

Brailsford Parish



Neighbourhood Plan 2020-2033

July 2021

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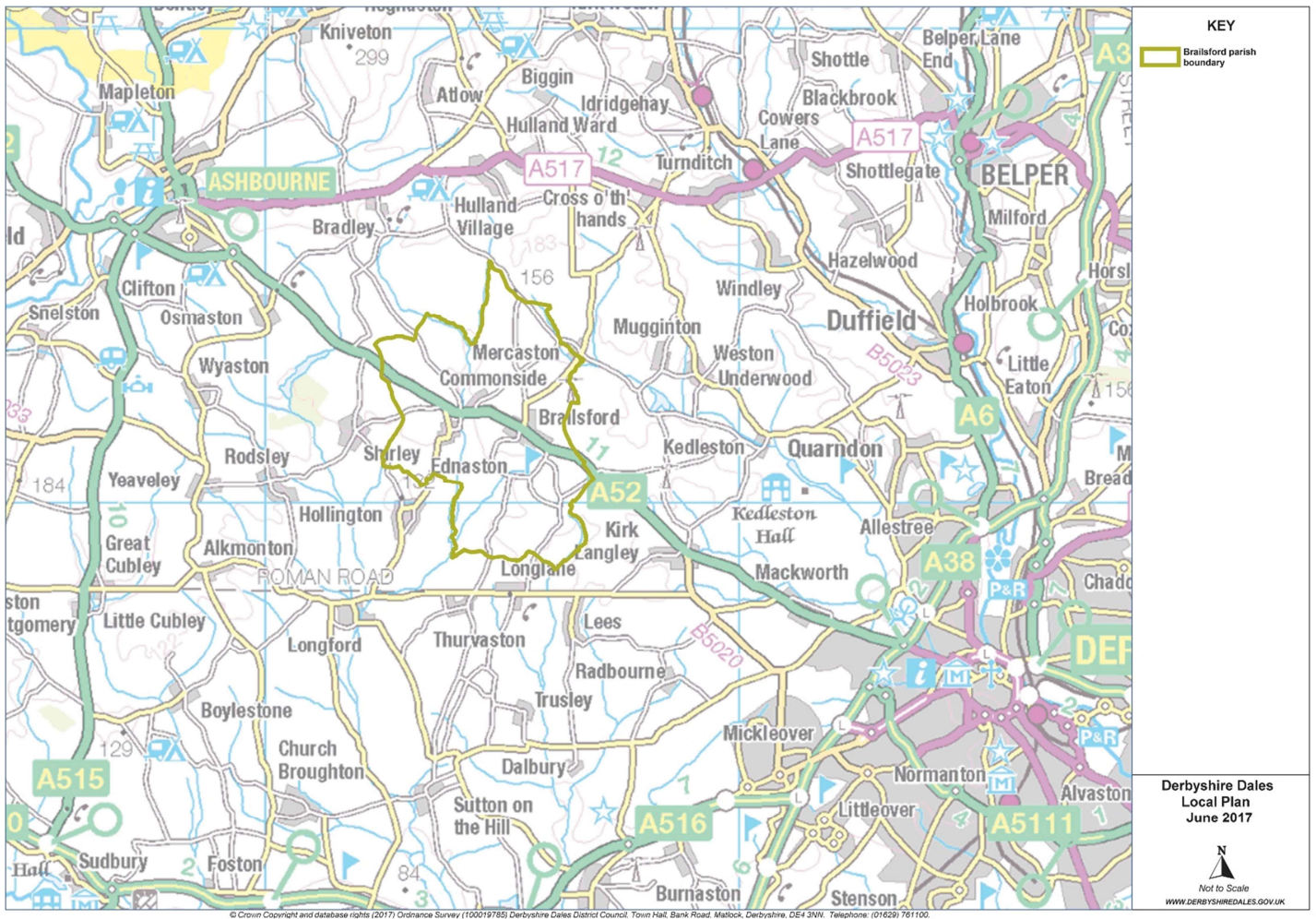
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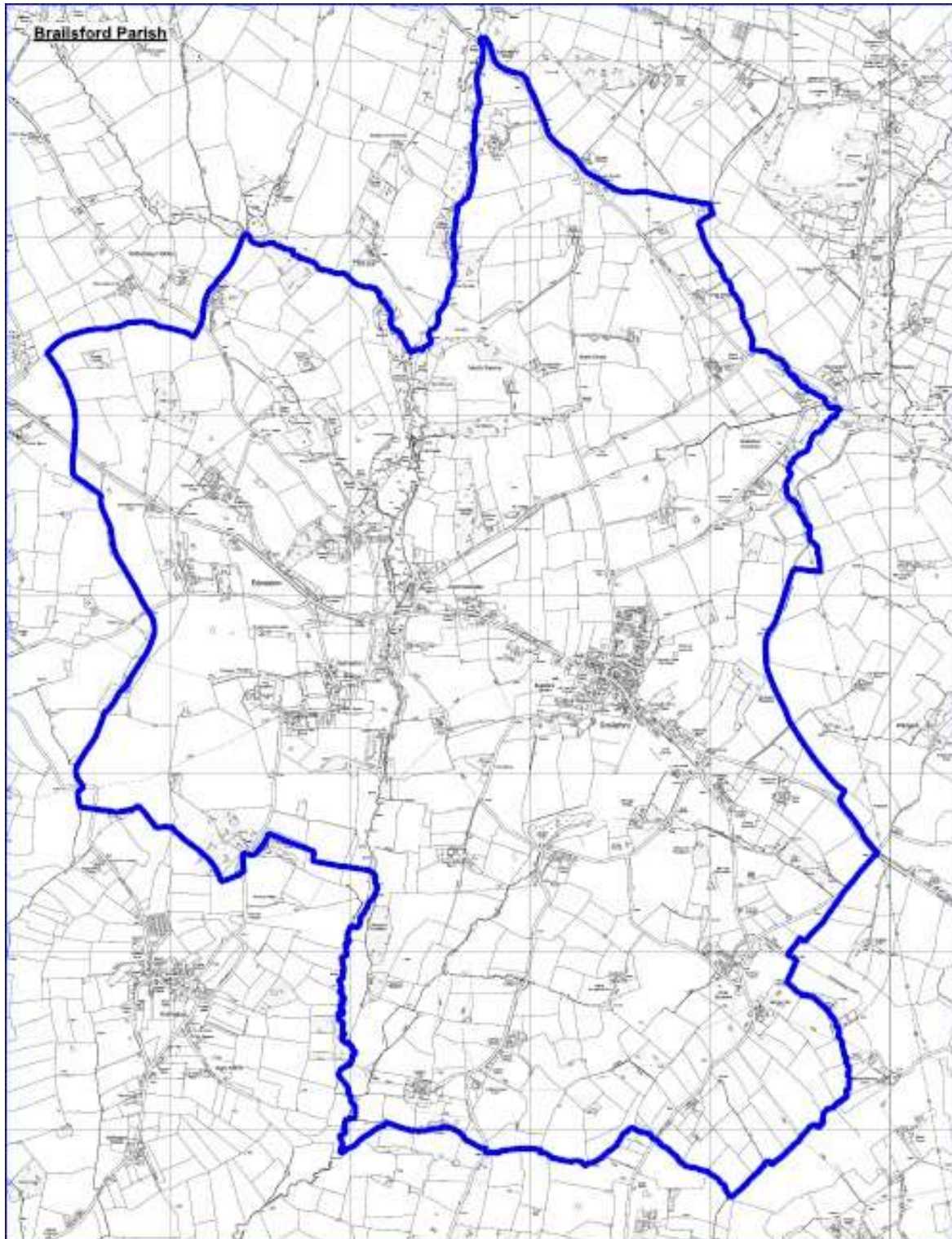
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Plan 1: Location of Brailsford Parish in Derbyshire Dales District



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Introduction

This Neighbourhood Plan sets out a vision for the Parish of Brailsford and the settlements of Brailsford & Ednaston until 2033. The general location of the Parish and its civil boundary is shown in Plan 1. Brailsford Parish was designated as an official Neighbourhood area on 7 April 2015. As required by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 the designated area is shown on Plan 2.

The Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011); Planning and Compulsory Purchase Act 2004; and the Neighbourhood Planning Regulations 2012. If adopted at referendum, this Plan will stand alongside the Derbyshire Dales Local Plan. Once made it will form part of the statutory development plan and will therefore be used in the determination of planning applications across the Neighbourhood area.

This Plan supports the principles of sustainable development – that is the balance of environmental, social and economic principles that form the basis of the NPPF (National Planning Policy Framework)¹, which in 2019 summarises sustainable development as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'*.

The NPPF 2012 quoted the UK Sustainable Development Strategy 'Securing the Future'² as setting out five 'guiding principles' of sustainable development:

- living within the planet's environmental limits
- ensuring a strong, healthy and just society
- achieving a sustainable economy
- promoting good governance
- using sound science responsibly.

These principles form the basis of this Neighbourhood Plan. Achieving organic growth across the Parish through the application of sustainable development principles is important to the residents of the Parish who wish to retain the quality of life offered by coherent village environments and small settlements within a rural setting.

About Brailsford Parish

Brailsford Parish, the selected Neighbourhood Plan area, is located in the southwest of the district of Derbyshire Dales and is situated on the main road between Derby and Ashbourne. It lies in the catchment of the River Dove. Settlements have been established in the Parish since Saxon times with Brailsford village identified in the Domesday Book. The Parish formed part of the hundred of Appletree. It was traditionally an agricultural area recognised mainly for its location on a major coaching route and described in 1835 as having *'no manufactures, nor any extensive trade existing here'*³.

According to the 2011 Census⁴ the Parish covers an area of 1,765 ha. As the approved Neighbourhood Plan area aligns with the civil Parish boundary, this area also equates to 1,765 ha.

¹ CLG: National Planning Policy Framework. March 2012 and 2019

² HM Government. Securing the Future. UK Sustainable Development Strategy. 2005

³ Pigot and Co's Commercial Directory for Derbyshire, 1835:

⁴ ONS: 2011 Census



Landscape Surrounding Brailsford Village: Hugh Stevenson

The Parish consists of the village of Brailsford & the hamlets of Ednaston, Culland and Over Burrows (see Plan 1), which complete its original four historic ‘manors’. It lies within NCA⁵ profile 68: Needwood & South Derbyshire Claylands and according to the 2011 Census is categorised by the Office of National Statistics as “Accessible Countryside” with Brailsford & Ednaston described as: “A village surrounded by inhabited Countryside”

Brailsford & Ednaston are linked by the Grade II listed 12th century All Saints Church, which stands equidistant between the two villages. The church is surrounded by rolling farmland and can still be accessed by the original cart track, now used as a bridleway.



All Saints Church: Hugh Stevenson

In the 1831 census the Parish was recorded as having 780 residents. Until recent times it had had limited growth, mainly in the settlements of Brailsford and Ednaston - in 2011 the ONS census recorded 1181 residents – and it has remained predominantly a rural area with agriculture as its dominant sector. This rurality is reflected by the population density of only 0.5 person per hectare⁶.

The Parish has 35 Listed Buildings identified in the Historic England Heritage Buildings List⁷. There are five country homes:

- Ednaston Lodge built in 1873 around an 18th century core which was as a Nursing Home until 2018 and has now been reconfigured to form office accommodation and renamed Ednaston Park
- Four 20th century buildings:
 - Brailsford Hall built in 1905 in Jacobean style
 - Culland Hall constructed in the 1930s
 - Ednaston Hall constructed in the 1930s
 - The Grade I listed Ednaston Manor built by Sir Edwin Lutyens in 1911.

⁵ Natural England: National Character Area Profiles 2014

⁶ Action with Communities in Rural England (ACRE) Rural evidence project with OCSI (Oxford Centre for Social Inclusion) and Rural Action Derbyshire: Rural Community Profile for Brailsford Parish. October 2013

⁷ www.britishlistedbuildings.co.uk/england/derbyshire .



Brailsford Hall: Hugh Stevenson

Settlements

Brailsford, the largest settlement, is a rural village of Saxon origin, surrounded by open farmland. It was established as a farming settlement and this continues today with a mix of arable farming and some grazing.



Farmland Surrounding Brailsford Village: Hugh Stevenson

The village is bisected by the A52 arterial route between the City of Derby and the market town of Ashbourne. The settlement forms an important part of the tourist trail with a gradual transition from the urban centre of Derby to rural Derbyshire Dales. As such it can be considered as one of the 'gateways' to the Peak District National Park, which attracts some 13m visitors per year⁸.

⁸STEAM 2018



A52 from Eastern End of Brailsford Village: Hugh Stevenson

In addition to the A52, the village is accessed via Luke Lane/ Mercaston Lane from the North, with Church Lane and Hall Lane connecting the village with Long Lane and outlying settlements to the south and west. Church Lane and Hall Lane are single-track lanes, generally 12-15ft only in width. Luke Lane while wider – averaging 19ft – has become an established route (custom and practice) for HGVs servicing the quarries located in the adjacent parishes and is now also the road access for the new primary school.

The original village, with its predominantly red brick or white-painted rendered houses (see below) and plain clay tiles (mainly Staffordshire blues), followed a largely linear design in an east west direction and to the south along The Green towards the parish church.



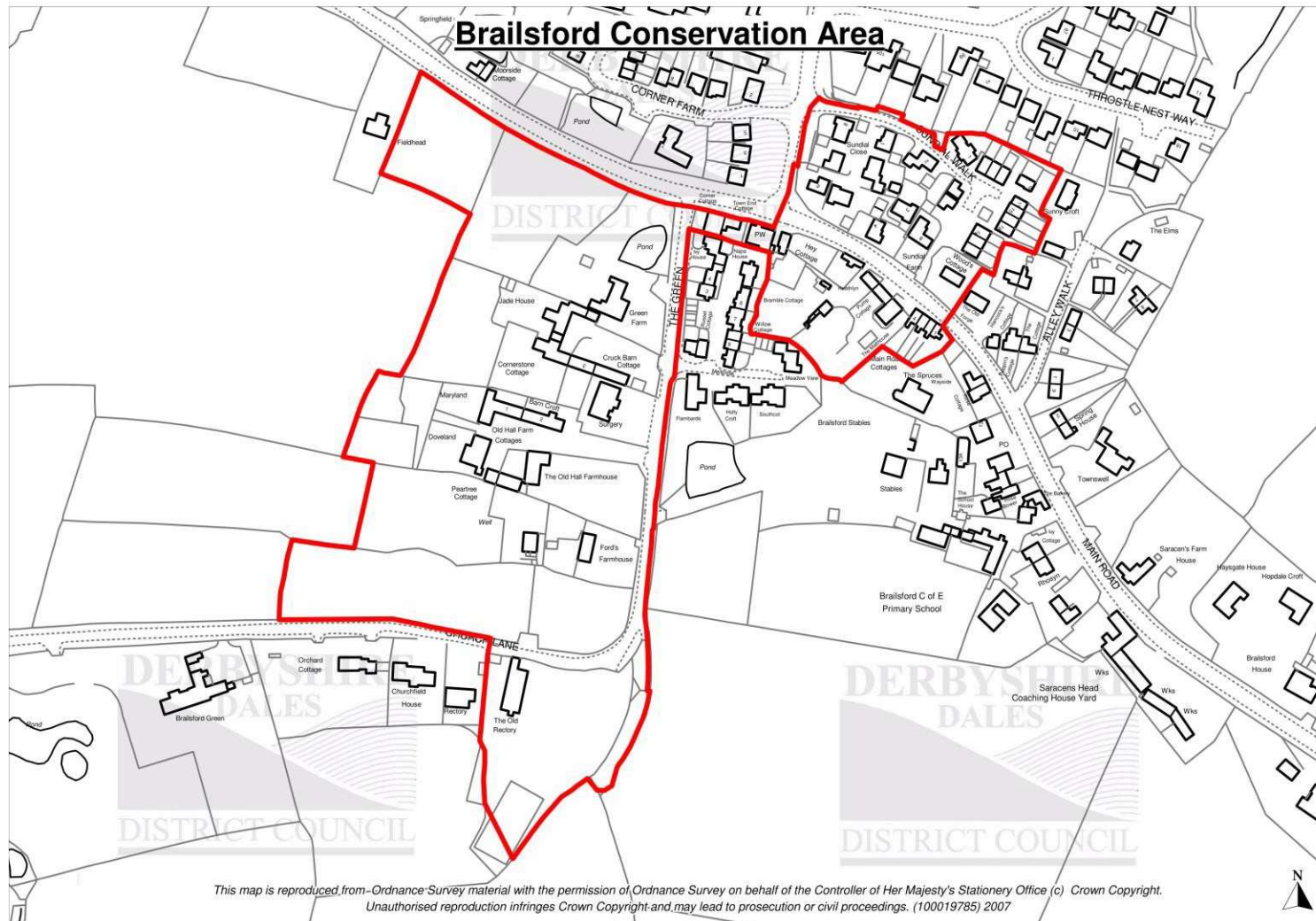
Houses in Conservation Area on Main Street, Brailsford: Hugh Stevenson

The Green is the oldest part of the village and has a field pattern of historic interest, including a medieval enclosure, and the oldest remaining buildings in Brailsford - the Old Rectory dates back to the Domesday Book. The site of the former Brailsford Hall – a moated manor house – lies to the south of The Green and is recorded on the County Council's Historic Environment Register⁹.

