

BRACKENFIELD NEIGHBOURHOOD PLAN 2017-2034



Pre-submission Draft
September 2018

Foreword

Welcome to the Brackenfield Neighbourhood Plan.

Brackenfield is a dispersed rural hamlet within a civil parish in the North East Derbyshire district of Derbyshire. The village is about five miles east of Matlock and four and a half miles northwest of Alfreton. Brackenfield is in a rural setting and has one of the largest village greens in the country. The parish of Brackenfield includes much of the Ogston Reservoir.

The Neighbourhood Plan seeks to ensure that any and all future developments within the area of the plan are in keeping with the aspirations of the local community.

On behalf of the Steering Group and Parish Council, I would like to thank everyone who has participated in developing our Neighbourhood Plan; some 24 local residents who have attended steering group meetings at various points over the past 18 months and many others who have assisted by providing information, documents, books and maps and services.

The Steering Group have spent the last year consulting local residents, undertaking research and specialist studies to produce a draft Plan that not only meets the need of the local community but pays close consideration to the NEDDC Local Plan, which although yet to be adopted, identifies the Brackenfield area as being of very limited sustainability with regards future development.

This is the 'pre-submission' version of the Plan. The Parish Council is satisfied that it is a robust draft Plan and now invites residents, landowners, businesses, agencies and other people to give their views on it. Any comments received during this consultation period will be welcomed and considered by the Steering Group and the Parish Council when amending the Plan. The Plan will then be submitted to North East Derbyshire Council for review and further consultation before submission to an Independent Examiner. If the Plan passes examination, it will be put to a referendum of local people where a simple majority in favour will mean that it is formally accepted as a statutory planning document.

The Pre-Submission Plan and supporting documents can be viewed on the Brackenfield Village website at <https://www.brackenfield.org/brackenfield-neighbourhood-plan-regulation-14-consultation>. Printed copies of the Plan are available to view by arrangement with the Steering Group Secretary.

The Plan will directly affect the community in which you live. We encourage you to take the opportunity to submit any comments using the Response Form which will be delivered to all households in September and is also available to download at <https://www.brackenfield.org/brackenfield-neighbourhood-plan-regulation-14-consultation>

Comments can be submitted in any of the following ways:

- Email your response form to our secretary, Christine Edwards at secretary@brackenfield.org Or
- Put your response forms in the letter box at Holly Cottage, Church Lane or The Old House, Butterfield Lane, Brackenfield.

Stefan Priest

Chair - Brackenfield Neighbourhood Plan Steering Group

DRAFT

Acknowledgements

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To Andrew Towlerton Associates, for their guidance and input into the preparation of the Plan and supporting documents.

Finally, we are appreciative of the financial support provided by Locality and Awards for All.

To the memory of William McCartney, formerly Clerk to Brackenfield Parish Council.

Contents

Introduction	6
The Brackenfield Neighbourhood Plan	6
Why prepare a Neighbourhood Plan for Brackenfield	6
The designated Neighbourhood Area	7
Planning policy context	7
How the Plan was prepared	8
How the Plan is structured	9
Section 1	9
1.0 Brackenfield today	9
1.1 Key issues and opportunities for Brackenfield	13
Section 2	15
2.0 Vision and Objectives	15
Section 3	16
3.0 Policies	16
3.1 Character and Heritage	13
Policy CH1 Protecting the countryside and landscape	20
Policy CH2 Protecting local character and distinctiveness	23
Policy CH3 Local character buildings, structures and archaeology	25
Policy CH4 Protecting and enhancing archaeological sites	26
3.2 Natural Environment	26
Policy NE1 Biodiversity	30
Policy NE2 Dark skies	31
Policy NE3 Woodland, trees and hedgerows	34
Policy NE4 Protecting important local green spaces	35
3.3 Rural Economy and Employment	36
Policy REE1 Rural tourism and employment	37
Policy REE2 Working from home	39
3.4 Housing	39
Policy H1 Housing provision	41

3.5	Health and Wellbeing	42
	Policy HW1 Protection and enhancement of community facilities	43
	Policy HW2 Assets of community value	44
	Policy HW3 Road safety measures	46
	Policy HW4 Footpaths and bridleways	47

Monitoring and Review	47
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Figures

Figure 1 Neighbourhood Plan area	7
Figure 2 Brackenfield Plan area in regional context	10
Figure 3 Ogston Reservoir SSSI	27
Figure 4 Light pollution and dark skies	32

Section 4

4.1 Appendices

Appendix A Biodiversity Assets	49
Appendix B Important hedgerows, trees and woodland	52
Appendix C Proposed Local Green Spaces	53
Appendix D Proposed Locally Important Ecological Sites	56
Appendix E Footpaths, bridleways and potential permissive footpaths	57

4.2 Evidence Reports

The Brackenfield Neighbourhood Plan is supported by:

- Brackenfield Heritage and Character Assessment
- Brackenfield Important Views Report
- Brackenfield Local Character Buildings, Structures and Sites Report
- Brackenfield Housing Needs and Characteristics Report October 2017

Section 5

Projects to support the aims of the Plan	49
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Introduction

The Brackenfield Neighbourhood Plan

- 1 The Brackenfield Neighbourhood Plan (Plan) has been prepared on behalf of those that live and work within Brackenfield Neighbourhood Plan area (Plan area).
- 2 The Plan will guide future land use and planning in the Plan area up to 2034. It has been written on behalf of the community by a Steering Group of local residents and a member of the Parish Council.
- 3 The Plan covers the whole of the parish of Brackenfield, with the exception of a small area of land adjacent to the settlement of Wessington (see figure 1). This small part of Brackenfield Parish has been included, by mutual agreement, in the Wessington Neighbourhood Plan. The term Plan area is therefore used in lieu of parish when referring to the application of policies in this plan¹.
- 4 The Plan sets out the community's vision for the Plan area and is supported by a set of clear policies to help realise this vision. These policies must accord with higher level national and local planning policy, as required by law. This includes the Government's National Planning Policy Framework (NPPF) and the saved strategic policies in the adopted North East Derbyshire Local Plan 2005. The Plan, therefore, does not attempt to replicate these strategic documents but rather provide additional detail and subtlety that reflect the special characteristics of the Plan area that cannot reasonably be addressed by higher-level policy.
- 5 The Plan has been prepared through meaningful community engagement and based on robust evidence, including that which has informed the emerging local plan.

Why prepare a neighbourhood plan for Brackenfield

- 6 A neighbourhood plan allows the local community to have a direct say about future development in the area in which they live and work.
- 7 Whilst the community as a whole accept that some future growth is inevitable and necessary, there is a strong desire to identify and protect the many natural and historic features of the Plan area, which make it a special place for residents and visitors alike.
- 8 Local people are seeking to inform and influence future development, by identifying the scale and type of development that would enhance rather than detract from the Plan area, ensuring that its character is maintained for the benefit of current and future generations.
- 9 There has been very significant development in neighbouring villages in recent years, and there is widespread agreement amongst residents that it is essential to maintain substantial green space around Brackenfield and to preserve the character and identity of the settlements.

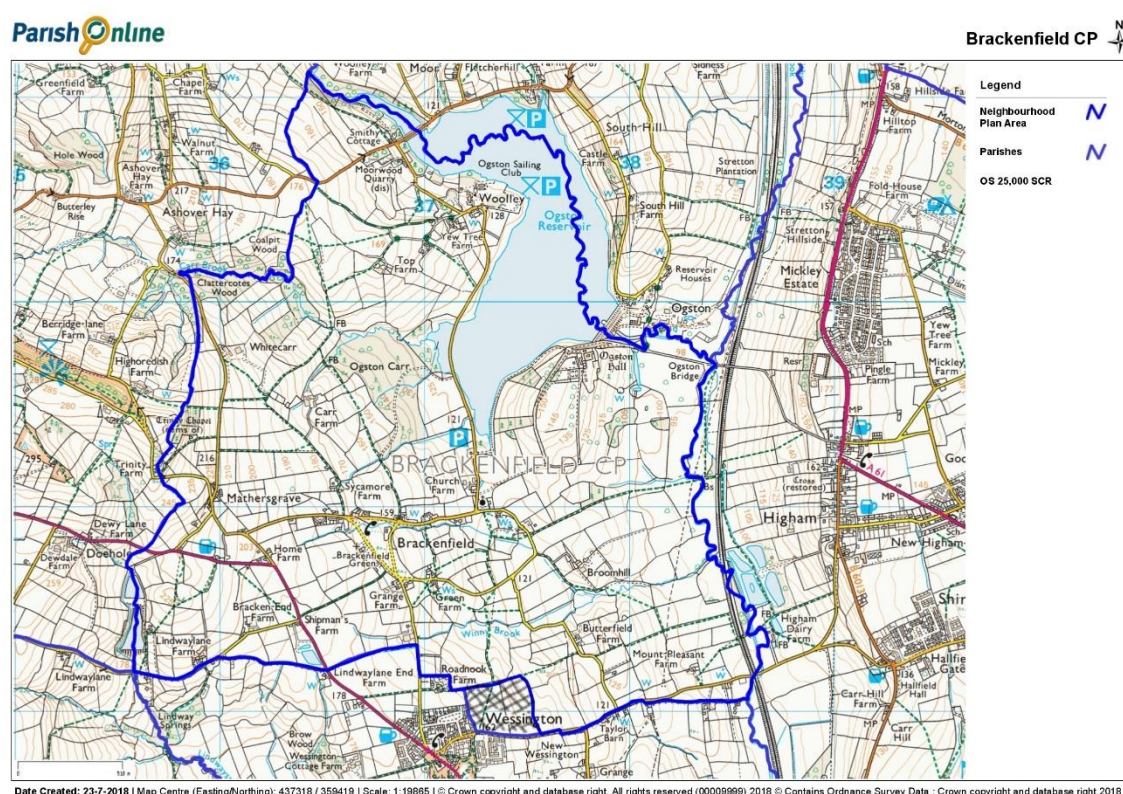
¹Brackenfield Parish is used only when specifically relating to the Census data and published research.

10 In the absence of an up-to-date Local Plan, there is a limited planning policy framework within which to balance the need to find land for housing against an identification of the most sustainable sites. It is intended that Brackenfield's Neighbourhood Plan will add a strong contribution to local policy.

The designated neighbourhood area

11 The Plan area covers the area of Brackenfield Parish with the exception of a small area of land (shown as hatched) as identified in figure 1.

Figure 1 Neighbourhood Plan area



Planning policy context

12 The right for communities to prepare neighbourhood plans to guide development in their local area was established through the Localism Act 2011.

13 Once 'made', the Brackenfield Neighbourhood Plan will form part of the statutory development plan for the area. This means that planning applications in the Plan area, unless other material considerations dictate otherwise, will be determined in accordance with the Local Plan and the Neighbourhood Plan.

14 Although neighbourhood planning gives more power to local communities to guide what goes on in their area, there are limitations. Neighbourhood plans must:

- have appropriate regard to national planning policy and guidance;

- be in “general conformity” with the strategic planning policy set out in North East Derbyshire District’s development plan;
- demonstrate they contribute to sustainable development;
- be compatible with EU obligations and human rights requirements; and
- demonstrate it is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.

15 In preparing the Plan, full account has been taken of the National Planning Policy Framework and the government guidance set out in the National Planning Policy Guidance (NPPG). The NPPF makes clear the role of planning in achieving sustainable development. There has been a strong commitment from the onset to ensuring that the Plan is underpinned by sustainability principles.

16 The Plan is in general conformity with the strategic policies in the local plan. This is currently the saved policies in the North East Derbyshire Local Plan (2005). A new local plan is being prepared by the District Council. This is at an advanced stage of development (‘Publication Draft’). In accordance with national guidance, the Plan has been written having regard to the evidence informing the emerging Local Plan.

How the Plan was prepared

17 The process began with a public meeting in February 2017, to which all residents of Brackenfield were invited. Following a brief presentation and subsequent discussion, the proposal to go ahead was agreed, and the Parish Council agreed to apply for designation as a Neighbourhood Plan area. A “setting up group” was established in April 2017 comprising ten villagers, a representative from the Parish Council and a consultant.

18 Work on the Brackenfield Neighbourhood Plan began in June 2017 when North East Derbyshire District Council approved the designated boundary for the neighbourhood Plan area.

19 The Plan has been prepared by a steering group comprising of local residents and a representative of the Parish Council. The steering group have sought to inform and engage the community at every step of the planning process. To this end, a page on the Brackenfield Village website and linked face book page were established at an early stage, which could host information about the Plan and its progress. All minutes of meetings are posted on the village website, and Parish notice board and updates have been included in the quarterly Brackenfield newsletter.

20 Data gathered through a community survey, coupled with local knowledge and research provided the key theme areas, vision and objectives on which the Plan would focus.

- 21 The steering group undertook a comprehensive program of research and field studies under the guidance of a planning consultant to inform a series of planning policies. In defining the policies, the group has aimed towards achieving the community's aspirations, encapsulated in the vision and objectives and the broader goal of future sustainability.

