

BREADSALL NEIGHBOURHOOD PLAN

2019 - 2029

Referendum Version



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2019–2029

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Foreword

As Chair of Breadsall Parish Council I am pleased to finally be able to write the foreword to this Neighbourhood Plan. The Parish Council has for many years been frustrated by the lack of planning policies specifically tailored to the needs of Breadsall parish. The creation of a Neighbourhood Plan will hopefully help to remedy that situation by establishing policies that have been suggested and approved by the residents of the parish.

When adopted these policies will have statutory effect in planning decisions related to the parish. Breadsall is one of the smaller areas covered by a Neighbourhood Plan and has a relatively limited range of land uses. Furthermore, the key issues which are of concern to local residents have become very clear from the public consultation exercises. These factors all facilitated rapid progress in creating the consultation draft within 18 months of the original decision in March 2016 to proceed with a Neighbourhood Plan. The content was later revised where appropriate to reflect local feedback and official responses from statutory consultees.

Following the report of the external examiner of the Plan it became apparent that much of the Plan as proposed was unacceptable to the Examiner and hence to Erewash Borough Council. The Parish Council has been in correspondence with Erewash for some time over these issues, and the whole process was also affected by the pandemic and a shortage of resources at the Borough Council. Hence it is only in 2022 that the Plan is moving forward. The Parish Council wishes to put it on record that this final version of the Plan does not contain several of the elements it would have wished to see in place. However, as the alternatives were to either discard the Plan entirely or to resubmit a new Plan, the Council has resolved that neither of these is acceptable and to move the Plan onwards as it is.

The Parish Council now wishes to submit this final draft to be used in the referendum which is the last stage in the adoption of the Plan. The whole process has been handled by an advisory group of volunteers from the local community, together with a professional advisor. I am grateful to the residents who have participated in the public consultation exercises, and I was particularly impressed by the very high turnout at the public meetings in March 2017 and February 2018.

The consultation responses show an overwhelming desire to preserve the rural character of the parish and to protect the numerous features and facilities that make it such a pleasant place to live. I believe that the Neighbourhood Plan will help to achieve this.

Some areas of public concern, especially in relation to highway management and the green belt, we are told, cannot legally form policies in a Neighbourhood Plan, but the public feedback on such topics has been very useful and will assist the Parish Council in lobbying for change. On behalf of the residents, I would like to thank the members of the advisory group for the time, energy and expertise that they have put into the production of our Neighbourhood Plan. Thanks also to our previous parish clerk for her able assistance in seeing the plan through its various stages. The Neighbourhood Plan is not static and will be revised as necessary in the future. I do urge all residents to stay involved.

Cllr Christine Goodwin, Chair of Breadsall Parish Council

Advisory group

Colin Brewster

Joe Dugdale (professional advisor)

Michael Flude

Helen Foster

Barry Hodgkinson

Silvia Mircic

Stuart Peck (retired from advisory group in April 2017)

Geoffrey Pook

Michael Poplar

Stephen Read

Nicola Rowbotham

Andrew Williams (chairman)

Executive summary

Under the Localism Act 2011 local communities have the opportunity to create a Neighbourhood Plan containing policies that have a statutory role in the determination of planning decisions in their area. In March 2016 Breadsall Parish Council resolved to promote a Neighbourhood Plan for Breadsall parish and appointed an advisory group to handle the process.

The advisory group distributed a questionnaire throughout the parish and later organised a public meeting in order to explain the background to Neighbourhood Plans and to ascertain the issues that are of concern to local residents and that need to be addressed in the Neighbourhood Plan. These exercises produced a consistent response, which enabled the advisory group to draw up a schedule of visions and objectives to form the basis of the Neighbourhood Plan. The principal objectives were as follows:

- 1 to maintain the rural character of Breadsall as a community separate from the Derby conurbation by strict control of development and enforcement of the Green Belt
- 2 where development does take place, to ensure that such development is of high quality and compatible with adjoining development
- 3 to address the problem of flood risks and the heavy road traffic that passes through the village
- 4 to identify and protect the many features and facilities that make the parish a pleasant place to live
- 5 to promote the success of existing and new businesses within the parish, subject to compliance with the preceding objectives.

A consultation draft of the Neighbourhood Plan was circulated for further local feedback in January 2018 followed by a pre-submission draft, primarily for statutory consultees, in December 2018. The Parish Council is now submitting this final draft for formal scrutiny.

Sections 1–7 of this document give background information on the role of Neighbourhood Plans, the nature of Breadsall parish, the public consultation exercises and the vision, aims and objectives that emerge from them.

Sections 8–15 contain policies to address the issues described above, together with explanatory information, plans and schedules. The policies are highlighted in dark yellow. Some issues, particularly those related to highways, are addressed as proposals, highlighted in pale yellow, as these issues are outside the scope of statutory Neighbourhood Plan policies.

The Neighbourhood Plan is not a static document and will be revised at 5-yearly intervals or sooner if appropriate.

BACKGROUND

1 Introduction to Breadsall Neighbourhood Plan

The Localism Act 2011 gave new powers for local communities to produce Neighbourhood Plans that guide the future development, sustainability and conservation of a defined area. The aim of a Neighbourhood Plan is to supplement existing local and national planning policies by providing detailed policies and proposals specific to the area covered by the plan. Neighbourhood plans are subject to local consultation and formal scrutiny, ending in a local referendum. When adopted they form a legally binding part of the statutory Local Plan, allowing for the views of local residents and businesses to be at the forefront of future planning decisions by the local planning authority.

Breadsall Parish Council, hereafter referred to as the Parish Council, resolved in 2016 to promote a Neighbourhood Plan covering the whole parish and appointed an advisory group to oversee the process. The plan sets out a vision for the period up to 2029 and will be reviewed at 5-yearly intervals or more frequently in line with revisions to the Local Plan. [Sections 1–7](#) give background information about the parish and describe the public consultation process and the detailed aims that emerged from it. [Sections 8–15](#) contain the policies and proposals that address these aims.

2 Overall vision for Breadsall

The Parish Council did not start with a preconceived vision but compiled a comprehensive set of aims emerging from a thorough public consultation process, as described fully in [sections 5 and 7](#). The resulting overall vision is as follows.

Our vision for the parish of Breadsall is to retain and enhance the character and identity of our community through encouraging sympathetic and sustainable developments supporting the needs of our residents. We will continue to conserve our heritage, vistas and Green Belt, creating a safe and inviting environment, and focus on enhancing the needs of a modern society.

3 Designated area of the Neighbourhood Plan

The Neighbourhood Plan will cover the whole of Breadsall parish, as shown in **Figure 1**.

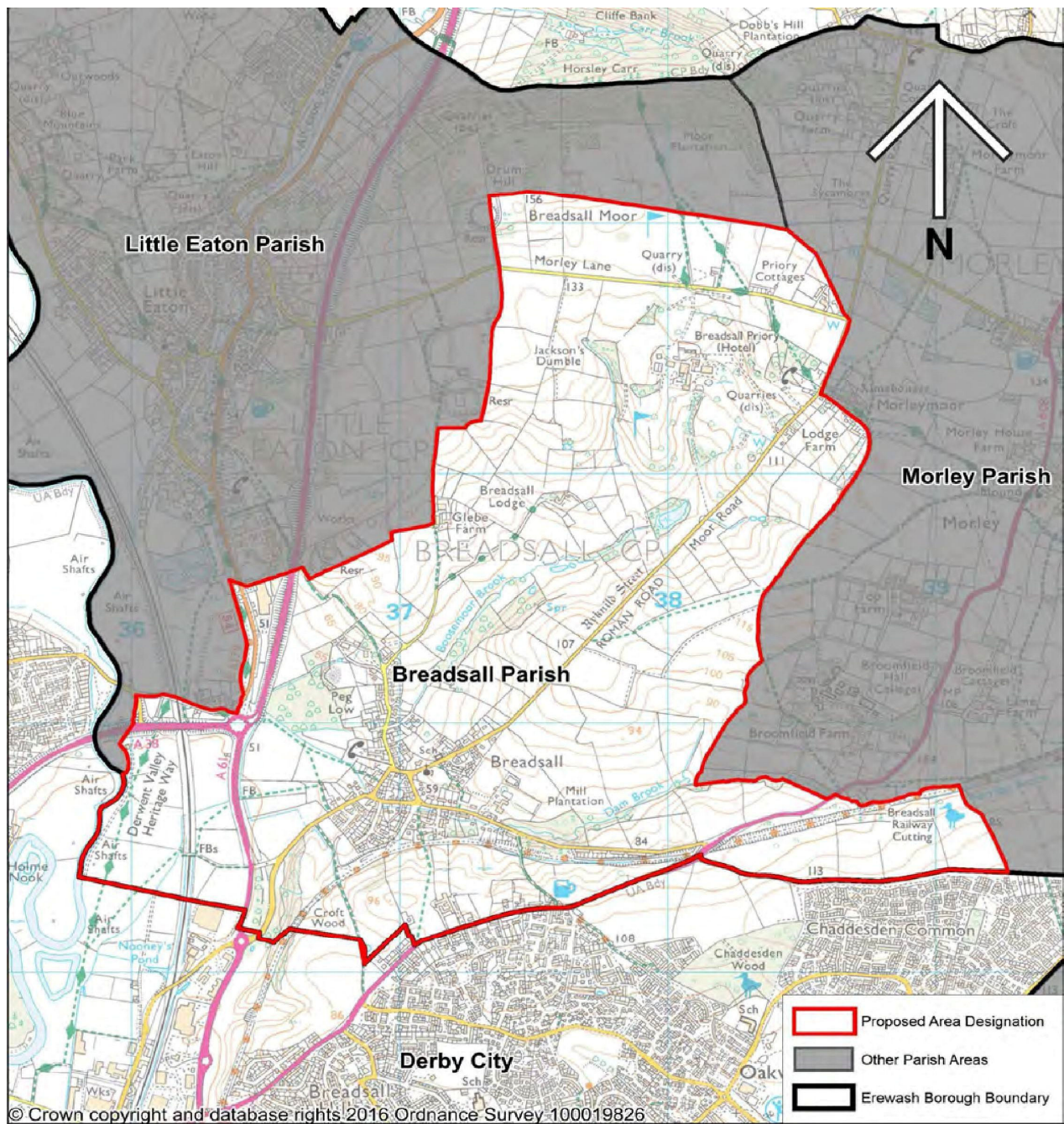


Figure 1 Breadsall parish boundaries.