The Green is part of the designated Conservation Area (See Plan 3) which comprises 5.7 hectares. The boundary of the Conservation area includes land and buildings to the east of Luke Lane and both north and south of Main Road (A52). Old Hall Farmhouse and The Green form part of the eastern boundary of the Conservation area and the Old Rectory the southernmost part.

⁹ Derbyshire County Council – Historic Environment (Buildings at Risk) Register 1989

Plan 3: Brailsford Village Conservation Area



Village Amenities

Current core amenities include the Village Institute, which was gifted to the Parish in 1922; the Parish Church and Methodist Chapel; GP surgery and Pharmacy; a Post Office and Shop; a pub and restaurant; two cafes; four specialist shops (ironmongers, gift shop, upholsterer and furniture maker); beautician; funeral parlour; and a garage workshop.

The shops and cafes are sited in two locations – Saracens Yard which has some parking facility - and adjacent to the Post Office, which has limited vehicle access and parking. The latter also provides access to the café and associated dwelling. All provide small-scale employment, in some cases for workers who commute to the village.

Other than the shops and cafes, the all-Parish survey identified that most businesses located in and around Brailsford offer self-employment and operate from a home or farm base. Other than agriculture, family-owned building trades and related services are popular occupations.

The village had one undeveloped former industrial (brownfield) site, Dairy House Farm (the Old Cheese factory) located to the west of Luke Lane.

A range of businesses, including a butchers, an agricultural hire firm and a stone supplier have used premises on this site. However, these businesses did not remain. For many years the site was largely empty, contained one building used as offices, and a number of derelict properties and was used for ad hoc parking (which is in short supply in the main part of Brailsford village).



Dairy House Farm (Old Cheese Factory): Hugh Stevenson

Planning permission was granted in 2019 for the construction of 19 dwellings on the site and development is now underway with a mix of properties including some apartments.

Village Growth

The first expansion of the village took place to the north, mainly during the 1970s and early 1980s, when small groupings of houses were built on The Plain, largely following the red brick and plain tile style.



1970s Development on the Plain, Brailsford: Hugh Stevenson

No further large-scale development occurred until work began on the construction of 50 additional dwellings on a site west of Luke Lane. This new estate was approved to finance the construction of a new primary school – a requirement from the Local Education Authority - and supported by the District Council. The site, at the western end of the village, was selected after a public consultation on a range of options tabled by the District Council.

At the time of approval for the new development, the existing village had a population of c 470 in some 260 properties. Approvals prior to 2016 (including Luke Lane) added some 75 additional houses. Allocations identified in the Derbyshire Dales Local Plan, which identifies Brailsford Village as a Tier 3 Settlement, allow for the construction of 114 additional houses on three sites to the north and west of the Village; a further 4.6 ha of development. Approval has now been granted for a further 157 dwellings with construction now underway.

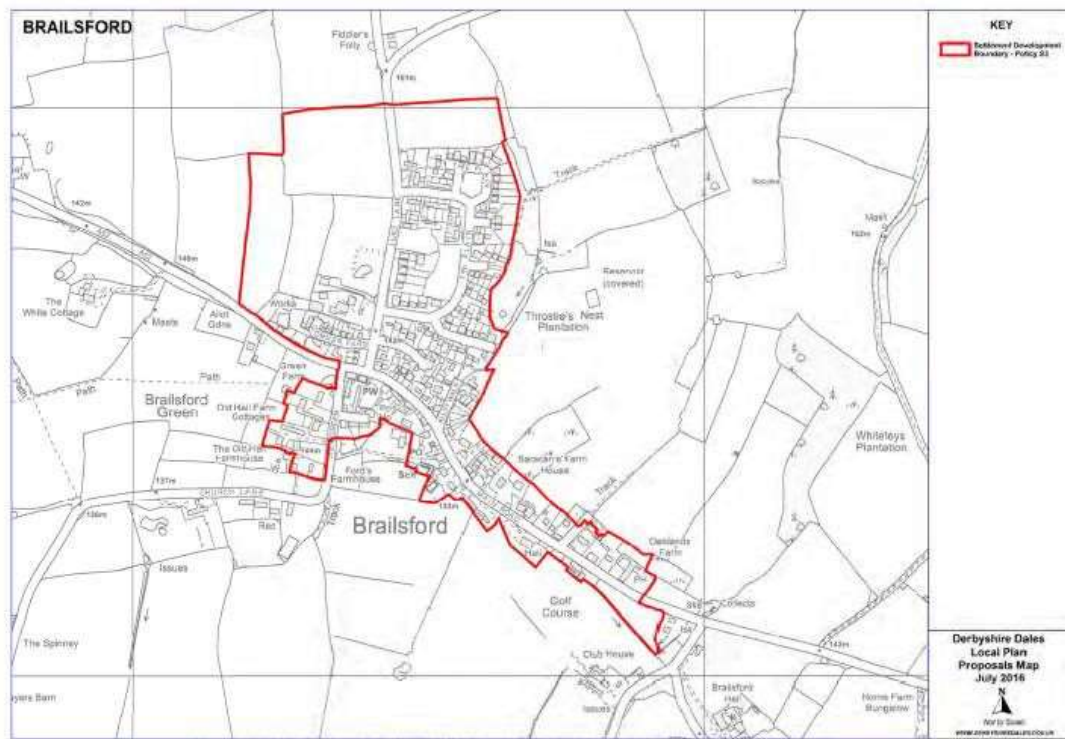
In total (and at the time of the publication of the Derbyshire Dales Local Plan) this already represented an c80% increase in village size since 1980; all at its western end.

For clarity it should be noted that in the Derbyshire Dales Local Plan¹⁰ a Tier 3 Settlement is described as a village which '*possesses a **limited** level of some facilities and services that, **together with improved local employment, provide the best opportunities outside the first and second tier settlements for greater self-containment. They will provide for reduced levels of development in comparison to higher order settlements in order to safeguard and, where possible, improve their role consistent with maintaining and enhancing key environmental attributes***' (Policy S2).

The previous village development boundary has been amended to accommodate these new homes. The revised village boundary as identified in the Derbyshire Dales Local Plan is shown on Plan 4 and has been taken into account in the development of the Neighbourhood Plan.

¹⁰ Derbyshire Dales Local Plan 2013-2033

Plan 4: Brailsford Settlement Development Boundary – Derbyshire Dales Local Plan 2017 Policies Map



Source: Derbyshire Dales District Council

Brailsford Village runs into Commonsides, which joins with Ednaston at its western end. Commonsides includes the historic village mill site on Mill Lane. The Brailsford Brook crosses the A52 at the west end of Commonsides and forms the boundary between the two main settlements.

Ednaston, which is the second village, and more correctly described as a hamlet, lies on the other side of the Brailsford Brook. The catchment for Ednaston covers a wide area and incorporates properties on Painters Lane (A52), including Ednaston Manor and the Ruck o Stones designed by Lutyens; Yeldersley Lane, and parts of Derby Lane (to Shirley) and Hollington Lane.

In the Derbyshire Dales Local Plan Ednaston is classified as a Tier 5 settlement (Policy S3), i.e. one which has *'a lack of basic facilities to meet day to day requirements. However, there could be scope for very limited development within the physical confines of the settlement where this is limited to infill and consolidation of the existing built framework, or where there are opportunities for the redevelopment of brownfield sites, which will result in a positive environmental improvement, or where development constitutes exception sites for affordable housing'*.

No new building, other than the extension of existing properties or the conversion of disused agricultural buildings to residential, has taken place in Ednaston since the 1980s. The predominate traditional building style follows that of Brailsford with red brick and plain clay tiles as shown below.



Hollington Lane, Ednaston with Grade II Listed Ednaston House on the Right: Hugh Stevenson

Ednaston can be accessed from the A52 via Yeldersley Lane (which has restricted vehicle access) and Derby Road (Shirley/Hollington lanes). Hollington Lane runs through the centre of the village (as shown above) linking to Hollington and settlements in the southern Derbyshire Dales. There are no footpaths or pavements in the village centre.

Ednaston has its own pub and restaurant, The Yew Tree Inn, which is designated as an Asset of Community Value; the amenity area of the Millennium Wood; and a recognised architectural property in the form of the Grade I listed Ednaston Manor, built by Sir Edwin Lutyens, with its surrounding Grade II Registered Historic Park and Garden¹¹. There are three other Grade II listed properties including Ednaston House (see above).



Yew Tree Pub, Ednaston: Hugh Stevenson

Ednaston has four employment sites:

- A small Industrial Site is located off Hollington Lane on the edge of the village, which includes a concrete products fabrication plant

¹¹ Register of Parks and Gardens of Special Historic Interest

- The Mercaston Tree Company adjacent to the A52
- Ednaston Home Farm - a small business park, also adjacent to the A52, which offers studio space and small business units in converted farm buildings
- Ednaston Park (former St Mary's Nursing Home) - Office Accommodation.

St Mary's Nursing Home, located in the former Ednaston Lodge on the village outskirts, closed in 2018. At the time it was one of the Parish's most significant employers supporting some 55 jobs. The Lodge has now been redeveloped to form an office accommodation complex known as Ednaston Park.

Over Burrows and Culland: Over Burrows is a hamlet that lies east of the village of Brailsford. Surrounded by farmland it consists of a series of dwellings that run along a road (Burrows Lane) which joins the historic Roman road, Long Lane.

The hamlet of Culland lies south of the village of Brailsford. It consists of two working farms and eight houses in total. There have been various houses at Culland Hall since the 13th century; the most recent was built in the 1930s. On this site, there are Grade II listed stables dating from 1649. Culland Manor and Culland Mount Farm are also fine examples of 19th century architecture.

The rich grassland in this area was used primarily for dairy farming. However, more recently the farming has become predominately arable and sheep.

Parish Statistics

This data taken from the 2011 ONS Census has been examined to enable the adoption of a 'baseline' for the Neighbourhood Plan; to help with the interpretation of data gathered from the All Parish survey; and to assist with the setting of priorities for the future of the Parish and its settlements.

It should be noted that the census 'parish' (EO4002732) appears to have a minor variance from the Brailsford Parish boundary as defined for the Neighbourhood Area (see Plan.2).

Community

The Parish is categorised by the Office of National Statistics (ONS) as **Countryside: Village Life**⁵.

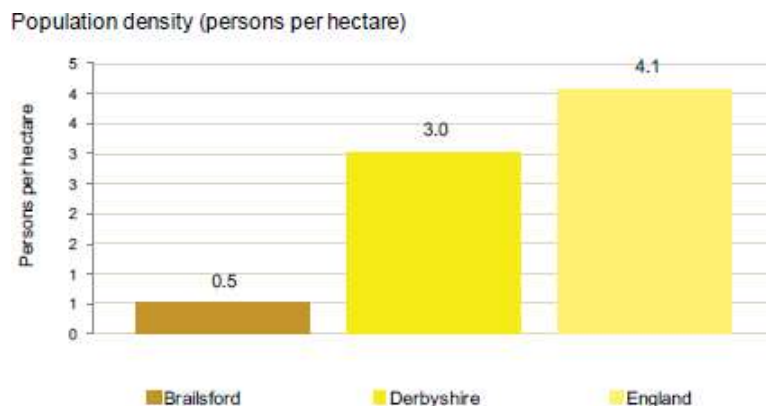
Residents: 1181
Households: 475
Residents in individual households 1085
Residents in communal living: 30
Average household size: 2.35

At 2.35 this household size is slightly above the average for Derbyshire Dales and Derbyshire as a whole, which is 2.31.

The gender split in the Parish as recorded by the 2011 census shows a higher percentage of females as below:

Males: 47%
Females: 53%

Figure 1: Population Density (2011 Census data)

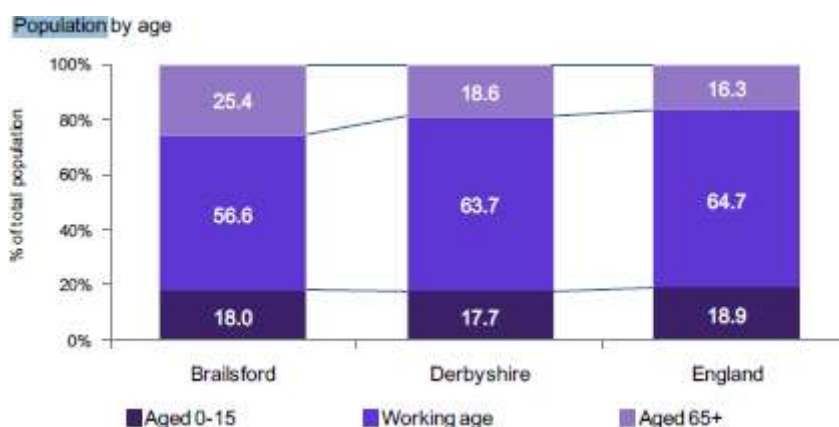


Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)¹²

The continuing rural nature of the area is reflected by the population density of only 0.5 persons per hectare (based on the recorded total Parish hectareage of 1,765 ha) compared with three people per hectare in Derbyshire as a whole, and 4.1 per hectare in England.

The population by age is shown in the graph below (Figure 2). While the percentage of children (defined as aged under 16) is largely similar to Derbyshire and England as a whole, the working age population is significantly lower at 57% than across Derbyshire and England at 64% and 65% respectively.

Figure 2: Age Structure of the Parish (2011 Census Data)



Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)

The percentage of residents aged 65+ is significantly higher at 25.4% - 7 points higher than Derbyshire as a whole, which is similar to the England total for this age range. However, the

¹² Action with Communities in Rural England (ACRE) Rural evidence project with OCSI (Oxford Centre for Social Inclusion) and Rural Action Derbyshire: Rural Community Profile for Brailsford Parish. October 2013

percentage of single pensioner households in Brailsford at 12.2% is equivalent to the England average at 12.4%.

The number of residents from the Black and Minority Ethnic (BME) category or those born outside the UK is very low at 2.2% and 3.4% respectively falling well below the England average of 20.2% and 13.4% respectively

Housing

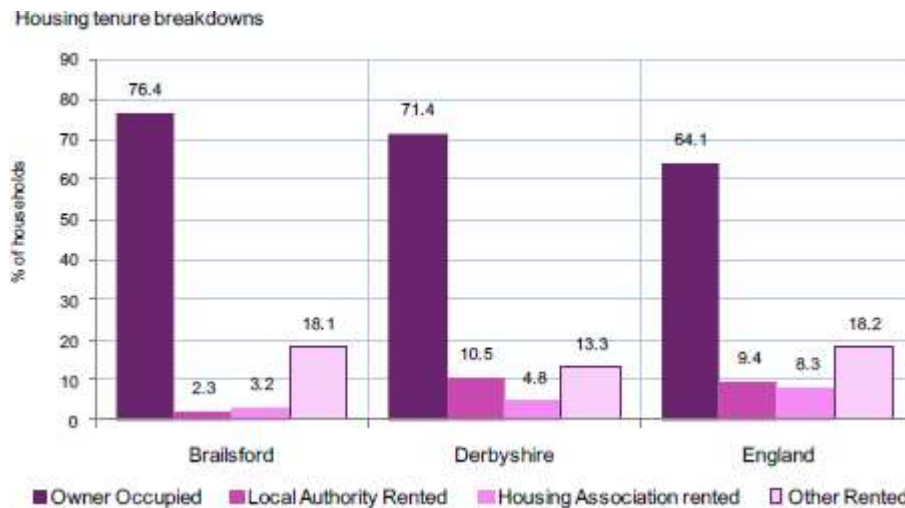
The 2011 Census data shows that the Parish consists of the following accommodation types:

	%
House or bungalow detached	55
House or bungalow semi-detached	26
Terraced	16
Flat/Maisonette/Apartments	3

These figures demonstrate that the Parish has a significantly higher proportion of detached properties - 14 points - than in Derbyshire Dales, 22 points higher than in Derbyshire and 32 points higher than for England as a whole.

The prevailing tenure in the Parish is owner occupied (76%) with the second largest grouping private rental at 18%. There are very few Local Authority or Housing Association rental properties - totaling less than 5%. While the level of private rentals is equivalent to the England average, the availability of Local Authority or Housing Association rentals in the Parish is much lower (11 points below the Derbyshire average).