How the Plan is structured

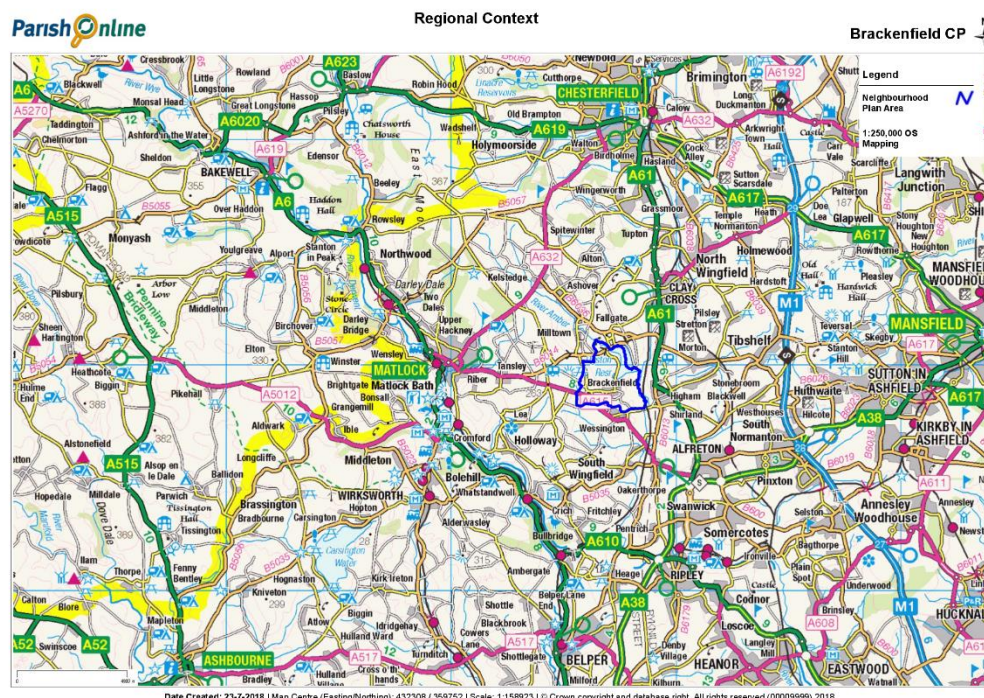
- 22 The Plan is structured in five sections:
- Section 1 provides a background to Brackenfield Plan area and the issues and opportunities that the Plan seeks to address.
- Section 2 sets out the community's vision and objectives.
- Section 3 outlines the planning policies listed under broad theme areas
- Section 4 includes the appendices and all the supplementary documents that have been developed in association with the Plan.
- Section 5 outlines a number of projects that support the aims of the Plan, but which do not form part of the statutory development plan.

Section 1

1.0 Brackenfield Plan area today

- 23 Brackenfield is a very small rural parish, situated in rolling countryside on the fringes of the Peak District National Park and adjacent to the scenic beauty of the Derbyshire Dales. The Plan area lies six miles west of Matlock, with Chesterfield nine miles to the North and Alfreton three miles to the south-east.
- 24 Much of the landscape is characterised by a rural quality of settled, long established agricultural use. Winding country lanes, traditional farm buildings and hedge field enclosures are a prominent feature of the gently rolling landscape.
- 25 The predominant land use is pasture for stock-based agriculture and rough grazing with little industry although long before the industrial revolution life was sustained by industrial as well as agricultural activity. Evidence of this can be found in a number of abandoned quarries recorded in the Historic Environment Record. Industries have included small scale coal mining, lead and iron mining, limestone and gritstone quarrying and both licensed and unlicensed ganister extraction. The geology has also lead to the vernacular building material with most buildings being constructed of gritstone with Welsh slate or Derbyshire stone slate.

Figure 2 Regional Context



Community

- 26 The 2011 census records a population of 214 residents living in 90 households, an increase of 27 people (14%) from 2001.
- 27 The Parish has a higher proportion of older residents (aged 65+) and lower proportion of those 16 to 64, though the proportion of those under 16 was in line with the national average.
- 28 Brackenfield is a safe community, with relatively low levels of crime. There is a strong community spirit in the Plan area. There are a number of community activities including a Womens' Institute, Bell Ringing, Ogston Sailing Club, Angling Club, Ogston Bird Club and the Brackenfield Village Association has recently been established to create events for residents. There has been a long-standing tradition of well-dressing linked to a village festival in late May.



Picnic on the Green

Settlement Pattern

29 Brackenfield is a dispersed hamlet centred primarily around Brackenfield Green, with a second tiny settlement at Woolley and farmsteads dotted in between. Population density is relatively low at 0.3 persons per hectare, well below the district and national averages of 3.6 and 4.1 respectively.

30 Houses are primarily spread along the northern and western edges of the Green, purported to be one of the largest village greens in England, and singly or in small groups along the rural lanes leading into the settlement, with a further very small settlement of what remains of Woolley on the north-western end of Ogston Reservoir.

31 The dispersed settlement pattern has remained relatively unchanged since the mid to late 1800's.

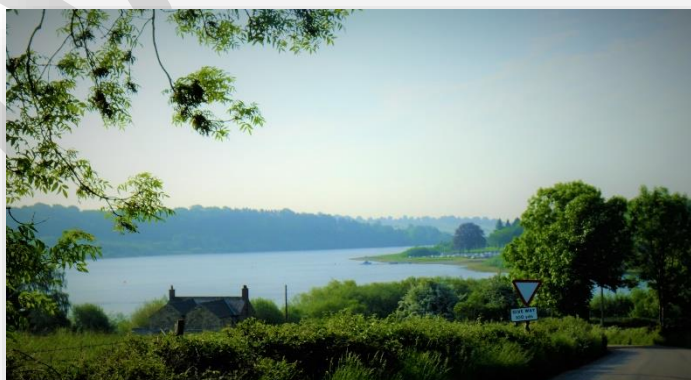
32 Although the Plan area is well served with a network of footpaths and bridleways, access to adjacent communities by foot or bicycle is limited due to the speed of traffic on the narrow roads.



Ogston Hall (Grade II Listed)

Environment and heritage

33 The Plan area covers an area of 732 hectares² alongside the river Amber, which includes the 80 hectares of Ogston Reservoir, constructed in the late 1950s. The surrounding countryside is mostly agricultural with sloping woodlands and park land around Ogston Hall.



Ogston Reservoir (SSSI)

34 The landscape is scenic, tranquil and unspoiled with a rich diversity of wildlife, attracting local people and visitors who like to walk, ride, cycle, sail, fish and observe the birds.

² Brackenfield Parish covers an area of 740 hectares

- 35 The northern half of the Plan area is encompassed in the 'Ashover Valley' Special Landscape Area; typified by a 'great variety of landform, extensive woodland, and interesting field and hedgerow patterns.'
- 36 The Plan area has a rich historic environment, with characterful buildings constructed during the 17th to 19th centuries. There are 16 designated heritage assets including a Scheduled Monument and Listed Buildings, spread throughout the Plan area, reflecting its scattered historical development along main routeways. Notable assets include Ogston Hall and attached stable block, Holy Trinity Church and the ruins of Trinity Chapel.
- 37 The ruins of 16th century Trinity Chapel, on the Eastern flanks of Highoredish, sit roofless and alone, largely hidden from view by the chestnut trees around it. From here, the viewer is presented with a fine panorama, where distance lends enchantment to the patchwork fields framing Ogston Reservoir. On a clear day, views stretch across five counties, extending as far as Lincoln Cathedral.

Housing and amenities

- 38 The built environment is good, and there is a high proportion of home ownership, the majority of properties being detached. There is a lower proportion of private rented and social rented accommodation.



The Plough Inn (Grade II Listed)

- 39 Brackenfield is popular with those seeking a quiet rural life who have private transport. There is a very limited bus service (3 buses daily to Clay Cross and Matlock) from the village and, therefore, most trips are taken by private car.
- 40 There are no shops, schools or services within the Plan area, necessitating travel to surrounding towns and villages. The sole village amenities are the church and church hall, which are occasionally used for community events and the Plough Inn on the A615.

Rural economy and employment

- 41 The Parish has a relatively high number of retired residents and a high proportion of residents who are self-employed (21.5% compared to the district and national averages of 8.9% and 9.8% respectively), many in agricultural and farming businesses.

- 42 A significant proportion of residents work or operate a business at home (9.7% compared to 3.3% for the district and 3.5% nationally). Access to high speed broadband is a concern for the community. A total of 87% of respondents to the community survey identified faster broadband as a key factor in supporting the growth of their business or service.



Arable land



Caravans at Broomhill Farm (Grade II Listed)

- 43 Not surprisingly for a rural parish, a significant proportion of resident's travel to work by driving a car or van (51.4%) compared to the district and national averages (46.3% and 36.9% respectively). No residents reported travelling to work by bus.³

1.1 Key issues and opportunities for Brackenfield Neighbourhood Plan

- 44 The community engagement process revealed issues that are of concern. It also identified the features and characteristics of the Plan area which are valued and which the community wish to see protected or enhanced.

Attributes of Brackenfield Plan area

- 45 The Plan area sustains a strong rural community.
- 46 The Plan area is highly scenic and quintessentially rural with its dispersed farmsteads, winding narrow lanes, hedgerows and dry stone walls. Ogston Reservoir (SSSI), woodlands (including ancient), grasslands and hedgerows are important habitat supporting a rich diversity of wildlife.
- 47 There is a strong appreciation by the community for where they live and a desire to protect and build on these strengths including the:
- open green spaces within the settlements
 - Ogston Reservoir

³2011 census

- rural character
- local wildlife and habitats
- tranquillity
- dark skies
- friendly and safe environment
- scenic beauty
- farming community
- historic buildings, structures, sites and landscape

Issues

- 48 The settlement of Brackenfield has been identified as level 4 in the settlement hierarchy 'very small village and hamlets with very limited sustainability.' The emerging local plan does not allocate housing to level 4 settlements and states that development will be restricted to minor infill development to meet local need.
- 49 The Plan area has experienced the conversion of a number of redundant farm buildings for residential use. Between 2001 and 2011, for example, the number of dwellings in the Parish increased at a rate of one dwelling per year (from 79 to 90). In addition, there have been several major planning applications on sites within the Wessington Neighbourhood Plan area.
- 50 The greatest community concern is to ensure that any future development does not have a significant adverse impact on the character of the area. It is important that any future planning decisions pay due regard to landscape sensitivity and historic character, which extends throughout the Plan area.
- 51 The Plan area has a number of historic buildings, associated with the Ogston Estate, many of which are not protected.
- 52 Traffic is an issue for the Plan area, specifically the speed of traffic on narrow lanes which can make walking, cycling, horse riding and indeed driving hazardous. There are pinch points, blind spots, areas of poor drainage subject to severe icing in winter and hedgerow growth in the summer months that all contribute to the risks. There have been four road traffic collisions between January and June 2018.
- 53 Like many rural areas, Brackenfield suffers from a poor bus service. This coupled with safety concerns regarding walking and cycling along many of the lanes, means that many shorter trips are taken by car. This is something that the community would like to address for the sake of the environment and their health.

Opportunities

- 54 The community is keen to create a positive vision for Brackenfield Plan area and guide future use and development that will improve quality of life and at the same time contribute to tackling climate change.
- 55 Potential opportunities for the Plan to explore include:

- ensuring any future development is commensurate with the distinctive built environment and harmonious with the rural character of the Plan area;
- ensuring any future development protects and enhances the natural and historical assets of the Plan area;
- addressing safety issues with regards walking and cycling to access key facilities within the Plan area and beyond possibly through development of permissive paths;
- protecting and where necessary enhancing local community facilities; and
- supporting local businesses and homeworking.

Section 2

3.0 Vision and Objectives

Vision

Brackenfield Plan area will remain a peaceful, rural environment which is settled within the landscape and where wildlife habitats, archaeological features and traditional architecture is protected and enhanced.

Growth and development will be economically, socially and environmentally sustainable, proportionate and harmonious with the built and natural characteristics of Brackenfield. The Area will sustain a thriving community where people feel safe and can enjoy healthy and fulfilled lives.

Objectives

- O1** Ensure that any new development in the Plan area, whether it is new housing, conversion of existing buildings or other built development is proportionate to the size of the settlement and designed to respect Brackenfield's intrinsic rural and distinctive character and individuality and setting in open countryside.
- O2** Protect and enhance the landscape, biodiversity and ecological corridors through considerate design and identification of key landscapes, views and countryside features such as woodlands, hedgerows, dry stone walls, ponds and streams.
- O3** Retain the qualities of tranquillity and dark skies associated with the area.
- O4** Contribute positively to the environment, by promoting actions that contribute to mitigating climate change and reducing our carbon footprint.
- O5** Preserve and enhance Brackenfield's historic environment, prioritising local

distinctiveness in every element of growth and change.

- O6** Promote the safety, health, enjoyment and wellbeing of residents and visitors by seeking measures which address community safety concerns, traffic issues and improved walking, cycling and horse riding routes.
- O7** Work with DCC and community transport groups to investigate 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 such as the Church Hall.
- O10** Support small scale, sustainable tourism enterprises where they do not prejudice the special qualities of the Plan area.

Section 3

The Policies

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

- **Character and Heritage**
- **Natural Environment**
- **Rural Economy and Employment**
- **Housing**
- **Health and Wellbeing**

57 Thirteen policies have been developed under the five Policy Areas that seek to influence planning and development outcomes in the parish. The policies are complementary to the 10 Neighbourhood Plan Objectives.

Character and Heritage

- 01** Ensure that any new development in the Plan area, whether it is new housing, conversion of existing buildings or other built development is proportionate to the size of the settlement and designed to respect Brackenfield's intrinsic rural character, individuality and setting in open countryside.
- 05** Preserve and enhance Brackenfield's historic environment, prioritising local distinctiveness in every element of growth and change.