4 Statement of conformity

The regulations governing Neighbourhood Plans state that the aims and policies in Neighbourhood Plans must conform to the strategies and aims of the Local Plan and the overall aims of the National Planning Policy Framework (see Paragraph 8 of Schedule 4b to the Localism Act 2011).

How Breadsall Neighbourhood Plan 2019 meets these requirements is set out in the Basic Conditions Statement ([Appendix A](#)).

4.1 Legal requirements

The draft plan is being submitted by Breadsall Parish Council, the qualifying body for the Neighbourhood Plan area. It conforms with the basic legal requirements as described below.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The Breadsall neighbourhood development plan will take effect from the date at which it is 'made' until 2029, or until the Erewash Local Plan is renewed.

The policies do not relate to excluded development

The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area

The Neighbourhood Plan proposal relates to the Breadsall neighbourhood area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

5 Consultation process

The Neighbourhood Plan will be valid only if it reflects the views of the community as a whole. The Parish Council and the advisory group have therefore carried out public consultation at key stages in the creation of the Neighbourhood Plan. The three main purposes of public consultation have been as follows:

- 1 to establish that the parish wishes to have a Neighbourhood Plan
- 2 to ascertain the issues to be addressed in the Neighbourhood Plan
- 3 to seek approval for the specific policies in the Neighbourhood Plan.

The question of whether a Neighbourhood Plan was appropriate for the parish of Breadsall was initially addressed at a public meeting arranged by the Parish Council on 17 March 2016, when an explanatory talk was given by Rural Action Derbyshire describing the principles of Neighbourhood Plans. The attendees duly voted to proceed with the creation of a Neighbourhood Plan for the parish of Breadsall and to form an advisory group to manage the process.

Before attempting to draft the Neighbourhood Plan, the advisory group needed to arrange a public consultation exercise to ascertain the issues that residents and businesses in the parish wish to see addressed in the Neighbourhood Plan. This had three elements, as follows.

- 1 In early December 2016 a questionnaire was sent to all residents, together with businesses and landowners known to operate in the parish. The questionnaire explained the nature of the topics that might be covered in a Neighbourhood Plan and asked eight very general questions requesting respondents to identify likes, dislikes,



Figure 2 Public meeting held on 29 March 2017.

requirements, aspirations and perceived threats which could be addressed in the Neighbourhood Plan. Fifty responses were received and a detailed analysis was prepared by the advisory group.

- 2 On 29 March 2017 a public meeting was held (**Figure 2**) at which the results of the questionnaire were presented together with background information about Neighbourhood Plans. The meeting was very well attended by more than 100 people and generated further useful debate and comments. The questionnaire and the public meeting produced a consistent response that gave the advisory group a sound basis to start drafting the Neighbourhood Plan.
- 3 In May 2017 the advisory group wrote to all residents asking them to identify specific 'heritage assets' and local wildlife that may need to be protected through the Neighbourhood Plan.

During the summer of 2017 the advisory group produced the first draft of the Neighbourhood Plan and the content of this was considered and approved by the Parish Council at its meeting on 10 October 2017. The text was then refined to produce a formal consultation draft that was distributed to local residents and businesses together with a further questionnaire at the beginning of 2018. This resulted in 96 responses, almost all of which approved the draft in full. This was followed by a public meeting on 23 February 2018, attended by about 70 people, at which the overwhelming support for the consultation draft was confirmed. Erewash Borough Council gave comments in May 2018.

The advisory group circulated a revised pre-submission draft in December 2018 and seven statutory consultees supplied feedback which was reflected in this final draft of the Neighbourhood Plan.

Throughout the whole process residents have been kept informed of key matters related to the Neighbourhood Plan through the Parish Council website, Breadsall Neighbourhood Plan Facebook page, posters and banners, and articles in the parish newsletter, which is distributed to all households.

6 Breadsall parish overview

6.1 Breadsall parish history

Breadsall is a rural parish lying 3 miles northeast of Derby city centre and between the A61 and A608 roads. The present-day population of approximately 800 can be found predominantly in a small village bearing the name of the parish.

Breadsall dates back to Saxon times and was originally Braegesheale or Braida's Hall. From the 17th century the Harpur family (later Harpur Crewe through marriage) owned much of the land until 1925, when a large part of the estate was sold to meet death duties.

The church (**Figure 3**), dedicated to All Saints and dating from Saxon times, is mentioned in the Domesday survey of 1086 and has one of the tallest spires in Derbyshire. The church was ravaged by fire on 4 June 1914; this was attributed to arson by militant suffragettes. It took 2 years to fully repair the damage, with services resuming on 14 April 1916.



Figure 3 Breadsall church in the 19th century.

The Old Hall opposite the church (**Figure 4**) was originally built as a Tudor manor house and has had many uses, including as a rectory, church, public house, shop and post office; it is now a private dwelling.

The Wesleyan Methodist Chapel on Brookside Road, also now a private dwelling, was built in 1826. Prior to that, services were held on the grassed area outside the blacksmith's forge (near the junction between Pall Mall and Brookside Road), and in winter meetings took place in the cottage at 1 Pall Mall.

Breadsall school, on Moor Road, was built in 1837, courtesy of funding by George Crewe.

In 1878 the Great Northern Railway opened a station at Breadsall on its new Nottingham–Derby line with some services running through to Burton upon Trent and later to Stafford. This was a life-changing experience for the residents as many had never travelled further than Derby. Breadsall station closed in 1953, and the line was closed completely in 1968. Part of the route of the railway has recently

been converted into the Great Northern Greenway.

At the turn of the 20th century there were nine working farms within the parish. Many parishioners worked at Darley Abbey Mills, by the River Derwent, 1 mile to the southwest, and kept poultry or pigs at their cottages.



Figure 4 The Old Hall.

Breadsall Priory lies 1 mile north of the village and is reached by a long driveway from Moor Road, part of which is the Roman Rykneld Street. Now a hotel, conference centre, golf and leisure complex, a small priory, founded by Austin Canons, was known to exist on the site in the 13th century. It continued as a priory until it closed in 1537 during the Reformation.

The damson orchards cultivated by the monks were taken over by local farmers, who supplied Derby Silk Mill with dye.

In the early 1600s the ruined priory was purchased by John Bentley, who converted it into a dwelling house. Although altered subsequently by numerous owners, it remains the same basic building.

Erasmus Darwin purchased Breadsall Priory in November 1799, but his stay was very short for, on 29 December of the same year, he was found drowned in the River Derwent.

The estate was then bequeathed to his father, Dr Erasmus Darwin, who was a poet, philosopher and physician. Illness delayed his moving in until 25 March 1802, and his tenure also was brief as he died on 18 April 1802. He was buried in Breadsall Church, in the centre of the nave. Dr Darwin's wife, Elizabeth Pole, then lived at the Priory until her death in 1832. Her son, Francis Sacheverel Darwin, who remained until his death on 9 November 1859, was the final family member to own the property.

6.2 Breadsall parish today

A digest of statistics about Breadsall parish has been supplied by Oxford Consultants for Social Inclusion (OCSI), based mainly on the 2011 census. This shows the following key characteristics (see [section 18](#) for further information).

- 1** Total population is 775 living in 355 dwellings.
- 2** 25 per cent of the total population is over 65, the national average being 16.3 per cent.
- 3** Educational qualifications are well above average with over 40 per cent of adults educated to degree level or equivalent.

- 4 Residents have low levels of deprivation and are slightly healthier than average.
- 5 91 per cent of households own a car and multiple car ownership is well above the national average.
- 6 The housing stock consists almost entirely of detached and semi-detached houses (49.7 per cent and 44.1 per cent, respectively) and is overwhelmingly owner occupied (90.7 per cent). Average housing density is very low at 12.3 per hectare.
- 7 The proportion of dwellings in the higher council tax bands is well above average.

Although the majority of the population live to the west of the church, it is regarded as standing at the centre of the settlement. Together with the visually impressive Old Hall ([Figure 4](#)) opposite the west door and main entrance to the churchyard, the church frames the start of the gentle climb out of the village on Moor Road in a northeasterly direction towards Breadsall Priory.

Breadsall Church of England Primary School, with 111 pupils on roll in the 2017/2018 academic year, is situated on Moor Road, where there has been a school for 180 years. However, it is scheduled to relocate to another Derbyshire County Council site in the village, on Brookside Road, in the near future.

The main focus of community activities for people of all ages is Breadsall Village Memorial Hall, also on Brookside Road, and the playing fields adjacent to it. There are three thriving sports clubs. Cricket and bowls are played competitively in the county and local leagues. The tennis club does not enter competitions at present, but, as with the cricket club, it does offer opportunities for juniors to receive coaching.

The Memorial Hall itself is used regularly by a pre-school playgroup and by parish organisations, including the Women's Institute, garden club, art group and a Monday get-together group. Dance, fitness and yoga classes are held weekly and space is available for hiring for meetings, parties or other private functions.

A defibrillator is in place on the front external wall of the Memorial Hall with a significant cross-section of residents trained in its use in cases of emergency. An equipped children's playground and adult exercise equipment are sited close to one side of the Memorial Hall.

Another building, known as the scout hut, situated at the top of Pall Mall, off the southern side of Brookside Road, is home to local troops or packs of scouts, guides, cubs, brownies, beavers and rainbows.

The only retail business now in the village is a small general shop, which includes an off-licence. The other commercial operations supplying to the public directly are nearer the parish boundary: Derby Garden Centre on the western side, Breadsall Priory to the north and the Windmill Inn public house to the south. There is an above average level of self-employment with the OCSI report showing 70 self-employed people in the parish in 2011. This is 12.6 per cent of the 16–74 age group, compared with 9.8 per cent for England as a whole. The OCSI report also shows 35 people working from home.