Figure 3: Breakdown of Housing Tenures (2011 Census data)

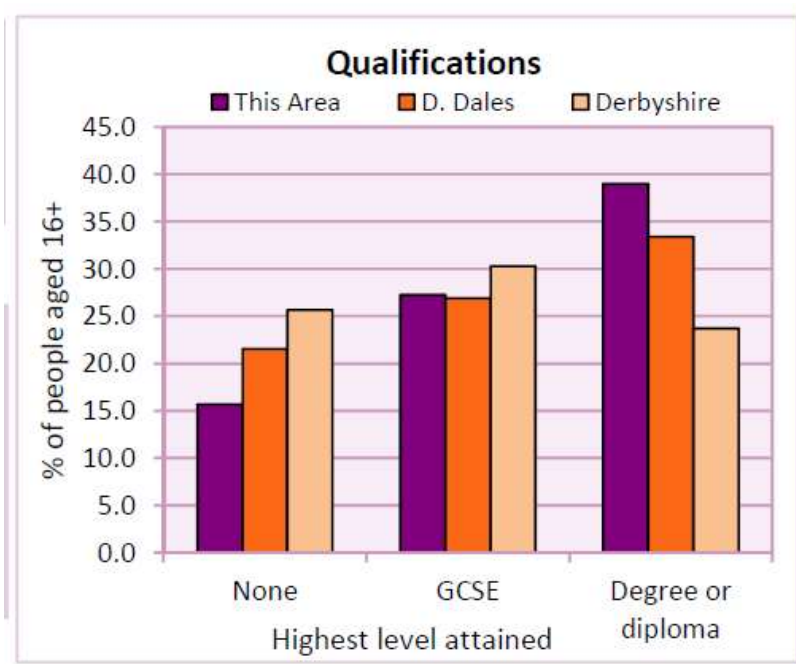


Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)

Economy

Figure 4 illustrates the range of educational attainment of residents of the Parish based on the 2011 Census data.

Figure 4: Educational Attainment Brailsford Parish (2011 Census Data)

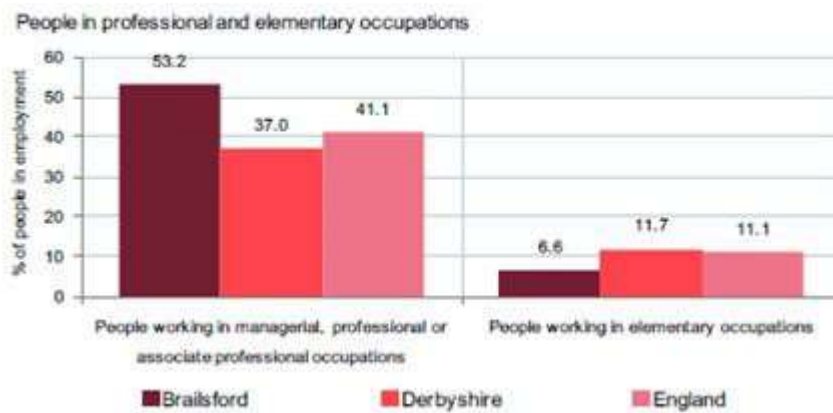


Source: Derbyshire County Council 2011 census

This data shows that Brailsford residents have significantly higher level of qualification (38% Level 4 - degree or diploma) than those in Derbyshire Dales generally and in Derbyshire, with only 15% of the population with no qualifications compared to >20% in Derbyshire Dales and 25% in Derbyshire as a whole. The England average for higher qualifications is recorded as 27% of the population with 23% of the population with no qualifications.

Educational attainment is also reflected in the predominant categories of employment as shown in Figure 5.

Figure 5: Occupations in Brailsford Parish (2011 Census Data)



Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)

Fifty three per cent of Brailsford residents are employed in managerial or professional roles compared with 37% and 41% in Derbyshire and England respectively, including London and the SE Counties. The predominant employment sectors (2011 census) are manufacturing (15%), construction (14%), retail (13%) professional technical and scientific (10%) and agricultural (9%) for men: and health and social care (17%), retail (14%), education (13%) and accommodation and food services (11%) for women. Most of these sectors have limited opportunity to provide local employment, i.e. in the Parish thus indicating a potential for high levels of commuting to nearby Ashbourne (c 4 miles) or to main employment centres such as Derby, Nottingham, Birmingham, Manchester or Sheffield as Para 2.25 and Figure 4 of the Local Plan explain.

This employment data represents a contrast to the possible opportunities for growth favoured by residents in the Parish survey (see Figure 6), which had agriculture (farming) as the highest preference for new jobs at 34%. Realistically agriculture has very limited opportunities for employment growth as it is much more mechanised than historically, and often on-farm activity is supplemented by one or two local agricultural contractors.

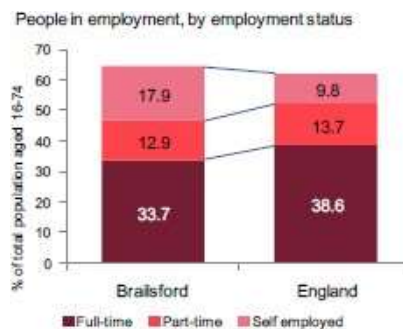
Figure 6: Residents' Potential Employment Opportunities



Source: Brailsford Parish Survey 2015

The 2011 census identified that employment was high in the Parish with 68% of residents classified as economically active and only 4% receiving any form of benefit compared with an England average of 10%. The categories of employment are shown in Figure 7.

Figure 7: Employment Rates (2011 Census Data)



Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)

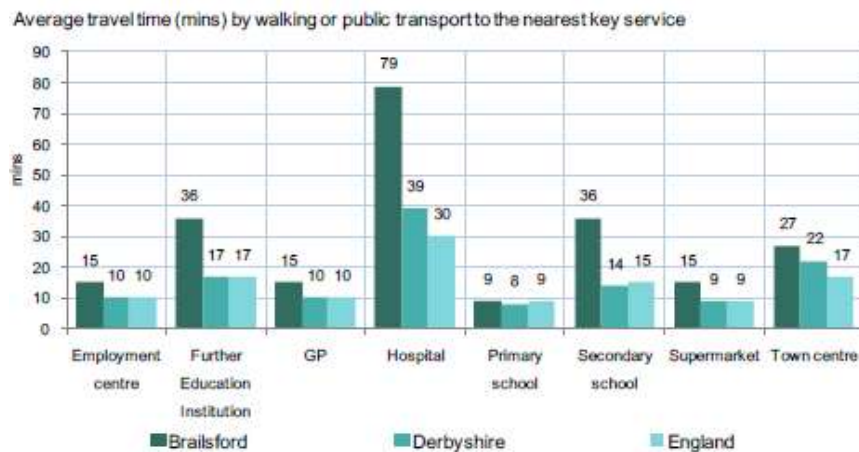
The fulltime employment rate is lower in the Parish than the England and Derbyshire averages at 34% and 39 % respectively but the number of self-employed is almost twice the

England average at 18%. It should be noted that more residents work in the private sector than the England average.

This data identifies the type of employment opportunity expected or sought by residents of the Parish and indicates that this is unlikely to be met locally except by self-employment or the establishment of home-based micro-businesses. Responses to the Parish survey identified that self-employment was highly represented but many local businesses were providing skilled trades, particularly in the construction sector.

The following graph (Fig.8) shows that the travel time to employment centres and to key amenities such as a secondary school or a further education centre is more than twice the time required across Derbyshire Dales or 2.5 times the England average.

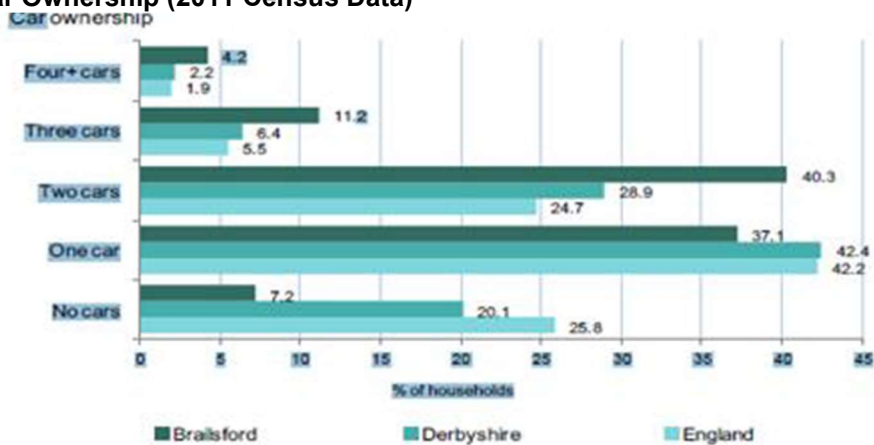
Figure 8: Travel Time to Work (2011 Census Data)



Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)

Access to public transport is limited to an hourly scheduled bus service (from 0700h to 1900h) running along the A52 between the centres of Ashbourne and Derby. A more limited service is run in the evenings and on Sundays and Bank Holidays. The majority of journeys from the village are therefore made by private car and the 2011 Census identified the following data for Car/Van availability per household:

Figure 9: Car Ownership (2011 Census Data)



Source: Census 2011 (table KS404EW)

Source: Rural Community Profile for Brailsford Parish (ACRE, OCSI and Rural Action Derbyshire)

Only 7% of households in the Parish have no access to a car or van compared with the England average of 25%, 14% in Derbyshire Dales and 20% in Derbyshire. By contrast forty percent of households in Brailsford Parish have two cars compared to 30% in Derbyshire Dales and 29% in England as a whole; and 4% of households have four or more cars compared with 1% in England. These higher statistics reflect the rural nature of the Parish with limited public transport but may also be indicative of the level of commuting taking place.

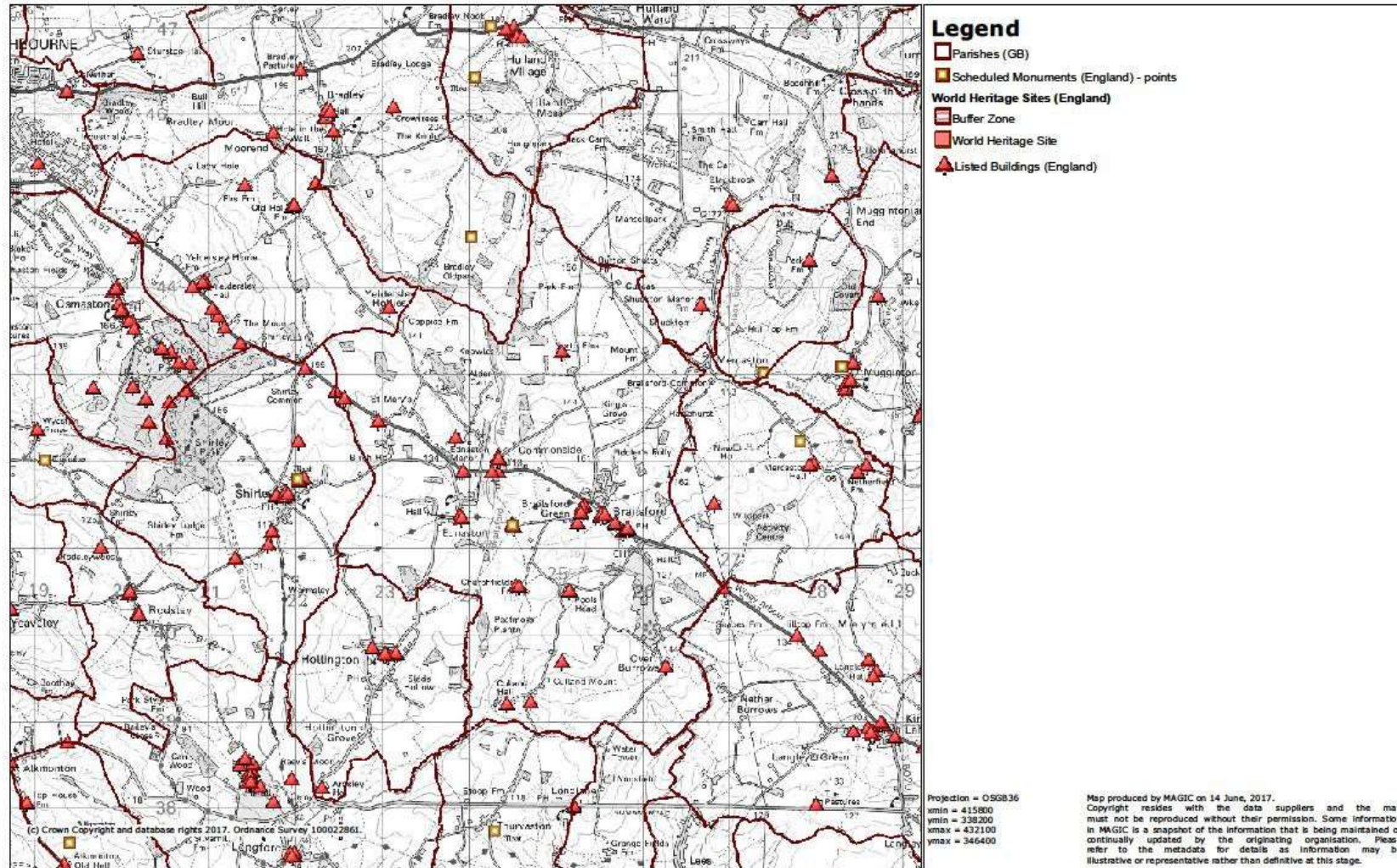
Heritage

Brailsford Parish contains the Brailsford Village Conservation Area which was designated in July 1996 (See Plan 3). There is one listed monument located on The Green, 35 listed buildings, and five country homes including the Grade I listed Ednaston Manor as shown on Plan 5 below.

Plan 5: Statutory Historic Designations – Brailsford Parish



Statutory Historic Designations



The Parish remains predominantly an agricultural area with its history reflected in the well-supported annual Brailsford and Ednaston Ploughing and Hedgecutting Match which remains an important fixture in the farming calendar.

Environment

Some 75% of those responding to the Parish survey identified the rural environment and associated quality of life as their reason for residence in the Parish.

The NCA³ places the Parish within NCA 68: Needwood and Southern Derbyshire Claylands – a ‘*pastoral landscape*’ dominated by mixed farming and features a dispersed pattern of villages and other settlements providing a range of ecosystems services – the benefits that people derive from the natural environment - with the area as a whole having a high Tranquillity rating in the CPRE Map of Tranquillity¹³.

The NCA definitions also illustrate that the Parish contains some of the S41¹⁴ priority habitats and species, namely agricultural field margins and boundaries (hedgerows) and the presence of Great Crested Newts.

According to the Derbyshire Landscape Descriptions¹⁵ the Parish has two types of landscape prevalent:

- Settled Plateau Farmlands
- Estate Farmlands

These create a broad, gently rolling lowland mixed farming landscape with occasional red brick villages, scattered estate farmsteads and country houses. Tree cover is in small estate woodlands, scattered hedgerow trees and localised parkland trees, and well-established hedgerows are important features of the landscape.

Although the Parish has no SSSI, parts of the Parish fall within the Impact Risk Zone (IRZ) of the Mercaston Marsh and Muggington Bottoms SSSI (the largest and most species-rich marsh in Derbyshire). An IRZ is an area where the proposed planned change to the environment could either create significant damage to a local SSSI or alternatively one where any such projects require more planning and consultation in order to avoid impacting on those sites. These assessments are made according to the particular sensitivities of the features for which the SSSI is notified and specifies the types of development that have the potential to have adverse impacts.

Brailsford Parish does contain a number of Local Wildlife sites as defined by Derbyshire Wildlife Trust, with these lying predominantly along the Brailsford Brook and west of Brailsford Village.