Protecting the Landscape Character

- 58 The Brackenfield Historic and Character Assessment produced to support the development of the Neighbourhood Plan provides an overview of the history and character of Brackenfield, including the key physical features and characteristics which make the Plan area special and contribute to its unique sense of place.
- 59 The Brackenfield Plan area occupies an attractive area of rolling countryside on the eastern fringe of the Peak National Park. The high scenic value of the area is currently recognised through the designation of the northern half of the Plan area as a Special Landscape Area. Whilst a refocus in the planning approach at a District level, away from 'Special Landscape Character Areas' towards 'Landscape Character Types', it does highlight the significance of the landscape with regards its scenic quality.
- 60 Brackenfield is identified as an Area of Multiple Environmental Sensitivity (AMES) based on ecological, historic and landscape sensitivity.⁴ 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.'
- 61 The area is bestowed with impressive views of undulating fields, irregular woodlands and Ogston Reservoir which occupies approximately 200 acres, residing mostly within the Plan area. These views give the Plan area its unique sense of place and are highly valued by residents and visitors alike, who are drawn to the area because of its high scenic value.
- 62 The community has a strong appreciation for the 'tranquillity' of the area and wish to ensure that this is protected now and in the future. In the community survey respondents believed the 'rural character' and 'tranquillity' to be amongst Brackenfield's greatest strengths (95% and 84% respectively).
- 63 Brackenfield's historic landscape, has retained its inherited character, illustrated by the ancient enclosures preserved mediaeval strips of cultivation called selions, ancient

⁴Areas of Multiple Environmental Sensitivity 2013. Derbyshire County Council

woodlands, old quarries, sunken lanes and designated and non-designated heritage assets that are clearly evident to this day.

64 The landscape will continue to evolve over time, through the continued interaction of natural and cultural factors. It is important that any future development or change of use recognises the history and resultant distinctive character of the area and seek to sustain, reinforce or enhance the positive aspects of character, notably:

- the historic buildings and structures (designated and non-designated), which provide a reference to the historical development of the area;
- uniformity of materials but diversity of architectural style, which enhance the sense of place;
- the dispersed settlement pattern that retains its inherited character;
- the historic farms;
- the historical field patterns and enclosures which provide a reference to the agricultural development of the area;
- the wooded character of the area including woodlands that have existed since medieval time, plantation, field and property enclosures and veteran trees;
- the historic tracks and pathways that underpin the settlement character seen today and which now provide public rights of way across the parish;
- the historic Village Green and former Common;
- local vernacular buildings, especially those connected with the Ogston Estate; and.
- expansive views over open countryside, incorporating significant geological, natural and built landmarks.

65 Potential threats to the landscape character include;

- inappropriately located infill development potentially disrupting the established and historic pattern of development eroding the important character and heritage of the area;
- loss of traditional farm buildings and practices through restructuring and diversification of farm businesses and the subsequent impact on the historic character of the landscape including historic field patterns and enclosure;
- encroachment from development associated with Wessington village into the open and undeveloped agricultural land of the Plan area; and
- a lack of management; development, farming, and woodland operations such as inappropriate tree planting which can all have a detrimental impact on the character of historic routeways and waterways.

- 66 Applications for moderate scale housing development within the Plan area but adjoining the settlement of Wessington have been of concern to the local community because of the potential erosion of the open rural character of the area.
- 67 The Plan supports development and initiatives that positively manage and enhance the character and interest of this area.
- 68 The Brackenfield Historic and Character Assessment should be used in considering new development proposals, and the enhancement of the existing built environment and landscapes should respect the Plan area's character.
- 69 The Assessment includes the following character management guidelines:
- Sustain the open nature of historic routeways to conserve their relevance in the landscape;
 - Protect views from within the settlements to surrounding countryside and key landmarks; and
 - Landscaping schemes should retain native hedges and trees and increase where appropriate.



Brackenfield's wooded character and dispersed settlement



Sunken Lane (Millers Lane) with historic wall



Local vernacular building, Church Farm (19th Century)



Views across open countryside and Ogston Reservoir

Policy CH1 Protecting the Countryside and Landscape

Development proposals should recognise and seek to protect and enhance the historic landscape and local character of the Plan area. Important local historic landscape features such as ancient enclosures, preserved medieval strips of cultivation, historic hedgerows, woodland and small groups or individual mature and established trees should be protected and incorporated into any landscape design schemes and their long-term maintenance ensured.

In addition, development proposals should respect and maintain important views, as identified and detailed in the *Brackenfield Important Views Report*.

Proposals should include consideration of the Brackenfield Historic and Character Assessment in an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Local Character and Distinctiveness

- 70 The local character and history of the area is highly valued by the community. A key driver for producing the neighbourhood plan was to identify the natural and built qualities that made the area unique and put in place policies that would protect them. The community wants to ensure that any future development is undertaken sensitively in terms of scale and character. Less than 50% of respondents to the survey were supportive of 'innovative' or 'one-off exceptional design principles', compared to over 90% in support of design that 'respects the character of the surrounding individually significant buildings.'
- 71 The Brackenfield Historic and Character Assessment included an appraisal of the contribution made by the built environment and spaces to the character of the area. This was undertaken broadly at a Plan area scale and in a more detailed way for each of the identified Character Areas. Table 1 provides an overview of each of the character areas.
- 72 Buildings in the Plan area date between the 17th and 20th century. There is a collection of Georgian and Victorian domestic dwellings in the Green area, associated with the Ogston Estate. Similarly, at Woolley, there is a cluster of historic farm houses.
- 73 There is a uniformity in building materials but a diversity of architectural style, which enhance the sense of place. Despite the high quality local vernacular buildings present in the Plan area, few buildings have statutory listing.
- 74 The Assessment identified landmark buildings which are of a significant quality and reflect the character and development of the Plan area, in particular, the Victorian buildings associated with Ogston Estate and earlier landmark buildings. A number of these buildings were also identified by the community through the survey, including the Church Hall, The Old Vicarage, Church Farm and Methodist Chapel. It is important

that the landmark buildings are recognised, and their contribution to the overall character of the area understood in regard to any future development to the building or its setting.

75 In addition, the Assessment considered that the character of the Plan Area was of sufficient special architectural or historic interest that consideration should be given to its designation as a Conservation Area. A Conservation Area is ‘An area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.’ This Conservation Area could embrace many features (buildings, green spaces, lanes etc.) that makes the Plan Area special. A neighbourhood plan is not the appropriate mechanism for designating a Conservation Area as this is the responsibility of North East Derbyshire District Council. However, discussions will take place as part of the Plan’s implementation, to explore designating Brackenfield as a Conservation Area.

Table 1: Overview of defining characteristics of character areas

Character Area	Defining Character
Character Area 1a Brackenfield Green Area	Comprises a fine selection of historic buildings dating from the 17 th to 20 th century. Many of the buildings are farmsteads (complete with outbuildings) or are linked to the Ogston Estate and thus contribute positively to the distinctive rural character and history of the area, providing a strong sense of place and local distinctiveness. Important are the spaces and natural features that immediately surround the buildings and link them visually and physically that make a strong contribution. The large gardens and spaces around the buildings contain trees and mature hedges which make a positive contribution to the sense of place and visual amenity.
Character Area 1b Woolley	A sparsely-populated irregular settlement comprising mostly historic farmsteads, belonging or formerly belonging to the Ogston Estate. The buildings are mostly set back from the lanes in large plots surrounded by stone walls and hedges. Many buildings have retained their traditional architectural style and detailing.
Character Area 2 Country Lanes	These quiet rural lanes are an important characteristic feature of the parish, that sets it apart from more developed parishes in the area. The density of housing is very low and comprises single dwellings, farmsteads or clusters of no more than two or three.

76 Key threats to the character include:

- inappropriately located infill development potentially disrupting the established and historic pattern of development eroding the important character and heritage of the area;

- inappropriate, uncharacteristic boundary treatment such as fences or railings; and
- inappropriate alterations to existing landmark buildings through the introduction of materials and features which are not locally distinctive.

77 Policy CH2 seeks to ensure that future development, including extensions and alterations to existing buildings reflect and where possible, enhance the local character.

Some of Brackenfield's landmark buildings



Primitive Methodist Chapel, Woolley



Yew Tree Farm, Woolley



Bottom Farm, Woolley



Holly Cottage, Church Lane

Policy CH2 Protecting Local Character and Distinctiveness

Development proposals are required to demonstrate that they reinforce and enhance the local character and development history and full reference should be made in Design and Access Statements accompanying planning applications to the Brackenfield Historic and Character Assessment.

Proposals should as appropriate:

- a) take every opportunity, through design and materials, to reinforce local character and a strong sense of place;
- b) recognise and reinforce local character in relation to scale, density and layout and in particular open spaces between buildings and irregular layouts;
- c) not cause the loss, or damage to, any open space including green verges which is important to the character of the settlement;
- d) incorporate landscaping and boundary treatments local in character including the use of native tree and hedgerow species;
- e) conserve landmark buildings and structures that contribute to the distinctive character and historic and architectural interest of the Plan area.

Heritage Assets

- 78 The Plan area includes a number of designated heritage assets including one Scheduled Ancient Monument and fifteen Grade II listed buildings. Designated heritage assets are afforded significant protection under national and local planning policy.
- 79 There are also ten non-designated heritage assets listed on the local historic environment record (HER)⁵, which despite their lack of formal designation, are still important to the character of the area. Assets include monuments, buildings and find spots.
- 80 The ruins of the medieval Trinity Chapel (Scheduled Monument) is listed on the Derbyshire County Council's Buildings at Risk Register. The ruins are identified as risk grade 4 'slow decay; no solution agreed.'
- 81 Whilst the landscape will continue to change, the Plan aims to ensure that future development is not detrimental to the area's heritage. The stewardship of the archaeological and built heritage is a shared responsibility and goes beyond simply preventing its destruction. It involves maintaining it in good condition and ensuring where possible it remains in continuing use or active re-use, as an integral part of the living and working community.

⁵ HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes.

- 82 The community is supportive of the neighbourhood plan promoting the enhanced protection of the historic and natural features (87%) and enhanced protection of archaeological sites such as Trinity Chapel (81%). The community survey highlighted the importance to the community of protecting the Church, Church Hall and Trinity Chapel. Ogston Hall, the Old Vicarage, Methodist Chapel, Church Farm and Broomhill Farm were also noted.
- 83 Ogston Hall Estate encompasses designated heritage assets including the hall itself and various associated buildings and structures as well as a number that are non-designated. The current owners of the estate have undertaken significant restoration of the main house, farmhouse and other estate buildings over the past 25 years.
- 84 The owners have set out a positive strategy for the conservation and enjoyment of the estate including sourcing alternative uses for buildings once they fall vacant, usually through residential let and an annual house opening of the Hall itself. Conservation work, however, depends on profitable farming and the ability to generate new sources of income, if Ogston is to survive, play its part in the community and contribute to the preservation and enhancement of the setting.
- 85 Policy CH3 supports proposals that enhance the longevity and appreciation of a heritage asset, for example through sympathetic changes to ensure they remain in active use, consistent with their conservation. Further, policy REE1 supports opportunities to generate new sources of income through the re-use or conversion of buildings in the countryside.
- 86 The draft NEDDC Local Plan recognises the importance of non-designated heritage assets. It commits the District Council to offering them some level of protection by identifying them as part of a list of locally important buildings and structures.
- 87 Non designated heritage assets include 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 heritage assets.⁶ *The Brackenfield Neighbourhood Plan area Heritage Report* identifies and provides justification for 12 locally significant items that should be considered by NEDDC for local listing.

HA 1 Brackenfield Green

HA 2 Ogston Sailing Club (formerly Amber Valley Camp School)

HA 3 Methodist Chapel 1890 (Brackenfield Green)

HA 4 Sunken Lane leading towards Trinity Chapel

HA 5 Millers Lane

HA 6 The Griffs

⁶National Planning Policy Framework Para 039

- HA 7** Cold Harbour Lane
- HA 8** Dark Lane
- HA 9** Medieval Pottery Kiln
- HA 10** Primitive Methodist Chapel
- HA 11** 19th Century Parish Marker, Cold Harbour Lane
- HA 12** Bumpmill Lane and Stephenson's Amber River Bridge

- 88 Non-designated heritage assets enhance local distinctiveness and should be conserved in a manner appropriate to their significance. Proposals affecting a non-designated heritage asset will be required to protect the significance of and, where possible enhance, the asset (above and below ground) and their setting. This is in accordance with national policy which states, 'in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (para 135, NPPF).

Policy CH3 Local Character Buildings, Structures and Archaeology

The Plan identifies buildings, structures and sites that have local heritage significance by way of their local historical and/ or architectural value to the local community.

Where appropriate, all development proposals will be required to take into account the character, context and setting of the local heritage assets including important views towards and from the assets. The loss of, or substantial harm to a locally important heritage asset will be resisted, unless exceptional circumstance is demonstrated.

Proposals which enhance the longevity and appreciation of designated and non-designated heritage assets will be supported.

Archaeology

- 89 Brackenfield has considerable archaeological interest.
- 90 The HER database is the main source of archaeological information. There are 23 items listed on the HER, six of which are non-designated monuments or 'find spots'. These archaeological sites and monuments are important in the local context and valued by the local community and require safeguarding.
- 91 Archaeological remains found in the Plan area provide evidence of human activity and settlement, when life was sustained by industrial as well as agricultural activity. Natural features, hills, woods and sources of water form part of the wider setting of these sites within which they functioned and can help us to understand them. The presence of archaeological sites and monuments in the landscape today therefore adds meaning to the natural environment.

- 92 An archaeological dig of 1972 revealed two pottery kilns which date back to around c.1400. A Neolithic-Bronze Age Flint side scraper found in the north west of the Plan area highlight a very early presence of people. Ogston Hall has many features recorded on the HER including a coin hoard and the remains of a medieval courtyard and Jacobean house.
- 93 The physical survivals of our past should be valued and protected for their own sake, as a central part of the area's cultural heritage. They are an irreplaceable record which contributes to our understanding of both the present and the past. The surroundings of any site or monument can provide further evidence about why that particular location was chosen for use and how it was used. It is therefore important that this is understood and taken into account when considering development proposals within the Plan area.