Beyond the village boundary most of the parish area is devoted to mixed, mainly arable, farming involving six working farms and two part-time holdings, one involved in agricultural contracting. The Broomfield Estate (formerly the Derbyshire College of Agriculture and Horticulture, now part of Derby College), where land-based and conservation study and training are conducted, falls partly within the parish. Also within the parish boundary there is a commercial dog kennelling business and a landscaping business, as well as two private equestrian yards.

7 Aims of the Neighbourhood Plan

The responses to the initial public consultation were analysed and used to form the basis for the overall vision of the Neighbourhood Plan and the specific policies and proposals which follow.

The aims which emerged from this exercise are listed below. These incorporate a few topics such as highways which lie outside the direct scope of the Neighbourhood Plan but which were mentioned frequently in the public consultation responses and are therefore included to give a comprehensive picture of the key issues of concern in the parish.

Although it is acknowledged that the general thrust of the National Planning Policy Framework is to encourage development it must be stressed that there is very limited space for new development within the village envelope while the rest of the parish is covered by the Green Belt. As a result the Neighbourhood Plan will of necessity be promoting development only on a very limited basis.

- 1 Protect and enhance the rural character of the parish and prevent urbanisation.
- 2 Enforce the requirements of the Green Belt to prevent inappropriate development and avoid coalescence with the Derby conurbation.
- 3 Encourage small-scale residential development in appropriate locations within the village envelope.
- 4 Ensure that a significant proportion of new housing development in the parish will comprise small dwellings to help cater for the lack of such accommodation.
- 5 Protect and enhance existing employment uses within the parish, including home working where this does not adversely affect adjoining properties and their amenities.
- 6 Encourage new small-scale employment opportunities in the limited locations where this is appropriate while preventing industrial or commercial uses that would be incompatible with the Green Belt or with the parish generally.
- 7 Ensure that all new developments, replacement buildings and extensions are constructed with high-quality materials, using designs that are compatible with the adjoining development and the parish in general.
- 8 Encourage energy conservation through sustainable construction methods and domestic-scale energy generation, but resist large-scale energy generation that would harm the visual character of the parish.
- 9 Improve measures to control existing flood risks within the parish and resist any new development that may increase existing flood risks.
- 10 Identify and preserve specific buildings, structures, natural features, views and vistas that enhance the character of the parish.
- 11 Identify key wildlife and biological features within the parish and take appropriate steps to preserve them.
- 12 Mitigate the effect of the large volume of through traffic in the village and aim to prevent any growth in through traffic.
- 13 Control parking on pavements where possible, including enforcement of strict requirements for the provision of sufficient on-site parking.
- 14 Preserve and enhance local facilities within the parish, including especially the village shop, the Memorial Hall, the village school, the church, sports pitches, footpaths and greenways.
- 15 Maintain access to facilities provided outside the parish, particularly through provision of a regular bus service.

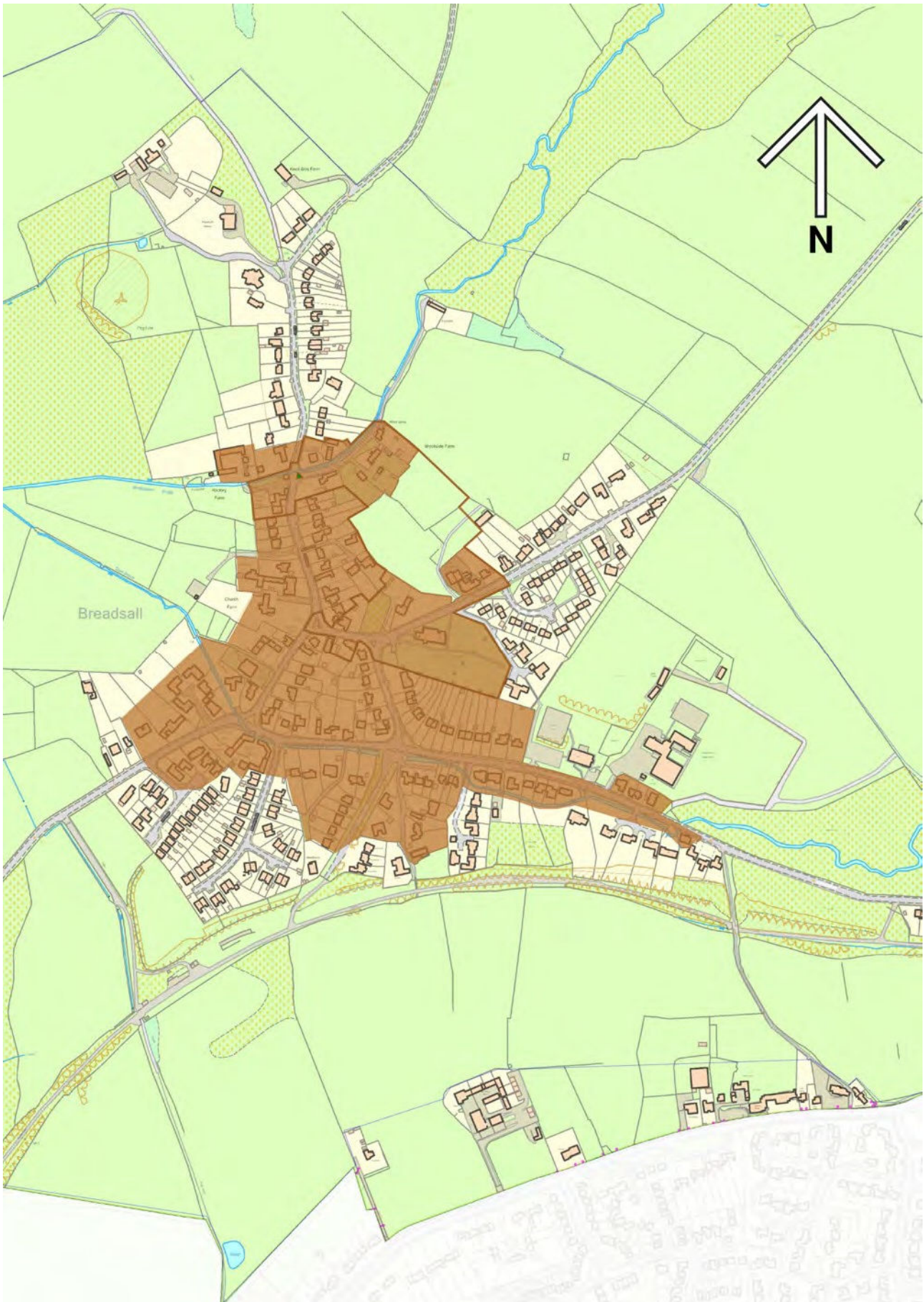


Figure 6 Breadsall 2017, with the central core (based on village extent in approximately 1900) shaded brown.

While the original road pattern is still evident, the sheer amount of 20th century infilling has diluted the original farm-based character of Breadsall village itself and there are relatively few pre-20th century buildings retained; those that do remain outside the central conservation area, which is now relatively limited, are isolated. It is vital therefore that the character is not further eroded.

The coming of the railway (now dismantled and used as a greenway) encouraged development to Station Road and Brookside Road in the early part of the 20th century. Ribbon development along Rectory Lane, Brookside Road and Moor Road was also carried out between the wars. This was supplemented after the Second World War by substantial grouped developments (largely bungalows) to both Brookfields Drive (Figure 7) and Beechcroft. Council house development was also carried out in the 1950s to form Ash Tree Close. Since then, there has been continued smaller scale infill development up to the present day.



Figure 7 Post-war development on Brookfields Drive.

The village is now largely built up to the extent of the defined village housing development boundary, around which the Green Belt is tightly drawn, leaving only a few isolated pockets of land.

With the exception of the two educational establishments, church, Memorial Hall and telephone exchange, the built form within the village is domestic. Scale ranges from the Manor House and Old Hall down to small bungalows. There is a predominance

of one- and two-storey dwellings, with very few 2.5- and three-storey dwellings.

The inter-war developments are typical of their time, usually semi-detached, brick and render with pitched tile roofs.

Post-war developments are predominantly brick and pitched roof construction.

These newer developments do not attempt to replicate the historic character of the village and, while offering pleasant places to live, are not generally in sympathy with the historic character of the village in terms of layout, architectural style or materials.

A number of places within the village are of particular importance in contributing to its character; these include the conservation area (Figure 8) and central core (Figure 6).