In the OCSI Rural Community Profile a 90% satisfaction rate from residents has been recorded for the current environment in Derbyshire Dales as a whole. Despite this high level of satisfaction, the Parish survey identified a number of common concerns with traffic speeds, especially through Brailsford Village, and the threat of urban sprawl (as a response to the approval of large developments) as the most common, although burglary, car crime, vandalism and anti-social behaviour also featured in the list as shown in Figure 10 below:

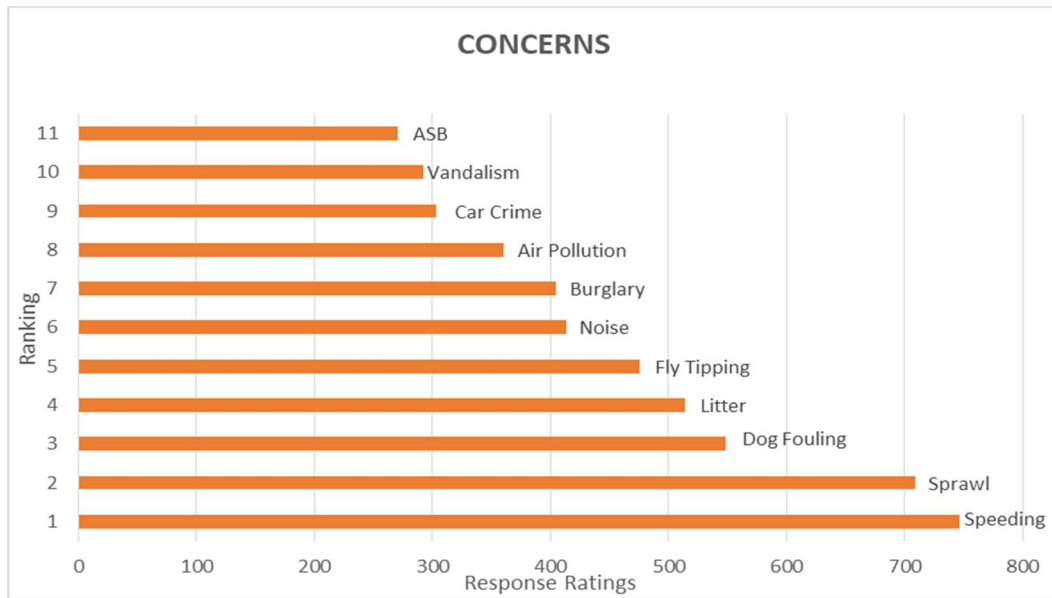
¹³ CPRE: Tranquillity Maps 2006

¹⁴ Natural Environment and Rural Communities Act (NERC) 2006

¹⁵ Derbyshire County Council. Landscape Character Descriptions. 6 Needwood & South Derbyshire Claylands

Figure 10: Parish Concerns from Parish Survey

Brailsford Parish Survey 2015



Policy Context

This Neighbourhood Plan has been produced taking account of the primary legislative documentation, both national and local, and general guidance available to support the development of a Neighbourhood Plan as set out below.

A full Basic Conditions Statement has been submitted alongside this Plan. The following provides a summary of the context against which the Neighbourhood Plan has been produced.

National Considerations

Neighbourhood Plans have been introduced as a result of the Localism Act 2011. The Government's intention was to give local people the opportunity to shape the development and growth of their local area but there are a number of requirements which must be met: the first of these being that all Neighbourhood Plans must conform to the framework given by higher-level planning policy. Therefore, the Brailsford Parish Neighbourhood Plan must have regard to the requirements of the NPPF (National Planning Policy Framework 2019). Consideration has therefore been given to the relevant key clauses of the NPPF in determining the policies set out in this Plan.

Account has also been taken of the Government's 25-year Environment Plan¹⁶.

District Considerations

The Neighbourhood Plan must also be in general conformity with the strategic policies of the development plan for the area - the Derbyshire Dales Local Plan 2013-2033 and its associated evidence base. The adopted Derbyshire Dales Local Plan accommodates the construction of some 5680 new homes over the plan period 2013-2033 – the requirement revised down from the 6400 identified by the Housing Needs Assessment in the Post Examination modifications (August 2017). Although Derbyshire Dales encompasses a large swathe of the Peak District National Park, the Park's current policy limits new development within its boundaries so the majority of new homes will be located in the remaining parts of the District, including southern Derbyshire Dales and the Brailsford Parish.

As the area of the Derbyshire Dales outside the National Park contains only three major settlements – its market towns – Ashbourne, Matlock and Wirksworth, the District Council has devised a Settlement Hierarchy to help it apportion the required numbers of new homes required to be accommodated in the Local Plan. 'Within the Local Plan Settlement Hierarchy¹⁷ Brailsford is a 'Third Tier settlement with Some Facilities: these villages possess some facilities and services, that together with local employment provide the best opportunities outside the first and second tier settlements for greater self-containment. They will provide for reduced levels of development in comparison to higher order settlements in order to safeguard, and where possible, improve their role consistent with maintaining or enhancing key environmental attributes' (Policy S2). The hamlet of Ednaston is classified as a Tier 5 settlement (Policy S3).

As work has progressed the aims and objectives of this Plan have been reflected in the District Council's decision in May 2019 to declare a Climate Change Emergency and the

¹⁶ Defra. A Green Future. Our 25-Year Plan to Improve the Environment. 2018

¹⁷ Derbyshire Dales District Council. Derbyshire Dales Local Plan 2013-2033.

publication in 2020 of a Climate Change Strategy and Action Plan, 2020-2030¹⁸. While this focuses on the activity of the Council, it must surely point to greater weight being placed on Policy PD7 relating to future development as highlighted in this Neighbourhood Plan.

Parish Considerations

The starting point for the development of the Neighbourhood Plan was an all-Parish survey conducted in the early summer of 2015 (See Consultation Statement). The work was initiated by the Parish Council with the survey developed by a small group of residents, all volunteers, working with Parish Councillors. It was distributed to every household in the Parish by post, and, in order to ensure a good response rate, each pack was delivered with an SAE to expedite survey returns.

The survey covered all aspects of village life. In considering any further need for housing development, it recognised that Brailsford Village had already accepted the construction of an estate of 50 new homes, located on the western edge of the village. The size of this development was predicated by a decision taken at County and District level that funds were needed for the construction of a new village primary school and that these would be committed by the developer under a S106 agreement.

A return rate of 55% was achieved for the survey. The responses were analysed and a summary statement issued by the Parish Council via the village website and at a public meeting when c80 residents were given the opportunity to discuss the main findings. This consultation procedure is consistent with the requirements of the Localism Act, and the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. An example of the questionnaire and a summary of the results of the survey are included as Appendices 1 and 2 in the Consultation Statement.

The Key Issues identified from the survey were as follows:

- Village Environment, Integrity and Cohesion
- Volume and Form of New Housing Provision
- Traffic Management and Pedestrian Safety
- Access to Public Open Space and Recreational Areas
- Protection and Enhancement of Prevailing Landscape Characteristics and Biodiversity
- Protection and Enhancement of Infrastructure and Community Facilities

These Parish Issues are consistent with the relevant Key Issues (KI) identified by the District Council in the Derbyshire Dales Local Plan, namely:

KI 1: Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area

KI 3: Addressing the Challenges of Climate Change

KI 4: Meeting Housing Needs

KI 5: Managing Travel Demand and Improving Accessibility

KI 6: Protecting and Enhancing Community Infrastructure, Connectivity and Local Services

KI 7: Protecting and Improving Leisure and Recreation Opportunities for Residents and Visitors

KI9: Maintaining and Strengthening the vitality and Viability of Town and Village Centres.

¹⁸ Derbyshire Dales District Council. The Path to Net Zero. Climate Change Strategy and Action Plan, 2020 to 2030

Neighbourhood Plan development has been influenced by the need to develop measures which reflect the issues identified by the Parish Survey and their alignment with the adopted Local Plan 2013-2033, and applications for additional housing. The latter generally prioritise the new build of 3, 4 or 5 bed-roomed homes and not the starter homes or bungalows prioritised in the responses to the Parish Survey and residents' consultations (see Figure 12). Thus, this remains a priority for the Parish.

The Neighbourhood Plan

How this Plan was Made

General Information

The Neighbourhood Plan has been formulated from the views and opinions expressed in the responses to the All-Parish Questionnaire, at a series of public consultation events hosted by the Parish Council throughout 2015-17, the residents' group formed in 2015, and developed by an expanded Neighbourhood Plan Development Group (supporting the Parish Council) which met over the period Autumn 2015 – Summer 2017. Findings from these activities have been underpinned by external research, consultation with a range of stakeholders and a literature review. An agreed Plan was first submitted in 2017 following a final public consultation.

However, as the Plan has undergone further reviews by the District Council, ongoing public consultation has been maintained by discussion as a Standing Item on the monthly Parish Council agenda.

Detailed Information

Background data relating to the current status of the Parish has been drawn from the 2011 National Census; a Census Summary Statement prepared by Derbyshire County Council; relevant ONS Statistics; the ACRE, OCSI and Rural Action Derbyshire Rural Community Profile for Brailsford; and Natural England's National Character Area (NCA) profile.

The process was started in April 2014 with a Public Meeting. Four further Public Meetings took place considering traffic and transport, public open space and play facilities and general amenities. A Neighbourhood Plan Development Group was formed in September 2014. The following key actions were then taken:

October 2014	Formal request to DDDC for the designation of a Neighbourhood Plan area from the Parish Council as Qualifying Body Discussions with a Neighbouring Parish Creation of a dedicated webpage on the Parish Council website
November 2014	Preparation of a Parish Survey Questionnaire
April 2015	Neighbourhood Plan Area approved Survey Questionnaire distributed
July 2015	Public Meeting to consider survey results
November 2015	Meeting with DDDC representatives
January- March 2016	Independent Traffic Assessment and Survey Consultations with key statutory bodies NP Development Group Meetings
April 2016	Public Meeting to consider draft Plan NP Development Group Meetings
May 2016	Input from Planning Consultant Meeting with DDDC NP Development Group Meetings
June 2016	Public Consultation on development site selection Discussions with potential developers
July 2016	Public Consultation on site selection responses and traffic issues
August 2016	Input from Design Consultancy and Rural Action Derbyshire NP Development Group Meetings
September 2016	Pre-submission meeting with a DDDC representative

November 2016	Parish Council approves Plan and agree Pre-submission timetable
December 2016	Preliminary Consultation with Stakeholders
January 2017	Redrafting and Revisions
March 2017	Final Public Consultation publicising the inputs from the consultation Pre-Submission Regulation 14 Consultation which was completed on 21 April 2017.
May-June 2017	Health check and review of consultation comments
July 2017	Approval by Parish Council for Formal Submission
September 2017	Submission to Derbyshire Dales District Council for SEA
October 2017	Further response from Derbyshire Dales District Council
November/ December 2017	Review of Council comments and additional work undertaken to ensure progress to external audit and local referendum
January 2018	Resubmission
2018-2019	Further requirements received from District Council
March 2019	Decision to resubmit a further revised version
July 2019	Decision to seek direct support from District Councillor in conjunction with the relevant officers of the District Council
November 2019	Confirmation meeting with DDDC's Policy Officer and District Councillor. Potential clarifications discussed
December 2019	Final submission of Neighbourhood Plan and Supporting Documents (including clarifications) to Derbyshire Dales District Council
February 2020	Formal Plan submission.

Full details are set out in the Consultation Statement.

Functioning of the Neighbourhood Plan Development Group (NPDG)

The NPDG was formed from volunteers identified at the Public Meetings and members of the Parish Council.

It has functioned as a full committee with a Chairman, with meetings minuted and minutes published. The Group received administrative support from the Parish Clerk and had access to the Parish Council website and notice boards as dissemination tools. An email group was established to facilitate communication.

The NPDG established a wider dissemination group as a virtual network and maintained regular liaison with an Action Group established in Brailsford village – Action Team Brailsford (ATB). ATB also provided a dissemination vehicle providing regular door-to-door distribution of updates and the use of social media through a Facebook page and Twitter account.

Funding

Funding for the preparation of the Neighbourhood Plan has been made available by:

- Two successful applications to the Locality fund (<http://mycommunity.org.uk/take-action/neighbourhood-planning/>) by the Parish Council
- Community funding received via a Just Giving account owned by the Parish Council. A separate financial statement has been maintained for this fund and is reported regularly to the Parish Council and an external supervisor recruited from the local community

External Professional Support

External professional support has been obtained from:

Two Planning Consultancies
Neighbourhood Plan Consultancy
Specialist Traffic Consultancy
Design Consultancy

Other Sources

In addition to the All-Parish Questionnaire, the Neighbourhood Group has drawn upon evidence from a range of published sources and stakeholder activity, including housing needs surveys undertaken in the Parish by the District Council (affordable housing) and the Peak District Rural Housing Association.

Vision and Parish Objectives Statement

The achievement of sustainable development in Brailsford Parish means a community which:

- Conserves the integrity of the village environment and the cohesion of its communities with a level of development (and its form) within the Parish consistent with the rural environment in which the Parish is located
- Minimises encroachment onto surrounding green fields and supports the retention of the agricultural economy wherever possible
- Protects and enhances the landscape and associated biodiversity
- Recognises the potential challenge and impact of climate change on the built and natural environment, including CO2 emissions and flooding, and encourages built-in resilience through appropriate design and use of natural infrastructure where possible
- Supports local employment opportunity consistent with maintaining and enhancing the rural environment
- Promotes sustainable transport by encouraging public transport, community transport schemes and assisting with the development of sustainable travel plans
- Protects and enhances local amenity and services.

Objectives

The Parish Survey and associated consultations identified the following objectives for the future of the Parish, which must be considered when planning any further development:

Priority 1: Sustaining the village integrity and cohesion in both Brailsford & Ednaston

Priority 2: Maintaining, complementing and enhancing the natural environment and retaining the rural identity of the Parish as a whole.

Priority 3: Supporting development which meets the housing needs of local people by providing affordable homes and specially designed accommodation enabling older residents to downsize and live independently while staying within the community, and within close contact to family or friends.

Priority 4: Wherever possible recommending that new housing should be built as infill and in small groupings or clusters of houses, attractive as investments to local builders and not solely through the approval of new housing estates.

Priority 5: Setting high design standards for any future development which ensures that:

- any new building retains local distinctiveness or is complementary to a recognised vernacular style based on the use of local materials and conforming to the local design criteria.
- creates appropriate green infrastructure, including both individual garden space and communal areas.

Priority 6: Encouraging the inclusion of measures in any new development which help minimise additional traffic movements, and appropriately mitigating its impact.

Priority 7: Protecting, retaining and enhancing existing public open space and play areas.

Priority 8: Seeking investment in local infrastructure to enable the retention and/or enhancement of village amenities and services and, in particular the PO, Shop and Village Institute which provides a community hub for the village.

Priority 9: Increasing sports and leisure provision in the Parish especially for the young.

The NPDG recognises that while Priorities 3, 6 and 8 can clearly be related to considerations made in any planning and land use determination, and as such are the subject of consultation in the determination of any planning application, their effective adoption may require the active participation of other public agencies such as the County Council, or NHS Clinical Commissioning Groups, aligned with action which could be initiated locally such as the formation of a Community Land Trust.

With this Vision and associated objectives our community will specifically support the principles of:

- living within environmental limits
- ensuring a healthy society
- using sound science (to identify the appropriate evidence base).

Community Objectives

In order appropriately to distinguish the land use policies that are at the heart of this Plan, these are shown in bold and highlighted within a box. Community objectives are separately identified under their own sub-heading.

The Parish Council (the qualifying body) will treat the Neighbourhood Plan as an Action Plan, which will shape its policies, activities and local spending. As such, the Parish Council will be taking forward a case that any future S106 agreements (or Community Infrastructure Levy (CIL) funds) arising from permitted new development should be used to help deliver the Neighbourhood Plan's ambitions. Where the ambitions lie outside the direct remit of planning and land use policy, the Neighbourhood Plan will be used to support applications for support to other public bodies and alternative funding streams.

The Neighbourhood Plan policies have been separated into different themes (Objectives) relating to the priorities set by residents. These are described below:

Policy Areas

Our Plan comprises five policy areas:

- Housing
- Traffic management and Accessibility
- Green and Open Spaces
- The Local Landscape and Wildlife
- Community Wellbeing – Local Facilities and Enterprise

Each section sets out the agreed policies and related requirements for the delivery of a high quality environment for all residents.

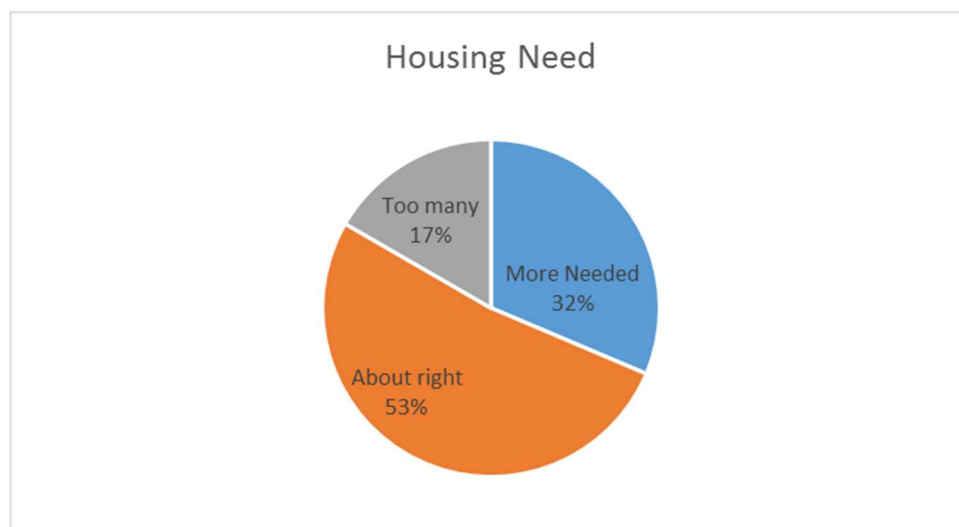
Policy Area 1: Housing

Context

The prevailing nature of settlements within the Parish is described in Section 1 of this Plan. In setting out the objectives for the village, account has been taken of this together with advice and guidance from Natural England through its NCA⁵, and Historic England from Knowing Your Place¹⁹. The latter advises that recognising heritage attributes can ensure that a settlement can *'keep its vitality, sense of identity and individuality and help determine the best ways for it to develop and grow*. In this context, an overarching objective is to ensure that any new development maintains the integrity and essential character of settlements within the Parish.