Policy CH4 Protecting and Enhancing Archaeological Sites

Where appropriate, development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.

Natural Environment

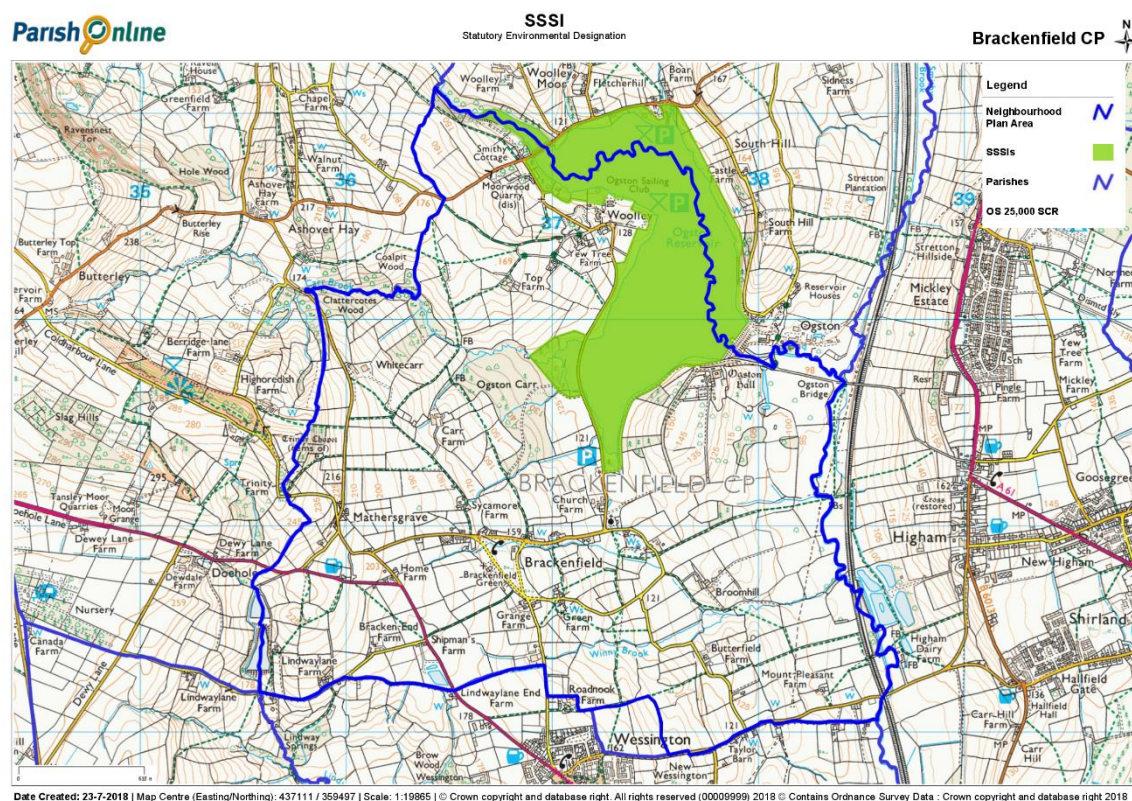
- O2** Protect and enhance the landscape, biodiversity and ecological corridors through considerate design and identification of key landscapes, views and countryside features such as woodlands, hedgerows, ponds and streams.
- O3** Retain the qualities of tranquillity and dark skies associated with the NPA.
- O4** Contribute positively to the environment, by promoting actions that contribute to mitigating climate change and reducing our carbon footprint.

Biodiversity

- 94 Brackenfield has a rich biodiversity, illustrated by the abundance and variety of plants and animals that exist in the Plan area, some of which have statutory protection whilst others do not. Some of these are particularly important due to their national or local rarity or rate of decline, or because they are characteristic of the local area.

- 95 Ogston Reservoir is a Site of Special Scientific Interest (SSSI) due to its importance as a wintering site for many wildfowl and a feeding site for wading birds. The chief attractions are the overwintering gulls, many of which are rare. Recently there have been two very rare visitors from America; a Franklin and a Bonaparte gull. Ospreys reside in the summer and there are permanent populations of cormorants, herons and little egrets.
- 96 The thickets of trees and scrub along the reservoir bankside protect the banks from the prevailing west winds and provide nesting for the birds. This is a valuable site for nesting lapwings and other birds, wildflowers and butterflies of all types. It is rough ground maintained by a volunteer work party each autumn.
- 97 As an SSSI, the reservoir has statutory protection. However, other habitats, including those which support many priority species⁷ associated with the reservoir, for foraging and nesting do not.

Figure 3 Ogston Reservoir SSSI



- 98 There are two areas identified as Local Wildlife Sites⁸ because they contain important habitats or support priority species or locally uncommon or rare species. Ogston Carr

⁷Including protected priority species listed in the Peak Fringe Action Area of the Lowland Derbyshire Biodiversity Action Plan (BAP), within which the NPA is located and national priority species.

⁸Local Wildlife Sites do not have statutory status, but do received protection through the planning system (NPPF para 113)

and Clattercotes Woods comprises an ancient semi-natural oak woodland and are rich in priority species including at least 16 species of moth, 3 species of butterfly, at least 12 species of bird and 5 species of bat. Lindway Reservoirs is recognised for its standing water and presence of the common toad (priority species).

- 99 The brown hare and water vole (both priority species) have been recorded at a number of locations in the Plan area, as have badger setts (protected species). There are 7 species of bat known to be present in the Plan area, thriving on the insect-rich flowery meadows and open water of Ogston Reservoir. Bat roosts have been broadly recorded, including residential buildings and outbuildings, the church, Church Hall and Ogston Carr Wood. These species are particularly dependent on built structures to roost or nest and it is thus important that both extensions to existing properties and all new developments provide sites nest boxes and bat roosts.
- 100 There are also a number of locally important species and habitats, which whilst not designated as priority or Local Wildlife Site, have local or national importance and should be protected and where possible, enhanced. The Derbyshire Red Book identifies the following plant species that are locally scarce or declining. At Clattercotes Wood, Thin-spiked Wood-sedge and Narrow Buckler-fern has been recorded. Thin-spiked Wood-sedge has also been recorded at Ogston Woods along with Fan-leaved Water-crowfoot. At Lindway Reservoirs; Narrow-fruited Water-cress, Orange Foxtail at the south end of Ogston Reservoir and Dwarf Spurge, a nationally threatened species, at Brackenfield (SK3659).
- 101 Grassland is an important local habitat, with several areas of priority habitat⁹; notably good quality semi-improved grassland located along the edges of the reservoir and west of Mathersgrave along with a significant area of lowland dry acid grassland. The meadows surrounding Church Farm and School Lane plus Brackenfield Lodge (formerly Ryecroft House) Meadow¹⁰ have been identified as having nature conservation interest by Derbyshire Wildlife Trust (DWT) in view of its unimproved neutral grassland but have not been designated as Local Wildlife Sites.
- 102 Nationally, a large percentage of wildflower-rich grassland has been lost over the last 25 years, due to farming practice. The estimated remaining areas in North East Derbyshire is 365 ha, scattered over 160 sites.¹¹ A wide range of species benefit from the presence of more and better managed grasslands, including invertebrates and butterflies. It is therefore imperative that these habitats are protected, managed and where possible extended.
- 103 The DWT has identified Brackenfield Green as a potential Local Wildlife Site because of the presence of wet grassland. As a significant area of public open space within the hamlet, there is an opportunity for the Green to be managed in a manner that provides

⁹Priority habitats do not receive statutory protection, but are protected by planning policy (NPPF para 117)

¹⁰Listed by Derbyshire Wildlife Trust as Ryecroft House Meadow

¹¹ A Greenprint for Biodiversity in North East Derbyshire Adopted 2008 and Updated 2010

for enhanced social, cultural and environmental outcomes. Potential environmental opportunities include uncovering the stream and reinstating wet areas and creating a pond.

104 A water meadow in the east of the Plan area, close to the river Amber is an important habitat for Lapwings, Larks and butterflies e.g. Meadow Brown, Ringlet, Tortoiseshell, Common Blue.

105 The Plan supports the protection and enhancement of national and local priority habitats and species. It identifies a number of further sites of locally important habitat (some which have been highlighted by the DWT as potential Local Wildlife Sites) as Locally Important Ecological Sites. These are listed below and shown in figure 4:



Amber River Water Meadow

- Brackenfield Green.
- Amber River Water Meadow.
- Church Farm Meadow.
- Brackenfield Lodge (formerly Ryecroft House) Meadow.
- School Lane Meadow.

106 The Plan supports the Derbyshire Lowland Biodiversity Action Plan in its key actions for the Peak Fringe area, notably; the maintenance, restoration and expansion of woodland and grassland and increased connectivity of semi-natural habitats.

107 Below are some examples of how nature conservation within the Plan area could improve biodiversity and compensate for any loss or harm. Where practical, development proposals will be encouraged to enhance nature conservation through activity such as:

- A Protect and plant indigenous trees when opportunities arise which provide habitat, roost and foraging for birds and bats;
- B Protect, enhance and create hedgerows when opportunities arise, such as additional garden boundary features to provide important wildlife corridors;
- C Maintain, connect and enhance semi-improved grassland as a habitat for invertebrates, butterflies, birds and bats;

- D Protect, enhance and create water courses and ponds which provide wildlife habitats and foraging areas; and
- E Inclusion of bird and bat bricks/boxes incorporated into the fabric of new buildings and conversions.

A map of environmental assets is included at Appendix A.

Policy NE1 Biodiversity

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

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

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

Dark Skies

- 108 Darkness at night is one of the key characteristics of rural areas and a feature which national policy seeks to protect. The NPPF (para 25) 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”.
- 109 Brackenfield Parish forms part of a band to the east of the Peak National Park which exhibits some of the darkest skies in North East Derbyshire. Lighter skies are clearly evident to the south of the Plan area, associated with the settlement of Wessington, Higham to the east, Ashover Hay to the north and Matlock to the west.
- 110 The Council for the Preservation of Rural England (CPRE) ‘night blight map’ illustrates that Brackenfield NPA 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. Over 80% of community survey respondents supported the promotion of dark skies through the neighbourhood plan.
- 111 Dark night skies are also important for the local wildlife and in particular nocturnal species such as bats. 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.
- As outlined in the section on biodiversity above, Ogston Reservoir (SSSI) provides a wetland habitat for amphibians and rare migratory birds. The Plan area is also home to several species of bats and a number of bat roosts, plus priority moth species.

112 It is considered that given the susceptibility of some of the wildlife and ecosystems present in the Plan area, new development should help to maintain and enhance local tranquillity and dark skies. Policy NE2 requires applicants to demonstrate that all proposed external lighting associated with new development is essential and meets the Institute of Lighting Professional Guidelines.¹² In open countryside locations, applicants should demonstrate that new external lighting is required for safety or security reasons.

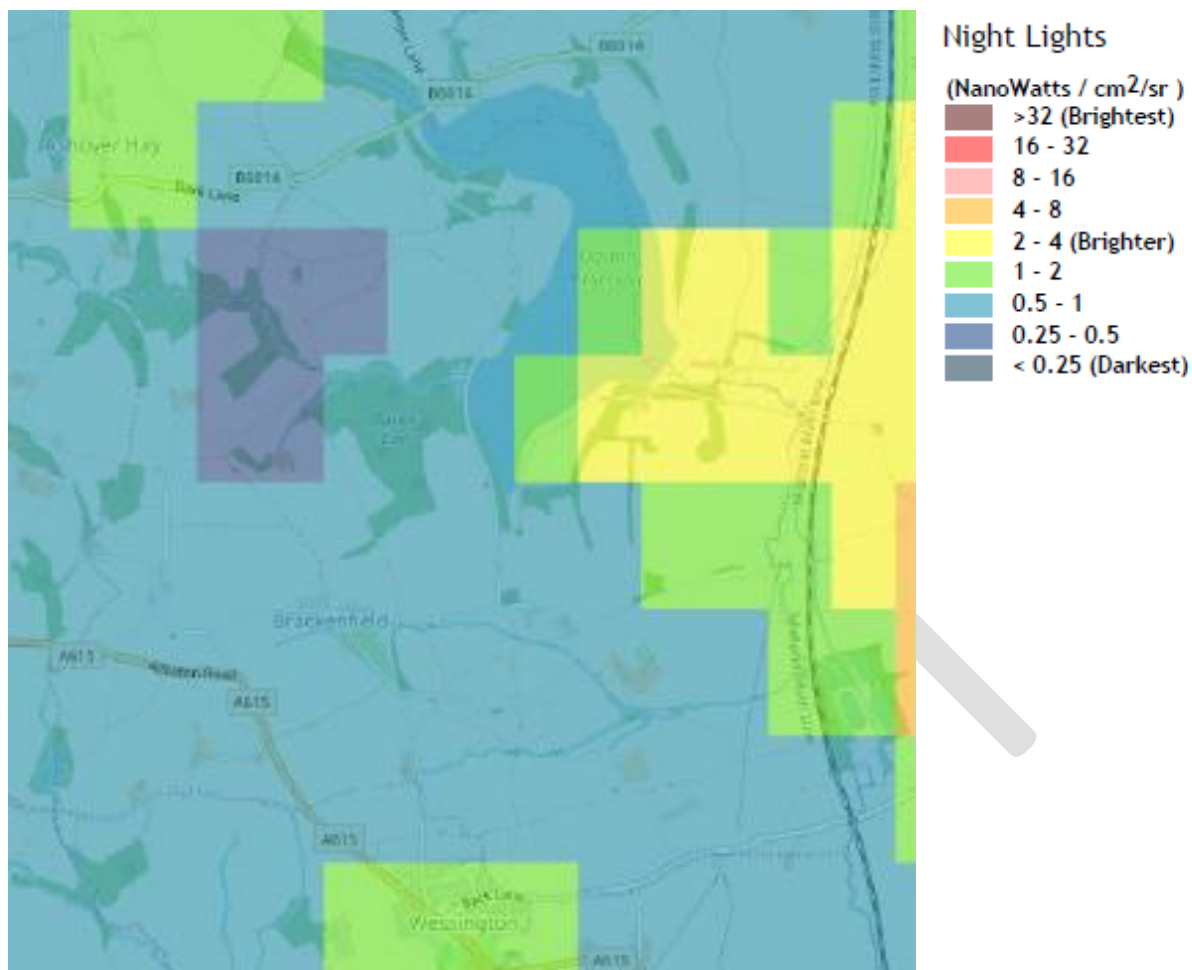
Policy NE2 Dark Skies

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

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

¹²The Institute of Lighting Professionals has produced guidance on acceptable levels of lighting for different areas (environmental zones).

