Vision

Wessington Parish will continue to be a safe, vibrant and friendly community in which to live, with easy access to the open countryside around the village and green spaces within it. Any new development will be expected to blend in with the existing village and houses will be of a size and tenure to suit the needs of local people of all ages. Any growth is to contribute to the vitality and viability of the village and help to support local facilities but will be of a scale that reflects the village’s rural character.

Produced by Wessington Neighbourhood Plan Steering Group on behalf of Wessington Parish Council, residents and businesses

05/06/2019
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All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
1 Foreword

This Neighbourhood Plan has been prepared by a dedicated Neighbourhood Plan Steering Group (a mix of Parish councillors and local people) on behalf of Wessington Parish Council. The aim is to reflect the wishes and aspirations of everyone in the area.

North East Derbyshire District Council officers have assisted the group with technical matters; a Locality, Awards for All and Derbyshire County Council Community Priorities Program grant has enabled the group to also get the assistance of a neighbourhood planning consultant - but the scope of the plan and its content has come from within the community.

The power to produce a neighbourhood plan is a new power and we wanted to seize this opportunity to work alongside North-East Derbyshire District Council as it prepared its new Local Plan to help shape the future growth of Wessington Parish.

The size of Wessington village has increased by a quarter since 2012 and it will grow by a further 20% if all planning permissions are built out. This Plan can’t stop further development in the Village but the Neighbourhood Plan policies will influence the amount of future development up to 2034 where it goes and its appearance, making sure it is of the highest quality and that it complements the existing character of the Parish.

We commissioned a separate study, the Wessington Village Appraisal, to help define this special character. This document is Appendix C of the Neighbourhood Plan but due to file size is a separate document. It is also on the Neighbourhood Plan web site at https://wessingtonneighbourhoodplan.co.uk/village-appraisal).

The production of this Plan has not been easy, it has taken several years and lots of meetings but we think the effort is worth it to get a say in how Wessington Parish should grow over the next 16 years. Thank you for everyone’s contribution to the production of such a thorough Plan.

This document is a testimony of Localism in action.

Sam Beastall
Chair of Neighbourhood Plan Steering Group
2 The Wessington Neighbourhood Plan

1 The Wessington Neighbourhood Plan (WNP) is a document produced in accordance with the Localism Act 2011. Once it has been ‘made’ by North East Derbyshire District Council it will form part of the development plan for Wessington which also includes the National Planning Policy Framework and the up to date Local Plan. The Neighbourhood Plan will have significant weight in the determination of planning applications. The Wessington Neighbourhood Plan will become part of the statutory development plan and will be used by

   a) Planners at North East Derbyshire District Council (the planning authority) in assessing future planning applications
   b) Developers as they prepare planning applications for submission to North East Derbyshire District Council

2 The Plan area includes the whole of the Parish of Wessington and a small part of Brackenfield Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was submitted for designation by North East Derbyshire District Council in Summer 2015. The letter confirming this arrangement is at Appendix F. Policies relate principally to the village and open countryside immediately around the village.

3 Planning policy is formulated and delivered by North East Derbyshire District Council and this body will continue to have the legal duty to provide this.

4 This Plan is required to be in general conformity with adopted District planning policies. It has also been produced in the context of the National Planning Policy Framework and more recent district- wide studies, to support the preparation of the emerging Local Plan. These reports are all on North East Derbyshire District Council’s web site.

   a) Successful Places Design Guide 2013
   b) North Derbyshire and Bassetlaw SHMA OAN Update 2017 and SHMA 2013
   c) Settlement Hierarchy Study Update 2017
   d) Derbyshire Landscape Character Assessment (Derbyshire Peak Fringe and Lower Derwent)
   e) Green Infrastructure Strategy 2012
   f) Historic Environment Study 2012

5 Two reports have been commissioned by the Steering Group as part of this Neighbourhood Plan. These reports are on the Neighbourhood Plan page of Wessington PC’s web site at www.wessingtonplan.co.uk.

   a) Rural Place Profile for Wessington¹
   b) Wessington Village Appraisal 2017 (Appendix C separate file due to size).

¹ commissioned for the neighbourhood plan by the parish council see https://wessingtonneighbourhoodplan.co.uk/village-appraisal

5 All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
6 The time frame for the Wessington Neighbourhood Plan is aligned to the Plan period of the Submission Draft Local Plan.

Map 1 Wessington Neighbourhood Plan Area

Data based on OS OpenData map datasets. OS OpenData is free to use under the Open Government Licence (OGL).

3 The need for a Neighbourhood Plan

7 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with North East Derbyshire District Council to help shape how Wessington will grow up to 2034.

8 In 2011 there were 258 dwellings. The Wessington Village Appraisal evidences the past growth of the village. Since 2010 there has been significant developer pressure. 108 dwellings have been granted planning permission outside the Settlement Development Limits (SDL) as identified in the

---

2 Census 2011 see Rural Place Profile at www.wessingtonneighbourhoodplan.co.uk for more census stats
3 Wessington Village Appraisal is Appendix C it is a separate document due to file size and is at https://wessingtonneighbourhoodplan.co.uk

6 All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies
2005 North East Derbyshire District Council Local Plan. This equates to a 42% increase in the size of the village (from the 2011 base).

9 A proposal for a further 16 affordable houses outside the settlement development limit was refused permission at appeal in 2018.

10 Map 2 shows the planning permissions granted since 2005 outside the Settlement Development Limits (SDL) as defined in the 2005 Local Plan and a development proposal submitted to North East Derbyshire District Council from landowners as part of the Local Plan process (area G).

Map 2

Data based on OS OpenData map datasets. OS OpenData is free to use under the Open Government Licence (OGL).

11 It is evident that Wessington is an attractive location for speculative development. Sites A to F are in prominent locations on the approach to the village; local people consider that the design and layout of this new development does not reflect the local rural character and that their scale and prominent location is changing the character of the village.

12 The community wants to establish neighbourhood policies that ensure that the rural, historic character of the village is not lost.

13 The Wessington Neighbourhood Plan provides a policy framework that accepts new development in accordance with up to date Local Plan policy but minimises its impact on the existing settlement. It seeks to secure the highest design quality and to protect the most sensitive landscape areas in
and around the village. By providing detailed analysis of the built and natural environment the Neighbourhood Plan policies are specific to Wessington.

4 Consultation

14 The Steering Group recognise that consultation is key to successfully developing a Neighbourhood Plan for Wessington Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.

15 In summer 2016 a Household Survey was delivered to all households in the Parish and received a 48% return rate. The findings from the Survey were fed back to the community at a public event at the school. This further assisted the Steering Group and ensured that it was the community that set the priorities for the Neighbourhood Plan.

16 The Steering Group has promoted the Neighbourhood Plan via public meetings, regular updates in the Parish magazine and on the Parish Council web site.

17 Progress on the Neighbourhood Plan is also reported to the Parish Council as a standing item and the minutes are available on the Wessington Parish Council web site. This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.

18 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement.

5 Status of Projects and Actions

19 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.

6 Wessington in Context

6a: The People and the village’s History

20 The Parish of Wessington is located in the far south-western corner of North East Derbyshire District which is in Derbyshire. The nearest towns are Alfreton 3 miles to the south east and Matlock 5 miles to the west.

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4 see survey report at http://wessingtonparishcouncil.co.uk
5 see http://wessingtonparishcouncil.co.uk/wessington-neighbourhood-plan-2/
6 this will be available on the NP web site when the Plan is submitted to North East Derbyshire District Council and the examiner
21 Historic Wessington is a predominately nucleated settlement - meaning it clusters around a defined centre - and its shape has a strong relationship with the underlying topography of the area. The A615 is the main road that runs along the ridgeline and the whole village sits on the edge of a hillside. This is because Wessington is a ‘spring line’ village, with a local water source present that made settling in the area feasible.

22 The location of the six historic wells and their protection on registered common land (most of which is now a Local Nature Reserve, Urban Green Space and Recreational Area)7 have created large open spaces in prominent locations within the historic village core. This is unusual and is an important characteristic that should be protected to maintain the identity of the village.

