

Consultation Responses
Brampton Parish Neighbourhood Plan
Submission Draft 2023

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Respondent 1:

Derbyshire County Council

Response:

Brampton Neighbourhood Plan: Submission Draft

Thank you for consulting Derbyshire County Council (DCC) on the Brampton Neighbourhood Plan: Submission Draft (BNP). The comments below are DCC's Member and Officers' technical comments with regard to the Green Belt, Local Green Spaces, housing, climate change, and education aspects of the Plan.

Local Member Comments

Councillor Angelique Foster, the County Council Member for Dronfield West and Walton Electoral Division, has been consulted. Thus far no comments have been received, but if I receive any I will forward them to you.

Officer Comments

Green Belt and Peak District National Park

The approach to Green Belt and the Peak District National Park set out in paragraphs 54 to 59 is fully supported. These paragraphs appropriately highlight

that the vast majority of the rural area of the Parish is designated as either Green Belt or falling within the Peak District National Park and that development within these areas will be tightly restricted to limited types of development that are appropriate to the Green Belt and National Park setting of the Parish. DCC also agrees with the approach set out in paragraph 58 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'.

Local Green Spaces

Policy B2: Protecting Important Local Green Spaces

DCC would reaffirm its Regulation 14 objection to the designation of the Local Green Spaces named below on the grounds that designation could impact on or compromise potential highway improvements or road safety initiatives in the future.

1. Greenspace at the junction of Cutthorpe Road and Four Lanes End, Cutthorpe
2. Coronation Tree greenspace, Cutthorpe
5. Greenspace on the bend of road, Pratthall

4.2 Housing Development

The approach to housing development set out in section 4.2 of the Plan is fully supported and appropriately recognises that new housing development, except in the settlements of Cutthorpe, Wadshelf and Old Brampton, will be strictly controlled in the vast majority of the Parish as it is covered by either Green Belt or the Peak District National Park. Cutthorpe, Wadshelf and Old Brampton are not covered by Green Belt and are identified as level three settlements in the Adopted North East Derbyshire Local Plan, where there are no housing allocations in the Plan over and above existing commitments and where windfall developments are deemed appropriate. The approach to housing type and mix is supported by evidence in the Brampton Parish Housing Needs and Characteristics Study (2019) and again appropriately reflects evidence in the study that the key need in the Parish is for affordable smaller homes (one or two bedrooms), especially suited for those with a disability, young families, young people and for older people who wish to downsize. In the context of the above, Policy B6 is considered to be in conformity with policies for housing in the NPPF and the Adopted North East Derbyshire Local Plan.

4.7 Combatting Climate Change

DCC is pleased to see a high level of ambition in the BNP explicitly referring to different aspects of climate change. Whilst relevant policy statements are

weaker, they are integrated across the document and cover all the key points. DCC therefore supports these aspects of the Submission Draft.

Education

Schools and education are only mentioned in the context of the parish's history and traffic and parking around the two rural schools. DCC therefore has no comments to make on these aspects of the Plan.

I should be grateful if you would notify DCC of the local planning authority's decision in relation to the neighbourhood development plan (Regulation 19).

Respondent 2:

Coal Authority

Response:

Re: Brampton Parish Neighbourhood Plan

Thank you for your notification received on the 1st February 2023 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Brampton Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including; mine entries, shallow coal workings and reported surface hazards. These features pose a potential risk to surface stability and public safety.

The Coal Authority's records also indicate that surface coal resource is present on the site, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

I have unfortunately been unable to find a copy of the Regulation 16 Neighbourhood Plan document on the identified websites. However, it is assumed that this document follows the same format as the Regulation 14 Plan, on which we previously

commented, and it does not propose to allocate any sites for future development. On the basis that this is the case the Planning team at the Coal Authority have no specific comments to make on the content of the Neighbourhood Plan.

Respondent 3:

Environment Agency

Response:

Brampton Parish Neighbourhood Plan 2017 – 2034

Thank you for giving us the opportunity to comment on the above neighbourhood plan and please find our comments detailed below.

Environment Agency position

Flood Risk

The neighbourhood plan highlights that any new development proposals which come forward are likely to be infill or small windfall sites.

The main settlements of Cutthorpe, Wadshelf and Old Brampton lie within flood zone 1 and therefore we have no fluvial flood risk concerns associated with these settlements.

Section 4.1 – Natural Environment

We are pleased to see such a large focus on the protection and enhancement of the natural environment although we would suggest the inclusion of two key points.