Brailsford village has expanded by some 50% since 2017. The Parish Survey sought views on the capacity and need for further expansion. Only 32% of those responding identified the need for some additional housing – see Figure 11. A majority of those responding felt strongly that any future development should be small-scale and sited to retain the integrity of the village community and its rural setting. However, the key finding from the Survey and those subsequently conducted by Derbyshire Dales District Council and Peak District Rural Housing Association (with support from the Parish Council) showed demand for the development of affordable low-cost family homes and bungalows adapted to meet the needs of older persons, as shown in Figure 12. The full results of the Parish survey are included in the Consultation Statement.

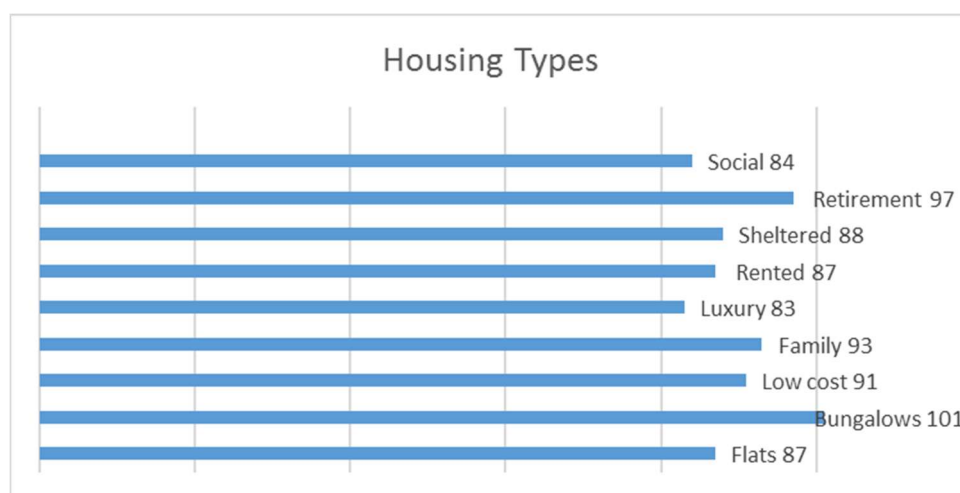
Figure 11: Residents' Identified Housing Needs



Source: Brailsford Parish Survey

Figure 12 shows the types of housing believed by residents to be required:

¹⁹ English Heritage. Knowing Your Place - Heritage and Community Led Planning in the Countryside 2011

Figure 12: Residents' Priority Housing Types

Source: Brailsford Parish Survey

As Figure 12 identifies, customised retirement homes and bungalows were the most popular option chosen for any additional housing plans, reflecting the demographic of the village at the time.

Housing: Our Policy

Reasons for This Policy

The community wishes to retain the integrity, shape and characteristics of the village as described in Section 1 by minimising the use of greenfield sites; adopting designs and materials that are consistent with the location; and encouraging the creation of complementary development reflecting the historic character of the Parish's settlements.

Recognising that Brailsford Village, along with other rural settlements, will have development allocations which aim to meet the wider District Housing need as well as local requirements, residents seek a phased programme of future development, thus supporting the full integration of these new properties into the village environment, and encouraging the development of associated services and amenities to accommodate them. In particular they support small-scale development which meets particular local (and District) need such as the requirement for purpose-built bungalows for older residents who wish to downsize, therefore releasing family housing; and the construction of affordable starter homes for young people and those wishing to get onto the 'housing ladder'.

There is also a desire to ensure that any development is linked to local economic opportunity by encouraging the use of local tradesmen and craftspeople in any future construction.

The Neighbourhood Plan therefore seeks to ensure that all new development is designed to align with local need as currently identified in the All-Parish Questionnaire and external surveys conducted by Derbyshire Dales District Council (demand for affordable housing) and Peak District Rural Housing Association (bungalows designed for older people).

New development should be designed to enhance the existing character and to create quality of place. Through community engagement, key design issues were identified as:

- Concern over flooding and building further on the open countryside.

- Design, scale and materials of new development. The recent development of Saracens Court was cited as a good example of appropriate development.
- Key views and vistas in to and out of the main Brailsford settlement.
- Ensuring that the 'sense of community' is maintained through the structure of new housing developments to enable neighbours to interact. 'Pockets' of development not large-scale estates.
- Negative impact of the A52.
- Frontages, to ensure that new development maintains the sense of space and openness with road, pavement, verge, boundary treatment, garden, house.
- Maximise links and footpaths to enhance circular walks around the village to improve health and well-being.
- 'Green' appearance with hedgerows and trees, all native species.
- Edge of village locations have access to open fields.
- Convenience of facilities.
- Space around the house, good size gardens.
- During periods of excessive rainfall, key road junctions and residential routes become flooded and can make key arterial routes impassable for a period.

Policy H1: Housing

Development proposals for housing will be supported where:

1. They are located within the Settlement Boundary for Brailsford; small-scale infill development which relates well to neighbouring properties and is appropriate for the rural setting is encouraged.
2. Local housing requirements, identified from current data sources, are met; surveys undertaken for this Plan indicate demand for affordable homes, two and three-bedroom dwellings, and bungalows to meet the needs of the elderly and people with disabilities.
3. Proportionately to the size of the site, the development provides a range of house types and, on larger sites, a mixture of types grouped to reflect the smaller scale and grain of a rural village and to avoid the monotony of undifferentiated 'estates'. The use of sites for self-build or custom-build housing, which might be provided by local builders and craftspeople, is encouraged.
4. The design demonstrates an understanding of and attention to the village environment, its rural location and its history, and addresses:
 - i) The relationship of the new to the existing built village form in terms of enclosure and definition of streets and spaces, including degree of set-back;
 - ii) The height, scale, density and use of materials with the new to ensure that it complements existing character with particular attention to these factors within or adjacent to the Conservation Area; red brick and plain clay tiles predominate in the houses of Brailsford and Ednaston;
 - iii) Integration with the surroundings by linking to existing paths and cycleways including safe access to surrounding community facilities predominately located on the south side of the A52;
 - iv) Based on analysis of the site, its orientation and context, including attention to the Conservation Area were appropriate, ensuring buildings, landscaping and planting create a place with a locally inspired or distinctive character, using views and landmarks visible from within and from outside the site in order to organize the layout of the development and make it legible for visitors; on the edge of the countryside, taking account of the transition between built area and open landscape, particularly in the built form, landscaping and boundary treatments;

- v) Providing streets that encourage low vehicle speeds and which can function as safe, social spaces;
 - vi) Integrating sufficient car parking and garaging which can accommodate a mix of vehicle sizes, acknowledging that larger houses in a rural location will have multiple-car families, within landscaping so that cars do not dominate the street;
 - vii) Ensuring high quality boundary treatments to reflect the rural character;
 - viii) Ensuring outside lighting sources, where required, have minimum impact on the environment, wildlife and minimise light pollution, to preserve dark skies;
 - ix) Mitigation of flooding as an integral part of design and layout;
 - x) Efficiency of buildings in use: improved energy and water efficiency is encouraged.
5. Development proposals must retain existing hedgerows and trees or, if removal is unavoidable, a replacement of equivalent hedgerow and trees will be provided, either as part of the development or elsewhere within the Parish. Any replacement hedgerows and trees will be of same native species and type, unless otherwise agreed.

Policy Area 2: Traffic Management and Accessibility

Context

Requirements of Published Policy

Section 9 of the NPPF focuses on Sustainable Transport and Para 102 states that planning applications and decisions should ensure that:

*Transport issues should be **considered from the earliest stages of plan-making and development proposals**, so that:*

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

These requirements form the basis of proposals and objectives set relating to transport issues in this Neighbourhood Plan.

Derbyshire County Council's Third Local Transport Plan²⁰ published in 2011 sets out a range of policies relating to new development, including a number which clearly refer to the need for improved spatial planning and for developer contribution to reduce the road safety and traffic impact in the locality of new development. In addition, the Transport plan is supported by a Transport CO2 reduction strategy which sets out an aim to *ensure that the current road transport network is used as efficiently as possible*.

These requirements together with the outputs from the Parish Survey form the basis for the proposals relating to traffic management and accessibility set out in this Plan.

Parish Concerns

The need for road safety enhancements and improved traffic management has been considered a major issue for the Parish over many years.

Specific concerns identified in the Parish Survey included:

²⁰ Derbyshire County Council Third Local Transport Plan 2011-2026

- The speed of vehicles entering and leaving the Parish and in particular in Brailsford and Ednaston villages
- The speed limit (50mph) through Commonsides where there is a major bend and a number of hidden entrances to private property creating danger from vehicles slowing down to perform both left and right turns
- Lack of common car parking and the dangers caused by on-street parking, especially on the Main Road, Luke Lane and The Green in Brailsford: the latter resulting from traffic created by visits to the GP surgery
- The impact of HGV traffic through the villages, especially that turning onto Luke Lane, and along the narrow country lanes which cross the Parish
- The turning circle required for HGVs using the Luke Lane/A52 junction
- The prevailing status of footpaths and pavements, the limited safe provision for pedestrians and cyclists and the associated risks to pedestrian and cyclist safety thus reducing the intention of residents to reduce car travel
- Lack of external parking and a satisfactory arrangement for Drop Off facilities for parents at the new school site
- The irregularity of the current public transport with a bus route covering only the A52.
- Perceived high level of accidents, including fatalities, on the A52.

In response to the concerns of residents, a Traffic and Transport study was commissioned by the Parish Council in 2016 as part of the preparatory work for this Neighbourhood Plan. The work was undertaken by traffic consultancy PTB²¹. Outputs from this work were also considered with those reported by AECOM²² who were commissioned by Derbyshire Dales District Council and Derbyshire County Council to produce a transport evidence base to support the Derbyshire Dales Local Plan. The commissioning bodies asked the consultants to report specifically on the A52 through Brailsford along with studies conducted for the major centres of Ashbourne, Matlock and Wirksworth.

Current Status

A52

The volume and speed of traffic passing through the Parish on the A52 and especially through Brailsford Village were highlighted as a key issue in the Parish Survey and these problems are believed likely to increase with major development planned in the nearby towns of Ashbourne and Derby. The PTB Traffic and Transport study identified that the A52 is already heavily used at peak times especially by HGVs and during the working week with commuter traffic to Derby, Nottingham and the A38 M1-M2, M6 link roads.



It is also used frequently by a range of slow moving agricultural traffic, which can cause severe congestion. There is no viable diversion for traffic once the A52 is closed or blocked as surrounding routes are single track and unsuitable for HGVs.

Traffic on A52- eastern end of Brailsford Village: Hugh Stevenson

²¹ PTB. A52 Traffic Appraisal. 2016

²² DCC and DDDC: AECOM. Derbyshire Dales Local Plan. Transport Evidence Base. June 2016

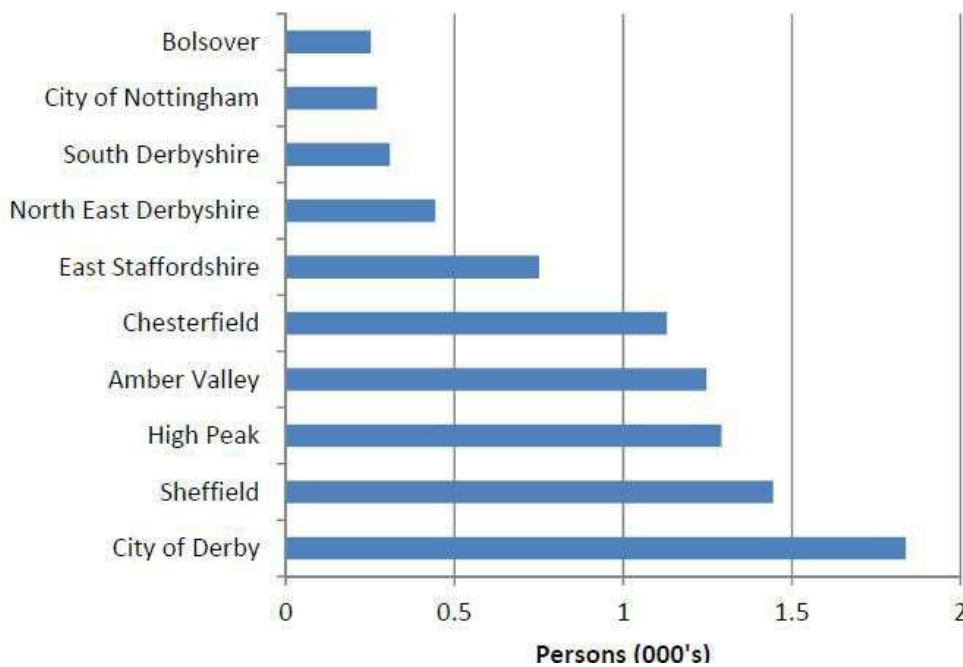
The PTB findings are supported by the AECOM report. AECOM also identify the A52 near Brailsford as being one of five 'longer link roads with a high ration of congestion' and also recognise its importance as a commuter route, which shows that Derby is both a destination and origination point for work-related travel to the Derbyshire Dales. This is reflected in Table 1 and Fig.13 below.

Table 1: Derbyshire Dales Travel to Work Commuter Movements (Employment Land Review 2008)

District	Commuting into Derbyshire Dales	Commuting out of Derbyshire Dales	Net Movement
Derby	1,029	1,931	-902
Sheffield	577	1,593	-1,016
Amber Valley	1,782	1,268	514
High Peak	821	1,255	-434
Chesterfield	1,343	1,114	229
NE Derbyshire	1,359	374	985

Source: AECOM Transport Evidence Base June 20

Figure 13: Commuting Destinations for Derbyshire Dales Residents



Source: AECOM Report (2011 Census)

Figure 13 illustrates that in addition to the destination of Derby the A52 could be used as the commuter route for accessing the growth area of South Derbyshire, East Staffordshire, Amber Valley and the City of Nottingham.

There is perceived to be a high accident rate, including a number of recent fatalities on the A52 as it crosses the Parish. These include known incidents in Brailsford Village, Commonsidge (three fatalities) and in Ednaston, which were identified in the public consultations.

The traffic report prepared for DDDC by AECOM specifically recognises the A52 Painters Lane/Derby Lane junction in Ednaston as a road safety 'black spot' based on the available

STATS19 data system²³ recording accidents with reported personal injury. In preparing the proposals for this Plan account was taken of the UK Government Road Accidents and Safety Statistics Data report²⁴ which states that *'the STATS19 data are therefore not a complete record of all injury accidents and this should be borne in mind when using and analysing the data.*

Car Use and Public Transport

Census statistics show that car ownership levels in the Parish are high and well above local and national averages (see Figure 9) reflecting both the rural location and limited availability of public transport. The 2011 Census shows that in Brailsford Parish, 51% of households have two or more cars or vans and only 9% have no vehicle at all. In contrast, nationally, only 32% of all households have two or more cars and vans, and 26% have no vehicle at all (some three times more than locally).

The Parish Survey results indicated that, based on those responding, 2/3 of residents rarely use public transport and this result has to be weighted against the proportion of responses from Brailsford village where access to the regular bus service along the A52 is relatively good. The general reason for lack of usage was the frequency and inflexibility of the current service with its route into Derby City Centre and not to the outlying employment areas. However, the results also showed that usage of scheduled public transport would be higher if there was some form of regular public transport in and around outlying parts of the Parish to connect with the scheduled service route.

While increased investment in public transport is required for a modal shift to more sustainable transport methods, investment in rural transport is being reduced, with Derbyshire County Council considering an end to subsidies for some scheduled rural bus services along with reduced investment in community transport. In Brailsford Parish, community transport provides a limited accessible transport service into Ashbourne for those with mobility problems who cannot use regular public transport.

For Brailsford Parish reductions in bus subsidies could mean the loss of early morning and late afternoon/evening services for the Swift. However, information received from the Derbyshire Dales District Council (preliminary consultation) has indicated that there may be an opportunity for enhanced services funded through s106 agreements.

Footpaths and Pavements



Main Road Brailsford: Hugh Stevenson

Highway maintenance budgets have also been significantly reduced resulting in less maintenance to footpaths and pavements. Where these footpaths exist (mainly in Brailsford and the approaches to the village) they are overgrown and much reduced in width. Lack of communal parking in and around the villages results in on street (and pavement) parking, which increases the danger to pedestrians, as well as causing road congestion.