Figure 4 Light Pollution and Dark Skies¹³



Natural England Copyright 2016.

Woodlands, trees and hedges

- 113 The prevalence of mature hedgerows, trees and woodland is an important characteristic of the area as confirmed in the Derbyshire County Council Character Assessment.¹⁴ Although some hedgerows and field trees have disappeared in the post-war period, many remain.
- 114 Large woodland areas span from east to west, providing an almost continuous corridor of trees, identified as Ancient Woodland¹⁵ (Clattercotes and Ogston Carr Woods) and Ancient Replanted Woodland, Deciduous Woodland and Wood-pasture and Parkland associated with Ogston Hall. A further woodland corridor is associated with the disused quarries and fringes the north west corner of the reservoir.

¹³ Accessed at http://www.nightblight.cpre.org.uk/maps/?_ga=2.227461725.1126427453.1532317835-52808648.1449053149

¹⁴The Landscape Character of Derbyshire, Derbyshire County Council 2014.

- 115 Ancient woodland is woodland that has been in existence since at least 1600 AD and is one of the most important wildlife habitats harbouring a diverse range of plants and animals, some of which are only found in woodland of this age.
- 116 These woodlands are more broadly linked by a patchwork of hedgerows and field trees which cloak the rolling fields, and which in some case represent field systems from early and ancient enclosures. It is important that the links between the woodlands, such as hedgerows be maintained to enable the movement of wildlife.
- 117 Hedgerows are a valuable habitat for butterflies, mammals (including bats) and nesting birds such as tree sparrow, song thrush and bullfinch all of which are present in the Plan area. Bats, in particular, rely upon hedgerows for navigation during flight. Ancient and/or species-rich hedgerows are particularly valuable for wildlife. Notable is a species-rich hedgerow on Brackenfield Lane, identified by DWT.
- 118 The hedgerows are a prominent feature throughout the Plan area, bordering residential properties, hedges, shrubs and trees are a key landscape feature of many homes and fringe the country lanes.
- 119 It is important therefore that the woodlands, trees and hedgerows are protected to not only retain the character of the area but also to sustain the wildlife that thrives within it. There are no Tree Preservation Orders (TPOs) in the Plan area, but two veteran trees are recorded by the DWT at Ogston (Yew) and Ogston Reservoir (Oak).
- 120 Ancient woodlands and veteran trees, as well as their biodiversity interest, are likely to have cultural and historical significance. Ancient woodlands and veteran trees, may be protected by TPOs, but they are also protected by national policy (para 118).
- 121 Tree Preservation Orders may be made on individual trees, groups of trees, woodlands or areas of trees if it appears beneficial in the interests of 'amenity' to do so. It is considered that the potential for TPOs to be formally made should be explored to protect the most valuable of the Plan area's trees. However, legislation does not allow a neighbourhood plan to make a Tree Preservation Order, this would need to be made by NEDDC. The Plan can, however, highlight the need, case and local importance for making TPOs.
- 122 The woodlands, trees and hedgerows listed below (and identified in Appendix B) are important because they are ancient, species-rich or are visually important to the area/ significant landscape features.
1. Clattercotes Wood (Ancient)
 2. Ogston Wood (Ancient)
 3. Ogston Hall (Deciduous Woodland and Wood pasture and Parkland)
 4. Alders Wood (Deciduous Woodland)
 5. Deciduous Woodlands associated with the disused quarry at Woolley

6. Veteran oak tree, Ogston (SK369607)
7. Oak and Ash trees, Butterfield Lane
8. Oak tree planted for Millennium and three Horse Chestnuts trees planted for the Queen's Jubilee, Brackenfield Green
9. Species-rich hedgerow, Brackenfield Lane

- 123 The Plan supports protection of trees, woodland and hedgerows of biodiversity and amenity value. When assessing potential impact of a development on trees and woodland, potential impacts on tree roots, as well as the above ground features, must be taken into account as issues such as compaction or alterations to drainage could have significant impacts on trees.
- 124 The planting of trees and hedgerows should have regard to the relevant planting and management guidelines produced by Derbyshire County Council as part of the Derbyshire Landscape Character Assessment.
- 125 The Parish Council will actively pursue with NEDDC and other stakeholders the making of Tree Preservation Orders within the Plan area, where appropriate.

Policy NE3 Woodland, Trees and Hedgerows

The Plan supports the planting and management of trees and hedgerows.

Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Where possible, they should be integrated into the design of development proposals.

Where it is not practical to retain significant trees and hedgerows, and the benefits of the development justify their loss, replacement planting, using species, native to the landscape character area should be provided. During the course of any development such trees and hedgerows should be protected to ensure their future survival and retention.

Local Green Spaces

- 126 Local communities through neighbourhood plans, are able to identify for special protection green areas of particular importance. By designating land as Local Green Space, local communities are able to rule out new development other than in very special circumstances.
- 127 The rural nature of the Plan area means that the community has good access to open countryside for walking and other recreational pursuits. The countryside envelops much of the built environment and the 'open green spaces within the village' was identified by 96% of community survey respondents as a positive feature of the Plan area.

- 128 These green spaces contribute to the character of the Plan area as well as providing opportunities for recreation. Residents expressed strong affinity with Brackenfield Green. The Green is the focal point for Brackenfield and used daily for informal recreation as well as regular community gatherings. It was identified through the community survey that a significant proportion of residents (30%) would like to see the Green as a focus for community events.
- 129 The Green, one of the largest in Derbyshire is of local historical significance with a documented history going back to Anglo-Saxon times and has remained relatively unchanged and recognisable on maps from at least 1746.
- 130 The openness of the local green space should be preserved for its landscape value, recreational value and the contribution it makes to the setting of nearby local character buildings and listed buildings. Justification for the designation of Brackenfield Green as a Local Green Space against the NPPF criteria is included in the supplementary documentation (Appendix C)

Policy NE4 Protecting Important Local Green Spaces

The Plan designates Brackenfield Green and Holy Trinity Church churchyard as Local Green Spaces.

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

Rural Economy and Employment

- 08** Promote the local economy through support for farming-related rural businesses, small-scale eco-tourism and home-based businesses
- 010** Support small scale, sustainable tourism enterprises where it does not prejudice the special qualities of the Plan area.

Rural Tourism and Employment

- 131 Agriculture has been for centuries, the basis of the local economy and continues to be an important industry in the Plan area. However, tourism and recreation are also becoming important drivers in the local economy.
- 132 Brackenfield's scenic beauty is highly regarded by locals and visitors alike. The lanes, footpaths and bridleways through the Plan area are regularly used by individual and walking groups alike, as well as horse riders and cyclists.
- 133 Ogston Reservoir plays a large role in drawing tourists to the Plan area due to its scenic setting, its bird watching opportunities and picnic possibilities. It has gained a reputation as one of the premier inland sites in the country to watch and record gulls at roost during the winter months. Ogston Reservoir provides many leisure activities including sailing, windsurfing and trout fishing. Indeed, round-the-world yachtswoman Ellen MacArthur learned to sail here.
- 134 There are a small number of low level tourism ventures in the Plan area including a farm which has successfully diversified, providing modest camping and caravan facilities. There is also a bed and breakfast business within the village and the Plough Inn public house.
- 135 Tourism offers opportunities for farm diversification, local enterprise and a valuable source of income for existing local businesses. It will also help to support local services such as pubs.
- 136 National and local planning policy supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.
- 137 The community is supportive of sustainable tourism (66% of survey respondents) where it would be compatible with the distinctive character of the local area especially in terms of scale and design, impact on the network of rural lanes and the landscape. It should be compatible with nearby uses and safeguard road safety. Specifically, the type of tourist facilities/ activities deemed to be acceptable by the community is along the lines of bed and breakfast, village café, nature trails and camping.

- 138 The community is not supportive of anything medium to large scale, especially as it would lead to more journeys by car and the negative impact it would have on the amenity and character of the Plan area.
- 139 Farm diversification provides an opportunity to introduce sustainable tourism initiatives sensitively into the rural landscape whilst also supporting local agricultural businesses. There are a number of long-established tenants and privately owned farms in the Plan area. These farms are predominantly pasture for stock based agriculture and are a key feature of the landscape.
- 140 It is recognised that the maintenance of the agricultural land and buildings is a crucial part of protecting the landscape and historical character of the area. It is therefore important to support the local agricultural businesses and encourage their diversification in order to sustain not only the landscape but to ensure the economic and social well-being of the community.
- 141 There are a few examples of farm and land-based diversification in the Plan area. A number of farms have diversified into selling produce such as milk, eggs, meat and vegetables. These initiatives, whilst modest contribute towards sustainability by reducing 'food miles' and fostering free enterprise.
- 142 National planning policy encourages land based businesses to diversify and recognises that the conversion of existing buildings can help to promote a strong rural economy.
- 143 The plan supports the re-use or conversion of buildings in order to encourage small scale tourism initiatives that are in keeping with the local character. The policy is primarily aimed at buildings with an existing use, but may also involve redundant, disused or underused buildings.

Policy REE1 Rural Tourism and Employment

Proposals for the re-use or conversion of an existing building in the countryside will be supported where:

- a) it will contribute to tourism and rural diversification that benefits the local rural economy;
- b) it is of a scale that is sympathetic to and respects the surrounding rural landscape;
- c) it respects the character of the Plan area as defined within the Brackenfield Historic and Character Assessment;
- d) the buildings concerned would not require substantial rebuilding or disproportionate extension;

- e) its proposed use is compatible with the agricultural use or other nearby land based activities in the area; and
- f) it would not create a significant adverse impact on road safety and the network of rural lanes through additional traffic movements.

Working from home

- 144 In common with many rural areas, an increasing number of residents are home workers. A significant proportion (36%) of survey respondents stated that they run a business from home or work in Brackenfield.
- 145 According to the 2011 census 9.7% of the parish 'work mainly at home or from home', a significant proportion when compared to the district (3.3%) and national (3.5%) averages.
- 146 The ability to work from home depends on the availability of fast and reliable internet connections. Historically the strength of WIFI has hindered business expansion in the Parish. Faster broadband (87%) and improved mobile reception (73%) were considered the most important factors that would improve current business operation and potential growth.¹⁶
- 147 There are a number of businesses operating within the Plan area from private dwellings, including haulage, bed and breakfast, dog grooming, a cattery, plant nursery, plumber and builders.
- 148 Typical of a rural parish with limited public transport and local services, there is a high car dependence in Brackenfield (51.4% of residents drive a car/van to work compared to a district and national average of 46.3% and 36.9% respectively). Supporting local business and working from home, minimises the need to travel for work. The importance of sustaining and encouraging such practices is recognised as important not only to reducing the volume of traffic on the local lanes, but in reducing carbon emissions and ultimately increasing resilience to climate change.
- 149 The Plan seeks to encourage people operating a business from their home or a workshop. This might include the construction of extensions, conversion of outbuildings, and the development of new freestanding buildings from which such small-scale businesses can operate. Though such types of development do not necessarily need planning permission, where it is required the Plan is generally supportive of their provision where they are in suitable and appropriate locations and do not have a negative impact on the surrounding area and uses.

¹⁶Brackenfield Neighbourhood Plan Community Survey 2017

Policy REE2 Working from Home

Proposals for small scale home based businesses will be encouraged provided that it can be shown that:

- a) the scale and design does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or materials;
- b) it respects and is compatible with local character and uses;
- c) the amenities of nearby residents will not be adversely affected in terms of the nature of the operation, noise, fumes or traffic generated; and
- d) the operation of the business can be contained within the curtilage of the premises.

Housing

- 01** Ensure that any new development in the NPA, whether it is new housing, conversion of existing buildings or other built development is proportionate to the size of the settlement and designed to respect Brackenfield's intrinsic rural character, identity and setting in open countryside.

150 Brackenfield is a dispersed rural hamlet. It is poorly served by bus and as such residents are heavily dependent on car usage. Brackenfield is attractive to small-holders and those seeking a pastoral lifestyle.

151 The necessity to travel some distance for work, shopping, health care, schools and other services means that it is a poor location for housing and indeed some residents have found it necessary to move away to better served areas.

152 The Plan area has experienced the conversion of a number of redundant farm buildings for residential use. Between 2001 and 2011, for example, the number of dwellings in the Parish increased at a rate of one dwelling per year (from 79 to 90). Between 2011 and 2018 planning permission has been granted in the Parish for about 12 dwellings, again, almost exclusively conversions in groups of one or two. Several other planning applications are pending or anticipated. In addition, there have been several major planning applications on sites within the Wessington Neighbourhood Plan area.