We would welcome the inclusion within the neighbourhood plan policies which highlight the need to enhance or provide blue/green infrastructure. Any new development should integrate and increase blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.

Secondly, we notice that the document has not highlighted the opportunity to provide biodiversity net gain. The Environment Bill has now been approved through parliament requiring all new development to provide a minimum of 10% biodiversity net gain.

We would encourage the neighbourhood plan to push for developers to provide biodiversity net gain in excess of the required 10% across these sites where

possible/feasible. It may be wise to include this within this section as well as section 4.2 – Housing development.

Section 4.2 – Housing development

While we are encouraged by the inclusion of paragraph 109 which stipulates the requirement for new housing development to be energy efficient and supports sustainable development we do think that this could go further.

We would suggest that the Neighbourhood Plan highlights the requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day unless it can be demonstrated that this is not feasible.

Producing mains water, treating waste water and in-home water heating has significant embedded energy and requires chemical inputs, therefore reducing water demand per capita by requiring the tighter standard of 110 l/p/d could lead to significant reductions in the associated carbon emissions.

Respondent 4:

Historic England

Response:

Neighbourhood Plan for Brampton Parish

Thank you for consulting Historic England about your Neighbourhood Plan.

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

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

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

found at:-

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

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

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

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

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

Respondent 5:

Linda Hancock

Response:

Can I please be updated 're decision in relation to this.

Can I just say that myself and family live in Old Brampton. None of us, or any neighbours have heard of this plan until now.

Have any local landowners been approached 're using their land for proposed building? I have spoken to some in Old Brampton/Wadshelf who would be in favour/supportive of this. (self included.)

Respondent 6:

Micheline Beaulieu

Response:

Thank you for the opportunity to comment on the above. I wish to point out that references to demographic data should be taken from the 2021 census and not the 2011 census which is out of date which does not reflect the current situation eg see section 2 para 22.

Respondent 7:

National Gas

Response:

Brampton Parish Neighbourhood Plan - Regulation 16 Consultation

February – March 2023

Representations on behalf of National Gas Transmission

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

About National Gas Transmission

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

Proposed sites crossed or in close proximity to National Gas Transmission assets:

An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.

National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

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

- <https://www.nationalgas.com/land-and-assets/network-route-maps>

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

Distribution Networks

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

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

Respondent 8:

National Grid

Response:

Brampton Parish Neighbourhood Plan - Regulation 16 Consultation

February – March 2023

Representations on behalf of National Grid Electricity Transmission

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

About National Grid Electricity Transmission

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

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

Proposed development sites crossed or in close proximity to NGET assets:

An assessment has been carried out with respect to NGET assets which include high voltage electricity assets and other electricity infrastructure.

NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

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

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

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

Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Further Advice

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

Respondent 9:

Natural England

Response:

Submission of the Brampton Parish Neighbourhood Plan 2017 - 2034.

Thank you for your consultation on the above dated 01 February 2023

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

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

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

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

Respondent 10:

Anne Harrison

Response:

Can I request that when the neighbourhood plan has completed the consultation period and is to be adopted I would like to be informed. I have been involved with the process since its conception and would fully support it being an integral part of the local council policy.

Respondent 11:

Peak District National Park Authority

Response:

Thank you for making us aware of the submission of the Brampton Neighbourhood Plan, and the formal Reg 16 consultation period.

I confirm that the Peak District National Park (PDNP), as the relevant local planning authority for part of the Brampton Neighbourhood Plan, updated its website with the submission details prior to the consultation period commencing.

The PDNP has worked closely with the Brampton NP group, and we have appreciated our comments being taken into account during the informal consultation stages of the neighbourhood plan.

Due to this, the PDNP do not have comments to make on the submitted neighbourhood plan, but would like to outline our support and appreciation for the time and effort that has been spent by the community in reaching this stage.

Respondent 12:

Severn Trent

Response:**Brampton Parish Neighbourhood Plan**

Thank you for the opportunity to comment on your consultation, we do not currently have any specific comments to make on your plan. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

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

Wastewater Strategy

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we are producing a Drainage and Wastewater Management Plan covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan will support future investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks.

Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

Surface Water

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

Drainage Hierarchy Policy

New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

Supporting Text:

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

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

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

Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We

therefore recommend that the following policy wording is included within your plan regarding SuDS:

Sustainable Drainage Systems (SuDS) Policy

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.

All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.

Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.

Supporting Text:

Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

Blue Green Infrastructure

We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

Blue and Green Infrastructure Policy

Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.