²³ ADLS: STATS19 Road Accident Data Set

²⁴ UK Government Road Accidents and Safety Statistics Report. 2016

Current Traffic Flows

The PTB study identified and reported the following:

Vehicle Movements

The 2016 traffic survey conducted for the Parish Council identified an average 24-hour traffic flow of 10,394 for weekdays. The official AADT (Annual Average Daily Traffic) 24-hour count for 2014²⁵ was 11096, a 2.29% increase on the previous year. The difference in AADT for the Brailsford stretch of the A52 between 2000 and 2014 is 957, which represents an overall growth in that period of 9.44%. The recorded average 24-hour traffic flow including weekends is 1,598 vehicles. Usage remains high at weekends and Bank Holidays as the road provides a Gateway to the Peak District National Park.

Heavy Goods Vehicles (HGVs)

HGVs pass through the Parish and Brailsford village on a daily basis as the A52 provides a main link between Buxton and the northern conurbations of (Manchester & Sheffield) and to Derby (the nearest major employment centre).

Specific local destinations for HGVs using the A52 include the Industrial Estate at Ashbourne, and local quarrying operations at Mercaston, Hulland Ward (using Luke Lane) and to the north and west of Ashbourne. In addition to the movement of agricultural machinery there is HGV traffic through Ednaston to supply the small industrial estate and the chicken and pig farms in Hollington.

The PTB report confirms that the number of HGV movements at c9.5% is considered to be high for an A road such as the A52 and should be compared with comparative national data of 6.6% and overall East Midlands at 7.7%.

It also identified that the HGV percentage of traffic to the east of the village was 12.35%, which is a significant increase compared to the AADT for 2014 which recorded a percentage of 7.93%. These results indicate that HGV movements are increasing, and as the economy continues to grow, this is likely to be an ongoing factor for the Parish.

Feeder Routes



Luke Lane Junction with A52: Hugh Stevenson

Luke Lane at the western end of the village provides access onto the A52 from The Plain (two entry/exit points), the new 85 home housing estate, Dairy House Farm (the Old Cheese Factory), and the new Acorn Meadows estate with 47 properties. It is also a recognised access route to nearby quarries for HGVs and this use has recently been supplemented by additional traffic created by the new school.

²⁵ DfT Website

The Luke Lane Junction with the A52 is already considered by residents to be a pressure point for the village, especially at peak travel periods (0700-0900 and 1600-1800h). While the 2016 PTB Traffic Appraisal identified that the junction was operating below capacity under current conditions, the modelling of conditions likely to pertain when all the development identified by the DDDC Local Plan has taken place indicated that the junction would be at least at capacity and more likely exceeding it when all the new properties are occupied.

Congestion at the Luke Lane junction with the A52 can be exacerbated by its proximity to the junction of The Green and the A52. The majority of traffic uses The Green to access the GP surgery. As this has limited off street parking, on street parking approaching the junction (which has limited visibility) is also an issue here. There is only one footpath along the Green for part of its length only, and this increases the danger to pedestrians walking to the GP surgery.

The PTB Traffic Report identified that The Green currently has a short-term traffic problem at peak hours for the surgery but otherwise has relatively low flows. Again, traffic volumes and parking are likely to be increased as a result of potential new development and greater use of the GP surgery and its facilities from across the Parish and surrounding districts as it currently has a catchment area which extends beyond the Brailsford Parish boundary.

Future Volumes

Modelling undertaken for the PTB Traffic report shows that if traffic growth remained similar over the next 10-year period, with no other changes, this would result in an increase per day of c1000 additional vehicles along the A52. However, the modelling also indicated that the volume of commuter traffic could be expected to increase by a further 1200 car movements per weekday as a result of the 1000+ new homes in Ashbourne expected in the Derbyshire Dales Local Plan period (based on DfT estimate of 0.6 movements per home). This could be supplemented in Brailsford at peak times by some 180 car journeys relating to the new developments.

Major housing developments at Kirk Langley, Radbourne and Mackworth, east of Brailsford could also generate additional traffic on the route to Ashbourne, and will almost certainly result in significant congestion at the Markeaton Island, when added to the increased volumes travelling from Ashbourne to Derby.

These issues were also identified in the AECOM report which concluded that it would be necessary to provide *'some potential road improvement measures for the A52' to provide a route treatment on the A52 through Brailsford to provide a better sense of being within a village centre than currently appears to the motorist passing through (although this would be to the detriment of trips using the A52 as a through route, e.g. between Derby and Ashbourne).*

The recommendations included:

- gateway features (to Brailsford Village)
- replacement of the Luke Lane junction with a mini-roundabout
- installation of further pedestrian crossing facilities (in the form of pelican crossings).

Although unlikely to influence the growth in traffic movements on the A52 directly, the Neighbourhood Plan takes account of the recommendations of these two recent traffic studies and sets out measures to support new ways of managing the traffic in and around the Parish to mitigate the problems identified.

Our Policies and Community Objectives

Reasons for This Policy

The community wishes to:

- Reduce the speed and minimise the volume of traffic passing through the Parish, particularly that using the small country lanes. It also wishes to see suitable speeds maintained conducive to the prevailing road conditions through the villages and village outskirts and to have appropriate traffic management measures in place to improve road safety, as long as they are complementary and appropriate to the environment.
- Encourage cycling and walking as safe options. Accordingly, the Plan aims to take opportunities to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians.
- Reduce current parking concerns and introduce car parking to ensure that new development does not add to the current levels of congestion caused by on-street parking.
- Promote sustainable travel and transport throughout the Parish and encourage the greater uptake of public transport

TMA1: Traffic Management and Accessibility

1. Where development proposals are delivering additional growth within the village, they are encouraged to provide for:
 - i) In conjunction with the design expectation for safe access to surrounding community facilities predominately located on the south side of the A52 (Policy H1), an additional pelican crossing at the statutory distance from the Luke Lane junction to improve pedestrian safety for those crossing the road from new developments to access the bus stops, the school, the village shops and services, and the GP surgery, and a new pedestrian crossing on Luke Lane to provide safer access to the school.
 - ii) Where a Travel Plan is required by Local Plan Policy HC19, funding for additional public transport services within the Parish, including accessible transport for those with mobility issues and demand responsive services to connect to the main A52 bus route.
2. Development proposals that provide for additional communal car parking to improve access to services and amenities in the village, including the GP surgery and in the vicinity of the new school, and which include electrical charging points will be supported in principle.

Community Objectives

The Parish Council will also seek support via a variety of routes for the following:

- Additional gateway features at both the eastern and western entries to the village to assist with the reduction of speeds through Brailsford village. This could take the form of new speed reduction warning strips at the western end and the installation of physical 'gates' on both the west and east approaches
- Regular reviews of warning signage in and around the village to confirm relevance and effectiveness and to include regular cleaning warning chevrons and markers and an on-going maintenance and replacement plan.
- For the overall improvement of safety along the A52 and for the residents of Ednaston, the implementation of an improved right hand turning lane and warning signage at the A52/Ednaston/Shirley Lane junction – known as Derby Lane - a known accident black spot.
- Encourage the reduction of unnecessary HGV movements in Brailsford village and the Parish as a whole, using advocacy to find support for the introduction of weight restrictions (except for exempted agricultural vehicles) on the country lane network, such as Luke Lane, Hall Lane, The Green, Yeldersley Lane and Over Burrows, crossing the Parish.
- Ongoing funding for footpaths and pavement maintenance.
- New maintained cycleways and footpaths with linkages to established green infrastructure where possible, together with an ongoing management and finance plan for their maintenance.

Input and support from the County Highways Authority to these measures has been sought.

Policy Area 3: Green and Open Spaces

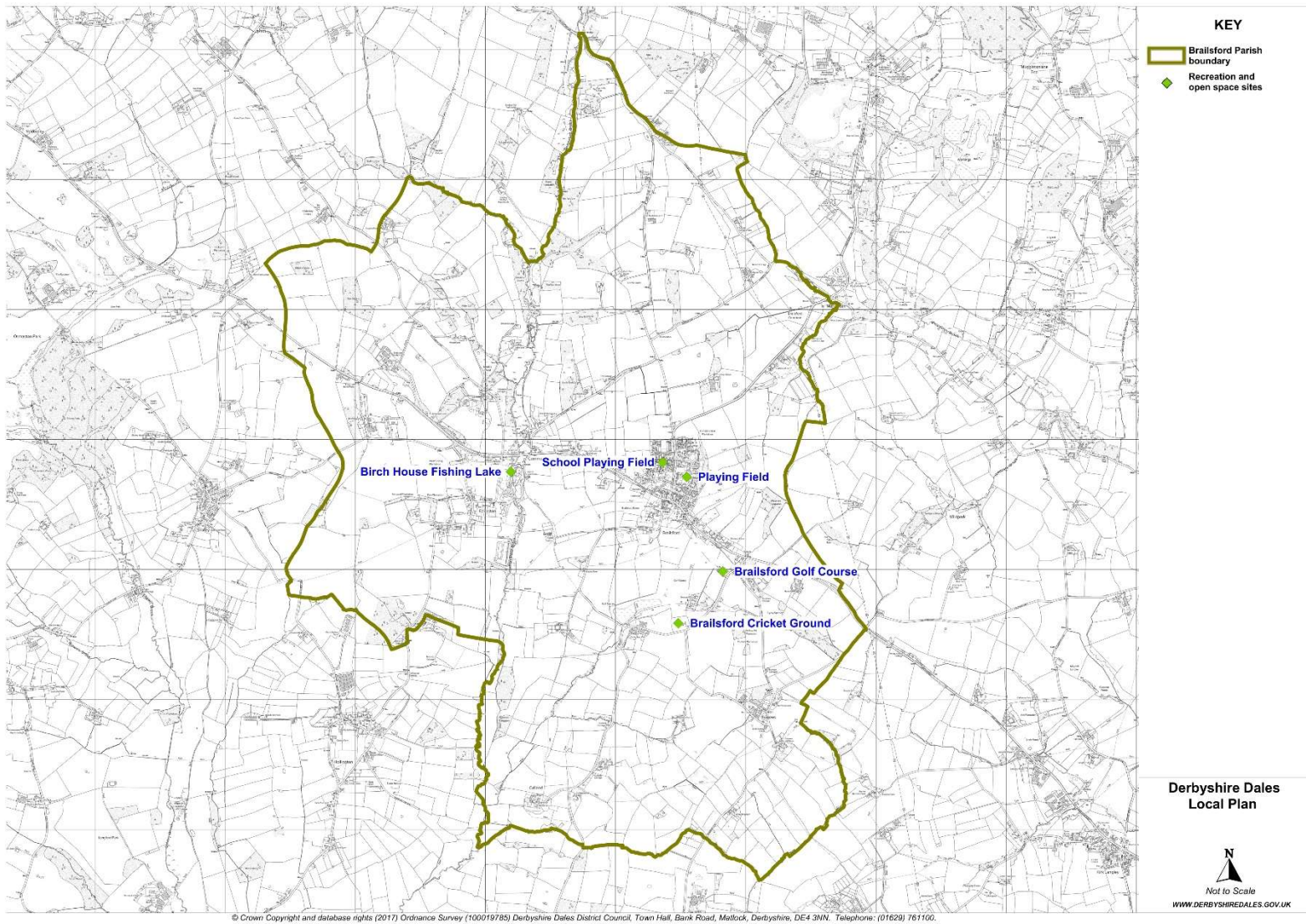
Open space, including gardens, allotments, recreational space, open fields, woodlands and pathways are important to us all, as recognised in Para 92 and 96-98 of the NPPF. Natural and semi-natural open space is highly valued by local residents, not just for its recreational value but also for its landscape character, quiet enjoyment and biodiversity. This Neighbourhood Plan aims to make sure that both current resident and future generations have access to high quality open public open space and recreational areas.

As Plan 6 identifies, Brailsford Village includes green or recreational space in the form of the privately-owned Golf Club and cricket ground; dedicated playing fields at the new Primary School; and Brailsford Park on The Plain. In addition, there are the Birch House fishing lakes in Ednaston. However, many of these amenities are not generally accessible to the Public.

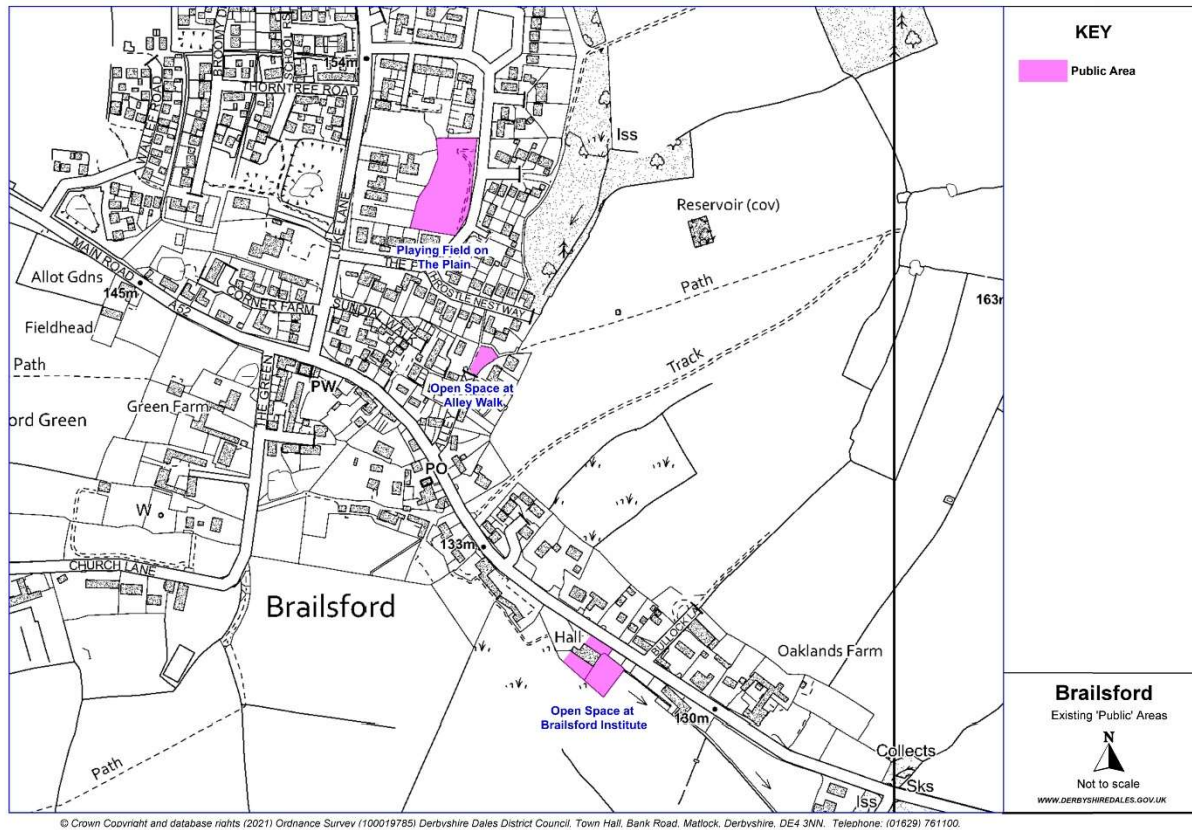
The Parish is also crossed by a network of public footpaths, which are generally well-maintained.

However, despite the rural setting, the only truly open space in the settlements of Brailsford and Ednaston are the former Playing Field on The Plain in Brailsford (Brailsford Park), which incorporates a children's play area; and two small areas managed by the Parish Council – a common area at the top of Alley Walk, and land surrounding the Village Institute – see Plan 7.

Plan 6: Brailsford Parish - Existing Green Space



Plan 7: Brailsford Village - Existing 'Public' Open Space



Source: Brailsford Parish Council

The largest area of accessible space (1.17 acres) is the newly named Brailsford Park on The Plain in the centre of Brailsford village. Before the opening of the new Primary School the latter provided a sports field for the School but was also available for community use. Until 2018 the land was owned by Derbyshire County Council with part of the site was leased by the Parish Council for the children’s play area



Brailsford: Children’s Play Area and Playing field: Hugh Stevenson

The 'Playing Field' is considered to be of 'local significance' and was identified as one of the top three most valuable assets in the Parish. Some 90% of respondents in a survey conducted by the Parish Council supported its retention as public open space and the Parish Survey results showed that it was regularly used by children and their families. In response to this the Parish Council was successful in obtaining a designation of Asset of Community Value for the site. The long-term aim was to achieve a statutory designation for the site.

Land described as the 'Playing Field' was in the ownership of the County Council at the start of the Neighbourhood Planning process and featured highly in the ongoing public consultations. As a result, discussions began with the County Council and were supported by the local County Councillor. As a measure of success of this process, ownership of the Playing Field was transferred to the Parish Council in 2018, with a caveat that the land be retained in perpetuity for public use. A working group of residents reporting to the Parish Council was formed to lead work on the regeneration of the site as a Park and public open space.