23 The Village Appraisal identifies the various character areas in the village and provides more detail on the historic centre (this is discussed in more detail in Section 15). Although Wessington Village does not benefit from having a Conservation Area around its historic centre, there are 13 listed buildings8 within the Parish and the historic pattern of the Village core is defined by the Common Land. Section 17 provides more information on the heritage assets in the Parish.

24 Wessington is mentioned in the Domesday Book and Wessington Parish was formed out of Crich Parish in 1857. At that time, there were 515 residents and the main employment was framework knitting with 80 frames in the settlement. In the 19th century employment was in the local collieries at South Wingfield, Shirland, Morton, Clay Cross and Oakerthorpe.

25 The 2011 Census recorded 258 households and a population of 575. Since then the completion of two housing developments totalling 60 dwellings has increased the population significantly.

26 Population analysis in Rural Area Profile is based on the 2011 Census. Table 1 shows the proportion of children, people of working age and retired residents in 2011.

Table 1

<table>
<thead>
<tr>
<th>Children under 16</th>
<th>Working age adults</th>
<th>Older people over 65</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
<td>360</td>
<td>140</td>
</tr>
<tr>
<td>13.0% (England average = 18.9%)</td>
<td>62.8% (England average = 64.7%)</td>
<td>24.1% (England average = 16.3%)</td>
</tr>
</tbody>
</table>

---

7 Policy NE5, R2 and R3 of the North East Derbyshire District Council Local Plan 2005
8 for listed buildings see https://historicengland.org.uk/sitesearch?terms=wessington%20derbyshire&pageSize=undefined&searchtype=sitesearch

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27 In 2011 24% of local people were over 65 (compared to 16% nationally and 21% across the District).

28 It is significant that Wessington has a higher proportion of people over 65 than the national or district average. It is expected that the proportion of people over 65 will increase significantly over the Plan period in line with District and national projections. Table 2 is taken from the Strategic Housing Market Assessment Objective Assessment of Need Update 2017 (SHMA OAN)\(^9\) and shows the expected % increase in people over 65 between 2014 and 2035.

**Table 2**

|          | Under 65 | 65-74 | 75-84 | 85+ | Total | Total 65+
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bassetlaw</td>
<td>-5.7%</td>
<td>27.2%</td>
<td>60.0%</td>
<td>140.6%</td>
<td>5.9%</td>
<td>51.0%</td>
</tr>
<tr>
<td>Bolsover</td>
<td>-0.4%</td>
<td>31.5%</td>
<td>56.6%</td>
<td>110.2%</td>
<td>9.1%</td>
<td>48.7%</td>
</tr>
<tr>
<td>Chesterfield</td>
<td>-4.3%</td>
<td>25.4%</td>
<td>51.1%</td>
<td>97.7%</td>
<td>5.3%</td>
<td>43.4%</td>
</tr>
<tr>
<td>NED</td>
<td>-5.2%</td>
<td>14.3%</td>
<td>49.9%</td>
<td>143.7%</td>
<td>5.5%</td>
<td>40.6%</td>
</tr>
<tr>
<td>ND&amp;B HMA</td>
<td>-4.1%</td>
<td>23.9%</td>
<td>54.2%</td>
<td>123.9%</td>
<td>6.3%</td>
<td>45.7%</td>
</tr>
</tbody>
</table>

Source: ONS 2014-based Subnational Population Projections

29 The analysis predicts a 41% increase in the number of people over 65 in North East Derbyshire District Council. This has significant implications for the sort of housing mix that should be encouraged as part of the planning system. This is explored in more detail in section 6b.

**6b Housing**

30 In 2011 there were 258 dwellings. The additional 60 dwellings built since 2011 outside the SDL have included a further 30 x 4 bed houses, 18 x 3 bed houses 12 x 2 bed houses 4 x 1 bed flats and\(^10\)

Figure 1 taken from the Rural Place Profile shows that in 2011 Wessington contained a predominance of detached dwellings and that the average number of bedrooms per house was 2.9.\(^11\) This indicates that there is a reasonable range of dwellings sizes in the Parish

---

\(^9\) The SHMA covers 4 local authorities Bassetlaw, Bolsover, Chesterfield, North East Derbyshire,\n
\(^10\) This is an aggregation of the housing mix on the Spring Gardens and Wistanes developments

\(^11\) [https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section_7_0](https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section_7_0)
The Spring Gardens and Wistanes development since the 2011 Census have further increased the proportion of detached dwellings. Table 3 is a combination of the census data and the additional developments.

### Table 3

<table>
<thead>
<tr>
<th>House Types</th>
<th>number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>detached</td>
<td>153</td>
<td>47</td>
</tr>
<tr>
<td>semi detached</td>
<td>115</td>
<td>36</td>
</tr>
<tr>
<td>terraced</td>
<td>42</td>
<td>13</td>
</tr>
<tr>
<td>flats</td>
<td>12</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>322</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

Map 3 shows the various house types across the Plan area. Note that when the Village Appraisal was undertaken the Wistanes development was not completed.
Map 3 House Types

Data based on OS OpenData map datasets. OS OpenData is free to use under the Open Government Licence (OGL).

Key Statistics: Evidence to Support NPP 5

1. 23% of Wessington residents live alone; this compares to 28% for North East Derbyshire District.\(^{12}\)
2. Average household size is 2.2; the SHMA 2013 projects household size to decline across all local authorities up to 2031.\(^{13}\)
3. The average number of bedrooms per household is 2.9.\(^{14}\)
4. The SHMA 2013 used census data across the Housing Market Area to identify housing size requirements in North East Derbyshire District Council and recommended 4% should be one bedroom, 40% two bedroom, 44% 3 bedroom and 12% 4+ bedroom.

Figure 2 below shows the different housing tenures (based on 2011 data) in the Parish compared to the national average. Since 2011 a further 11 Affordable Houses have been provided on Spring

\(^{12}\) Census 2011
\(^{13}\) See table 54 at http://www.ne-derbyshire.gov.uk/images/Repository/S/Strategic_housing_market_analysis.pdf
\(^{14}\) https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section_7_2

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
Gardens and 7 shared ownership dwellings are due for completion in Spring 2018 on Wistanes Green.

**Figure 2**

Housing tenure breakdowns

34 Figure 2 demonstrates Wessington had a good mix of tenures with 26% of properties being either local authority or housing association rented in 2011. Since then there have been 13 additional dwellings built for either shared ownership or affordable housing.

35 The policy implications of this analysis are considered in Section 16 and NPP 5.

**6c Amenities**

36 The Settlement Hierarchy Study Update 2017 done by North East Derbyshire District Council to support the Submission Draft Local Plan\(^\text{15}\) considers the range of amenities and services in each of the settlements (excluding the 4 towns). The Study explains that the Submission Draft Local Plan seeks to guide development to the most sustainable locations. *The most sustainable locations are those which have the greatest concentrations of shops, schools, leisure and employment which are easily accessible to the greatest number of people. Consequently, the most sustainable locations will tend to be the largest settlements.*\(^\text{16}\)

37 Wessington is ranked 31\(^\text{st}\) out of 46 – which reflects its modest size and limited range of services and facilities compared to other settlements. In the Draft Local Plan Wessington is classed as a Level 3 Settlement with limited sustainability.\(^\text{17}\)

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\(^\text{16}\) Settlement Hierarchy Study 2017 section 3 para 3.2

\(^\text{17}\) see table 4.1 Publication Draft Local Plan February 2017

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All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
38 The Parish does have a small number of local amenities listed in the table below.

