf](https://southglos.gov.uk/documents/pte040001.pdf)

The Brampton Parish Community Speed Watch Group is now active and hopefully will in due course, have a positive effect on vehicle speed in the parish.

#### **POLICY B12: HIGHWAY AND PEDESTRIAN SAFETY**

Development must not harm highway safety and development in Cutthorpe village should not result in the loss of existing car parking provision.

#### **PARISH ACTION 2: HIGHWAY AND PEDESTRIAN SAFETY**

The Parish Council will actively seek to work with DCC, NEDDC, PDNPA 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 and Wigley primary schools and to encourage greater adherence to speed limits generally.

### **Footpaths, Cycle Paths and Bridleways**

212. The Parish has an extensive network of footpaths and, to a lesser extent, cycle paths and bridleways.
213. These are important for getting around as well as for health and the environment. Encouraging people to walk, ride or use a bicycle for off road journeys and leisure purposes can bring significant benefits including increased safety and health; reduced road congestion and carbon emissions; and more integrated communities. Walking, cycling and horse riding are popular pastimes both for residents and the many visitors to the Parish.
214. While planning has a limited remit in relation to improvements in the footpath, bridleway and cycle path network the Plan supports the protection and enhancement of the existing network within the Parish. The consultation showed 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 a further 17.5% stating more than once a week). 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.
215. The Parish Council is committed to working with NEDDC, PDNPA, DCC, landowners, adjacent parish councils and other interested parties to bring about these improvements.

#### **POLICY B13: FOOTPATHS, CYCLE PATHS AND BRIDLEWAYS**

The improvement and expansion of the existing network of footpaths, cycle paths and bridleways will be supported. Development proposals should protect and, wherever possible, enhance footpaths, cycle paths and bridleways.

## **4.7 Combatting Climate Change**

216. The adverse 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.
217. In 2019 Brampton Parish Council, like hundreds of other town and parish councils and others across the UK, declared a climate change emergency as part of a nationwide campaign aimed at reducing carbon emissions on a local scale and raising awareness about climate change. This will require changes to government policy, as well as actions by local authorities, the Parish Council, businesses, and ordinary citizens.
218. 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.
219. As a series of reports has underlined, neighbourhood plans can make a positive, important contribution to addressing climate change as part of an overall local Climate Change Strategy. The Centre for Sustainable Energy report '*A guide to policy writing and community engagement for low-carbon neighbourhood plans*' and other such useful productions have helped to shape and guide the Plan.
220. Brampton Parish Council would seek to emulate the characteristics of a 225 ZERO-CARBON housing development in South Wales<sup>23</sup>.

The key features of this development are:

- No gas anywhere in the entire development site.
- Solar PV – maximum number of panels on every roof.
- 170 metre borehole ground source heating in every property.
- Battery back-up/storage.
- 3 phase electricity connection to all houses for faster in and out electricity from the National Grid – inward when the grid has surplus capacity and can even pay users to consume supply and outward when the electricity generated exceeds demand.
- Materials used – highest standard insulation, triple glazing, tight-fitting draft-free doors.
- Intelligent HW storage based on Internet of Things controlling domestic appliances<sup>24</sup>.
- Under-floor heating (no radiators).
- EV charging (and parking) for every house.
- Intelligent electric demand management.

£15k- £20k additional first cost at present but whole life costs indicate rapid recovery of initial outlay and accumulated savings thereafter.

221. The Plan already contains many actions and policies aimed at mitigating and adapting to climate change. These include Policy B3 that encourages nature conservation; Policy B8 which requires high quality design (including energy efficiency) and Policy B14 that promotes walking and cycling.

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<sup>23</sup> See <https://www.youtube.com/watch?v=ul7wxNtrorQ&t=540s> And Development by SERO construction <https://www.serohomes.com/hassle-free-homes/>

<sup>24</sup> Intelligent HW storage by Mixergy <https://www.mixergy.co.uk/> and <https://www.youtube.com/watch?v=z1Z4JCoPAGc>  
Brampton Parish Neighbourhood Plan 2017- 2034 – Referendum Version (July 2023)



