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.
Wessington Neighbourhood Plan 2017-2034

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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
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

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.

---

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 buildings\(^8\) 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>

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\(^7\) 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](https://historicengland.org.uk/sitesearch?terms=wessington%20derbyshire&pageSize=undefined&searchtype=sitesearch)

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.
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) and shows the expected % increase in people over 65 between 2014 and 2035.

Table 2

<table>
<thead>
<tr>
<th></th>
<th>Under 65</th>
<th>65-74</th>
<th>75-84</th>
<th>85+</th>
<th>Total</th>
<th>Total 65+</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

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. 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,
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)

10 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
Figure 1

Dwelling type breakdowns

<table>
<thead>
<tr>
<th>House Type</th>
<th>Wessington</th>
<th>Derbyshire</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>detached</td>
<td>153</td>
<td>47</td>
<td>47</td>
</tr>
<tr>
<td>semi detached</td>
<td>115</td>
<td>36</td>
<td>36</td>
</tr>
<tr>
<td>terraced</td>
<td>42</td>
<td>13</td>
<td>13</td>
</tr>
<tr>
<td>flats</td>
<td>12</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>322</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

31 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>Total</td>
<td>322</td>
<td>100</td>
</tr>
</tbody>
</table>

32 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
¹⁴ https://www.nomisweb.co.uk/reports/localarea?compare=1170212908#section_7_2

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Gardens and 7 shared ownership dwellings are due for completion in Spring 2018 on Wistanes Green.

**Figure 2**

![Housing tenure breakdowns](image)

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\(^ {15} \) 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’*\(^ {16} \).

37 Wessington is ranked 31\(^ {a} \) 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.\(^ {17} \)

---


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

\(^{17}\) see table 4.1 Publication Draft Local Plan February 2017
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)(^\text{18})</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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**Map 4 Services and Facilities**

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

**6e Natural Environment**

44 The Parish offers a wide variety of habitats for wildlife including lowland meadow, acid grassland, wildflower road verge, ancient and secondary woodland, traditional orchard, ponds and rivers.

45 This range of habitats support a wide variety of wildlife, including protected species and priority species listed in the Peak Fringe Action Area of the Lowland Derbyshire Biodiversity Action Plan, within which the Parish is located. Protected and endangered species recorded within the parish include badgers, brown hare, hedgehogs and a variety of bat and bird species.

46 The Parish is enhanced by several sites of ecological significance, which are identified as Local Wildlife Sites. There are 6 such Local Wildlife Sites in the Parish, the locations of which are shown on map 5 below provided by the Derbyshire Wildlife Trust. The presence of these sites with a high level of biodiversity interest contributes to the sense of well-being of the members of the community. In addition to the Local Wildlife Sites there are also a number of smaller sites and areas of local green space that provide habitat for wildlife including protected species.
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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.
52 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)

53 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’.  

54 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.

55 91% of respondents in the 2016 Household Survey wanted the Common Land protected.

56 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.

57 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

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

20 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
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

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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.

65 **Traffic**

66 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.

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.

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 facilities on existing employment site</td>
<td>Wessington is the Gateway to Derbyshire Dales and the Peak District with 4,500 vehicles along A615 recorded daily in 2016. There is a commercial site outside the settlement development limit</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>
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

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.
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.  

### Neighbourhood Plan Policies

#### 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 (development of 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger – definition from GPDO 1995)

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 explain:
   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.

**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 guidelines to reflect the built footprint of village in 2017. Consequently, it does not include any

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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.**
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 Settlement 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</th>
<th>Reasoned Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1</td>
<td>Tightly constrained settlement development boundaries – consistent with 2005 Local Plan 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>
<tr>
<td>Option 2</td>
<td>No boundaries</td>
</tr>
<tr>
<td></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>
<tr>
<td>Option 3</td>
<td>Settlement development boundaries that allow for modest growth in parts of the Parish that have the least landscape sensitivity. 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>
<tr>
<td>Option 4</td>
<td></td>
</tr>
</tbody>
</table>


28 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.

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

Accept SDL as proposed and taken forward in the Submission Draft Local Plan

This Neighbourhood Plan incorporates the Submission Draft Local Plan SDL boundary. It includes development that is completed but does not include sites that have planning permission but that have not been implemented. The NP policy is worded to respond to any changes to that boundary at the Local Plan submission stage following examination.
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

84 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. 28

85 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.

86 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.

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.

28 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.
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.
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
   c) it does not involve the loss of the character forming clusters of trees identified in Map 9. Where this 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. The clusters of trees identified in Map 9 within the village form part of its character. Proposals should respond positively to them and not harm them. Future development should look to provide similar tree clusters where practical.