**Table 4**

<table>
<thead>
<tr>
<th>Common Land in the centre of the village for informal recreation, village events</th>
<th>1 village pub and small hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage</td>
<td>1 Primary School (intake 70, oversubscribed at 2017)</td>
</tr>
<tr>
<td>Christ Church</td>
<td>Amenity Green Space for informal recreation (school playing field with football pitch)</td>
</tr>
<tr>
<td>Park Street Play area</td>
<td>Fish and Chip Shop</td>
</tr>
<tr>
<td>Crich Lane Farm B and B and Caravan Park</td>
<td></td>
</tr>
</tbody>
</table>

39 There is a bus service that runs through Wessington Monday to Saturday every two hours between Alfreton and Matlock. The Village does not have a Village Hall and the villagers have been divided for many years on whether this would be desirable and viable. The Parish Council does not own any land that would be suitable, so development of this sort has previously been negotiated as part of a scheme to provide some houses outside the Settlement Development Limit. Whilst planning permission had been obtained it is unlikely that a Village Hall will be provided unless substantially more land is provided for additional housing. This is discussed in more detail in Section 17.

**6d Economy**

40 There are several businesses within the Parish these include SJ Auto garage, Proctor Car Sales and the Horse and Jockey (a pub and hotel) and Crich Lane B and B and Caravan Park. In the 2011 Census, 20 residents also stated that they worked from home.

41 In the Settlement Hierarchy Study data was used from the Business Register and Employment Survey 2015. Wessington is put in the lowest score category reflecting the limited employment opportunities in the Parish. Proctors Car Sales is located in open countryside to the north west of the village. Almost 50% of respondents to the Household Survey believed that new businesses should be encouraged in Wessington.

42 This Neighbourhood Plan supports the continuing operation of the Proctors site for commercial uses recognising the value of local employment in the Parish.

43 Map 4 shows the services and facilities in the Plan area.

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18 Information provided by Children’s Services at Derbyshire County Council following discussion with Head of Development in 2017
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All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
47 The Derbyshire Landscape Character Assessment March 2014 edition identifies Wessington as forming part of the National Character Area 50: Derbyshire Peak Fringe and Lower Derwent (NCA50). It is described as ‘an undulating, well-wooded, pastoral landscape on rising ground between the Derbyshire Coalfield and the Peak District’.

48 The National Character Area is broken down into Landscape types; Wessington is part of the Wooded Slopes and Valleys LCT summarised as ‘a landscape of small pastoral fields on undulating, rising ground. Woodlands on steeper slopes, along with hedgerow and watercourse trees contribute to a strongly wooded character’. Land to the south of Wessington village fall away into the lower lying Wooded Farmlands LCT summarised as ‘a mix of farming landscape on undulating ground. Full description and key characteristic of both of these LCTs can be found on the Derbyshire County Council website at www.derbyshire.co.uk/landscape.

49 There are 3 Local Wildlife Sites within easy walking distance of the village (see Map 5 and 6). One Local Wildlife Site is contiguous with a recreation area. Pupils at the primary school have access to this relatively large area of open space and woodland. In one part of the wood they have created an outdoor classroom.
This sense of openness is enhanced by two areas designated urban green space in the 2005 Local Plan. The interconnectedness of the wildlife site (NE5) the recreation area around the school (R2) and the urban green space (R3) as shown on the local plan inset map (see map 6 below) increases the cumulative sense of openness in the heart of the Village. Photo 2 shows two of these open spaces off the A615 in the heart of the village. Both are proposed as Local Green Spaces (see Section 19).

19 Urban Green space defined as larger informal open spaces that contribute to the form and character of the settlement often providing a pleasant setting or view Local Plan 2005
51 As you move through the village one space leads to another via footpaths that connect them. Behind the houses you get glimpses of undulating open countryside. An example of this is shown in the photo overleaf taken from the corner of Park Street looking east.
Most of these open spaces have distinct land uses in the Local Plan and the Common Land is owned and maintained by the Parish Council. (Apart from the area north of the A615 identified as area D in map 13 which is Common Land but not currently designated in District Policies. This area is outside the Settlement Development Limit and is proposed as a Local Green Space)

The Village Appraisal describes the impact the Common Land has on the character of the village.

‘Key to Wessington’s character is the abundance of green spaces in and around the village. Many of these spaces are village greens and common land, occupying prominent locations within the village core. This is unusual and is an important characteristic that should be protected to maintain the identity of the village’. … Protecting and enhancing these green spaces is of paramount importance, and care should be taken to ensure they are well maintained and easy to access’.  

A proposal in the 1980’s for the development of a Village Hall on the Common Land resulted in a ‘no’ vote – demonstrating the value of this green space to local people.

91% of respondents in the 2016 Household Survey wanted the Common Land protected.

Policies in this Neighbourhood Plan support the protection and enhancement of the areas identified by North East Derbyshire District Council as NE5, R2 and R3.

Easy and immediate access to green spaces and open countryside is an important attribute providing benefits to health and well being. Map 6 shows the Public Rights of Way, areas of natural conservation and other green spaces that are designated in the Local Plan. Whilst there are no

20 see Wessington Village Appraisal page 26 at https://wessingtonneighbourhoodplan.co.uk/village-appraisal

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Tree Preservation Orders within the Parish the Wessington Village Appraisal identifies trees as contributing to the character of the village.

‘A defining characteristic of the greens within the village is that most of them contain dense clumps of trees rather than single large trees in open space. This again is unusual, and helps to add visual interest, shelter, ecology and micro-climate management to the spaces in the village.

Protecting the trees within the village, including a management program for replacement as needed, should be considered as part of the overall management of the character of Wessington. Blocking views onto trees across the greens should be avoided, and should new green spaces be developed, then they should have space to accommodate clumps of trees as seen elsewhere in the village.’

Map 6 Environmental Policies and Designations

6f Built Character
58 The Wessington Village Appraisal analyses the various character areas in the Parish. Map 7 is taken from the Village Appraisal and shows these Character Areas.

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21 see Wessington Village Appraisal page 28 at https://wessingtonneighbourhoodplan.co.uk/village-appraisal

21 All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies
Map 7 Character Areas

Data based on OS OpenData map datasets. OS OpenData is free to use under the Open Government Licence (OGL).

59 The Village Appraisal provides a detailed analysis of each character area. The character areas each have features which distinguish them from one another and the analysis identifies these features to ensure any new development within or adjacent to these areas maintains and enhances the feeling of character.

60 Each of the main design aspects is analysed to break down its character-forming elements, so that any new development can draw inspiration from local types and forms, to embed the character of Wessington into their design approach. How sensitive an element is to change is also assessed.

61 For the detailed assessment of each character forming element please see the Village Appraisal. The descriptions of each character area summarised in Section 15 on Good Design.

62 Whilst the community recognises the need for North East Derbyshire District Council to continue to meet housing need in the District, elements of design in recent developments have not been sympathetic to the historic rural character of the parish.
63 The photo below shows the northern boundary of the Spring Gardens development. A softer boundary treatment ie native species hedgerows would have presented a green edge to the open countryside. This boundary treatment and the style of housing presents a hard (and obtrusive) urban edge to the open countryside.

64 This Neighbourhood Plan is the first opportunity local residents have had to influence the appearance of development. They know their Parish well and want that understanding reflected in locally specific planning policies.

6g Traffic

65 Wessington is located on the A615 (which is a major thoroughfare from the eastern conurbations of Ashfield and Mansfield and from the south and Nottingham via the M1 motorway to Matlock and the Derbyshire Dales and the Peak District)

66 A traffic survey in 2016 recorded 4500 vehicles daily travelling through the village. Traffic speed, volume and pedestrian safety were a concern for most respondents in the Household Survey. Crossing the road near the school, the church and at the junction of Back Lane was identified as particularly dangerous.

22 source?

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies
67 Whilst the volume and speed of traffic is outside the direct purview of land use planning policies the vision of this Neighbourhood Plan links directly to ensuring Wessington remains a safe place. Future development proposals must ensure that they do not exacerbate the existing difficulties especially as traffic across the wider area (beyond the Parish) is likely to increase.

68 A community project at Appendix A is for the Parish Council to work with Derbyshire County Council and North East Derbyshire District Council to identify and deliver (subject to funding) a pedestrian crossing and other measures that will ensure pedestrian safety and create a more pleasant environment for residents over the Plan period.