153 While recognising that housing development can have benefits such as bringing back into beneficial use redundant buildings, it is also important to have regard to its impact on the landscape, natural and built environment and general character and amenity of the surrounding area. There is concern that housing development is harming the

distinctive character of the surrounding area as well as encroaching into and urbanising the open countryside. In addition, that continued building of new housing in the Plan area, where existing services and amenities are limited and stretched, would inevitably result in more (and unsustainable) journeys by car to access key services such as jobs, schools, health care, shops etc.

- 154 The adverse impact of the high rate of housing growth was highlighted as a major (if not top) concern of local residents as evidenced by consultation undertaken as part of the development of this Plan. These reservations about the suitability and sustainability of the Plan area for housing are also reflected in the emerging Local Plan for North East Derbyshire.
- 155 One of the key ways in which the planning system can ensure sustainable development is to direct significant development, such as new homes and employment, to the most sustainable locations. In support of this, North East Derbyshire has developed a hierarchy of settlements. This hierarchy is set out in, and is at the heart of, the emerging North East Derbyshire Local Plan, which the Neighbourhood Plan must be in general conformity with. This hierarchy categorises settlements based on their size and the level of facilities such as population levels, facilities and services, employment opportunities, and public transport provision. The Local Plan then directs development to the District's more sustainable settlements.
- 156 Brackenfield was placed in the lowest tier of settlement – 'Level 4: Very small villages and hamlets with very limited sustainability'. This means that it is small in scale and lacking in services and facilities. Within Level 4 Tier settlement land which is not within a Settlement Development Limit, if not allocated for development (as is the case with Brackenfield), will be treated as 'countryside'. Within the countryside, there are strict and additional planning controls over the type of development which can take place within it, including new housing. The emerging Local Plan seeks to restrict housing primarily to small-scale development, which involves the change of use, or re-use of vacant, derelict or previously developed land or buildings or limited infilling of previously developed sites (brownfield land).
- 157 The consultation shows that the community is generally comfortable with the very modest scale of development suggested for the Plan area, as articulated in the emerging Local Plan.
- 158 Settlement Development Limits (SDL) are a commonly used tool in planning documents such as Neighbourhood Plans and Local Plans. They are used to define the extent of a built-up part of a settlement. They distinguish between areas where in planning terms development would be acceptable in principle such as in the main settlements and where it would not be (generally in the least sustainable locations) such as in the open countryside.
- 159 The emerging North East Derbyshire Local Plan proposes that existing SDLs for the main settlements in the District should be updated. With regard to Tier 4 Settlements

which do not have an existing SDL, such as the settlement of Brackenfield, the emerging Local Plan is quiet on whether one should be introduced. In such circumstances, the emerging Local Plan does permit a Neighbourhood Plan to introduce one. The Neighbourhood Plan Steering Group did consider whether a SDL should be introduced for the settlement of Brackenfield. It considered that there was no compelling case to do so. Key factors here were its rural location, dispersed pattern of development in the settlement and unsustainable location.

- 160 It is anticipated that limited small-scale¹⁷ housing development proposals will still come forward. These will be viewed positively, but within the clear parameters set by policies in this Plan as well as the Local Plan, to ensure that they deliver the type and design of development that reflect and complement the distinctive and historic character of the Plan area and the countryside status afforded to it, help meet a clear need, be sustainable and not have an adverse impact on the amenity of the area.

Policy H1 Housing

Housing development proposals for small scale infill and other windfall sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Local Plan.

¹⁷Small scale would normally be considered to comprise up to 5 dwellings.

Health and wellbeing

- 06** Promote the safety, health, enjoyment and wellbeing of residents and visitors by seeking measures which address community safety concerns, traffic issues and improved walking, cycling and horse riding routes.
- 07** Work with DCC and community transport groups to promote more frequent and direct public transport services.
- 09** Provide an opportunity for the community to meet and engage in activities through the facilitation of broader community use of existing facilities such as the Church Hall.

Community facilities

161 The facilities in the Plan area consist of one pub/restaurant, Holy Trinity Church and church hall. There are no shops. Residents are required to drive to settlements such as Clay Cross, Crich, Matlock, Alferton, South Wingfield and Chesterfield to satisfy many of their basic needs.

162 The church hall is highly regarded by the local community, supporting various activities through the year, when hired out for parties, talks and sports activities. The community survey identified that 46% of respondents 'never' or 'rarely' used the church hall. The potential for its wider use by the community for a range of activities and events was also raised in the survey. The Plan has looked at how the community use of hall could be enhanced. One suggestion is that it could be used as a local contact point for the police, fire service and other community safety providers. These agencies could then use it for the provision of advice and guidance, including surgeries. The Parish Council are exploring this suggestion with the relevant agencies.



The Plough Inn

163 As a rural area with a mature population, availability and access to facilities is of increased importance. These facilities help the community to come together, lessen the need to travel by car and help to also attract younger residents into the area.

164 The community has only recently lost a community facility. The Methodist Church (Free United), located in the settlement of Brackenfield, adjacent to the Green has recently been granted permission for conversion from a place of worship to a residence.

- 165 In order to promote health, enjoyment and well being of residents, the Plan seeks to protect the existing community facilities in the Plan area. Further, it supports enhancement of these facilities where it will meet local need.
- 166 Given that the church and public house are both listed buildings and the church hall, a distinctive landmark building, the scope for significant modifications may be limited. In order to ensure opportunities for potential future community need, the Plan supports enhanced provision of community facilities where they contribute to the health and wellbeing of the local community.

POLICY HW1: Protection and enhancement of community facilities

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

- Holy Trinity Church
- Church Hall
- Plough Inn Public House

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

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

Assets of Community Value

- 167 The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.
- 168 The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

- 169 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.
- 170 To date, no community facilities have been formally designated as Assets of Community Value. However, through the consultation process, the Church Hall has been identified as significant to the economic and social viability and sustainability of the community.
- 171 The Parish Council, therefore, intends to use the mechanism of designating it as an Asset of Community Value to further ensure that it is retained.
- 172 The inclusion of a specific policy in a Neighbourhood Plan with respect to Assets of Community Value provides the opportunity to give it formal recognition in the planning system. It ensures that the Listing of an Asset of Community Value is a material consideration (i.e. it must be taken into account).

POLICY HW2: Asset of Community Value

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

Road safety and sustainable transport

- 173 The Plan area comprises a network of predominantly narrow, meandering lanes lined by long-established hedgerows. The research¹⁸ shows that these lanes are a key element of the historic environment and rural character of the area.
- 174 The lanes in the Plan area are used by motor vehicles, but they are also popular with walkers, cyclists and horse riders.
- 175 The consultation shows that a high proportion of the community (84%) have significant concerns about the speed of traffic through the Plan area and safety. The national speed limit (60mph) applies to all roads within the Plan area, something that the community would like addressed.
- 176 The speed of traffic on narrow lanes coupled with a number of pinch points and blind spots compromises people's ability to move around safely on foot, bike or on a horse. Subsequently, many shorter trips are taken by car.
- 177 The desire for greater sustainable transport options both within the Plan area and linking to key service centres is further hampered by the lack of a good bus service.

¹⁸ Brackenfield Historic and Character Assessment 2018

The current bus service is limited to 3 buses daily to Clay Cross and Matlock. The community survey indicated that the frequency of buses and the lack of an evening service were key issues. This is of particular concern to younger and senior members of the community who often don't have their own transport.

178 A neighbourhood plan is limited in what it can achieve in terms of improving public transport, beyond highlighting the concerns of the local community. The Parish Council will work with the community and Derbyshire District Council to explore options to improve public transport.

179 The Plan has a limited effect on highway safety as many of the issues it wishes to control such as speed enforcement are not subject to planning controls. However the Plan seeks to highlight highway safety as of special importance to the community and supports appropriate actions aimed at improving and mitigating this. It is important that any measures take into consideration the character and historic development of the area, including its laneways, tranquillity and dark skies policy (NE2).

POLICY HW3: Road safety measures

Proposals to improve road safety and speed that are appropriate to the character of the Plan area will be supported.

Footpaths and bridleways

180 The extensive footpath network has developed over centuries, with many created for walking to work in mining, milling, weaving and agricultural enterprises as well as ancient routes to Trinity Chapel

181 The public footpaths and bridleways in the Plan area are a valued community asset allowing both local residents and visitors to the area to enjoy access to the countryside. In the community survey, footpaths were one of the most commonly utilised assets (25% of respondents reported using footpaths on a daily basis).

182 It is important for health and well-being that residents have access to good public footpaths for recreation. Moreover, that there are opportunities to walk, safely around the Plan area, between the settlements and to local amenities including the school in the adjoining parish. This will reduce reliance on private vehicles, decreasing traffic volumes on local lanes and ultimately will have a positive effect on carbon emissions.

183 The community is supportive of the Plan not only ensuring any future development protects existing public footpaths and bridleways, but that where there are gaps, opportunities to join up the network are pursued.

184 Ogston Reservoir (SSSI) is a significant draw to the area for walkers, cyclists, horse riders and birdwatchers, as well as those wishing to partake in recreational activities

on the water. Unlike other similar assets in the region e.g. Carsington Reservoir, it is not possible to enjoy a circular walk around the reservoir.

185 The environmental status of the reservoir means that it needs to be managed sensitively. However, there is the potential to add or better link existing footpaths to provide for a route, more broadly around the reservoir. This opportunity was highlighted in the North East Derbyshire District Green Infrastructure Strategy (2012).

186 Research undertaken as part of this Plan highlighted a number of specific gaps in the current network, that if addressed could open up opportunities for improved accessibility in terms of moving around the Plan area and enjoying the countryside.

187 An inspection report of all the footpaths in the Plan area (totalling approximately 9 miles in length) was undertaken in May 2018. This report highlights that originally there were 34 footpaths/bridleways within the Parish, but six have subsequently been eliminated, now under, or partly under Ogston Reservoir. The Plan supports the enhancement of the current network of footpaths and bridleways for their historic and recreational value. The Parish Council will seek to collaborate with local landowners to provide further open access and permissive paths and bridleways and, address the following gaps in the network:

1. Ogston New Road

Ogston New Road links the northern and southern extremities of the Plan area. It is also one of the main access roads to the reservoir, including the sailing club and picnic areas. This is a narrow stretch of the road and particularly dangerous for pedestrians, who at this point, are forced to walk on the road.

There is the potential opportunity to install a permissive path parallel with the eastern wall.

2. Western bank of the River Amber

Alongside the Western bank of the river Amber, a permissive path could provide a good circular walk in this location.

3. Eastern edge of Ogston Reservoir

Currently no public access to the eastern edge of the reservoir. This area falls outside of the Plan area but would complete the route around the reservoir to Little Ogston Village.

POLICY HW4: Footpaths and bridleways

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will only be supported where it can be demonstrated that the public benefit of the development clearly outweighs the harm.

Support will be given to proposals that improve and extend the existing footpath and bridleway network, allowing better access to local amenities and to the open countryside.

Monitoring and Review

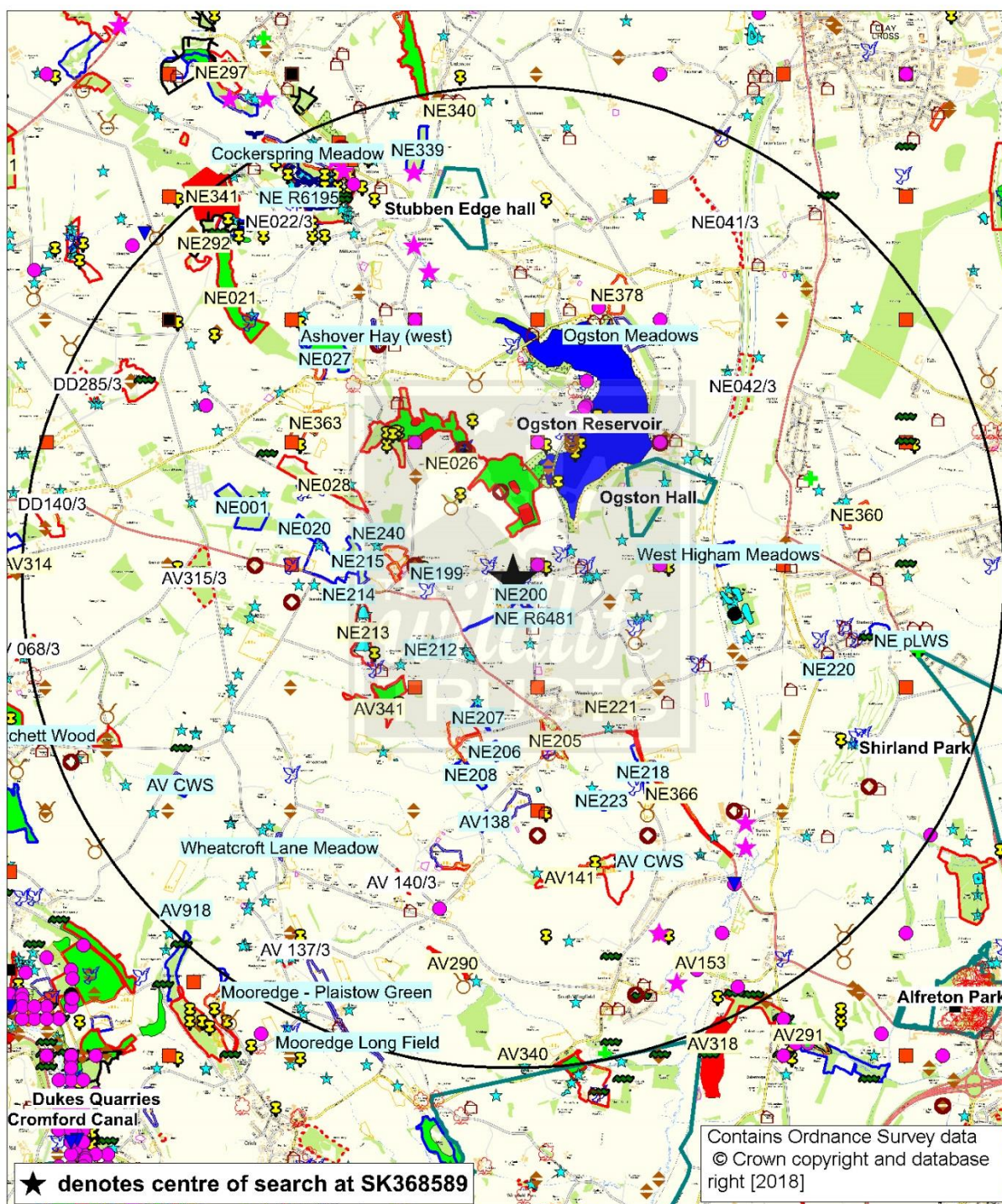
- 181 The impact that the Neighbourhood Plan policies have on influencing the shape and direction of the development across the Plan area during the Plan period will be monitored by Brackenfield Parish Council on an annual basis.
- 182 If it is apparent that any policy in this Plan has an unintended consequence or is ineffective it will be reviewed.
- 183 The Parish Council proposes to formally review the Plan on a five-year cycle or to coincide with the review of North East Derbyshire District Local Plan, if this cycle is different.