222. It should also be noted that there are several local planning policies aimed at addressing climate change. Policy SDC10: Decentralised, Renewable and Low Carbon Energy Generation in the North East Derbyshire Local Plan, permits 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 Plan seeks that proposals incorporate design measures that promote environmental sustainability. The PDNPA has produced a specific Supplementary Planning Document (Climate Change and Sustainable Building<sup>25</sup>), which promotes the positive role that low carbon, renewable energy and sustainable buildings can play in reducing greenhouse gas emissions. These are supported and encouraged by the Plan. Where they reflect the needs and aspirations of Brampton they are not duplicated in the Plan.
223. 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 centred on Linacre Reservoirs. If this proves infeasible, other possibilities to be examined include installation of a wind turbine (possibly near Grange Hill, the highest point in the Parish and not close to residential properties), provision of Vortex Bladeless vibrating electricity generators<sup>26</sup> and Alpha 311 small scale vertical<sup>27</sup> axis electricity generators that can be installed on lamp posts.
224. Other ideas where there is strong local interest include 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), the planting of wildflowers and other bee-friendly plants and the installation of beehives. 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.
225. Many forms of renewable energy and other schemes aimed at addressing climate change do not require planning permission and can be installed under permitted development rights. In general, small-scale proposals for renewable and low-carbon installations in the Parish will be encouraged whether they do or do not require planning permission.

### PARISH ACTION 3: SMALL SCALE COMMUNITY INITIATIVES FOR RENEWABLE ENERGY AND LOW CARBON ENERGY

The Parish Council will progress and encourage appropriate small scale community initiatives for renewable energy and low carbon energy to meet local need and provide local benefits.

## Ultra-Low Emissions Vehicle Infrastructure

226. 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. As mentioned

<sup>25</sup> <https://www.peakdistrict.gov.uk/planning/policies-and-guides/climate-change-and-sustainable-building>

<sup>26</sup> see <https://vortexbladeless.com>

<sup>27</sup> see <https://alpha-311.com/#home>

previously, access to a motor vehicle for the vast majority of households in the Parish is a necessity, not a choice.

227. 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.
228. 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.
229. The UK has seen a surge in demand for ULEVs, including electric vehicles, with year on year increases in sales. There are currently over 100,000 ULEV cars on UK roads, and that figure is expected to rise to around 1 million (Office for Low Emission Vehicles) by 2025. The pace of demand and ever-changing technology means that by 2030 all new cars will be ULEVs. This is something that the Plan wishes to encourage and support.

#### **POLICY B14: ULTRA-LOW EMISSIONS VEHICLE INFRASTRUCTURE**

The development of charging points for Ultra-Low Emission Vehicle and e-bikes charging points will be supported.

## **5.0 Monitoring and Review**

230. It is anticipated that the Plan will last up to 2034. During this time, the circumstances which the Plan seeks to address may change.
231. The Plan will be monitored by the Parish Council 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.

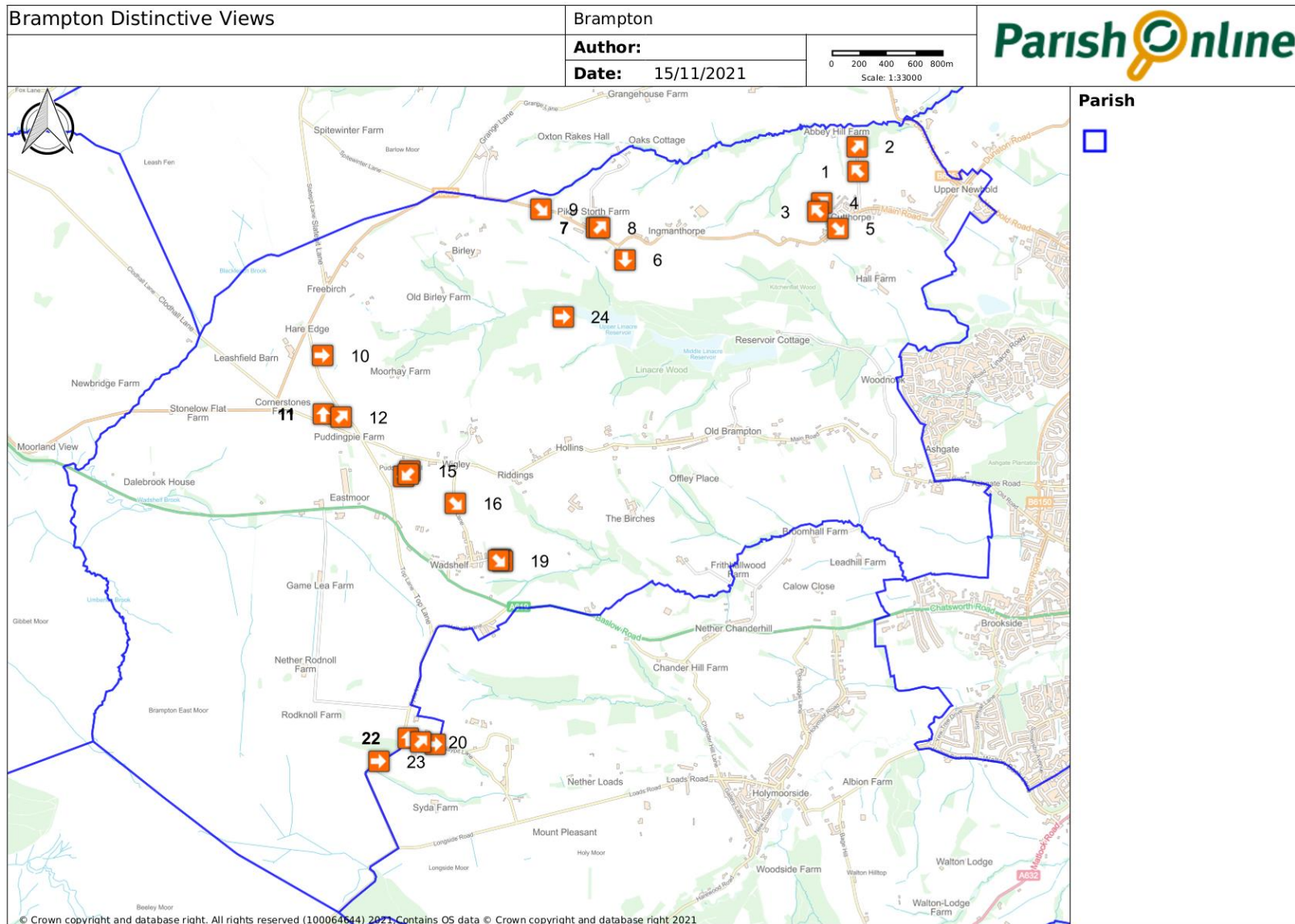
### Appendix 1: Statutory Listed Heritage Assets in Brampton Parish (2021)