7 Wessington Today: Challenges and Opportunities
The Table below focuses on the issues of concern raised by the community via the Household Survey in 2016 and ongoing meetings throughout the preparation of the Neighbourhood Plan.

Table 5: Issues from the Consultation and Proposed Neighbourhood Plan Response.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Background</th>
<th>Proposed Neighbourhood Plan Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensuring that the landscape character that surrounds Wessington village is protected</td>
<td>Development outside the Settlement Development Limit has not protected the landscape character</td>
<td>Policies to protect landscape character and establishing a Settlement Development Limit (in collaboration with North East Derbyshire District Council).</td>
</tr>
<tr>
<td>The design of development in recent years has not been sensitive to the existing built character of the Plan area.</td>
<td>Wessington Village Appraisal provides analysis to form evidence for future design policy.</td>
<td>Design Policy for future development in Wessington</td>
</tr>
<tr>
<td>Ensuring housing mix will meet local need and evidence in the SHMA to reflect needs of an ageing population</td>
<td>Wessington has a good mix of house types. Future development should mostly be 2-3 bedroom houses</td>
<td>Housing mix policy to meet local need</td>
</tr>
<tr>
<td>Potential to provide local employment and improve local</td>
<td>Wessington is the Gateway to Derbyshire Dales and the Peak District with 4,500 vehicles along A615 recorded daily in 2016.</td>
<td>Potential to intensify the commercial uses on the existing employment area so long as it is done sensitively reflecting its current location in the open countryside outside the SDL.</td>
</tr>
</tbody>
</table>
Wessington Neighbourhood Plan

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Background</th>
<th>Proposed Neighbourhood Plan Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>facilities on existing employment site</td>
<td>There is a commercial site outside the settlement development limit and a local employer who could enable some rural diversification</td>
<td></td>
</tr>
<tr>
<td>Protect existing and improve the provision of community facilities</td>
<td>No village hall or shop – limited opportunities for indoor space for community gatherings and limited access to basic provisions.</td>
<td>Where the proposal is supported by the majority of Wessington residents, seek ways to bring forward the development of a village hall and shop if viable and so long as its location does not harm the landscape character or setting of the village.</td>
</tr>
</tbody>
</table>

8 Community Vision

This vision has been prepared by the Steering Group and is endorsed by the community based on the consultation events and questionnaire feedback.

Wessington Parish will continue to be a safe, vibrant and friendly community in which to live, with easy access to the open countryside around the village and green spaces within it. New development will be expected to blend in with the existing village and the houses will be of a size and tenure to suit the needs of people of all ages. This growth will contribute to the vitality and viability of the village and will help to support local facilities but will be of a scale that reflects the village’s rural character.

9 Community Objectives

A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

Community Objective 1: To ensure that development minimises the impact on the landscape character of the Plan area, recognizing the value of long views and vistas and the rural setting of the village.

Community Objective 2: To ensure that all new development is high quality and small in scale and reinforces the existing rural character.

Community Objective 3: To ensure that future housing growth provides a mix of house types, particularly smaller dwellings, to meet local as well as District needs.

Community Objective 4: To maximise local employment opportunities where this does not encroach on the open countryside to provide local employment and services for residents and visitors.
**Community Objective 5:** To protect, and where possible extend, the footpath network within the village and across the Parish to improve access to the countryside and to protect local green spaces. To maximise the opportunities created by new development to add footpaths and green spaces where possible.

**Community Objective 6:** To seek opportunities to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities within the Parish.

**Community Objective 7:** To ensure that heritage of the Plan area is protected and, where possible, enhanced.

**Community Objective 8:** To seek solutions to the problems of speeding and road safety in the Parish and to ensure that these problems are not made worse by future housing growth.

**Community Objective 9:** To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan.

### 10 Engaging with the Community: a Key Principle

71 This Plan reflects the community’s need to have greater involvement and influence in development proposals that come forward between 2017 and 2034. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.

72 The Housing White paper 2017 reinforces the value of pre-application engagement so that ‘policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided’

73 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by North East Derbyshire District Council.

74 The key principle only applies to major development. This is defined in the National Planning Policy Framework August 2018 as “For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more”.

75 Appendix E is a copy of the notification letter that would be used by the Parish Council.

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23 whilst this issue cannot be solely addressed as part of the new development proposals it is one of the biggest areas of concern for local people – it is linked to aspirational policy 1

24 This objective is about improving the process of engaging with the community on planning matters

Key Principle: Pre-Application Community Engagement

1. Applicants submitting proposals for major development are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.

2. Applicants are encouraged to provide a short document with the planning application explaining:
   a) how the developer has consulted with the community; and
   b) how issues of concern raised by local people and the Parish Council have been addressed; and
   c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Wessington Village Appraisal); and
   d) (where the proposals are for housing development), how this meets local housing need.

Neighbourhood Plan Policies

11 Sustainable Development and the Settlement Development Limit

76 Local residents accept that with a growing and ageing population the housing needs across the District are changing.

77 The conclusion of the Settlement Hierarchy Study, that Wessington has ‘limited sustainability’ is used in the Publication Draft Local Plan. ‘There will be no housing allocations in Level 3 settlements (over and above existing commitments), although windfall developments of appropriate scale may be acceptable in line with criteria based Policy SS7 or an adopted Neighbourhood Plan.’

78 Spatial Strategy Policy 7 (SS7) of the Publication Draft Local Plan supports development on unallocated sites within the Settlement Development Limits. NPP 1 recognises Wessington’s status as a Level 3 settlement in the Submission Draft Local Plan and reflects the principle that additional development in Wessington should be concentrated within the SDL. However, given the timing of the Submission Draft Local Plan and the preparation of this Neighbourhood Plan, Wessington Parish Council, the Steering Group and officers at North East Derbyshire District Council have worked collaboratively to agree the extent of the Settlement Development Limit (SDL) for Wessington.

79 The Settlement Development Limit defines the extent of Wessington’s existing or proposed built-up area and is a tool to guide development to sustainable locations in accordance with the policies within this Neighbourhood Plan. The extent of the SDL balances community aspirations to accept limited growth whilst protecting the most sensitive landscape, open countryside and vistas around the settlement from further erosion.

80 The Plan therefore incorporates the Submission Draft Local Plan SDL boundary and this extends the boundary compared to the 2005 SDL, in accordance with North East Derbyshire District Council

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26 para 4.33 Submission Draft Local Plan and p247 the definition of windfall is ‘A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context. They tend to be small sites for one or a small number of homes.’

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27 All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
guidelines to reflect the built footprint of village in 2017. Consequently, it does not include any site with planning permission but that has not been built out, reflecting the settlement hierarchy assessment.

81 Development in Wessington should be concentrated within the SDL. The following criteria have been used by North East Derbyshire District Council to define the extent of Settlements Development Boundaries:

   a) existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement where the building work has begun; and
   b) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
   c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
   d) analysis from the Derbyshire County Council Landscape Character Assessment
   e) a consideration of the existing built form and an assessment of the amount of additional housing required in the Plan area to meet District and local needs up to 2034
   f) a consideration of the findings of the Settlement Hierarchy Study that Wessington has limited sustainability.

82 The options the Steering Group considered and the reasons they were either progressed or dismissed are set out below.

Table 6: Settlement Development Limit Assessment

<table>
<thead>
<tr>
<th>Option 1</th>
<th>Reasoned Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tightly constrained settlement development boundaries – consistent with 2005 Local Plan</td>
<td>This would not allow an appropriate response to proposals to meet local need and does not reflect development on the edge of the village since 2005.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Option 2</th>
<th>Reasoned Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>No boundaries</td>
<td>Does not provide a clear Parish level policy framework and could endanger important significant views. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Option 3</th>
<th>Reasoned Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity.</td>
<td>This allows for incremental, sustainable growth of the Parish reflecting the community consultation and enabling the community to influence where growth takes place.</td>
</tr>
</tbody>
</table>

---

83 Map 8 identifies the Settlement Development Limit as indicated in the North East Derbyshire District Council Submission Draft Local Plan.