Section 4.0 Supplementary Documentation

4.1 Appendices

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Appendix A

































Produced for Brackenfield
Neighbourhood Planning
by Derbyshire Wildlife Trust
January 2018



GENERAL KEY TO GIS MAPS











NB Not all these symbols may appear on the map supplied

	otter (BAP) record		BAP mammal record
	badger record (confidential)		BAP reptiles
	fresh water crayfish		BAP bumblebee
	BAP great crested newt with 500m buffer zone		BAP beetle
	bat roost		BAP butterfly record
	bat sighting		BAP moth record
	water vole (BAP) record		BAP fish record
	BAP bird record		toad record or toad crossing
	kilrney fern		swift
	Derbyshire Red Data Book Plant Species		veteran trees
			native black poplar record
			Invasive non-native species
	Local Wildlife Site		potential Local Wildlife Site
	Semi Natural Grassland (may support sufficient vegetation interest to meet grassland LWS selection criteria)		DWT nature reserve
			other recorded site of interest
	SSSI		SAC
			SPA
			National Nature Reserve
	LNR		RIGS (Regionally Important Geological Sites)

Ancient Woodland from Ancient Woodland Inventory

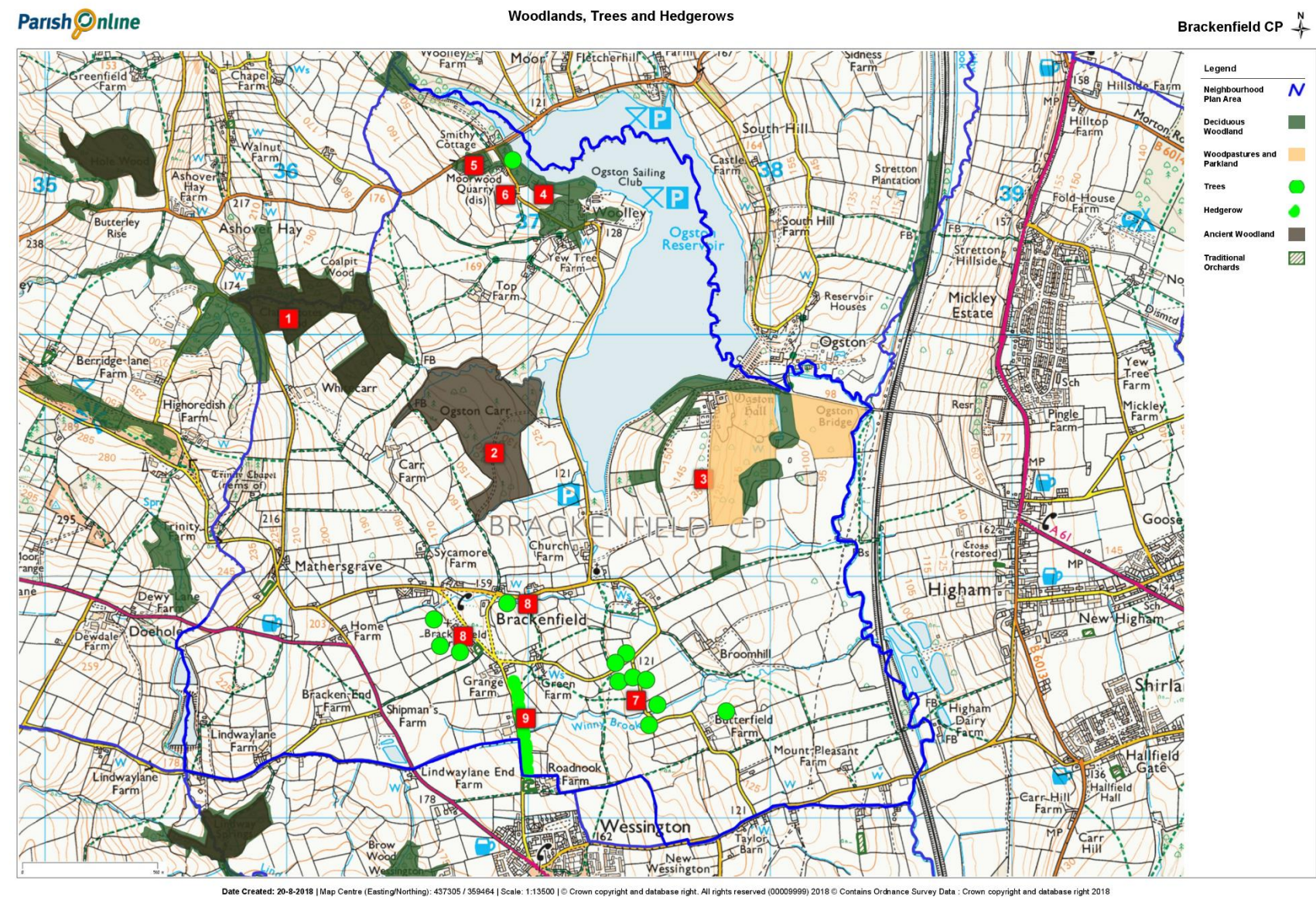
	Ancient semi-natural broad-leaved woodland		Plantation on ancient woodland site
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UK BAP Priority Habitats


	Lakes in Lowland Derbyshire		Lowland heathland		Mire
	Reedbed		Lowland fen		Parkland
	Purple moor grass and rush pasture		Traditional orchard (not ground truthed)		Open Mosaic not allocated to other habitat types
	Pond (not necessarily BAP habitat)				

Ref No.	Name	Grid Ref	Ecological features
Local Wildlife Sites			
NE026	Ogston Woodland Complex	SK36295983	Ancient semi-natural oak woodland
NE213	Lindway Reservoirs	SK35575845	Standing open water
Potential Local Wildlife Sites			
NE199	School Lane Meadow	-	Unimproved grassland
NE200	Brackenfield Green	-	Wet grassland
	Church Farm Meadows	-	Unimproved neutral grassland
NE216	Brackenfield Lane	-	Species-rich hedgerows
NE R6481	Ryecroft House Meadow (Brackenfield Lodge)	-	Unimproved neutral grassland

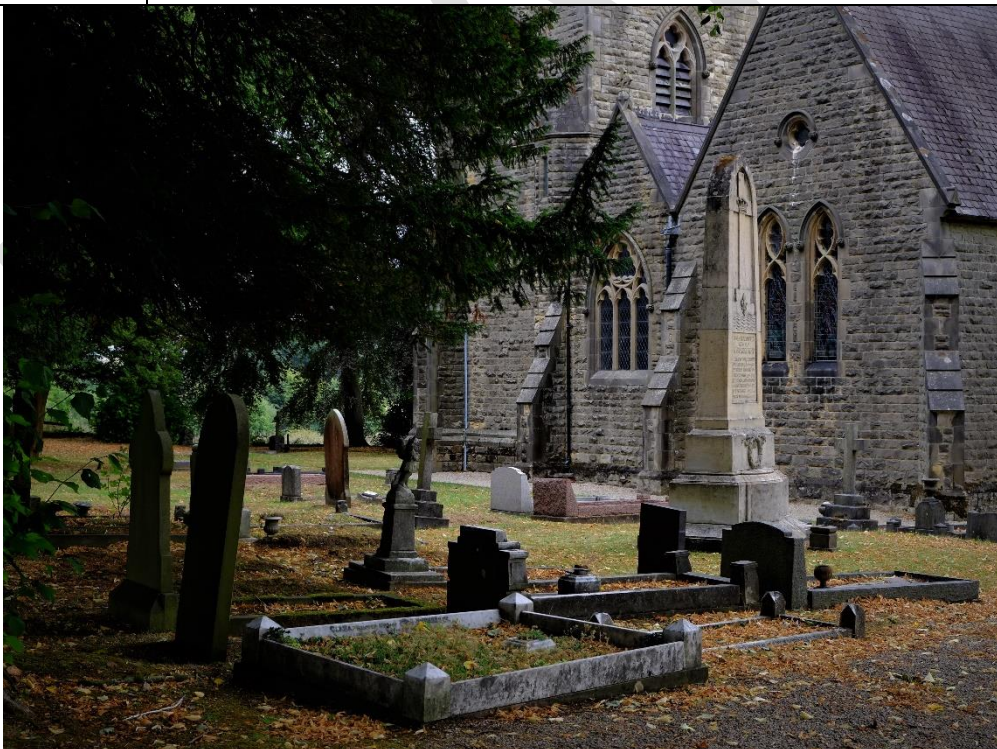
Appendix B Important woodlands, hedgerows and trees