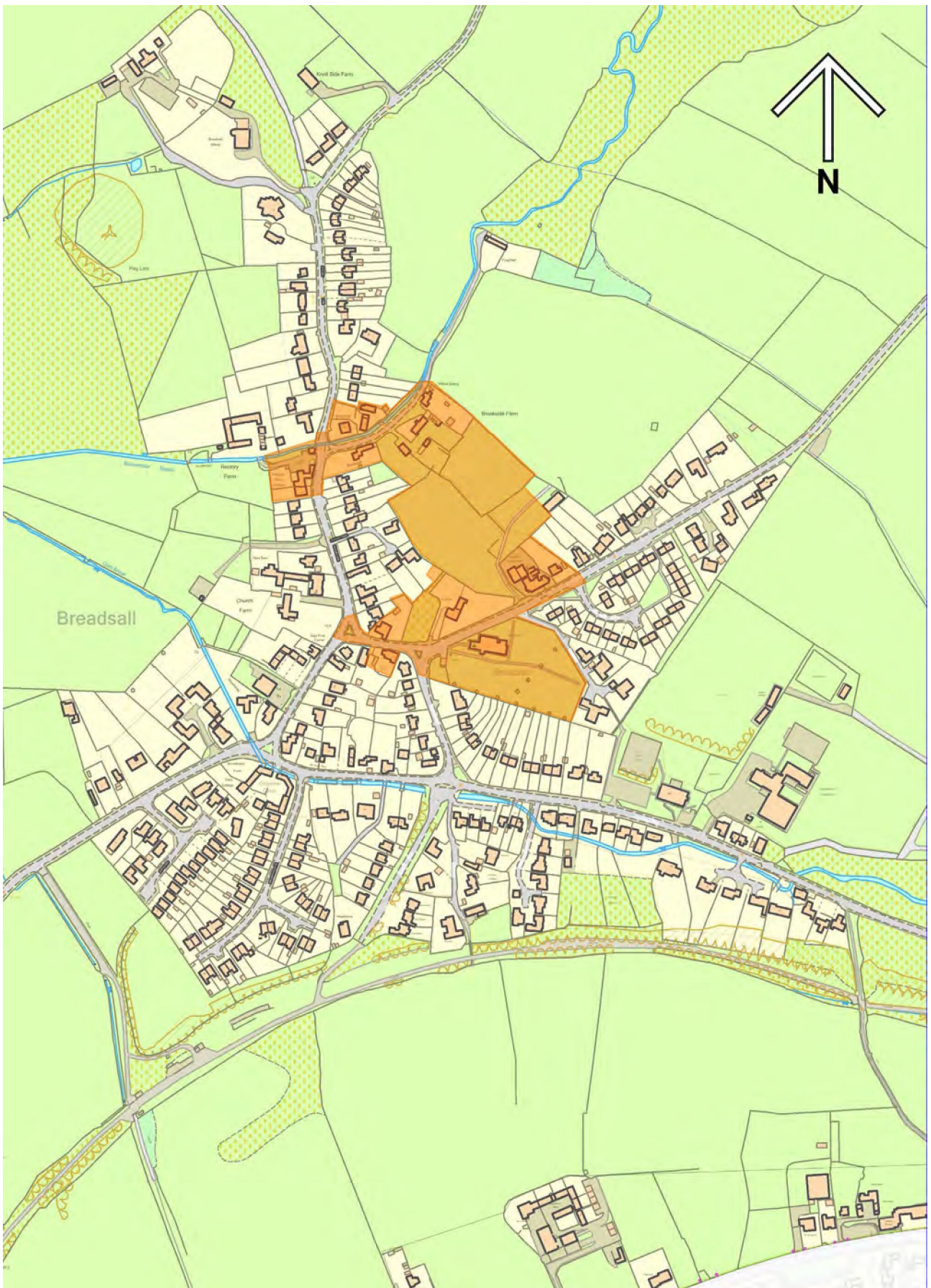


Figure 8 Breadsall conservation area (shaded brown).

8.2 Heritage assets

This section deals with buildings and structures that make a special contribution to the character and heritage of the parish and warrant some form of protection. These are divided into four categories as follows.

- 1 Statutorily listed buildings. **Table 1** shows the buildings in the parish that are statutorily listed by Historic England.
- 2 Buildings listed as being of local interest by Erewash Borough Council. These are:
 - a Breadsall Church of England Primary School, Moor Road. A national school built in 1837 with unusual architectural features.
 - b Breadsall School House, 19 Moor Road. A well-preserved early Victorian house.
 - c The War Memorial in the churchyard, Moor Road. This was erected in 1920 and is of obvious historic and social importance.

More details are given in **Appendix B**.

As the listing of the buildings in the first two categories is already covered by national or local planning policies an additional Neighbourhood Plan policy would be inappropriate. The Parish Council does, however, place on record its strong support for their protection from demolition and inappropriate development.

- 3 Conservation area. The conservation area designation performs a key role in protecting the heritage of the village centre and the buildings within it. It is therefore important that development within the conservation area adheres to strict standards to ensure that the heritage value is not lost or damaged. These standards are incorporated in **Policy PC 1**.
- 4 Buildings of local heritage interest (**Table 2**). In the process of compiling the Neighbourhood Plan a number of additional buildings and structures of local heritage interest were identified. These consist mainly of older dwellings and are listed below with a brief description of their significance. Photographs are contained in **Appendix D**.

Table 1 Breadsall statutory list of buildings (from Historic England (HE))

Property	Street	HE grade	HE asset number
Church of All Saints	Church Lane	I	1328833
The Old Hall	Moor Road	II*	1141230
Methodist Chapel	Brookside Road	II	1141229
Rose Cottage, Shamrock Cottage	Brookside Road	II	1328832
Ivy Cottage	Brookside Road	II	1141228
Breadsall Priory	Moor Road	II	1328834
Stable block northwest of Breadsall Priory	Moor Road	II	1141231
1 Pall Mall	Pall Mall	II	1141232
23 Rectory Lane	Rectory Lane	II	1205253
Breadsall Manor	Rectory Lane	II	1141233

Table 2 Buildings of local heritage interest (refer to map and photographs in [Appendix D](#))

Number on map	Asset	Location	Reason for inclusion
1	The village shop and adjoining house	Rectory Lane	Late 19th century building with original character intact in places. A valuable community resource.
2	The Old Barn and Cottage	Croft Lane	18th century barn and attached cottage with many original features intact including visible cruck timber on barn. Constructed of stone, timber and brick.
3	Blacksmiths Cottage	Brookside Road	Originally the cottage accompanying the now demolished village forge. Built pre-1800 with much original character intact. Constructed of brick and comprising typical local vernacular features such as arched brick heads on windows.
4	The Gables	Brookside Road	House built pre-1800 with some original character intact. Was used as a village shop until the late 1960s.
5	12 Rectory Lane	12 Rectory Lane	House built pre-1800 with some original character intact.
6	Post Office Farm	18 Rectory Lane	17th century farmhouse and outbuildings constructed of stone and brick with some original character intact. One of the 9 original working farms in Breadsall.
7	The Old Farm	26 Rectory Lane	The farmhouse of one of the 9 original working farms in Breadsall. Believed to have been constructed in the early 19th century with some original character features remaining.
8	Barn conversions on Rectory Lane	Rectory Lane (Glebe Farm)	One of the 9 original working farms in Breadsall. Constructed of brick, the farmhouse and barns are now domestic residences with some original character features remaining.
9	Barn conversions on private lane off Rectory Lane	Off Rectory Lane	Originally a smallholding and now domestic residences. Constructed of stone and brick with some original character intact.
10	The Hollies	Croft Lane	A Victorian/Edwardian house of red brick with sash windows to front elevation.
11	The Windmill Inn	Hill Top	Public house built pre-1800 with some original character intact.
12	Cottages by the Windmill Inn	Hill Top	Stone- and brick-built cottages originally constructed for mill workers in the late 18th century.
13	Home Farm	Morley Almshouses Lane	One of the 9 original working farms in Breadsall, Home Farm is situated on Morley Almshouses Lane which used to be part of the 'Portway', an important ancient route connected with the Roman 'Rykned Street'.

While these properties do not have the level of protection afforded by national or local listing, their contribution to the parish should be respected and protected when any development takes place in their vicinity.

Policy C 1: Development proposals in the conservation area

- 1** Development within the Breadsall conservation area (**Figure 8**) and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with the following principles.
 - a** Development shall conserve and, wherever possible, enhance the historic character and settings and maintain the character and appearance of the area.
- 2** Development shall
 - a** respect historic plot boundaries
 - b** respect traditional forms and grain of development
 - c** respect common building lines.
- 3** Existing undeveloped green space within the Conservation Area which is also outside the village housing development envelope identified in Figure 15 shall be protected from development that would have an adverse impact on the special character of the area.

Policy C 2: Development proposals affecting buildings of local heritage interest

Development proposals affecting a building of local heritage interest identified in Table 2, or its setting, will be assessed having regard to the scale of any harm and the significance of the heritage asset.

9 Parish character – landscape, green space and biodiversity



9.1 Overview

The parish is based on the village of Breadsall, where most of the built environment is concentrated. The remainder of the parish consists mainly of arable Green Belt land with outlying dwellings and six working farms. Apart from agriculture and its ancillary elements, commercial activity primarily consists of the village shop, a major hotel and country club, a kennels, two equestrian yards, a public house and a large garden centre, the last two being on the periphery of the parish. No industrial processes take place. The parish is therefore overwhelmingly rural in character.

There are various specific aspects of the landscape that add particular value to the quality of the environment and merit protection and enhancement. These include the following.

- 1 The conservation area and central core of the village, which help to conserve its historic character (**Figures 6 and 8**).
- 2 Individual wooded areas such as Croft Wood on Croft Lane, Mill Plantation on Brookside Road and the wooded area within Broomfield College used for educational purposes. Other large individual mature trees provide an important setting in various locations throughout the parish.
- 3 The Boosemoor Brook and Dam Brook that run through the parish and converge on the village. These require careful maintenance both to enhance their visual impact and to mitigate potential flood risks.
- 4 The Great Northern Greenway, based on a disused railway, which provides an attractive tree-lined corridor through the parish and is heavily used by pedestrians and cyclists.
- 5 Small areas of roadside green space that provide an attractive visual setting.
- 6 Sites that contribute to biodiversity and nature conservation.
- 7 Sports grounds and playing fields that provide essential recreational facilities in addition to their contribution to the landscape.
- 8 Attractive views and vistas from specific locations within the parish.

The remainder of this section addresses these topics in more detail.

9.2 Key landscapes and vistas

Throughout the parish there are various locations where the view of the surrounding landscape is especially attractive and should be protected in order to maintain the quality of the environment for residents and visitors. These key landscapes and vistas (**Table 3**) hold particular importance to the local community for their beauty and tranquility, their historic significance and richness of

wildlife. All locations are within close proximity to the community, and therefore provide a valuable resource for wellbeing.

These locations were chosen in response to community feedback.