Name of Asset	Location (where given)	Grade
<b>Listed Buildings</b>		
Cutthorpe Hall	Green Lane, Cutthorpe	II*
Cottage North East of Rufford Farmhouse	Baslow Road, between Old Brampton and Wadshelf	II
The Birches	Bagthorpe Lane, Hollins, Old Brampton	II
Methodist Chapel	Wadshelf	II
Cottage and attached outbuildings to south west side of lane to north west of Pratt Hall	Pratthall, Cutthorpe	II
Parish Church of St Peter and St Paul	Old Brampton	I
Ashgate House	Old Brampton	II
Hollins House, attached boundary wall to south and entrance gatepiers	Hollins, Old Brampton	II
Outbuilding to north west of Pratt Hall and attached outbuildings	Pratthall, Cutthorpe	II
Cruckhall barn at the bungalow	Wadshelf	II
Wigley Hall	Wigley	II
Range of buildings to the north of the Birches	Bagthorpe Lane, Hollins, Old Brampton	II
Rufford Farmhouse, including attached boundary wall	Baslow Road, between Old Brampton and Wadshelf	II
Farm outbuilding to the west of Rufford farmhouse	Baslow Road, between Old Brampton and Wadshelf	II
Barn at Frith Hall Farm	Frith Hall Lane, off Baslow Road, between Old Brampton and Wadshelf	II*
Outbuilding immediately west of rear wing of Frith Hall Farmhouse	Frith Hall Lane, off Baslow Road, between Old Brampton and Wadshelf	II
Garden walls and gatepiers to south east of Cutthorpe Hall	Green Lane, Cutthorpe	II
Farm outbuilding to the south of Hall Farmhouse	Green Lane, Cutthorpe	II
The Dower House	Green Lane, Cutthorpe	II
Outbuilding at Hall Cliff Farm	Hall Cliff Lane, Wadshelf	II
Old Hall Cottage	Main Road, Cutthorpe	II
Guide Post at SK 307 718	Near Wigley	II
Birley Grange Farmhouse	Just east of Cutthorpe	II
Outbuilding to the north west of Hollins House	Hollins, Old Brampton	II
Pratthall Farmhouse	Pratthall, Cutthorpe	II
Range of farm outbuildings to the north and north west of Cutthorpe Hall	Green Lane, Cutthorpe	II
The Old Barracks	Green Lane, Cutthorpe	II
Cutthorpe Old Hall	Main Road, Cutthorpe	II
Guide Post at SK303 720	West of Wigley by B6050	II
Birley Grange Cottage Farm	Just East of Cutthorpe	II
Brampton Manor, attached boundary walls, gatepiers and railings	Old Brampton	II