Our Policies and Community Objectives

Reasons for This Policy

Our policy aims to encourage the creation of managed public open space in new development and to safeguard and protect existing open space from inappropriate development with the objective of enhancing the health, wellbeing and social cohesion of the community. The Plan seeks to guard against the unnecessary loss of any existing green space, including the allotments through future development; and to ensure that any new development respects the existing rights of way network and enhances existing provision by creating new links wherever possible. These proposals are also designed to ensure that new development provides benefits that will accrue to new residents, existing residents and the environment alike.

Policy GSL1: Green and Open Spaces

- 1. The openness and special character of the following places (identified on Plans 6 & 7) are protected to afford open space, sports and recreation facilities to meet the current and future needs of the Parish: School playing field, Birch House fishing lake, playing field, Brailsford golf course, Brailsford cricket ground, playing field on The Plain, open space at Alley Walk and open space at the Village Institute.**
- 2. Residential developments that incorporate new open spaces should provide for variety within such spaces, and sensitive to the local landscape, which might include managed grassed space, wildflower habitats, community gardens, children's play areas, and incorporate features designed to encourage nature conservation and biodiversity, and new rights of way or accessible links to the wider footpath network.**

Policy Area 4: Local Landscape & Wildlife

Context

Responses to the All-Parish Survey identified that the local environment and prevailing landscape features are important aspects to residents in supporting a high quality of life and promoting wellbeing. The national importance of maintaining a vibrant and species rich environment and enhancing natural capital was recognised in the 25-Year Investment Plan published by Defra in 2018¹⁶ and has become of increasing importance since the declaration of the Climate Change Emergency by Derbyshire Dales.

The 2002 Guidance on Landscape Character Assessment²⁶ defined 'landscape' as

"Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as a mountain range, and an urban park as much as an expanse of lowland plain. It results from the way that different components of our environment – both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historic and current impact of land use, settlement, enclosure and other human interventions) – interact together and perceived by us. People's perceptions turn land into the concept of landscape."

As shown in Section 1, Brailsford is a rural Parish in which agriculture remains predominant and is also one in which many rural activities and traditions are retained. The Parish has a distinctive landscape, as evidenced in the NCA and as quantified below.

Landscape Sensitivity and Landscape Capacity have therefore been considered in relation to development in the preparation of this Plan. For this purpose, the definitions of Landscape Sensitivity and Capacity have been based on those set out by the Countryside Agency in 2004²⁷ which used the following definitions.

Landscape Sensitivity is recognised as *'the sensitivity of the landscape to a particular type of change or development'* and can be defined as *'embracing a combination of:*

- *the sensitivity of the landscape resource (in terms of both its character as a whole and the individual elements contributing to character)*
- *the visual sensitivity of the landscape, assessed in terms of a combination of factors such as views, visibility, the number and nature of people perceiving the landscape, and the scope to mitigate visual impact'.*

Landscape Capacity is *'an assessment of the ability of a landscape to accommodate different amounts of change or development of a specific type and should reflect:*

- *the inherent sensitivity of the landscape itself, but more specifically its sensitivity to the particular type of development. Thus, Landscape Capacity will reflect both the sensitivity of the landscape resource and its visual sensitivity*
- *the value attached to the landscape or to specific elements in it'.*

²⁶ Natural England: Guidance on Landscape Character Assessment. 2002

²⁷ Countryside Agency. Landscape Topic Paper 6. 2004

These definitions, which were also used by Wardell Armstrong in producing the Derbyshire Dales Landscape Sensitivity Assessment²⁸, provide background for the policies defined in this Neighbourhood Plan. The following national policies and local landscape definitions have also been considered in the formulation of the Plan.

NPPF

Section 15 of the NPPF sets out a series of requirements related to Conserving and Enhancing the Natural Environment, with Para 170 defining the key criteria which must be considered in relation to development proposals and Paras 174-177 and 180 defining priorities for the protection of landscape quality, habitat, biodiversity and the requirements for limiting impact from noise and pollution created by development including *'limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'*.

The NPPF also states that consideration must be given to preserving the best and most versatile agricultural land.

National Character Areas (NCA)

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The definitions and objectives for the relevant local profile have been taken into account in the production of this Neighbourhood Plan.

The NCA places the Parish within NCA 68: Needwood and Southern Derbyshire Claylands. NCA 68 is described as *'predominately a rolling plateau that slopes from the southern edge of the Peak District to the valley of the River Trent in the south-west. The extensively hedged and pastoral landscape is dominated by mixed farming and features a dispersed pattern of villages and other settlements. Hedgerow trees also contribute to the wooded character of this NCA'*.

'NCA 68 is considered 'to have a good network of rights of way and other trails and paths, and along with the ease of access from the surrounding conurbations of Derby and Burton-upon-Trent, means that the area is important for recreation. Future challenges for the area include management of flooding, maintaining the character of the farmed landscape and settlements, safeguarding water quality, and expansion of woodlands and the restoration of existing wood pasture and parkland'.

Lowland Derbyshire Biodiversity Action Plan (BAP)²⁹

This Plan, developed by the Lowland Derbyshire Biodiversity Action Partnership, seeks to *conserve and enhance Lowland Derbyshire's existing wildlife and to redress past losses through habitat conservation, restoration, recreation and targeted action for priority species.*

Brailsford Parish falls within Action Area 5 – Claylands. The BAP identifies that twenty seven of 28 priority bird species have been identified within the Claylands and nine of eleven priority mammals, along with the Great Crested Newt from the priority amphibians.

²⁸ Wardell Armstrong. Derbyshire Dales Landscape Sensitivity Assessment. 2015

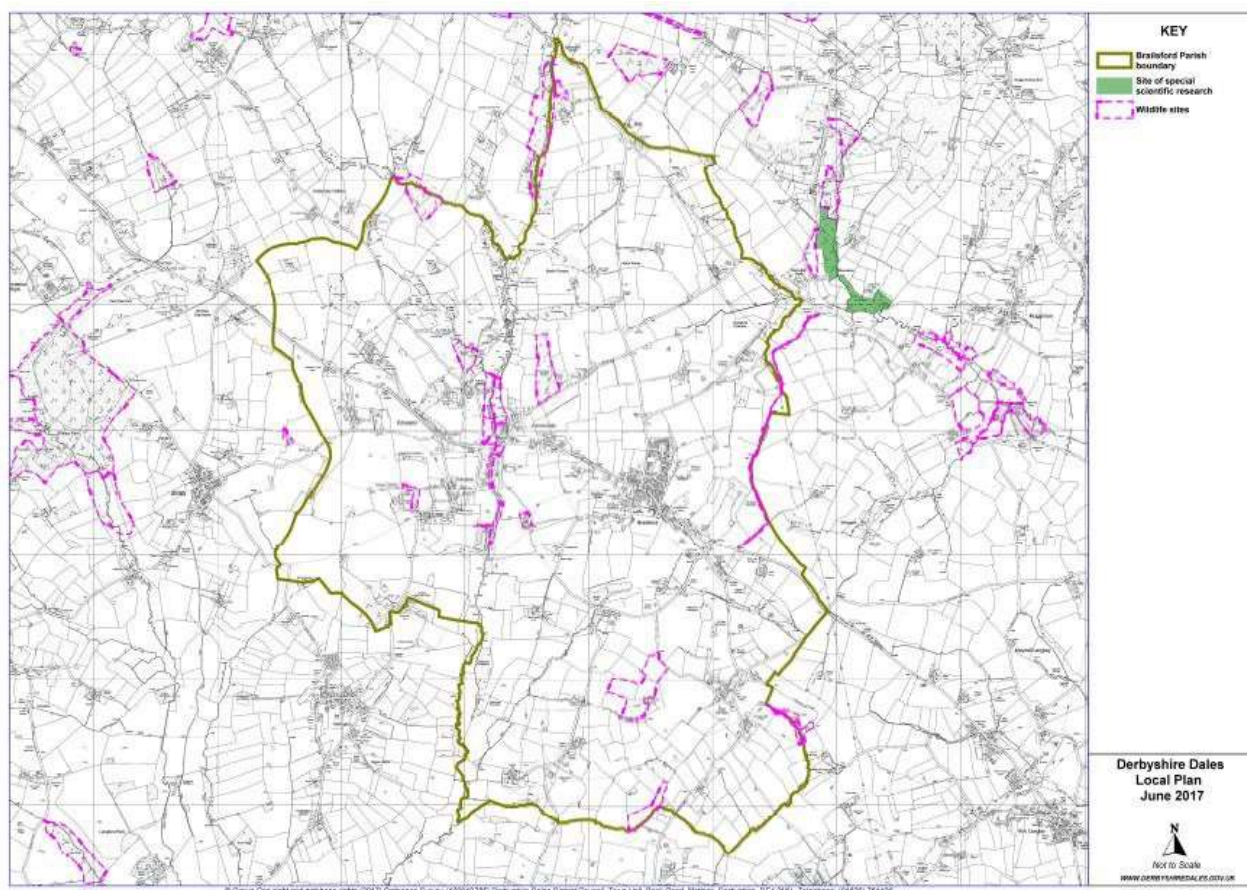
²⁹ Lowland Derbyshire Biodiversity Partnership. Lowland Derbyshire Biodiversity Action Plan 2011-2020

The primary habitat objective within the Claylands Action Area is the maintenance, restoration and expansion of wetlands, hedgerows, grassland and parkland habitat, with a secondary objective to increase the connectivity of semi-natural habitats and to create larger habitat complexes using priority habitats wherever possible. New habitats, linking and extending existing networks will be key to achieving this objective.

Designated Landscape Features

The Parish contains a number of defined Local Wildlife Sites as shown on Plan 8 below:

Plan 8: Map of Brailsford Parish Showing Local Wildlife Sites



As the Plan shows, the defined Local Wildlife sites lie predominantly along the Brailsford Brook where Commonside joins Brailsford to Ednaston. Sites at Wood Lane and the protected trees in Throstlenest Wood plantation are of particular importance as these lie within or alongside a site which has been considered for housing development.

The Parish also contains:

- additional areas of important woodland which can be categorised as ancient, semi-natural, Forestry Commission and/or BAP Priority habitat
- Ednaston Manor – designated an historic park and garden and a number of other sites which appear on the Historic Environment register.

Landscape Character Descriptions³⁰

In the Derbyshire County Council Landscape Character Descriptions for the Needwood and Southern Derbyshire Claylands, Brailsford Parish includes the designations of:

- Settled Plateau Farmlands Landscape Type - a medium scale pastoral landscape on gently rolling upland plateaux. A sense of elevation with extensive views filtered by scattered hedgerow trees and small woodlands.
- Estate Farmlands Landscape Type - a broad, gently rolling lowland mixed farming landscape with occasional red brick villages, scattered estate farmsteads and country houses. Tree cover is well represented with small estate woodlands, dense watercourse trees, scattered hedgerow trees and localised parkland trees.

with small areas of:

- Riverside Meadows - alongside the Brailsford Brook
- Settled Farmlands

Plan 9: Landscape Character Types – Brailsford Parish



Extracted from Derbyshire County Council Landscape Character Descriptions.

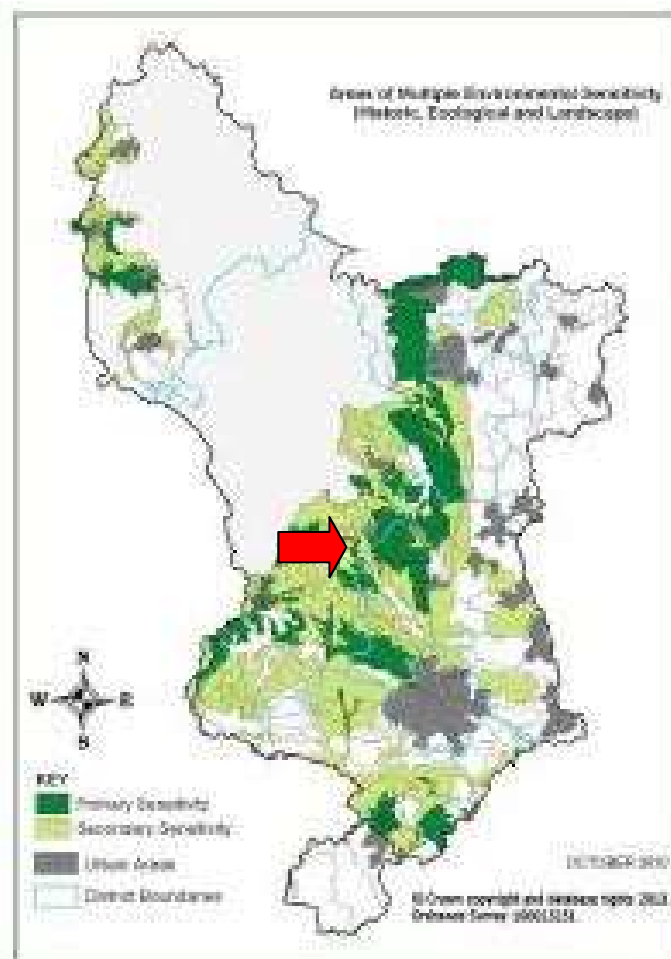
Woodland and hedgerow are important features of this landscape especially in the northern part of NCA 68. Derbyshire County Council's Landscape Character Descriptions sets out the species which form the prevailing woodland and hedgerows, with the predominant species oak and ash. This document also provides Planting and Management Guidance for the maintenance of the landscape features as follows:

- *Ensure the use of indigenous tree and shrub species, including a proportion of large, long-lived species*
- *Ensure the management and enhancement of hedgerow trees, through selection and natural regeneration, or by planting*
- *Ensure the conservation and management of mature/ veteran trees within hedgerows*
- *Ensure new woodland does not conflict with features (e.g. ridge and furrow) that help to define landscape character.*

³⁰ Derbyshire County Council Landscape Character Descriptions

Brailsford Parish lies within a defined Primary Sensitivity area as set out in the Derbyshire County Council AMES (Area of Multiple Environmental Sensitivity) and shown in Plan 10 below. The focus within the Parish are those areas surrounding Ednaston.

Plan 10: Brailsford Parish - Areas of Multiple Environmental Sensitivity (AMES)³¹



Extracted from DCC Technical Support Note 1. Areas of Multiple Environmental Sensitivity

The CPRE Map of Tranquillity³²

Needwood and the Southern Derbyshire Claylands are also considered to provide a range of ecosystems services – the benefits that people derive from the natural environment - and this includes the cultural and spiritual services, with the area as a whole having a high Tranquillity rating according to the CPRE assessment which gives the area to the south of Ashbourne, in which Brailsford Parish lies, the highest tranquillity scores.

Conversely the CPRE Intrusion Map³³ shows that an increase in the level of ‘intrusion’ from ‘urban development, noise (primarily traffic noise), and other sources of visual and auditory intrusion’ has increased from 17% in the 1960s to 45% in 2007. This change is predominantly linked with the main transport corridors such as the A52 and its current level

³¹ Derbyshire County Council. Technical Support Document 1. Areas of Multiple Environmental Sensitivity 2013

³² CPRE: Tranquillity Maps 2006

³³ CPRE: Developing an Intrusion Map of England. 2007

of usage. It was noted however in the preparation of the Neighbourhood Plan that the DCC Tranquillity rating for the Parish is moderate³⁴

As recognised in the NPPF Para 180, light pollution (artificial light which shines where it is neither wanted or needed) and especially skyglow – the pink or orange glow created mainly by street lighting which surrounds towns, cities and larger settlements in the night sky – from development is causing impact in rural areas. Recent research is beginning to show, that this can potentially affect human health, the life cycles of birds and mammals, and reduce nocturnal insect populations³⁵. In addition, a report issued by DCLG indicated that in 2013-14³⁶ Local Authorities were estimated to have spent £616 million on street lighting with these lights accounting for between 15-30% of a council's carbon emissions. In support of these findings in 2015 DCC introduced a street light amnesty with a mission for street lighting to be switched off at midnight. Follow up research showed that this policy change did not result in an increase in crime or have an adverse effect on safety statistics.

The CPRE Light Pollution and Dark Skies mapping³⁷ shows that NCA 68 is rated as number 106 for Dark Skies in the 159 areas rated across England. Forty four percent of the NCA68 area is rated darkest with less than 1 nanowatt/cm²/sr. While the map shows that the settlement of Brailsford has higher ratings, these are still below average and a significant proportion of Brailsford Parish, including Ednaston, falls into the categories rated darkest.

The importance of retaining dark skies has been recognised internationally through the work of the IDSA (international Dark Skies Association) which advises policy makers across the world and which received an Award for Excellence in 2015 for its work in this area.