Table 3 Key landscapes and vistas (see [Appendix C](#) for location plan and photographs)

Landscape/vista	Reason for inclusion
C1	For users of the Greenway, this opening in the canopy provides extensive views over the village to the countryside beyond.
C2	Provides an elevated, wide-ranging view of the village for the benefit of local residents and visitors alike.
C3	Offers extensive views towards one of the only remaining working farms in the parish.
C4	This viewpoint provides an historic view from Glebe Farm to Manor Farm, with the church central, a view largely unchanged over the last century.
C5	This view represents a typical cluster of trees which are protected by Tree Preservation Orders and enhance the street view.
C6	Provides an uninterrupted view over open countryside looking towards the historic Broomfield Estate.
C7	Offers extensive views over the rooftops of Morley Almshouses Lane. This road is unique as it borders two parishes (Morley and Breadsall).
C8	View from the original Roman Rykneld Street (now Moor Road).
C9	Some residents remember this tree being planted in the grounds of the Old Hall. This tree is of significant local importance.
C10, C11, C12	These views demonstrate the rural character of all 3 approach roads to the village. This character must be retained to prevent coalescence with nearby Derby.
C13, C14, C15, C16, C17	Situated in the conservation area and affectionately known to residents as Frog Lane. This is one of the oldest parts of the parish and has remained largely unchanged in 250 years. It therefore provides a scene to be enjoyed by future generations.
C18	Provides excellent countryside walking for local residents and visitors alike. The open aspect of the area also attracts an abundance of wildlife, including ground-nesting birds.
C19	Provides a green farmed area within the centre of the village and also forms a significant wildlife corridor.
C20	This view is much enjoyed by cyclists, local walkers and visiting rambling groups alike.
C21	Provides a typical rural view towards Breadsall Lodge, to be enjoyed by cyclists, local walkers and visiting rambling groups.
C22	Demonstrates how farming is a very important part of parish life.
C23	A very important view within the parish. The church is steeped in history and has one of the highest spires in Derbyshire.

Policy LV 1: Key landscapes and vistas

To be supported development proposals for new buildings significantly affecting the key landscapes and vistas identified in **Table 3** and Appendix C must be sited, designed and landscaped so that they will not have an adverse visual impact when viewed from the identified publicly accessible locations.

9.3 Local Green Spaces

The parish as a whole has a rural character and this is substantially protected by the designation of all land outside the village envelope as Green Belt. However, several specific areas of green space both within and outside the Green Belt have been identified as having special value to the community which is above and beyond the standard Green Belt function of preventing the spread and coalescence of urban development. These include the following:

- 1 areas of woodland
- 2 playing fields and sports grounds
- 3 wildlife habitats and corridors
- 4 allotments
- 5 small incidental areas of open space alongside highways
- 6 footpaths and the Greenway
- 7 land forming part of the character or setting of historic areas, buildings and townscape
- 8 land that provides an attractive setting and outlook for adjoining residential or commercial property
- 9 land near watercourses that enhances their setting and/or provides flood mitigation.

A complete schedule of these is shown in [Table 4](#) with brief reasons for their inclusion. The relevant plots of land are shown in [Figure 9](#), and some photographs of Local Green Spaces are shown in [Figure 10](#).

The National Planning Policy Framework (Paragraph 99) provides for areas such as these to be designated in Neighbourhood Plans as Local Green Spaces. This provides special protection that is considered necessary for these sites.

Policy GS 1: Landscapes and Local Green Spaces

The plots of land listed in [Table 4](#) and shown in [Figure 9](#) shall be designated as Local Green Spaces.

Table 4 Local Green Spaces (to provide special protection against development for green areas of particular importance to local communities). The reason(s) for inclusion use the numbering shown on page 18

Number on map	Asset	Location	Reason(s) for inclusion	Additional detailed reasons for inclusion
1	Peg Low	52.957763, –1.454404	3, 7, 8	Oval mound measuring approximately 118 metres long and 9 metres high, historically thought to contain buried treasure but now considered to be a geological formation, specifically the first feature of the Pennine Way. Connection with local historical figure Sir Vauncey Harpur Crewe, who was involved with the excavations.
2	Triangle at entrance to ‘Frog Lane’	52.955970, –1.451304	5, 7, 8	Attractive lawned spaces planted with trees and flowers that are contributed to and maintained in part by members of the community, including school groups. These areas provide pleasant features for residents, pedestrians and road users alike. The triangle outside the village shop has a tree that accommodates the Christmas lights. NB Plans are under consideration to incorporate willow sculptures on two of the triangles (triangles 2 and 5), which are being donated by a local sculptor.
3	Triangle at Rectory Lane and Moor Road	52.954439, –1.451028		
4	Triangle outside church	52.954236, –1.450042		
5	Triangle outside village shop	52.953493, –1.452144		
6	Grassed area at junction of Church Lane and Brookside Road	52.953237, –1.449523	5	A seating area regularly used by residents and visitors passing through the village.
7	Allotments	52.954272, –1.452913	3, 4	Valuable local resource.
8	Wooded area – line of former canal	52.949771, –1.458453	1, 3, 6, 7, 8	Historic connection as the site of the former Derby Canal.
9	Footpath – along line of former road	52.951042, –1.458219	1, 3, 5, 6, 7	Access to A61 bus stops and further footpaths.

10	Wooded area – line of former canal	Wooded area between the A61 and Croft Lane, from the roundabout to the old road (now a footpath)	6	Historic connection as the site of the former Derby Canal.
11	Croft Wood	52.950332, –1.456883	1, 3, 5, 8	Tree Preservation Order (TPO) tree group.
12	Footpath from Croft Lane to Mansfield Road	Start point on Croft Lane: 52.952500, –1.455320 to end point on Mansfield Road: 52.946301, –1.452720	3, 6	Access to Breadsall Hilltop and further footpaths.
13	Greenway	Located between Mansfield Road in Derby City and Brookside Road in Breadsall village	1, 3, 6, 7, 8, 9	A pleasant setting with an all-weather surface that provides easy access for walkers, families with prams, mobility scooters, cyclists and horse riders. Heavily used by the public for pleasure and commuting. Part of the National Cycle Network (route 672). Includes the Breadsall wildlife site.
13A	Greenway continuation Site of Special Scientific Interest (SSSI)	52.952288, –1.429828	1, 3, 6, 7, 9	Nature reserve.
Within 13	Site of Breadsall railway station	52.950967, –1.453145	1, 3, 6, 7	Traces of the platforms and buildings remain, including some signage.
14	Willowholt Plantation	52.952175, –1.447184	1, 3, 6, 7, 8	TPO tree group. Historical connection with Erasmus Darwin resulting in an unusual range of tree species.
15	Memorial Hall playing fields	52.953447, –1.446425	2, 3, 7, 8	Heavily used resource for a wide variety of activities including the annual village fete. Also part of the Field in Trust scheme.
16	School playing fields	52.953240, –1.443994	2, 3	Sports facility.
17	Mill Plantation	52.9523, –1.44237481	1, 3, 5, 7, 8, 9	TPO tree group.

18	The Slip	52.950700, -1.443750	3, 6, 8	TPO tree group in an area that is otherwise not heavily wooded. Useful link for pedestrians between Breadsall village and the historic Windmill Inn.
19	Wooded area adjacent to footpath	52.950055, -1.443616	1, 3, 6, 7, 8	TPO tree group.
20	Dam Brook zone		3, 7, 8, 9	Derby College Broomfield Hall Campus conservation education site.
21	Wooded area adjoining SSSI	52.953099, -1.426022	1, 3, 7, 8	Wooded areas adding further variety and depth to adjacent SSSI.
22	Wooded area adjoining SSSI	52.952846, -1.422393	1, 3, 6, 7	Wooded areas adding further variety and depth to adjacent SSSI.
23	'Frog Lane' and Boosemoor Brook	52.956605, -1.449813	3, 7, 8, 9	Land adjoining lane largely unchanged since the properties on it were constructed. Boosemoor Brook runs alongside with unmown wildflower strips, hedgerow and veteran trees.
24	Paddock and adjoining meadow between Moor Road and 'Frog Lane' (to rear of Brookside Farm and abutting Orchard Close)	52.955778, -1.449174	3, 7, 8, 9	Contains mainly mowing land with aftermath grazing.
25	Copse and adjoining hedgerows at the top of 'Frog Lane'	52.958005, -1.448097	1, 3, 7, 8	A wooded area comprising veteran trees that follows the path of Boosemoor Brook from Frog Hall at the top of 'Frog Lane' to its source under Breadsall Priory.