Map 8 Settlement Development Limits based on the Submission Draft Local Plan

Red line = SDL boundary
Neighbourhood Planning Policy 1: Sustainable Development and the Settlement Development Limit

1. Development proposals that are within the Settlement Development Limit defined in Map 8 or, if these are superseded by those in the up to date Local Plan, will be supported where they can demonstrate that they satisfy the principles of sustainable development. This is defined as:
   a) meeting development needs as defined in District policies; and
   b) being of a scale, density, layout and design that is compatible with the character, appearance and amenity of that part of Wessington Village in which it would be located; and
   c) not causing the loss of, or damage to, areas important to the character of the settlement as identified in Map 6; and
   d) not resulting in the loss of designated areas of nature conservation as identified on Map 6; and
   e) incorporating into the scheme any natural or built features on the site that has heritage or nature conservation value where possible.

2. Outside the Settlement Development Limit proposals will be controlled and limited in accordance with countryside policies in the up to date Local Plan and other relevant policies in this Neighbourhood Plan (especially Neighbourhood Plan Policy 2). Land outside the defined Limits to development will be protected reflecting its intrinsic character.

12 Protecting the Natural Environment

Landscape Character

Section 6e above describes the landscape character and the value local people place on being able to access areas for walking and relaxing. The health benefits, both physical and mental, of being able to see trees and green spaces and walk, ride in them is well evidenced.

The Derbyshire Landscape Character Assessment focuses primarily on the open countryside. However, the Village Appraisal also considers the character areas within the village and assesses the impact and value of the landscaping within the Village. Two character areas, the Village Core and the King George Street, Coronation Street, Park Street and Brackenfield Lane, were considered as having a landscape that contributed positively to their character and would be sensitive to change.

The importance of boundary treatment and the impact this has on the setting of the Village within the landscape is also evidenced in the Wessington Village Appraisal. Where development is located at the edge of the Village the landscape scheme and boundary treatment is crucial. The ‘hard’ boundary of tall wooden fences along the northern edge of the Spring Gardens development creates an urban feel to the rural setting when viewed from the A615. This approach should be avoided in future developments.

See the Strategic Statement on Planning and Health for Derbyshire

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
87 The importance of the clusters of trees on the open spaces within and immediately around the village have been identified in the Village Appraisal as being integral to its character. This is explained in Section 6.

88 Map 9 below is taken from the Village Appraisal and identifies these cluster of trees.

**Map 9 identifying clusters of trees on the open spaces that contribute to the character.**

89 As part of the community consultation and to further assist developers, the Steering Group has identified the significant views from publicly accessible locations into and out of the village. Map 10 identifies these significant views. Appendix B provides a photo of each view point.
Map 10 Significant Viewpoints

90 NPP 2 sets out the policy requirements to ensure future development does not harm the landscape character of the Parish.

Bio Diversity
91 The National Planning Policy Framework 2018 and the North East Derbyshire Draft Local Plan includes policies for protecting and enhancing wildlife. Whilst the Plan does not seek to repeat those policies, protection and enhancement of biodiversity is a high priority for the local residents.

92 Future development should contribute to and enhance the natural environment by ensuring the protection of existing local assets and the provision of additional habitat resources for wildlife and green spaces for the community where practicable.

Neighbourhood Plan Policy 2: Protecting the Natural Environment and Landscape Character

1. The quality and accessibility of the natural environment in Wessington Parish is its greatest attribute, highly valued by local residents. Development across Wessington Parish is required to demonstrate that;
   a) it is sympathetic to the local character and landscape setting; and
   b) it does not represent a significant visual intrusion into the landscape setting, particularly the significant long views into and out of the village that are highlighted in Map 10 and Appendix B that are valued by local people; and

32 All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
c) it does not involve the loss of the character forming clusters of trees identified in Map 9 and where possible provides additional similar clusters. Where some loss of trees is unavoidable, equivalent compensatory provision should be made elsewhere.

2. Mitigation planting and boundary treatment should include native species recommended for the Wooded Slopes and Valleys and Wooded Farmlands Landscape Character Type 29

3. Development on the edge of Wessington Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character.

4. Proposals that would result in the net loss of biodiversity will not usually be accepted. Development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Lowland Derbyshire Biodiversity Action Plan.

13 The Importance of Good Design

Wessington is located in an attractive rural setting, with a good primary school and pub. It has easy access to the Derbyshire Dales, Peak District and to urban towns and cities along the M1, making it a popular commuter village whilst being surrounded by high quality landscape. Developer interest is reflected in the number of speculative planning applications outside the SDL since 2005. It is reasonable to expect therefore, that new development either within or on the edge of Wessington should achieve a high quality of design.

The National Planning Policy Framework paragraph 124 acknowledges that ‘good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities’. An understanding of the existing built character, and examples of good design help in providing a design framework for Wessington.

Table 6 provides a summary analysis of each character area based on the map and analysis in the Village Appraisal. The text highlighted in bold below draws out the key points for further consideration.

<table>
<thead>
<tr>
<th>Character Area</th>
<th>Description</th>
<th>Future Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birch Close</td>
<td>Birch Close sits adjacent to the historic core of the village and is made up of ‘estate’ type housing, built as part of a single development, and as such the key character forming elements of this area are the regular relationship between the buildings and the street, the way that similar buildings cluster</td>
<td>The key character forming elements of this area are the regular relationship between the buildings and the street, the way that similar buildings cluster</td>
</tr>
</tbody>
</table>

### Character Area

| Housing in the area is very similar. The development sits along a dead-end street arranged around a turning head, with a footpath connecting out onto the village green on the north side of Matlock Road. | Together, and the way greenery within private gardens adds to a sense of greenery on the street. The narrow range of materials and detailing work together to generate character. Short, intimate sight-lines along a simple street give this part of the village a distinctive feel. Repetition is critical in generating character, although more could be made to reference local materials and detailing. **New development should use materials, colours and simple detailing that reflect the existing houses whilst making a more direct reference to the vernacular style of the wider village.** |

| Village Core | The historic core of the village is unusual in that most of it is open space with buildings arranged in small clusters around common land. Most villages have a dense core that supports retail, whereas in Wessington, it is the open space as much as the built form that generates its character. **This part of the village is home to some of the oldest buildings in Wessington, and their details represent the local vernacular well.** | The key character-forming elements of this area are the way small clusters of buildings frame open spaces and the way trees are clumped together into distinct groups. The visual connectivity between the greens is also a key aspect of the area. The narrow range of materials and detailing help the various building typologies work together to generate character. **Any new development in the area should respect the simple palette of materials, the plain building detailing and the general proportions used. Boundaries and landscape are critical, as is a positive relationship with landscape to the outside of the plot.** |

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<table>
<thead>
<tr>
<th>Character Area</th>
<th>Description</th>
<th>Future Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hill Crest Avenue</td>
<td>Hill Crest Avenue is a small estate of mainly 1990’s housing arranged around a short cul-de-sac. It sits to the east of the village, forming the western-most boundary to the urbanised extend of Wessington. There is a footpath connection from Hill Crest Avenue through to the village green opposite the nature reserve.</td>
<td>Whilst the approach to design in this space is not especially representative of the style found in this part of Derbyshire, there are components that work well. These include the narrow range of materials; the way buildings respect a consistent building line and the way parking is integrated into the plot structure. Where landscape within gardens occurs, it adds a great deal to the street scene. <strong>Linking this part of the village to the green for pedestrians helps it remain integrated into the wider settlement and the spaces within it.</strong></td>
</tr>
<tr>
<td>King George Street/ Coronation Street/Park Street/Brackenfield Lane</td>
<td>The area around King George Street, Coronation Street, Park Street and Brackenfield Lane is made up of 20th century development typical of the early post war era, with generous plots and what is now mature landscape. The <strong>area includes an important public open space with play equipment, and its position high on the ridge allows for long views over the countryside beyond.</strong></td>
<td>The <strong>key features of this area that need managing into the future are the landscape, and the long views onto the open countryside beyond.</strong> The buildings have important features that could inform future development, but more important is the way similar buildings and details are clustered together. <strong>Of particular importance are boundary treatments, especially green boundaries, and the loss of these should be resisted.</strong></td>
</tr>
<tr>
<td>Spring Gardens</td>
<td>Spring Gardens was completed in 2012. There are new homes of reasonable quality but the <strong>overall approach is unreflective of the Wessington vernacular.</strong> The area is served by a short cul-de-sac and does not connect on to the lane adjacent.</td>
<td><strong>Whilst the housing stock in this area is not of especially high townscape value, it does offer useful lessons for future development. Space in front gardens to allow for planting visible from the street is particularly important in embedding quality. Allowing for</strong></td>
</tr>
</tbody>
</table>
All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
97 The Village Appraisal also considered the landscape value of trees within and immediately
surrounding the Village. The analysis demonstrated the positive contribution they made to the
character of the Village.