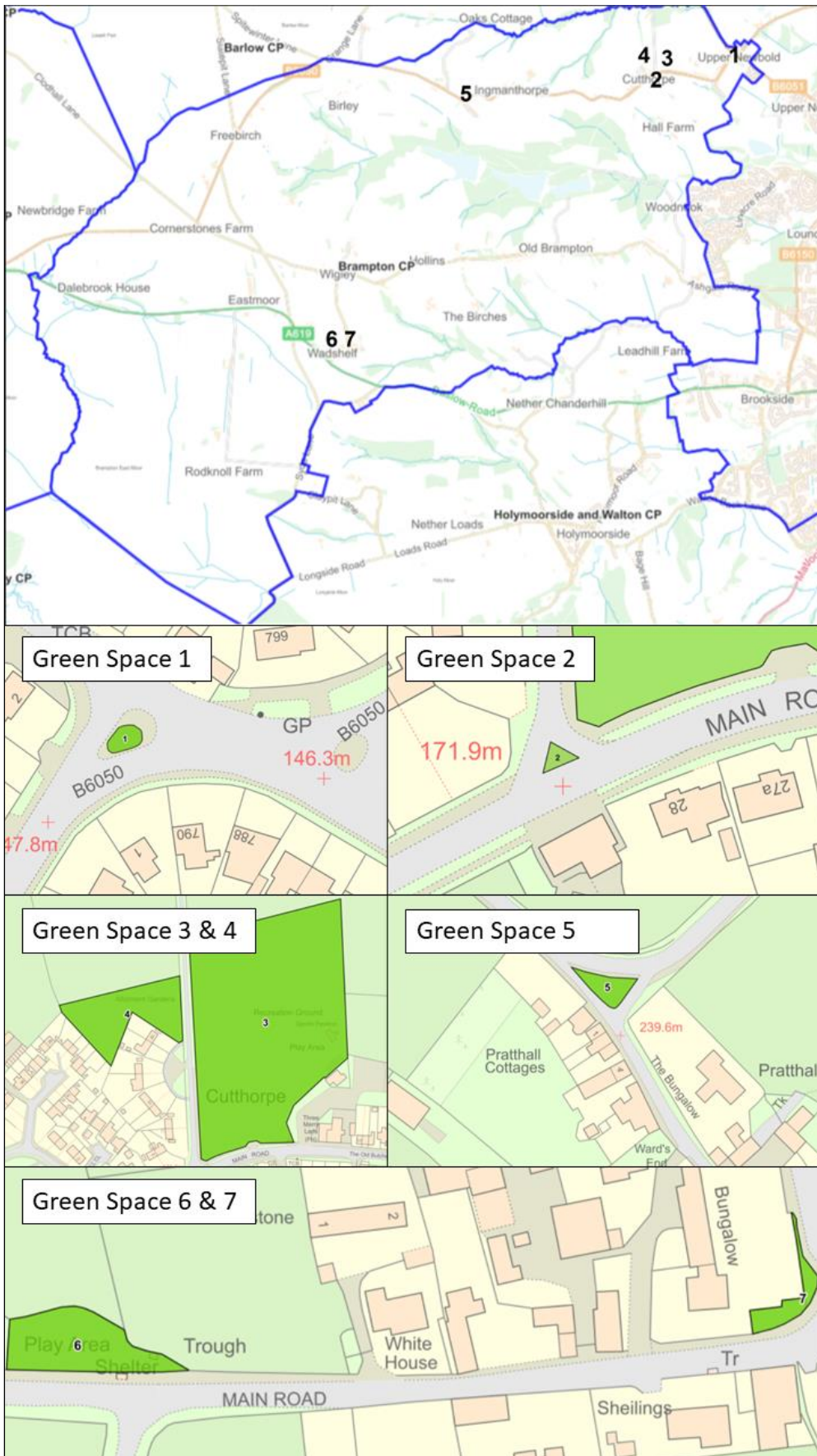
L-shaped range of outbuildings to west of Hollins House	Hollins, Old Brampton	II
Wigley farmhouse	Wigley	II
Pratthall and attached outbuildings	Pratthall, Cutthorpe	II
Range of Outbuildings to the north of Rufford farmhouse	Baslow Road, Brampton	II
Temperance House	Baslow Road, Brampton	II
Frith Hall farmhouse	Frith Hall Lane, off Baslow Road, between Old Brampton and Wadshelf	II
<b>Ancient Monuments</b>		
Rodknoll fancy barrow	Rodknoll Lane, off Baslow Road, Brampton	Scheduled
Lead smelt mill in Linacre Wood, 160m east of Lower Linacre Reservoir dam	Between Cutthorpe and Old Brampton	Scheduled
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	Rodknoll Lane, off Baslow Road, Brampton	Scheduled