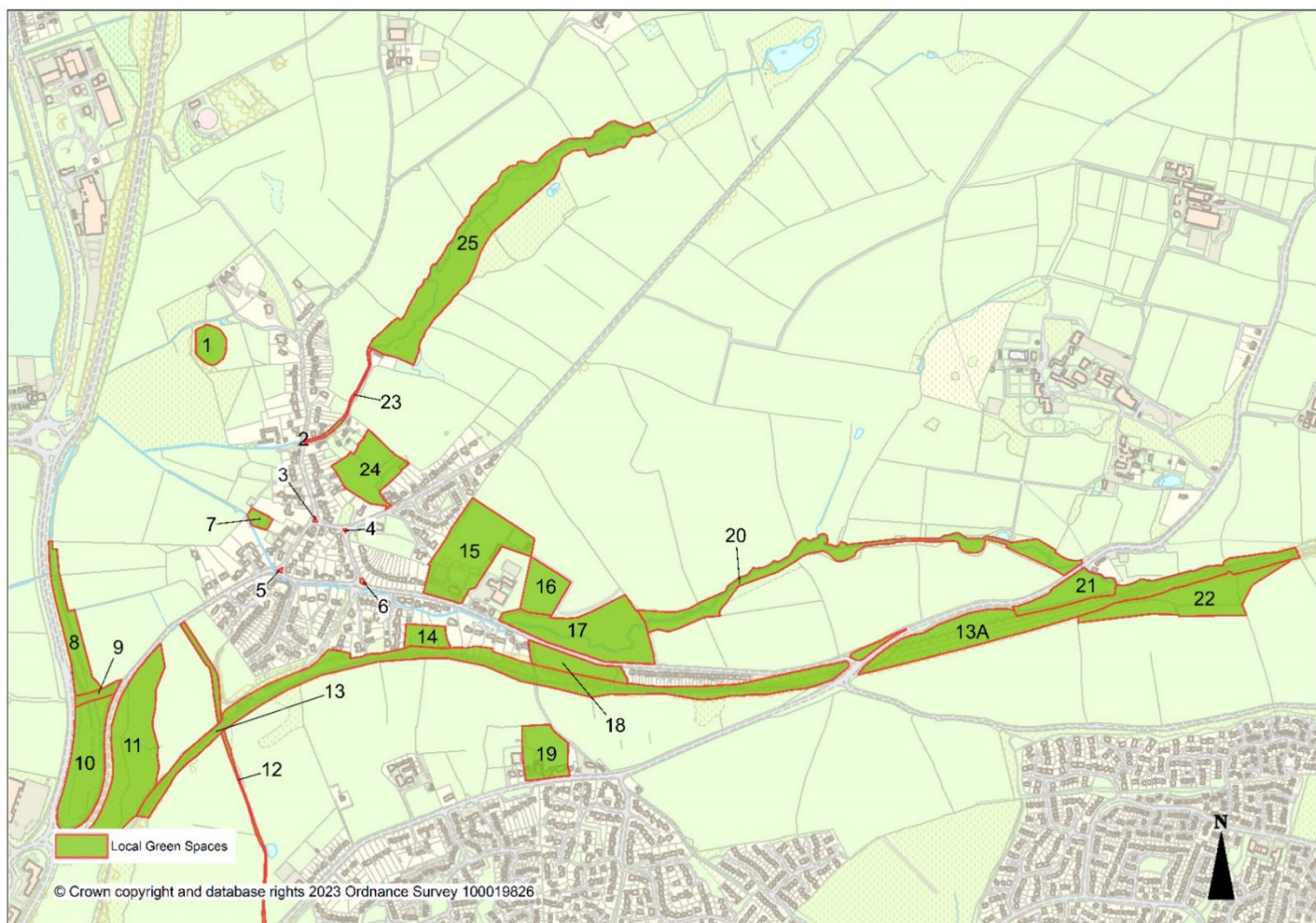


Figure 9 Local Green Spaces shown in dark green. Numbering relates to **Table 4**.

More detailed location plans of individual Green Spaces can be found below (Figures 9a – 9g)