5. 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

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Table 6: Character Areas

<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 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.</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 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. <strong>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.</strong></td>
</tr>
<tr>
<td>Village Core</td>
<td>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. <strong>This</strong></td>
<td>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...</td>
</tr>
<tr>
<td>Character Area</td>
<td>Description</td>
<td>Future Management</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>part of the village is home to some of</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>the oldest buildings in Wessington, and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>their details represent the local vernacular well.</td>
<td></td>
<td></td>
</tr>
<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. Linking this part of the village to the green for pedestrians helps it remain integrated into the wider settlement and the spaces within it.</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 area includes an important public open space with play equipment, and its position high on the ridge allows for long views over the</td>
<td>The key features of this area that need managing into the future are the landscape, and the long views onto the open countryside beyond. The buildings have important features that could inform future development, but more important is the way similar buildings and details are clustered together. Of particular importance are boundary treatments, especially green</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.
(ii) buildings front onto the streets creating strong building lines,

(iii) on-plot parking is provided in most cases which integrates cars with the street scene,

(iv) where a footpath connection is provided to the adjoining character area this ensures good integration e.g. Hill Crest Gardens with the Common. (Note that at Spring Gardens there is no connection to the adjacent lane so this new estate is not as well integrated),

(v) front gardens, trees and hedges soften the street scene reflecting its rural location and make a significant contribution to landscape quality within the Village.

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 BfL12 in Neighbourhood Planning was further highlighted in the Government’s Housing White Paper February 2017. This Plan requires the use of Building for Life 12 (BfL 12) by developers in the preparation of their planning applications.

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 as defined in the Wessington Village Appraisal and summarized 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. Materials should reflect the local materials, style and colour palette of the historic core.

4. Proposals should demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces.

5. Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern.

6. 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.

7. High quality design could be demonstrated by a report that shows how the scheme accords with national design standards BfL12 or equivalent and would be expected to score in line with acceptable thresholds. This would be particularly encouraged for major development proposals.

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32 All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)
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, 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

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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.
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.

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.

**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 most up to date published evidence of housing needs in Wessington parish and North East Derbyshire. (In Wessington current up to date evidence is that there is a demonstrable need for 2-3 bed dwellings)

2. Proposals for 1-3 bed dwellings will be expected to be accessible and adaptable (M42 or equivalent) unless it can be demonstrated to the satisfaction of North East Derbyshire District Council that this would affect the viability of the scheme.

15 Protecting Heritage Assets

115 Map 10 identifies the heritage assets in the Parish, 13 listed structures and a further 22 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.

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

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

117 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.’

118 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.

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

2. The Parish Council has assessed the following buildings (see Appendix D and shown on Map 11). They are nominated as non-designated heritage assets for further assessment by North East Derbyshire District Council for their Local List. 
   - 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

3. Once on North East Derbyshire District Council’s Local List, the effect of a proposal on their significance, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to cause substantial harm to a non-designated heritage asset will require a clear and convincing justification.

4. 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; and
   b) has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.
17 Enhancing the Provision of Community Facilities

120 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

121 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.

122 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. Proposals to protect and improve community facilities within the Parish will be supported where;
   a) consultation in accordance with the Key Principle has been undertaken and demonstrates support for the proposal; and
   b) the design and location of the scheme is in accordance with the other policies in this Plan.
2. 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

123 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.

124 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’.

125 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.

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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.
reflected 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.

126 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.

127 Map 12 below shows the area registered as common land at the Land Registry.
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 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. Designated as Urban Greenspace in District policy (see Map 6)</td>
<td>The area contains a Time Capsule monument built in1977 with future opening date of 2027 and every 50 years. The area also contains several commemorative trees planted by the local School.</td>
</tr>
</tbody>
</table>

130 They are show on Map 13
Map 13 Proposed Local Green Spaces

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

Photos of each site shown on Map 11 are below.
Proposed Local Green Space A

Outdoor classroom also part of LGS A

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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 and are protected for their beauty, recreational value, tranquillity and richness of wildlife.
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 exceptional 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
131 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\textsuperscript{39}. The 2016 Household Survey also identified a local desire for a shop and café.

132 There is potential for limited additional development for commercial uses on the land in the open countryside so long as the development is within the curtilage of the existing site. The site is in a good location to capture both passing trade and to provide a service for local people.

133 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

\textsuperscript{39} see policy WC6 of Publication Draft Local Plan, E10 of Adopted Local Plan and NPPF para 28 Supporting a prosperous rural economy

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.
Proctors Site, Wessington

Map 14: existing commercial area outside the Settlement Development Limit

Neighbourhood Plan Policy 8: Maintaining Local Employment

1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported.
2. Proposals that provide a café and/or shop to improve services for residents and visitors will be supported provided that:
   a) they are within the Settlement Development Limit; or
   b) they are of a scale, layout and design which respects the character of the countryside; and
   c) the use is appropriate to a countryside location in accordance with District policies; and
   d) retail development is small in scale and ancillary to the other uses.

20 Getting Around

134 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.

135 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

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.
population and housing growth within and around the District, traffic volumes will increase over the Plan period.

136 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**

137 The photos show the hot spots identified above.

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40 NPPF para 29

54 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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140 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.

22 Monitoring and Review

141 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.

142 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.

143 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 - Looking from Brackenfield parish onto Back Lane and into the village. The aerial vantage point demonstrates how the open countryside seems to push through the built up area with the visual links to open spaces within the settlement and the open countryside around.
View Point 5 – view from Back Lane and into the adjoining parish of Brakenfield

View Point 6 – view north west with the village behind provides long vistas of open countryside leading into the Derbyshire Dales.

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’sbank, 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 Neighbourhood Plan Policy 1 please complete the following form.

Definitions

Major development 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger.

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.
Appendix F: Letter confirming the arrangement to include part of Brackenfield Parish in the designated area