Supporting Text:

The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2018) paragraph 170 States:

“Planning policies and Decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

Green Open Spaces Policy

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

Supporting Text:

We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

Water Quality and Resources

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency’s Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

Protection of Water Resources Policy

New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 163 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as river basin management plans;”

Water Efficiency Policy

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard:

New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.

Supporting Text:

National Planning Policy Framework (July 2018) Paragraph 149 states:

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – link.

We recommend that all new developments consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.

- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres per minute or less.
- Water butts for external use in properties with gardens.

Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

Developer Enquiries

When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues. We therefore encourage developers to contact us, details of how to submit a Developer Enquiry can be found here - <https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/>

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

Respondent 13:

Sport England

Response:

Thank you for consulting Sport England on the Brampton Neighbourhood Development Plan Submission Draft.

Sport England is a statutory consultee on planning applications affecting playing field land. We assess planning consultations against the five exceptions in our Playing Fields Policy and Guidance Document www.sportengland.org/playingfieldspolicy which reflects the wording in paragraph 99 of the National Planning Policy Framework (NPPF) (2021) in that playing fields should not be built on.

Protecting Sport Facilities and Playing Fields

Paragraph 99 of the NPPF offers clear advice on how sports facilities including playing fields should be protected from development.

Sport England welcomes the inclusion of Cutthorpe Recreation Ground as a Local Green Space and the protection given to it under Policy B3 (Protecting Important Local Green Spaces). However, there is a requirement for the built facilities on Cutthorpe Recreation Ground to also be protected as important community/sports facilities so as to comply with the requirements of paragraph 99 of the NPPF.

Respondent 14:

North East Derbyshire District Council

Response:

Dear Brampton Parish Council,

Thank you for the opportunity to comment formally on the Reg.16 Brampton Parish Neighbourhood Plan.

Firstly, I would like to renew our support for Brampton Parish Neighbourhood Plan and hope that the comments made below are helpful to you.

Background

Brampton Parish Council has been preparing a Neighbourhood Development Plan under the Neighbourhood Planning Regulations. Within the Parish, the Neighbourhood Plan once 'made' will, together with the Local Plan, become part of the Development Plan for planning decisions. The District Council is the 'Responsible Authority' for the Neighbourhood Plan; as such it has a certain role to play in finalising the Plan. During this period there has been on-going discussion between District Council Planning officers and the consultants preparing the Plan.

The Brampton Neighbourhood Plan (BNP) has now been submitted to the District Council (under Regulation 15 of the Neighbourhood Planning Regulations¹). Council Planning Officers have determined that the legal requirements of the Neighbourhood Planning Regulations have been complied with, as set out in s2 of that Statement, and demonstrated by the Statement of Basic Conditions submitted on behalf of Brampton Parish Council (August 2022).

The Plan also needs to meet the EU obligations (s3.5), impact on a European Site (s3.6) and the Statement of Consultation (s3.7). With regard to this a screening report has been prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004. The screening includes record of consultation with the requisite environmental assessment consultation bodies.

The District Council has confirmed, in line with the screening report; that no significant effects are likely as a result of the implementation of the Brampton

¹ [Regulation 15 of Neighbourhood Planning Regulations](#)

Neighbourhood Plan and that there is no requirement to prepare a Habitats Regulation Assessment.

The District Council, as Responsible Authority, has determined that the Plan complies with the relevant statutory requirements and may progress to an examination.

Prior to an examination, there is a period of consultation on the Submitted Plan. It is this stage that has now been reached. All comments will be put before an examiner for consideration prior to the examiner's report being presented to the Council.

The District Council will subsequently consider the examiner's report and take a formal view on whether certain "basic conditions" are satisfied and the Plan can be brought into force.

If the District Council then decides that the Plan does meet the 'basic conditions' as assessed by the Examiner then it will arrange a referendum (in the Parish). Following a positive referendum result the Council will publicise the neighbourhood plan and formally bring it into force. This last step is called 'making' the Plan. Following a positive referendum result the Neighbourhood Plan effectively becomes part of the Development Plan for development management purposes.

Comments and Summary

Overall, the draft Plan is well presented and scoped appropriately, dealing with relevant local issues, leaving more strategic matters to the Local Plan. In the main, policies are consistent, well evidenced and clear. The supporting documents are a particularly valuable resource.

In several cases, changes made to the earlier (regulation 15) draft Plan have satisfied the concerns of the District Council. There are a few substantive matters outstanding and several new comments, however none are significant.