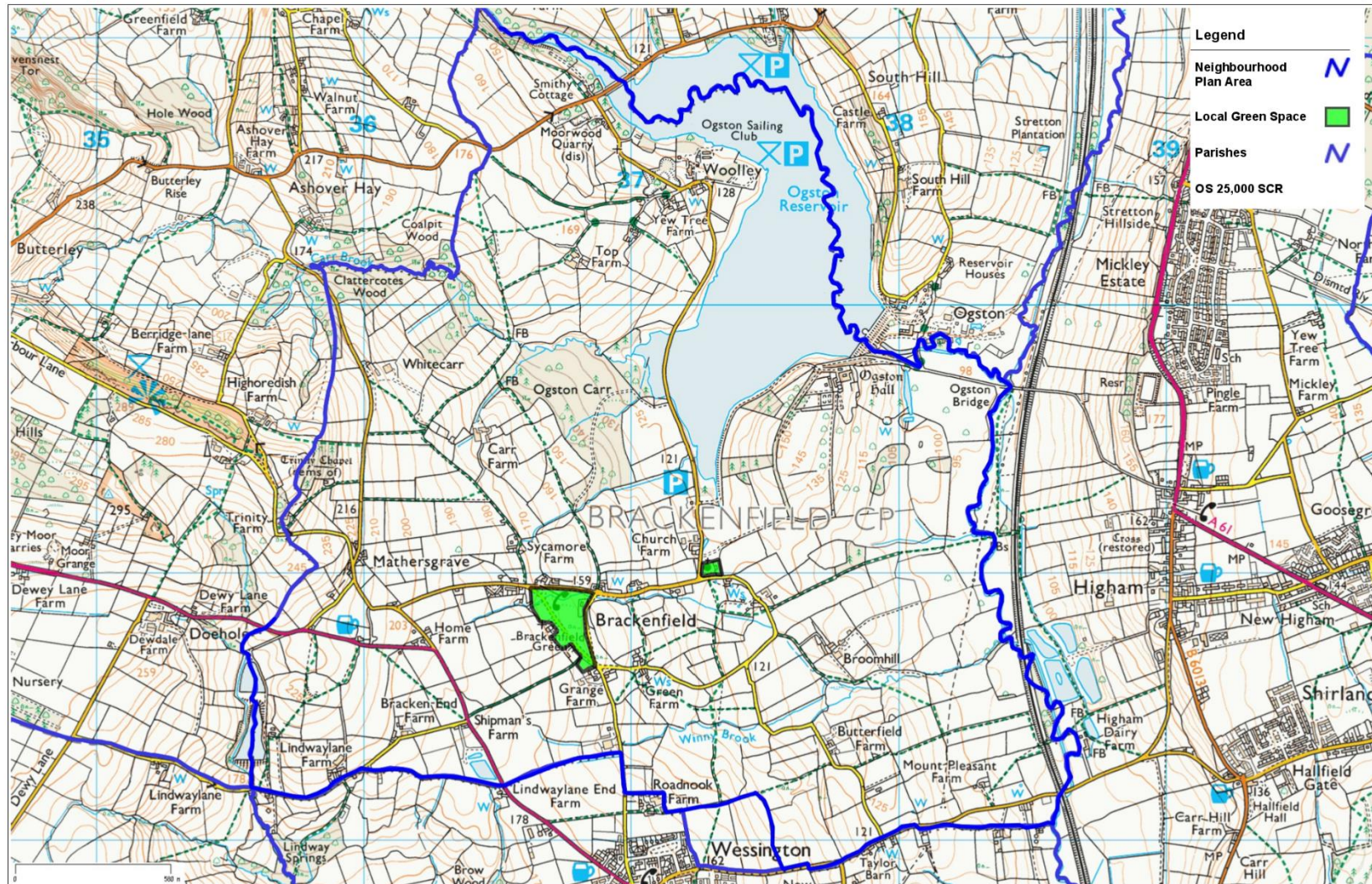


Appendix C Proposed Local Green Spaces

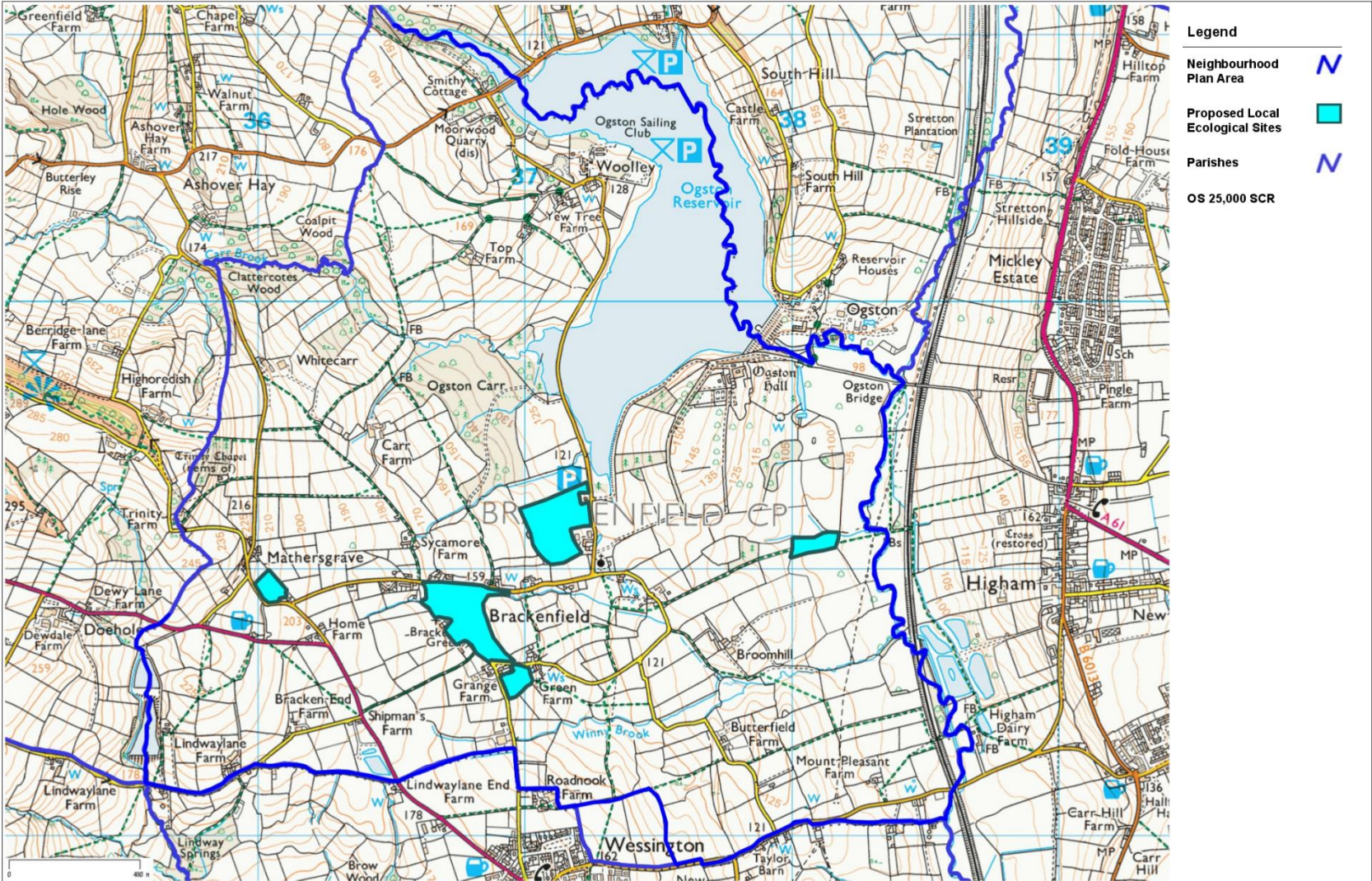
Site No.	1	Site Name	Brackenfield Green
Grid Ref SK			SK368589
Current land use			Public open space
Ownership			Brackenfield Parish Council
Current planning application on site?			No
Extant planning permission on site?			No
Compliance with NPPF Criteria			
Reasonable proximity to the community it serves?		The site is publicly accessible and situated in the heart of Brackenfield settlement.	
Demonstrably special to the local community with a particular significance?		<p>Scenic value – The Green forms the centre piece of the settlement of Brackenfield. It is of high scenic value; being a large open grassed area framed by clusters of mature trees and a number of local vernacular buildings. Views to Ogston Reservoir and Rykneld Street (Roman Road) can be enjoyed from the Green.</p> <p>Historic significance – The Green, one of the largest in Derbyshire, was a precious resource for grazing and cultivation from its origins right up to WW2.</p> <p>Recreational value – The Green is an important asset, appreciated by the local community and visitors and enjoyed by walkers, cyclists, horse riders, dog walkers and nature lovers. It is also the focal point for community events such as the ‘Picnic on the Green’ and well dressing festivals.</p> <p>Wildlife value – The Green has been identified by the Derbyshire Wildlife Trust as a potential Local Wildlife Site on account of its wet grassland. The Green attracts a diversity of birdlife including the Song Thrush.</p>	
Local in character and not extensive tract of land?		The Green is local in character and size and defined by housing, field boundaries and/or trees. It is not an extensive tract of land.	
			

Site No.	2	Site Name	Holy Trinity Church Churchyard
Grid Ref SK			
Current land use	Burial ground		
Ownership	Amber Churches		
Current planning application on site?	No		
Extant planning permission on site?	No		
Compliance with NPPF Criteria			
Reasonable proximity to the community it serves?	The site is publicly accessible and situated in the heart of Brackenfield settlement.		
Demonstrably special to the local community with a particular significance?	<p>Scenic value – Holy Trinity Church, including its grounds is a landmark building, and contributes significantly to the pleasant character of the area.</p> <p>Historic significance – Holy Trinity Church and its Lychgate are Grade II Listed. The church is associated with the Ogston Estate and forms part of an important group of vernacular buildings within the Plan area.</p> <p>Wildlife value – The church and its grounds provide an important habitat for bats and birds, including the Song Thrush. The churchyard incorporates a number of trees and wild flowers.</p>		
Local in character and not extensive tract of land?	The space is clearly defined by a low stone wall and is not an extensive tract of land. The site is an integral component of the local character.		

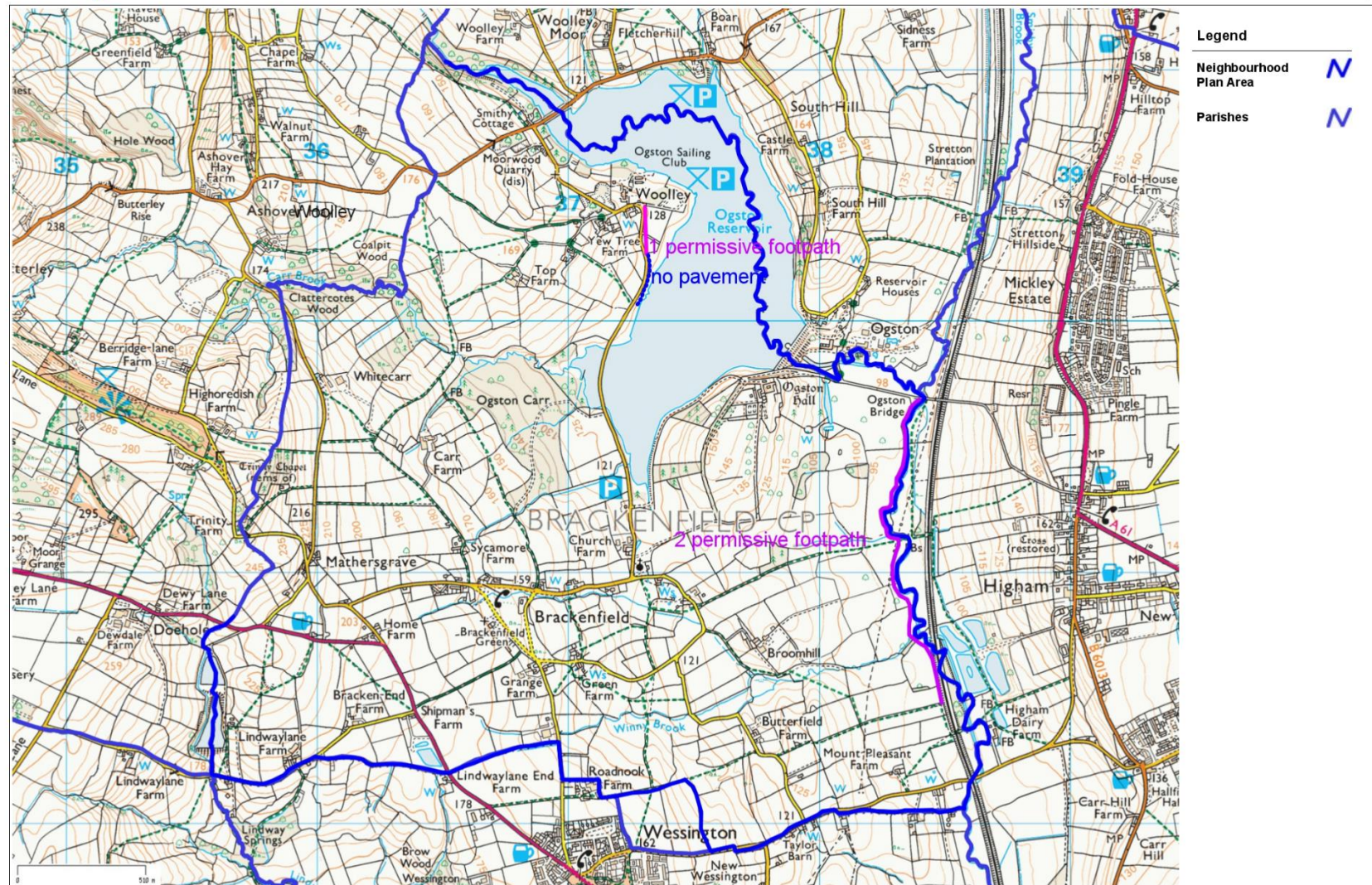




Appendix D Proposed Locally Important Ecological Sites



Appendix E Footpaths and bridleways



4.2 Evidence Reports

The Brackenfield Neighbourhood Plan is supported by:

Brackenfield Heritage and Character Assessment

Brackenfield Important Views Report

Brackenfield Local Character Buildings, Structures and Sites Report

Brackenfield Housing Needs and Characteristics Report October 2017

These reports are all available at www.brackenfield.org

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Section 5: Projects to Support the Aims of the Plan

(This does not form part of the Statutory Development Plan)

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The Neighbourhood Plan consultation identified the issues that are important to the local community. Some of the issues identified did not relate to the development and use of land and therefore could not be included in the main body of the Neighbourhood Plan.

The aspirations and projects identified below support the objectives of the Neighbourhood Plan.

Protecting Character and Heritage

Action 1: Trinity Chapel

Undertake discussions with Historic England, Derbyshire Historic Buildings Trust, Church Commissioners and D F Wakefield Estates to seek a positive strategy for the conservation and appreciation of Trinity Chapel.

Potential opportunities might include a structural survey with a view to conservation and improvement of footpath access to the site.

Action 2: Archaeology

Contact local universities regarding the potential for community archaeology and supervised projects.

Brackenfield Village Association has recently secured funding for a Local History Café, commencing in October 2018. The project is led by Katherine Brown, Director of Crafting Relationships (formerly Beauty and Utility Arts) and is being evaluated by the University of Leicester. The aim is to engage members of the local communities in heritage based activities.

Action 3: Local Character

The Parish Council, in consultation with the community, North East Derbyshire District Council and Historic England, to explore the possibility of designating Brackenfield Plan area as a conservation area (landscape and buildings).

Protecting the Natural Environment

Action 4: Locally Important Ecological Sites

Work with landowners, in consultation with Derbyshire Wildlife Trust to ensure that Locally Important Ecological Sites are sympathetically managed into the future.

Potential to evaluate options for the maintenance and wider usage of Brackenfield Green, as identified in the Community Survey and in accordance with its environmental and recreational values.

Action 5: Important Trees and Group and Trees

The Parish Council in consultation with the community and North East Derbyshire District Council, will investigate the potential of pursuing Tree Preservation Orders in order to protect individual or groups of trees that are of special importance due to their habitat, historic or character value (as identified in the Plan).

Consider developing a plan with land owners and tenants, to identify and allow growth of trees within field boundary hedgerows, mitigating the effects of mechanical flaying and allowing succession growth to reach maturity.

Promoting Health and Wellbeing

Action 6: Permissive Footpaths

Explore with the farming community, DF Wakefield Estates, the Turbutt Trust and Severn Trent, the potential for Permissive Paths to address safety concerns and create a more cohesive network of footpaths.

Action 7: Public footpath management and enhancement

Parish Council to work with community volunteers in consultation with Derbyshire County Council Footpath Officers and the Peak and Northern Footpath Society to ensure stiles, gates, signs and surfaces are fit for purpose.

Action 8: Road Safety

Parish Council to work with the community, Derbyshire County Council and the Police to look at measures to improve safety and reduce traffic speed.

Action 9: Public Transport

Parish Council to work with the community and Derbyshire County Council to explore options to improve public transport in the Plan area.

Action 10: Community Safety

Parish Council to work with the community and appropriate stakeholders to address crime prevention. Potential opportunities include Farm Watch, Neighbourhood Watch, and the possibility of using the Church Hall as a night-time rest stop for emergency services.