98 In 2013 North East Derbyshire District Council adopted a Supplementary Planning Document (SPD)
“Successful Places a Guide to Sustainable Housing Layout and Design”. North East Derbyshire
District Council policy requires development across the District to be in accordance with the design
principles within it. The SPD endorses the use of Building for Life 12 (BfL12) stating that the use of
BfL 12 as a ‘national standard for well-designed homes and neighbourhoods ... is about creating
good places to live.’

99 BfL 12 is the industry standard endorsed by government for well-designed homes and
neighbourhoods that local communities, local authorities and developers are encouraged to use
to help stimulate conversations about creating good places to live. It can be used at all stages in
the design process to check that new development is meeting the standards required.

100 BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of
structuring discussion about proposed development. There are four questions in each of the three
chapters:

Integrating into the neighbourhood
Creating a place
Street and home

101 Based on a simple ‘traffic light’ system (red, amber and green) proposed new developments
should aim to:

a) Secure as many ‘greens’ as possible
b) Minimise the number of ‘ambers’ and;
c) Avoid ‘reds’

102 The more ‘greens’ that are achieved, the better a development will be. A red light gives warning
that a particular aspect of a proposed development needs to be reconsidered. 9 greens are
considered the acceptable threshold to constitute good design, some ambers are acceptable but
reds are not.

103 The importance of design and the use of design codes like BfL 12 in Neighbourhood Planning was
further highlighted in the Government’s Housing White Paper February 2017.30 This Plan requires
the use of Building for Life 12 (BfL 12)31 by developers in the preparation of their planning
applications

30 see A.65 Strengthening Neighbourhood Planning and Design at
housing_market_-_print_ready_version.pdf
104 New development will be expected to use Building for Life 12 to help shape design proposals and evidence of this should be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, and will retain and enhance the existing rural character.

105 Whilst BfL12 only relates to housing it is expected that other development for employment or retail should also be of a high design quality and Neighbourhood Plan Policy 3 1-6 relates to all development.

**Neighbourhood Plan Policy 3: Design Principles**

1. Proposals should demonstrate a high design quality, that will reinforce the character of the Village having regard to the character areas defined in the Wessington Village Appraisal, shown on Map 7 and summarised in Table 6.
2. Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows) that reflect the surrounding character.
3. Materials, scale and massing should also reinforce the existing character area, as defined in the Village Appraisal. In the historic core, development should reflect the local materials, styles and colour palette of the area.
4. Where appropriate, proposals should demonstrate how the buildings, landscaping and planting create well defined streets, include attractive green spaces and maximise opportunities to integrate new development with the existing settlement pattern.
5. Well-designed buildings should be appropriate to their location and context – this may include innovative and contemporary design solutions provided these positively enhance the village character and local distinctiveness.
6. Major housing development proposals will be required to demonstrate that they accord with the Building for Life 12 standards described in paragraphs 101 and 102, or an equivalent standard, unless it can be demonstrated that this is not practical or viable.”

14 A Mix of Housing Types

106 Section 6c showed that 44.6% of dwellings were detached in 2011 with 3 bedrooms on average per dwelling.

107 The importance of providing a mix of housing based on current and future demographic trends is emphasised in National and Local planning policy.

108 Para 9.44 of the Strategic Housing Market Assessment (SHMA) OAN Update 2017 notes that there will be a 41% increase in the population aged 65+. Whilst this is a national and district wide issue,

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32 “For housing development 10 or more homes, or a site of 0.5 hectares or more. For non-residential development additional floorspace of 1000m² or more or a site of 1 hectare of more.”

38 All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
future development in Wessington needs to reflect the needs of local residents many of whom will be older... ‘a quarter of households in the Housing Market Area (North east Derbyshire and Bassetlaw) contain older persons. ...Two thirds of these are owner occupiers... there is demand for bungalows and for specialist housing for older age groups.’

109 The SHMA 2017 also notes there will be a 21% increase in people living with long term health problems and disability. M4 (2) is the category of home that is accessible and adaptable; the SHMA notes that these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M42 standards is likely to cost in the range of £520 - £940 per dwelling.

110 The Update OAN 2017 notes at para 9.41 ‘Based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.’

111 The need to focus on the needs of older households was reinforced in the Neighbourhood Planning Bill 2017 which introduced a new statutory duty on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people. ‘Guidance produced will place clearer expectations about planning to meet the needs of older people, including supporting the development of such homes near local services.’ The Planning and Health Strategic Statement for Derbyshire supports the need to encourage developers to design lifetime standard that includes facilities and features that enable people to live independently for longer.

112 Evidence has also shown that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub and working age people may work within the community providing local services. Ensuring that Wessington has a balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.

113 In the Household Questionnaire 11% of respondents stated that someone in their family had either left Wessington or was still living with them due to a lack of alternative housing. A lack of suitable housing and cost were the reasons given. The Household Survey findings showed that if more houses are built, local people want a mixture of sizes to meet a range of housing needs.

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33 SHMA 2013 para 1.28
34 SHMA OAN Update 2017 para 9.44 and 9.45
35 Written Statement December 2017 Marcus Jones at http://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2017-12-13/119410
36 Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
114 Given the foregoing analysis of population change and the growing demand for homes suitable for older people it is important that future market housing in Wessington provides life-time homes and a mixture of sizes.

115 Listed buildings and their setting are protected in accordance with District and National Policy.

116 Map 10 identifies the heritage assets in the Parish that have been identified as of local historic and/or architectural value. As part of the Neighbourhood Plan process the community have identified buildings and structures that they wish to nominate for local listing as well. These have been assessed by the NPSG using the non-designated assets criteria provide by North East Derbyshire District Council. The Wessington Heritage Report at Appendix D identifies the buildings considered locally significant and provides an assessment of how they meet North East Derbyshire District Council’s criteria.

117 Neighbourhood Plan Policy 5 seeks to nominate these buildings for consideration for local listing by North East Derbyshire District Council.

Neighbourhood Plan Policy 4: A Mix of Housing Types

1. Development proposals for housing will be required to demonstrate that they take into account the need identified in the 2017 Objective Assessment of Need for most dwellings to be 2-3 bedrooms, or the most up to date published evidence of housing need in Wessington and North-East Derbyshire.

2.
Map 11 Heritage Assets

Data based on OS OpenData map datasets. OS OpenData is free to use under the Open Government Licence (OGL).

Key to Map 11 Heritage Assets - List of other buildings of historical or architectural interest

1 Horse and Jockey Pub Matlock Road
2 Horse Shoe Cottage Matlock Road
3 The Old School House corner of Matlock Road, Slack Lane
3a The School corner of Matlock Road, Slack lane
4 Wessington House corner of Matlock Road/Bottom Green
5 Old Chapel Cottage Bottom Green
6 & 7 Two cottages Bottom Green
8 The Cottage Bottom Green
9 Rowan Cottage Back Lane
10 The Old Post Office Church Street
11 Rose Cottage Top Green
12,13 & 14 Wheelwright’s Cottage
15 Deaconbank, Bottom Green
16 Trebarwith Bottom Green
17 Wessington Cottage Farm
18 Cottage Farm Matlock Road
19 Friday Yard Wall, Church Street
118 There are also certain heritage assets that have fallen into disrepair or lack any use. The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment. Historic England provides further guidance in its Good Practice Advice in Planning: 1, where it states that ‘a positive strategy is not a passive exercise but requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset and make a positive contribution to local character and distinctiveness.’