Figure 9a

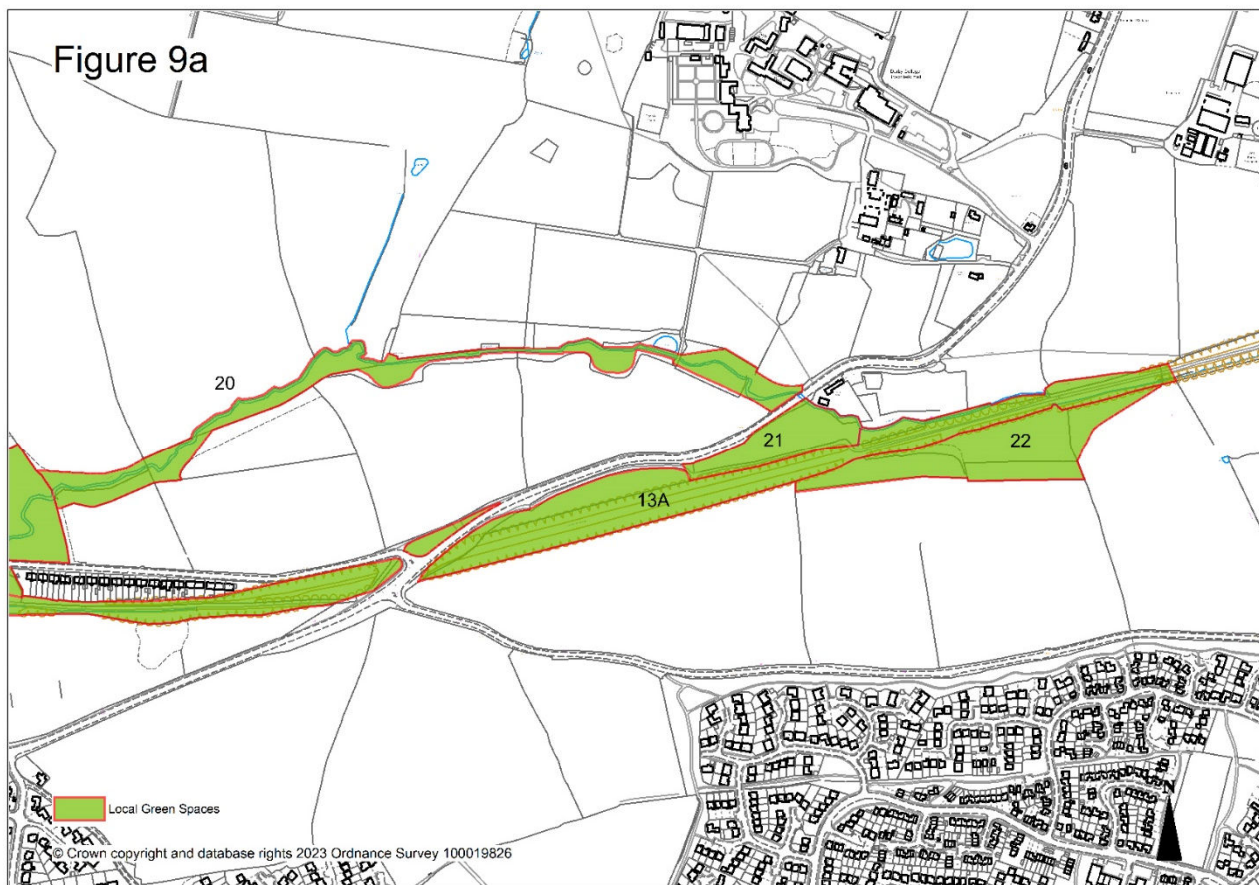


Figure 9b

Recluse Farm Cottage

New Barn

Church Farm

TCB

Sign Post Corner

Woodlands

Tel Ex

LB

Brookfields Farm

Dairy Cottage

Osborne Court

El Sub Sta

ORCHARD CLOSE

RECLUSE LANE

STATION ROAD

FALLING BELL

The Old Hall

56.1m

57.3m

51.3m

58.0m

Local Green Spaces

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Figure 9d



Glebe Farm

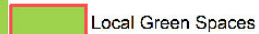


Figure 9f

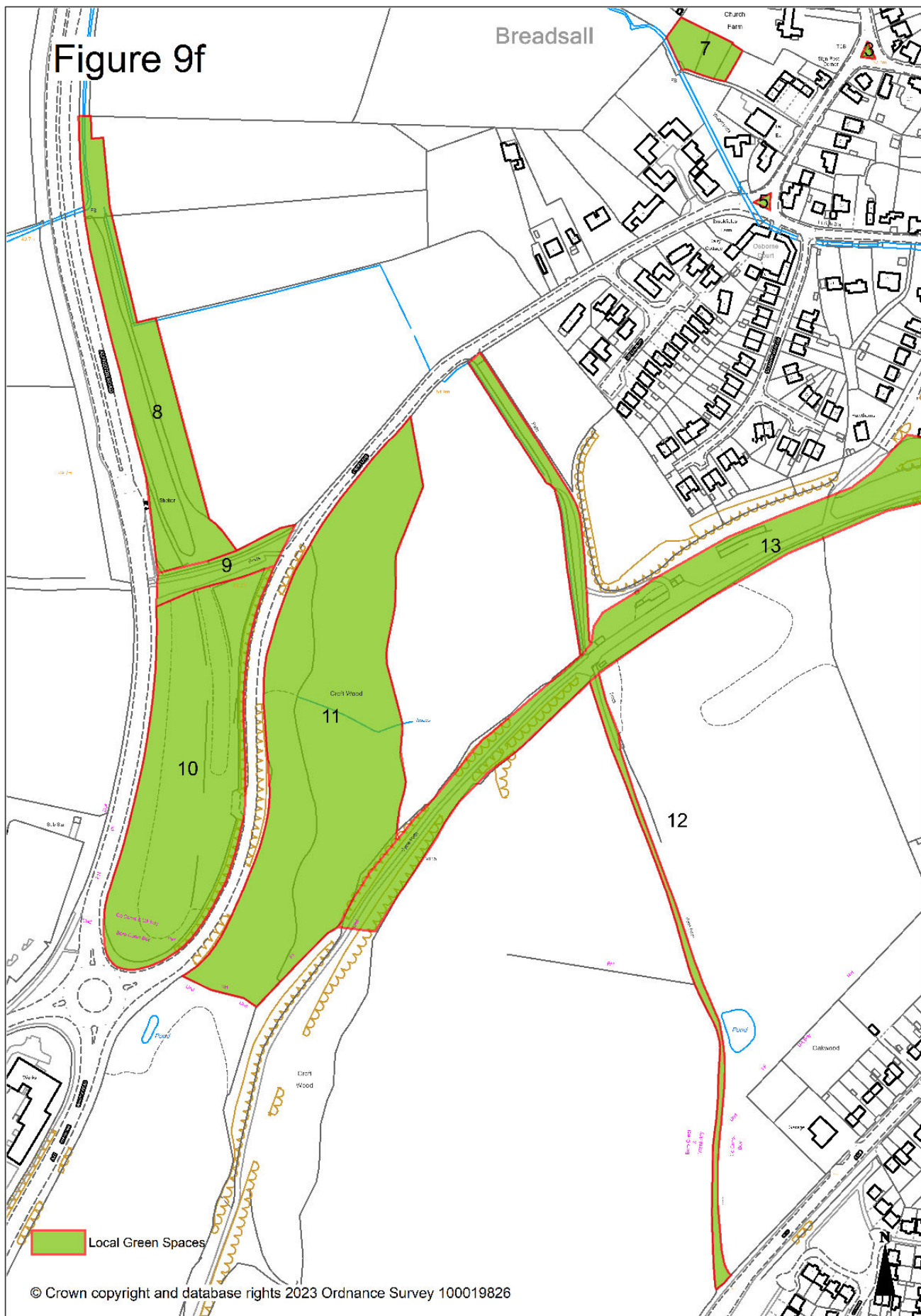
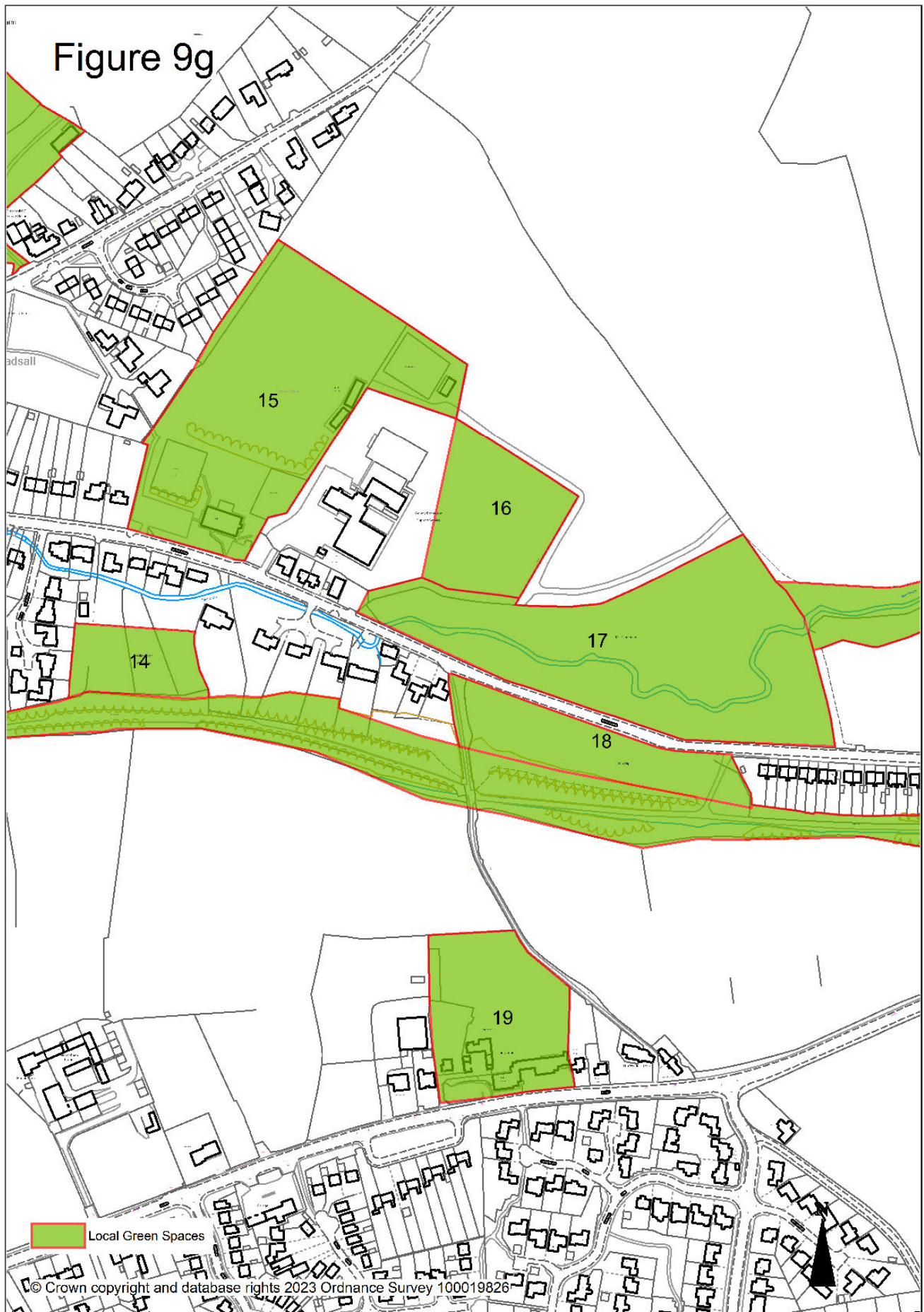


Figure 9g





1. Peg Low



2. Triangle at entrance to Frog Lane



4. Triangle outside church



5. Triangle outside shop



15. Memorial Hall playing fields



13. Site of Breadsall Railway Station within Greenway



3. Triangle at Rectory Lane and Moor Road



13. Open land between village and A61

Figure 10 Photographs of some Local Green Spaces.

9.4 Green Belt

Preservation of the Green Belt was one of the most frequently mentioned issues in the responses to the public consultation. Outside the existing village envelope the whole of Breadsall parish falls within the Green Belt. This designation is important in helping to achieve three of the key objectives of the Neighbourhood Plan, namely to maintain the rural character of the parish, to avoid urbanisation and to prevent coalescence with the Derby conurbation. It is equally important in achieving the Local Plan objective of 'ensuring the continued separation of neighbouring towns and rural settlements within Erewash Borough'

Although the Green Belt is fundamental to the achievement of Neighbourhood Plan objectives it does not require a policy as such since the Green Belt is already enshrined in the Local Plan. Moreover, both Erewash Borough Council and Derbyshire County Council have confirmed that they intend to enforce the provisions of the Green Belt and have no plans to review its boundary in the vicinity of Breadsall.

9.5 Biodiversity and nature conservation

Background

There is strong support in the parish for the protection of the flora and fauna of the area and the protection and enhancement of biodiversity as evidenced by emails and written responses to the Neighbourhood Plan advisory group, comments made in the questionnaires and feedback in the public meetings. The Neighbourhood Plan seeks to support and supplement the policies included in the National Planning Policy Framework (2018), The Habitat Regulations 2017 and the Erewash Core Strategy adopted March 2014. Planning authorities have an obligation to consider wildlife and habitats when reviewing planning applications.

The importance of biodiversity and nature conservation is summarised in the following statement from the Lowland Derbyshire Biodiversity Action Plan (see [section 18](#)).

Conservation of biodiversity is vital in our response to climate change and in the delivery of key ecosystem services such as food, flood management, pollination and provision of clean air and water. Biodiversity is a core component of sustainable development, underpinning economic development and prosperity, and has an important role to play in developing locally distinctive and sustainable communities. Healthy environments and attractive landscapes provide pleasant places for people to live and work. They attract inward investment and they provide the green infrastructure necessary for economic development.

Wildlife in Breadsall

The parish offers a wide variety of habitats for wildlife, including historic woodland, pasture and parkland, traditional orchard, lowland meadows, hedgerows, ponds and brooks. These 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. Additionally, many gardens throughout the parish contribute significantly to biodiversity, offering a variety of habitats as well as areas for birds, nectar for butterflies and specialist habitats such as compost heaps. After being asked to report wildlife sightings, members of the community have noted sightings or habitat locations of brown-eared and pipistrelle bats, common toads, trout, smooth lizards, badgers, foxes, woodpeckers, swallows, martins, tawny owls, barn owls, (wild) bee hives and rare orchids (common spotted/heath spotted) (see [Appendix E](#)).

The parish is enhanced by several sites of ecological significance, including six local wildlife sites and one Site of Special Scientific Interest (SSSI), namely the Breadsall Railway Cutting SSSI (see [section 18 and Appendix E](#)), which has also been classed as a local nature reserve. The locations of these sites of ecological significance are shown on the map provided by the Derbyshire Wildlife Trust (see [section 18 and Appendix E](#)).

A complete schedule of Local Green Spaces and the policy covering them are given in [section 9.3](#).

Measures to promote biodiversity and nature conservation

The following measures can be taken to promote biodiversity and nature conservation in the parish.

- 1 *Encouragement of development proposals that conserve and enhance biodiversity, and the imposition of a general requirement to achieve a net gain in biodiversity.*
- 2 *Prevention of development on sites of special importance.* Given the absence of pressure for anything other than small-scale development in the parish there is no justification for development of any of the sites identified above as local wildlife sites and Local Green Spaces.

These should therefore be protected from development unless the wildlife ceases to occupy the site in question. The SSSI already enjoys strong protection through national policy.

3 *Employment of measures to create and enhance wildlife habitats and reduce the impacts of climate change on sites allocated for development.* Examples are as follows (their implementation will depend on the precise nature of the site in question):

- a** introducing 13 × 13 cm square holes into walls and fences to create hedgehog highways
- b** adding swift/sparrow/starling and bat boxes to new builds
- c** using a high percentage of native plants in landscaping schemes
- d** planting native-species hedgerow in place of fencing or restoring neglected hedgerow
- e** using climbing plants on walls and fences to provide shelter, cross-pollination and foraging opportunities for wildlife
- f** adding a green/living roof or part-roof to new or renovated buildings and outbuildings
- g** the inclusion of rain/stormwater gardens
- h** creating new habitat such as woodland, wetland, wildflower meadows or other wildlife habitats, e.g. a grass verge could instead be sown with wildflower seed
- i** keeping hardstanding, fake turfing and decking to a minimum and, where essential, using permeable hardstanding or mixed hard surface/grass such as a rigid grid system planted with grass seed
- j** considering the best use of lighting to encourage wildlife, as discussed in section 9.7, Dark skies.

- 4 *Tree preservation, protection and replacement.* The preservation of trees is of vital importance as they provide innumerable benefits, including reducing greenhouse gases and air and water pollution, improving soil health and playing host to a multitude of other species while being central to our physical and mental wellbeing. Many of the best trees in the parish have the protection of Tree Preservation Orders or enjoy similar status in the conservation area. Other trees do not have the same level of protection but can be the subject of conditions when they are located within a planning application site. When trees fall within or near a development site they should be retained wherever possible and provided with root protection when they are at risk from nearby development activity. When the removal of trees is inevitable they should be replaced with new trees, ideally on at least a 2:1 ratio given the length of time it takes for trees to mature. See the Woodland Trust's Good Policy page relating to this point (<https://bit.ly/2twvVxN>) and (<https://bit.ly/2O05Olw>) and work carried out by the Tree Forum and Bristol Trees (<https://bit.ly/2T2x5Lo>). When it is impractical to replace trees on the same site they can be replaced in a nearby location. When a diseased tree is removed, guidance may be required to assist in its replacement to avoid any risk of passing on the disease.
- 5 *Use of native planting.* On development sites adjacent to wildlife sites and waterways, all plants, trees and shrubs introduced to the development site should, when possible, be native. *Native* plants are those that occur naturally in the region's habitat/ecosystem (where flora and fauna that have evolved together depend upon each other for survival). Examples of native species include:
- a Hedgerows: hawthorn, blackthorn, field maple, hazel
 - b Trees: for smaller gardens – crab apple, elder, wild cherry, holly, goat willow; for medium or large gardens – silver birch, rowan, small-leaved lime. A full list can be found at <https://bit.ly/1JnvbyBW>.
 - c Other plants: wall climbing plants such as common ivy and common honeysuckle, which also provide links between gardens for pollinators.