Source: Historic England 2021

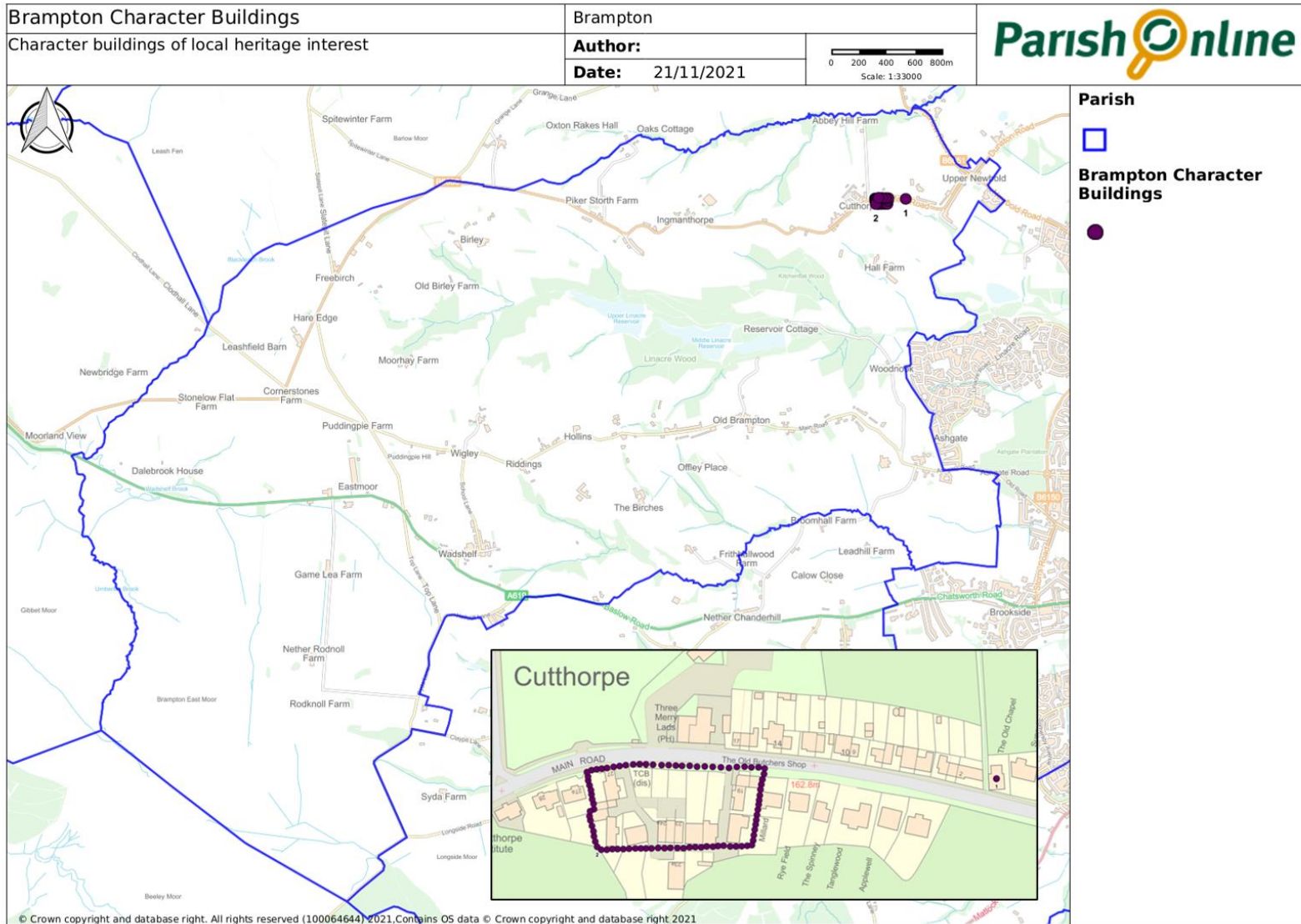
APPENDIX 2 – DISTINCTIVE VIEWS



APPENDIX 3 – LOCAL GREEN SPACES



APPENDIX 4 – BRAMPTON CHARACTER BUILDINGS OF LOCAL HERITAGE INTEREST



APPENDIX 5 – BRAMPTON GREEN BELT AREA