In addition, account has been taken of the following:

Statutory Designations

The Parish is within the Impact Risk Zone of the Mercaston Marsh and Muggington Bottoms SSSI (the largest and most species-rich marsh in Derbyshire) which lies some 3 km north east of Brailsford village.

The NCA definitions illustrate that the Parish contains some of the S41 priority habitats and species, namely traditional agricultural field margins and boundaries (hedgerows) and the presence of Great Crested Newts.

The Parish contains the following habitats which are identified in Plan 11 below:

Ancient and Semi-Natural Woodland
 Ancient Replanted Woodland
 Priority Habitat Inventory – Deciduous Woodland (England)
 Priority Habitat Inventory – Traditional Orchard (England)
 Priority Habitat Inventory – Woodpasture and Parkland (England)
 Priority Habitat Inventory – Lowland Fens (England)
 Priority Habitat Inventory Lowland Dry Grassland (England)
 Good quality semi-improved grasslands (Non Priority)

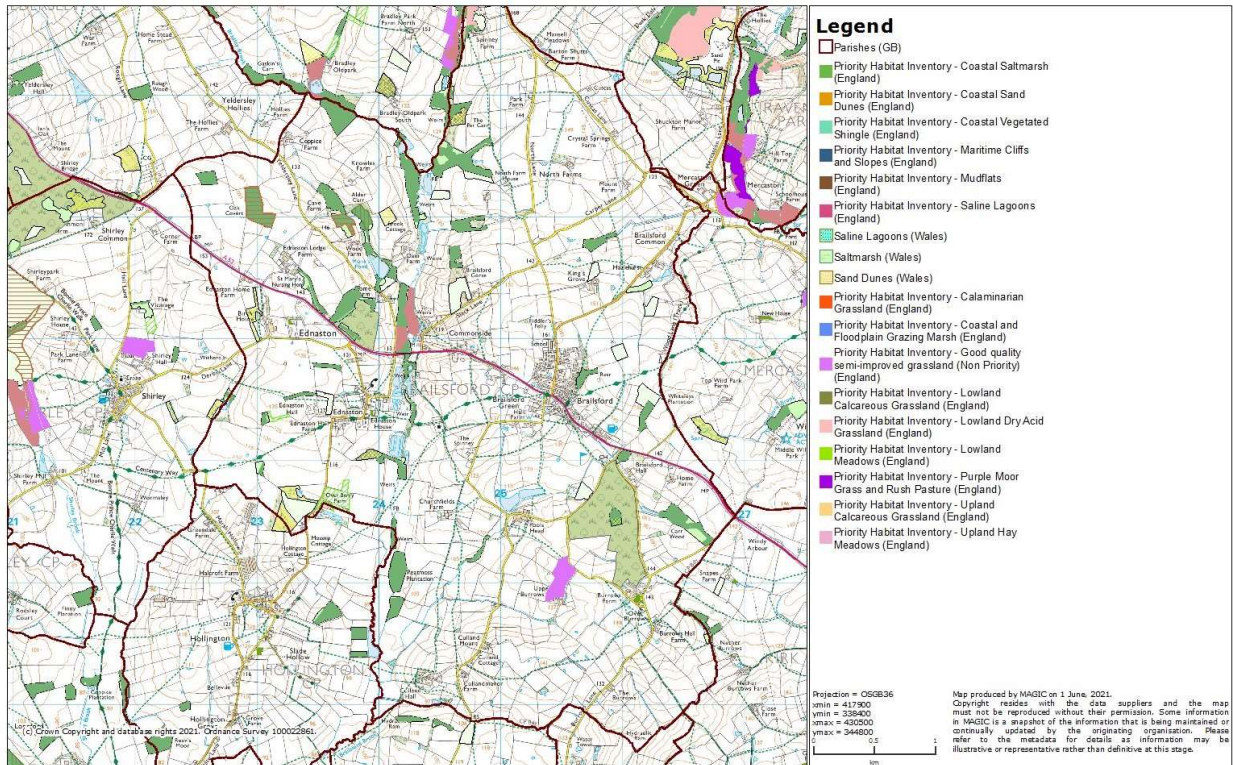
³⁴ Derbyshire County Council. TN02 Tranquillity. 2013

³⁵ Rich & Longcore. Ecological Consequences of Artificial Night Light, Travis Longmore 2006

³⁶ Department for Communities and Local Government 'Local authority revenue expenditure and financing England: 2013 to 2014 budget'

³⁷ Nightblight.cpre.org.uk

Plan 11: Brailsford Parish - Habitat Map

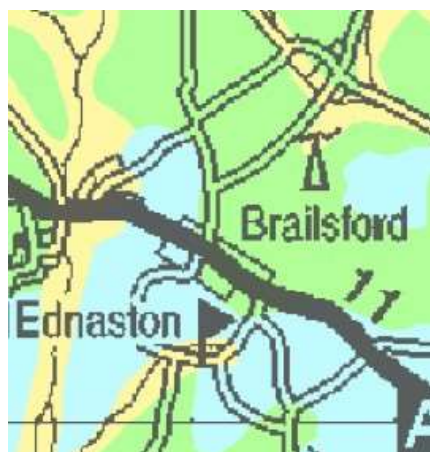


Extracted from Magic³⁸

There are also a number of woodland parcels that are not priority habitat but are highlighted on the National Forest Inventory (conifers/ young trees/ assumed woodland) which add to the overall green infrastructure.

The Parish contains large areas of Grade 2 Agricultural land as shown below:

Plan 12: Brailsford Parish - Agricultural Land Classification³⁹



<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

³⁸ www.magic.co.uk

³⁹ <http://publications.naturalengland.org.uk/publication/143027?category=5954148537204736>

The Villages

Brailsford and Ednaston villages lie in a largely rural landscape and as agricultural settlements have established field patterns and hedgerows. These settlements are surrounded by woodland blocks and tree belts to the north, east and south east.

Brailsford: The Landscape Sensitivity Assessment⁴⁰ undertaken by Wardell Armstrong to accompany the SHLAA for the Derbyshire Dales Local Plan records that while *'the small fields to the south of the settlement and the small field adjacent to Luke Lane are of low sensitivity, the adjacent fields to the north and west are of medium sensitivity, and all remaining land surrounding the settlement is of high sensitivity'*.



View Across Brailsford Parish: Hugh Stevenson

Ednaston: In the Wardell Armstrong Landscape Sensitivity Assessment, land surrounding Ednaston is found to be mainly agricultural and of medium and high sensitivity.

It is also recognised that Brailsford is one of the 'Gateways' to the Peak District National Park and as such has been reflected in our policy determination.

Our Policies and Community Objectives

Reasons for This Policy

The Parish Survey identified that residents of the Parish value its rural setting, and the maintenance of the integrity of the settlements within it and consider that it adds significantly to their quality of life, health and wellbeing.

The protection of the greenfield sites which make up the traditional landscape; the associated biodiversity with no net loss; and the continuation of effective agricultural operations are therefore key requirements of this Neighbourhood Plan. The continuation of local agricultural operations to support essential national food security and provide healthy local food is of increasing importance as the local provenance of food and the connection between people and the source of their food gains wider recognition.

Our Policy is designed to complement and enhance those set out in the Derbyshire Dales Local Plan and to:

- Protect and enhance the local environment
- Improve biodiversity and use development as an opportunity to support wildlife conservation, increase the range and populations of species and the quality and extent of wildlife habitats

⁴⁰ Wardell Armstrong. Derbyshire Dales District Council Landscape Sensitivity Study. August 2015

- Ensure the efficient use of land and material resources
- Maintain important hedgerows, trees and woodland so that natural features are protected for their landscape and wildlife benefits
- Allow more local people and visitors to enjoy the landscape.

Policy LW1: Landscape and Wildlife

Development proposals shall, proportionately to their scale:

- 1. Demonstrate appropriate regard for the landscape sensitivities and designations that are significant features of and constrain development within this rural Parish including, where appropriate, the landscape within which the Conservation Area is set. Intervisibility between the proposed site and the open countryside will need to be assessed and addressed.**
- 2. Ensure appropriate integration within the landscape by affording priority to the retention of existing features, particularly tree belts, copses and hedgerows and, where required, new or replacement planting shall follow the character of the setting, particularly in the use of predominant native and disease resistant species.**

Policy Area 5: Community Wellbeing – Local Facilities and Enterprise

Context

The NPPF makes clear statements about the importance of community facilities in Section 8 Promoting Healthy and Safe Communities, and specifically in Paras 91-92. The requirements set out for the protection and enhancement of community space and facilities has been taken into account in the setting of objectives relating to investment in local facilities and amenities as part of the assessment of future growth and development in the Parish and in particular in Brailsford village and Ednaston.

Community Facilities

The Parish, and in particular the village of Brailsford, has undergone significant and steady growth since the 1970s. Conversely, in that period a number of services such as butchers, bakers, grocers and farm shop have closed or left the area. The current facilities are a Post Office and Village Shop, GP Surgery and Pharmacy, the Village Institute (Community Centre); Church, Methodist Chapel; and a Primary School.

Post Office and Village Shop



The Post Office and Village Shop is well used and considered to be one of the Parish's most essential amenities. However, while its central location is an advantage, it has very limited access and parking.

Brailsford PO and Shop: Hugh Stevenson

GP Surgery

The GP surgery and Pharmacy is also well used and was considered to be one of the top three assets in the Parish. As it serves a wide rural area with limited public transport, many patients arrive by car. While in the public consultation of the Neighbourhood Plan the Practice indicated that it could accept additional patients and has made some operational changes in the premises which help to increase capacity, it has limited room for further expansion on its current site and for parking. The lack of parking leads to onstreet parking on The Green creating a traffic safety hazard, blocking house entrances, and causing congestion and reduced visibility at the junction with A52.

Some monies for improvement have been made available from earlier development at Luke Lane and advice has been sought from the Southern Derbyshire CCG on their model for funding to enable services to be provided to new developments.

Village Pubs

The village pubs, which also provide restaurant facilities, are considered to be important village assets, especially in Ednaston, where the pub has been given Asset of Community Value (ACV) status. Both can provide space for meetings and other community-based activity.



Rose & Crown Pub, Brailsford: Hugh Stevenson

The Village Institute

The Village Institute is recognised as an essential central community facility. The Institute is held in trust by the Parish Council on behalf of residents of the Parish but is managed as a Charity by an independent Committee of Trustees made up of residents and its user community.

The Institute is largely full to capacity with regular bookings and is used by groups representing all sections of the community. It is also used by groups based outside the village and by individuals for events, fundraising activities or private parties.



Brailsford Village Institute & Land Owned by the Parish: Hugh Stevenson

The main Institute was built in 1922 and although it has been extended, it is in need of modernisation and major refurbishment or replacement, both to maintain the existing amenity and to increase the potential for wider community use. The aim is to create a modern multi-functional building, appropriate for the 21st century, which can meet a full range of community needs.

The existing structure and current layout make it unsuitable for the provision of indoor sports such as badminton and prevent a range of activities taking place at any one time.

The Institute currently houses the Village War memorial and provides daily activity space for a Pre-School group. Until the new school was built it served as a gymnasium and indoor sports centre for the Primary School.

Although some capacity has been made available by the move of the School to its new premises, the Pre-School booking, while representing efficient use of the facility, does limit availability throughout the day to house some of the additional activities suggested by the Parish Survey, such as Keep Fit, and specific hobby groups. There also remains very limited capacity for additional bookings in the evenings as access to the smaller rooms is often constrained by activity in the Main Hall.

All Saints Church and Methodist Chapel

Brailsford & Ednaston are served by the Grade II listed 12th century All Saints Church, which stands equidistant between the two villages (see page 8) and Brailsford Methodist Church.

All Saints is in a joint Parish with Osmaston, Shirley, Edlaston and Yeaueley and is part of the Diocese of Derby. The Church is surrounded by a managed graveyard, home to many species of wildflower, and also contains the remains of a Saxon cross and a yew tree thought to be more c1000 years old.



Methodist Church Main Street , Brailsford. www.facebook.com

The Methodist Church was built in 1845 and was extended in 1914. In addition to services, it provides the village with a weekly coffee shop (Tuesday) and a monthly luncheon Club (2nd Wednesday of every month).

Primary School

Brailsford CofE Primary School is situated on Luke Lane and opened in 2018. It is a Church of England school and part of the Dales Federation of Primary Schools. It provides education for pupils aged 3-11 and can accommodate 120 pupils. The School is a fully funded mainstream primary.



<https://brailsford.derbyshire.sc.uk>

Birch House Fishing Lakes, Ednaston

The Fishing Lakes, situated alongside Yeldersley Lane in Ednaston, were opened some 30 years ago. There are now 10 lakes comprising 14 acres of water and containing 13 species of fish including bream and carp. The site is open for pleasure and match angling.



Birch House Fishing Lakes: <https://birchouselakes.co.uk>



www.brailsfordgolfcourse.com

Brailsford Golf Course

The Golf Course designed in 1995 is located off Hall Lane, Brailsford and has 12 holes, six of which are played twice from different tees to make an 18-hole course. The Course also has a Club House and fully licensed Bar.

Brailsford and Ednaston Cricket Club

The Club based at Poole's Head, Brailsford has been a home to cricket for c125 years. It has three Senior Teams playing in the Derbyshire County League, holds the ECB ClubMark, and sponsors junior cricket for 4-17 year olds, with teams playing in the Derby & District Junior Cricket League.

Public Transport

Brailsford Village is served by the hourly Swift scheduled bus service, which travels along the A52 between Ashbourne and Derby (See further detail in Policy Area 2).

Additional Needs

The Parish Survey identified the need for the following additional amenities:

- More accessible community parking space to reduce onstreet parking which is becoming a major safety concern
- Improvement to and the extension of the Children's' Play Area (**achieved**)
- Wider range of facilities for young people
- More outdoor sports facilities (tennis courts, bowls)
- Greater access to more local adult educational facilities and hobby groups
- A wider range of accredited, professional childcare facilities in the Parish

- Improved measures to prevent littering (especially along the A52) and dog fouling around public open space such as the children’s play area on The Brailsford Park
- A greater Police presence and the revitalisation of the Neighbourhood Watch.

Our Policies and Community Objectives

Reasons for our Policies

The NPPF provides a clear framework for the promotion, retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Brailsford Parish, and in particular Brailsford village, has been fortunate in retaining some community facilities and services. However, a number of shops – hardware, butchers, bakers and farm shop have been lost and one of the pubs threatened with closure. Residents have evidenced their support for local services in the Parish survey, identified that there should be no further loss or reduction of the service offered by the current facilities, and have identified those new facilities, which would prove attractive.

This Neighbourhood Plan aims to deliver the aims set out in the NPPF Section 8 by introducing policies which protect existing community facilities and services central to the wellbeing of the community; improve those facilities and services, which are currently under-resourced; and support the development of new community facilities, which will benefit local people and promote social inclusion and community cohesion. In particular, it will encourage the introduction of new facilities and amenities, which have been identified by residents as lacking.

Policy CW1: Community Facilities

The following are recognised as valued ‘Community Facilities’: The Post Office and Village Shop, The GP Surgery and Pharmacy, the Primary School, the Village Institute (Community Centre), the Parish Church, the Methodist Chapel, two Public Houses, the Cricket Club and ground, the Golf Course, the public Fishing Lakes; development proposals that:

- 1. Retain, improve or enhance the viability of these facilities are supported in principle, subject to the scale being appropriate to the community’s needs and the impact on adjoining properties being assessed and addressed.**
- 2. Would result in the loss of all or part of a community facility should show, to the extent that planning regulation applies, how that amenity is being replaced with an equivalent or better, conveniently located replacement, or provide evidence demonstrating non-viability, or that the existing use is no longer needed to serve the needs of the community.**
- 3. Extend the range of community facilities in the Parish, in particular providing additional community parking, especially to support the GP Surgery, PO and Shop, or additional outdoor sports and recreation facilities are supported in principle.**

Policy CW2: Community Enterprise

The conversion of redundant buildings or new, small-scale development within the settlement boundary to provide new retail outlets or small business units, including the provision of live-work space to create local employment, are supported in principle.

Community Objectives

- Improved communication with the local Police force, a better understanding of Police policy on the availability of Officer support in relation to rural villages, and enhanced investment in the Neighbourhood Watch scheme will be sought.
- Investments in systems which prevent littering and reduce dog fouling will be supported.
- Promotion, under the championship of Digital Derbyshire, of the need for the delivery, throughout the Parish, of consistent broadband access (approaching the national policy speeds).
- The means or funding to improve local facilities as identified by local people such as:
 - Refurbishment of the Village institute, including improved and extended space to enable a wider range of activities to take place, including sports such as: badminton, table tennis and judo, Adult Education, yoga/Pilates and peripatetic community services;
 - Extended outdoor sports provision – e.g. land for a tennis court and/or outdoor bowls;
 - Upgraded children’s playground and amenity area;
 - Sustained maintenance of public footpaths and more accessible cycle ways.