Detailed Planning & Conservation Comments:

Brampton Draft Neighbourhood Plan Reg. 16 Stage	
Reference	Comment
Page 4, Appendices	<p>APPENDIX 1: 'Statutory Listed Heritage Assets' – is a mixed / atypical title. Suggest this is changed to 'Listed Buildings'. Alternatively could use the term: 'Designated Heritage Assets'. But if so, then this section should include the conservation areas and scheduled monuments.</p> <p>APPENDIX 4: 'Brampton Character Buildings of Local Heritage Interest'. Omit the word 'character'. If the buildings are of heritage interest they will be have character.</p>

Page 11, Vision	The second sentence in the vision reads more like an objective.
Page 12, Para. 43	There is a typographical error at the beginning of the last sentence 'As the NPPF states <u>as</u> para....' should be changed to 'As the NPPF states <u>in</u> para....'
Page 28	Above paragraph 134, change the heading 'Statutory Designated Heritage Assets' to 'Designated Heritage Assets' – to reflect terminology set out in the NPPF
Page 28, Para 134	Change the reference from English Heritage to Historic England. Could also usefully add in that "Brampton Parish contains a wealth of designated heritage assets. These types of heritage assets are protected because of their national importance. In Brampton, these include 5 schedule monuments, 37 listed buildings and four conservation areas."
Page 28, Paragraph 136	Amend text There are 5 scheduled monuments in the Parish. A scheduled monument is a historic building or site that is included in the Schedule of Monuments kept by the Government. These include evidence of Bronze Age settlement. <u>nationally important archaeological site given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.</u> Scheduled monuments in Brampton include evidence of Bronze Age settlement and lead smelting.
Page 28, Para 137	The word 'statutory' is not required
Page 29, Para 138	In the second sentence replace 'protect' with 'preserve'
Page 29, Paragraph 140	Suggest amending the title – 'Brampton Parish Buildings of Local Heritage Interest'.
Page 29, Paragraph 141	Amend First bullet-point: At least 20 remains of 'charcoal pits'. These are hollows in old coppice oak woodland. The old woods historic woodlands have many of these charcoal platforms. It appears that the documentary term 'charcoal pits' probably refers to traditional charcoal platforms.

	'Third bullet-point 12 th not 12th
Page 30, Paragraphs 147, 149 & 50	Suggest omitting the term 'character'.
Page 31, Paragraph 152	Suggest the paragraphs on conservation areas are put within the designated heritage asset section. Insert text at the end of para 152: " <u>New development in conservation areas should preserve or enhance the character or appearance of a conservation area.</u> "
Page 31, Paragraph 155	Conservation Area Statements (Appraisal) do not identify unauthorised changes (works).
Page 31, Paragraph 158	Parish Action 1: Historic England don't normally draft Conservation Area Character Appraisals.
Page 31, Parish Action 1	The Planning Practice Guidance states that 'wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex).' It should be considered to put Parish Action 1 (together with other Actions) into an Appendix to the report.
Page 31, Paragraph 159	The title should read, 'Promoting and <u>Securing</u> High Quality and Distinctive Design'. ,
Page 33, Policy B8	The policy states that all new development proposals must have regard to the 'NEDDC's Successful Places: A guide to Sustainable Housing Layout and Design SPD' this is welcomed, however, it should be noted that the NEDDC's Successful Places document has not been adopted as an SPD and is instead considered as planning guidance.

	<p>Para. 175 (Page 33) should also be amended to clarify this, but also refer to any subsequent document which may be adopted as SPD by the district Council.</p>
<p>Page 35, Paragraph 180 & POLICY B9: PROTECTING, CONSERVING AND ENHANCING DRY STONE WALLS</p>	<p>Policy could be improved by the following change:</p> <p>Development proposals that result in the loss of, or have a significant adverse effect on, a traditional dry stone wall should be re-designed to retain, replace like for like (rather than replace with a different boundary type) or enhance the concerned dry stone wall. Development proposals that conserve and enhance the network of dry stone walls will be encouraged and viewed positively.</p>
<p>Page 46, Appendix 1</p>	<p>Suggest the title is changed to 'Designated Heritage Assets in Brampton Parish (2021)'. These could be split into: (1) Listed Buildings; (2) Scheduled Monuments; and (3) Conservation Areas.</p> <p>Suggestion - include a map showing the Conservation Area boundaries within the Appendices.</p>