119 As part of the Neighbourhood Plan consultation various heritage assets have been identified as at risk. National Policy requires local planning authorities to take account of the desirability of securing viable uses for heritage assets consistent with their conservation.

120 The Parish Council will seek to work with the owners to secure appropriately sensitive remedial works to ensure there is no further erosion of these heritage assets and to encourage suitable alternative uses to protect the asset.

37 at time of writing see Roadnook Barn listing ref 1108918
**Neighbourhood Plan Policy 5: Protecting Heritage Assets**

1. The buildings listed below, shown on Map 11 and described in Appendix D, are of local historical or architectural significance. Proposals that would affect these buildings will be required to demonstrate that any harm to them cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

   - Horse & Jockey Public House Matlock Road.
   - Horse Shoe Cottage Matlock Road.
   - The Old School House Slack Lane.
   - School Corner of Matlock Road and Slack Lane
   - Wessington House Bottom Green.
   - Old Chapel Cottage Bottom Green.
   - Greenways & The Cottage Bottom Green.
   - The Cottage (top of) Bottom Green.
   - Rowan Cottage Back Lane.
   - The Old Post Office Church Street.
   - Rose Cottage, Wheelwright Cottage, Top Green Cottage & The Cottage Top Green.
   - Deaconsbank Bottom Green,
   - Wessington Hay farm
   - Trebarwith Bottom Green.
   - Wessington Cottage Farm Slack Lane.
   - Cottage Farm Matlock Road.
   - The Boundary wall between Christ Church & Friday Yard Church Street
   - And those not shown on Map 11 but in Appendix D
   - Foxes Farm
   - Nethergreen Farm
   - Crich Lane Farm

2. The restoration of listed buildings At Risk, or those on a Local List in similar circumstances, will be supported where the proposed use is compatible with their designation provided that the proposal;

   a) recognises the significance of the heritage asset as a central part of the proposal;

   b) has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
17 Enhancing the Provision of Community Facilities

121 Wessington offers a small range of services and facilities including a primary school as listed in Table 3 above. Protecting these facilities and where possible, increasing the provision, is supported.

Village Hall Proposals

122 The Household Survey 2016 revealed that some residents have a strong belief that a Village Hall and shop would significantly enhance the Village. In 2014 planning permission was secured for a Village Hall and 9 dwellings. However, the developer subsequently advised the community that this was not a viable scheme and discussions between the Parish Council and the landowner/developers continued throughout 2017 about a larger mixed-use scheme including retail, tourism, employment and residential uses.

123 The Neighbourhood Plan supports the principle of providing a Village Hall and shop where the scale and design do not cause harm to the landscape character or built environment and demonstrates sustainable development in accordance with Neighbourhood Plan policies and where the proposal is supported by the community in accordance with the Key Principle.

Neighbourhood Plan Policy 6: Enhancing the provision of community facilities

1. Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in Wessington Parish and the surrounding parishes.

18 Local Green Spaces

124 The National Planning Policy Framework affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

125 The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to ‘complement investment in sufficient homes, jobs and other essential services’.

126 The historic core of Wessington Village is defined by the unique arrangement of green open spaces that run into the centre of the Village – in the 2005 Local Plan they have different designations reflecting their use, form and function. Immediately to the south of the Village is a Local Wildlife Site (NE5) which includes an area defined as recreational facilities (R2). R2 is publicly accessible and extends around the school. The school does not have any playing fields of its own and uses R2 by arrangement with the Parish Council. The school also has a woodland class room in part of the adjoining Local Wildlife Site.

38 NPPF para 99-101

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
Across Slack Lane and on the north side of the A615 are 2 more open spaces (R3) which add to the character of openness in the heart of the village. All these areas are owned by Wessington Parish Council and are known collectively as the Green – reflecting its historic use and ownership. A second area designated as R2 is Park Street play park, owned by North East Derbyshire District Council and on a 20 year lease to the Parish Council. District designations are shown on Map 6.

Map 12 below shows the area registered as common land at the Land Registry.

Map 12 – Area Registered as Common Land
The 2016 Household Questionnaire showed that people love Wessington because of the Common Land and open spaces. It is proposed to designate these spaces as Local Green Spaces. Table 7 provides more description of each space and shows how they meet the NPPF para 100 criteria.

The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the recent expansion of the Village and the concern about proposed development elsewhere within the Parish this policy demonstrates the significance of these spaces and the contribution they make to the character of the village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)

**Table 7**

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
<th>Test against LGS criteria in the NPPF</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Recreational area around the school approx. 9,500 sq m used by the school for events sports. Designated as Formal Recreational facilities in District policy (see Map 6)</td>
<td>It is a key character forming space running into the heart of the village of historic significance and high local value for community use in close proximity to the community it serves</td>
</tr>
<tr>
<td>B</td>
<td>Children’s play area approx. 2,300 sq m Designated as Formal Recreational Facilities in District policy (see Map 6)</td>
<td>Only play area in the village, also important contribution to the green open character of Park Street and Coronation Street, in close proximity to the community it serves</td>
</tr>
<tr>
<td>C</td>
<td>Green space along south side of A615 including the Local Nature Reserve. Approx: 40,000 sq m Designated as Wildlife Site in District policy (see Map 6)</td>
<td>Extends the sense of openness along the A615, reinforces rural character of the Village in close proximity to the community it serves. An area that local residents help to maintain every month.</td>
</tr>
<tr>
<td>D</td>
<td>Green space along north side of A615 Approx. 12,000 sq m This area does not have any District designation.</td>
<td>Further extends the sense of openness along the A615, reinforces rural character of the Village in close proximity to the community it serves. The area is often used for village events</td>
</tr>
<tr>
<td>E</td>
<td>Green space to the west of the School, locally known as Top Green. Approx 1,500 sq mts Designated as Urban Greenspace in District policy (see Map 6)</td>
<td>The area is in the centre of the village, forming a green area surrounded on three sides with buildings classed as heritage assets.</td>
</tr>
<tr>
<td>F</td>
<td>Green space to the north of the School, locally known as the Time Capsule. Approx. 700 sq mts.</td>
<td>The area contains a Time Capsule monument built in 1977 with</td>
</tr>
</tbody>
</table>
All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
Proposed Local Green Space A

Outdoor classroom also part of LGS A

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies
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Proposed Local Green Space F

**Neighbourhood Plan Policy 7: Designation of Local Green Spaces**

1. The sites identified in Map 13 are designated as Local Green Spaces.
2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except in very special circumstances (in accordance with national policy) or if the development clearly enhances the Local Green Space for the purpose for which it was designated.

**19 Maintaining Local Employment**

The Settlement Hierarchy Study gave Wessington the lowest category of score for the numbers of people working within the Parish reflecting the very limited opportunities that exist within the Parish. An important aspect of planning is to reduce car usage and to encourage rural diversification to support the local rural economy. NPP 8 encourages small scale employment opportunities within the settlement development limit or on the existing land that is in the open countryside but that has an employment use (but is not an allocated employment site). The role of tourism in diversifying the rural economy is supported in District and national policies. The 2016 Household Survey also identified a local desire for a shop and café.

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39 see policy WC6 of Publication Draft Local Plan, E10 of Adopted Local Plan and NPPF para 28 Supporting a prosperous rural economy
133 There is potential for limited additional development for commercial uses on the existing Proctors site to the west of the A615 and the site is in a good location to both capture passing trade and to provide a service for local people.

134 The Neighbourhood Plan encourages the commercial use of this existing site for employment, retail and/or tourism uses in accordance with the National Planning Policy Framework that supports ‘sustainable rural tourism and leisure developments which respect the character of the countryside’. The redevelopment of the existing site on Map 14 would meet a local need and provide an important contribution to the provision of local employment opportunities; as such it could constitute sustainable development.

Aerial View of Commercial Site outside the Village
All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
**Getting Around**

135 Pedestrian safety for those walking along or crossing the A615 was an issue of significant concern in the 2016 Household Survey. The need for a safer crossing point near the school was identified.

136 Neighbourhood Plan policies can only require highway improvements as a consequence of new development that directly relates to a new site and it is not within the power of a Neighbourhood Plan to control the volume of traffic passing through the Parish. However, a Neighbourhood Plan can set out the aspiration where it reflects community consultation for improved pedestrian safety for local residents in relation to the A615. It is also likely that given the increase in population and housing growth within and around the District, traffic volumes will increase over the Plan period.

137 The Policy below is aspirational because it seeks to address issues that relate to the road network and it is not directly related to any specific new development. Nevertheless, transport policies ‘have an important role to play in facilitating sustainable development ... [and] also in contributing to wider sustainability and health objectives.’

Map 15 shows the hot spots along the A615 where local people have identified pedestrian safety issues and where there is a need for a crossing.

**Map 15: Traffic Hotspots**
138 The photos show the hot spots identified above.

Location 1

Location 2

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
139 Aspirational Policy 1 reflects the concern of local people about highway design locally and is based on local evidence. AP 1 identifies those areas that local people consider need improving as part of the growth of the parish. It is also identified as a project at Appendix A.

**Aspirational Policy 1: Highway Safety**

1. The Parish Council will work with partners including Derbyshire County Council, North East Derbyshire District Council, the Highways Authority, developers and other relevant bodies to bring forward traffic management measures to improve vehicular and pedestrian safety and movement especially where highway safety issues have been identified locally particularly, along the A615.

2. The Parish Council will seek to ensure that any traffic generation and parking impact created by new development does not result in unacceptably severe direct or cumulative impact on road or pedestrian safety.

**20 Implementation**

140 The policies in this plan will be implemented by North East Derbyshire District Council as part of their development management process. Where applicable Wessington Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst North East Derbyshire District Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
There are several areas of activity which will affect delivery and each is important in shaping Wessington Parish in the months and years ahead. These comprise:

a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider North East Derbyshire District Council planning policies and the National Planning Policy Framework.

b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.

c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.

d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

21 Monitoring and Review

The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Wessington Parish Council.

If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

Any amendments to the Plan will only be made following consultation with North East Derbyshire District Council, local residents and other statutory stake holders as required by legislation.
Appendix A: List of Community Projects
To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

Project 1 Working with North East Derbyshire District Council and Derbyshire County Council to improve pedestrian safety along the A615 including securing the provision of a pedestrian crossing and seeking design solutions to slow down the traffic as it travels along the A615 through the village.

Project 2 Working with the owners of heritage assets at risk to seek opportunities to encourage their reuse and renovation to secure their long-term survival.

Project 3 To seek opportunities to increase the provision of community facilities within the parish.
Appendix B: Photos of Viewpoints shown on map 8

View Point 1 – looking south east along the A615 the view shows the openness in character of the historic core of the village with two of the green spaces proposed for Local Green Space designation with long views to the open countryside beyond.

View Point 2 – looking north west up the A615 the open character of the historic centre is demonstrated with green open spaces proposed for Local Green Space designation on either side of the road.
View Point 3 – looking south east along A615 at the northern entrance to the village. Despite new development this view provides a sense of openness with mature trees and open countryside still visible.

View Point 4 - Removed from Plan.
All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
Appendix C: Wessington Village Appraisal

Separate file due to size this is at https://wessingtonneighbourhoodplan.co.uk/village-appraisal
Appendix D: Buildings/Structures of Local Heritage Significance
These have been tested against criteria agreed by North East Derbyshire District Council.

The two ancient Public Houses, Matlock Road
Horse and Jockey now totally transformed into a Gastro Pub and Hotel – originally all stone, now partially red brick.

The Three Horseshoes, now named Horse Shoe Cottage and converted into a private house - stone build.

The School and Old School House, Matlock Road, Slack Lane
Both built 1839/40 by the Church of England. School still leased by the Church, but the School House now a private house and virtually rebuilt by last 2 owners – both buildings stone build.

The Vicarage, (now named Wessington House) Matlock Road/Bottom Green
Built same time as Christ Church, 1857 to 1859, (Church is Grade 2 listed) built of red brick and Derby Stone.

Old Chapel Cottage, Bottom Green
Originally the Methodist Chapel, 200 years old, and now a private house. Note – the new Methodist Chapel was built in 1902 on Back Lane and converted to a house 10 years ago, wholly red brick.

2 Cottages on the Bottom Green
Built before, but located next to, the original Methodist Chapel.

The Cottage, Bottom Green
Built 1828, just behind the Three Horseshoes, stone build.

Rowan Cottage, Back Lane
Built approximately 1850 on corner of Back Lane next to recently built chip shop and new Methodist Chapel.

The Old Post Office, Matlock Road
Built in 1870. Ceased as a Post Office November 1994 and became a private residence.

Rose Cottage, Top Green
Part built in the 1700’s, as a farm, downstairs for coal and animals, upstairs as home. Altered over the years and wholly a private residence – all stone.

Wheelwright Cottage, Top Green Cottage and The Cottage Top Green

Three adjoined stone houses – all built approximately 1818 with a rich and varied history. However they originally formed part of an L shaped configuration running along the Matlock Road. All those on Matlock Road were demolished in the 1950’s.

Deacon’s Bank, Bottom Green

Trebarwith Bottom Green

Farms that were shown in the Ordnance Survey of 1879 – 1899

Slack Lane – Wessington Hay – across the ford and now a private residence.
  – Foxes Farm, now a private residence and small holding.
  – Wessington Cottage Farm now renovated as a private residence.

Moorwood Moor Lane – Nethergreen Farm, still a flourishing farm.
  – Crich Lane Farm, now a flourishing bed and breakfast venue, caravan park and smallholding.

Matlock Road – Cottage Farm – now part of the Proctors business site.

Friday Yard

An area at the back of Christ Church, having remains of monastic buildings, later converted into stone cottages all demolished in 1957. However, the owner of the modern house on this site has carefully preserved all the stones which are of great archaeological interest.
Appendix E: Pre-Application Community Engagement Notification Process

If you are considering undertaking major development in Wessington Parish and in accordance with the Key Principle in the Wessington Neighbourhood Plan you are encouraged to complete the following form.

Definitions
Major Development: This is defined in the National Planning Policy Framework August 2018 as “For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more”.

Is your site within or outside the Settlement Development Limit? Y/N

The map below shows the Settlement Boundary. Please note with an X the location of your proposal.

Please provide a short summary of your proposal

Please e-mail to enquiries@wessingtonparishcouncil.co.uk

Notification Process

You will be notified within 4 weeks of submitting this form if the TC would like to discuss the proposal with you.

All policies should be read in conjunction with policies in North East Derbyshire District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.
Appendix F: Letter confirming the arrangement to include part of Brackenfield Parish in the designated area

Dear Sally

Request for the inclusion of the Two Fields at Hill Croft off Back Lane within The Parish Boundary of Brackenfield to be included in The Proposed Wessington Village Plan.

Further to Wessington Parish Council’s request to include two fields in the Wessington village plan for housing:
The two fields are identified on the map SK3758 as field Number 2903 and field Number 4892 in the Parish of Brackenfield.
After considerable discussions and with the understanding that it is the wish of the Wessington Parish Council that there should be no building on these two fields in the future and that this fact coincides with the desire of Brackenfield Parish Council, the following decision was taken.

At the Brackenfield Parish Council Meeting on 8th September 2014 it was agreed by the Parish Council that the two fields can be included in The Proposed Wessington Village Plan for housing on the understanding that they will NOT be designated as land for building.

Yours sincerely,

W N McCartney
Clerk to Brackenfield Parish Council