Policy B & NC 1: Biodiversity

To be supported all major and minor development proposals must meet the following criteria:

- 1 *Biodiversity net gain.* Development proposals shall contain measures to achieve a net gain in biodiversity in the following ways.
- a By conserving existing wildlife, flora and habitats on the application site to the where practical and providing new or enhanced wildlife habitats, using measures such as those described in paragraph 3 above.

- 2 **Tree protection and replacement.** The removal of veteran trees will not be supported unless there are wholly exceptional reasons, in accordance with national policy. Where a diseased tree is removed, guidance may be required to assist in its replacement to avoid any risk of passing on the disease. Root protection shall be provided for the preservation of trees likely to be affected during the course of development. For non- residential property a planting scheme shall be agreed in writing by the Local Planning Authority prior to commencement and implemented in the first season following development.
- 3 **Native planting.** On development sites adjacent to wildlife sites and waterways, plants, trees and shrubs introduced to the development site must where appropriate be native.
- 4 **Local wildlife sites.** Development shall avoid any adverse impact on local wildlife sites unless the impact is demonstrated to be absolutely unavoidable. Where some impact is unavoidable this must be kept to a minimum and any net loss of habitat must be compensated for.
- 5 **Wildlife corridors.** Wildlife corridors (e.g. hedgerows) that allow the migration and transit of flora and fauna shall be preserved where possible in order to avoid breaking the corridor network.

9.6 Countryside stewardship

Farmers, landowners and land managers can play a major role in promoting nature conservation and biodiversity through their role in the day-to-day stewardship of the countryside. This activity can supplement the development-related measures in [Policy B & NC 1](#) and can include important works such as the conservation and restoration of wildlife habitats, creation of woodland, maintaining the character of the countryside, preserving historic features, controlling flooding and reducing pollution. Landowners are strongly encouraged to adopt such measures and may be eligible for financial assistance through the Countryside Stewardship scheme administered by the Rural Payments Agency.

Proposal CS A: Countryside stewardship

The Parish Council encourages farmers, land owners and land managers to adopt all appropriate countryside stewardship measures and to make maximum use of financial assistance available under the Countryside Stewardship scheme and any similar schemes that may be in operation.

9.7 Dark skies

Darkness at night is one the key characteristics of rural areas and light pollution can therefore alter the character and amenity of areas such as Breadsall parish. It can also specifically disrupt the behaviour and breeding of various types of wildlife which the Neighbourhood Plan seeks to protect. The need to limit the impact of light pollution is acknowledged in the National Planning Policy Framework Paragraph 180c. [Policy DS 1](#) below addresses this issue.

Policy DS 1: Dark skies

To be supported planning proposals must:

- a) Only include external lighting that is essential for safety or security reasons; and
- b) Include measures to avoid light spillage beyond the application site

10 Sustainable energy

Sustainable energy is driven at all levels of government policy. Following the recent ratification of the Paris Agreement, 55 nations came together to combat climate change by making efforts to limit the temperature increase to below 1.5°C by the end of the century. Initial steps have been

completed in the UK to phase out coal-fired power plants in favour of more green and environmentally friendly solutions, and this has now been achieved with the closure of the final station to be implemented by 2022. This has been followed by the recent IPCC report on climate change issued in autumn 2018. This has been further supported by government investment of £730m into the renewables market during this parliament. Much of this money will be aimed at offshore wind and the UK is seen as a leader in this global area today.

At a more local level sustainable energy is seen in some cases as a necessary evil. People understand the need to reduce global temperatures to aid in the preservation of the planet, and so recognise the need for renewable energy, but conversely the majority of the population does not want to live next door to a huge wind farm.

There are many different forms of sustainable energy generation which may or may not be acceptable depending on the type, design, scale and location and it is not possible to cover all permutations in a single Neighbourhood Plan policy. Instead the policy prescribes a series of criteria against which schemes will be judged, based on compliance with other objectives of the Neighbourhood Plan. It is anticipated that many small-scale schemes will be approved but larger schemes such as major wind farms are likely to be unacceptable.

Any new development in the parish during the life of this policy document, including building modifications and conversions, should incorporate the latest standards of energy efficiency and meet or exceed minimum standards as part of the design, building in innovative ideas to preserve energy and natural resources. These measures should include infrastructure for ultra-low-emission vehicles and e-bikes through the provision of suitable charging points. This is a major contribution to energy conservation as the use of such vehicles will increase in the future. [Policy EN 2](#) addresses this point.

Other measures related to sustainable energy are included in [section 11](#).

Policy EN 1: Energy

Development proposals for renewable energy generation will be supported where there is no significant adverse landscape; visual; highway safety; and wildlife and biodiversity impact.

Policy EN 2: Low-emission transport

New commercial or community development shall include provision of ultra-low-emission vehicle and e-bike charging points available for both the public and staff.

Where new residential development includes off-road parking spaces the proposal must either provide off-road charging facilities for ultra-low-emission vehicles or incorporate electrical infrastructure to enable the future addition of such facilities.

11 Transport and road safety

11.1 Road safety and parking

The parish acts as a thoroughfare for vehicles travelling between Oakwood and the A608 in the east and the A61 and A38 in the west, avoiding congestion in and around the Pentagon Island. In particular Brookside Road and Croft Lane (**Figure 13**) within the village are badly affected by heavy traffic, especially at peak periods. In the past the Parish Council has worked with Derbyshire County Council as highway authority to mitigate the effect of this through traffic by introducing traffic calming and weight restrictions with appropriate signage at the village entrances. These



Figure 13 Queuing traffic on Croft Lane.

measures may have had some minor benefits but the continuing growth of housing development in nearby areas, especially Oakwood, is causing increased traffic flow, congestion and speeding within the village. This level of increase has led to major concerns about road safety and environmental pollution and it clearly threatens the rural character of the village. There have been a number of near misses at key junctions within the village, especially at the junction of Church Lane and Brookside Road, where there is a significant blind spot for traffic travelling east along Brookside Road. At the same

time the weight restrictions are widely ignored, possibly prompted in part by satellite navigation systems, and improvement of road signage would be beneficial.

These highway-related issues were among the most frequently mentioned topics in the public consultation exercises. Because highways are the responsibility of Derbyshire County Council, areas for improvement can be addressed only in the form of proposals in the Neighbourhood Plan and such improvements will be subject to the approval of Derbyshire County Council. The feedback from the public consultation has, however, provided very useful hard data for the Parish Council in its lobbying activity related to highways. This feedback will complement the relatively recent traffic survey conducted by Derbyshire County Council, assessing the level, flow and speed of the traffic in transit through the access roads in the parish. For further information, see [section 18](#). The Parish Council will also continue to lobby both Derbyshire County Council and Derby City Council for the construction of the proposed Bishops Drive/Morrison's roundabout link road that would divert much traffic away from Breadsall village.

On-street parking has been noted as an area of concern in the village. For road users this represents a potential danger and impedes the free flow of traffic, causing unwelcome queuing within the village. It is common for vehicles to be parked partly on the pavements, which tend to be fairly narrow. This constitutes a major safety issue for pedestrians, who may be forced to walk on the carriageway with an obviously increased risk of an accident. This is a particular problem for the elderly, disabled, children and parents with buggies.

The Neighbourhood Plan cannot control on-street parking directly. It is also concluded that a major reduction in car usage in the village is unlikely given the very high level of car ownership and the limited availability of public transport. At the same time lack of shared off-street parking and safe on-street parking is likely to persist and the provision of appropriate on-site parking therefore becomes critical. The Neighbourhood Plan can address this by specifying that new development will incorporate fully adequate on-site parking to reduce the need for on-street parking.

Policy T & RS 1: Parking Standards

Development proposals will be supported where they will not result in additional on-street parking that would adversely affect highway safety.

Proposal T & RS A: Road safety

- 1** Implement and enforce speed restrictions through the village, including the possible use of speed cameras, electronic messaging and improved traffic calming.
- 2** Redesign the junction of Church Lane and Brookside Road to improve junction safety; for example, by introducing further road calming and/or a raised roundabout at this junction to reduce traffic speed.
- 3** Widen narrow pavements that represent a danger to pedestrians to allow improved access, particularly at the junction of Brookside Road and Church Lane.
- 4** The current build-out system of traffic calming is to be kept under review with a view to modification and alternative measures.
- 5** Press the highway authorities to install improved signage concerning HGV restrictions through the village and to carry out regular enforcement of the regulations.
- 6** Press for installation of a pedestrian crossing over the A61 to enable safe crossing for both pedestrians and cyclists and connection to the new improved cycleway along the A61.

11.2 Public transport

The village is serviced by one bus route (**Figure 14**), but this has been subject to various timetable changes and route changes as a result of economic pressures and route viability. This is a valuable service to many of the parishioners who rely on public transport to reach wider areas for medical support, shopping and general welfare.

Proposal PT A: Public transport

The Parish Council will work with public transport operator(s) and Derbyshire County Council to continue to provide a viable bus service for residents of Breadsall.



Figure 14 Bus on Moor Road.

12 Housing and design

12.1 Provision and distribution

Breadsall currently has a population of 775 within 355 households. Approximately half of the dwellings are detached (185) and half semi-detached or terraced (183). The majority are owner occupied (320), with the remainder a mixture of social and private rented accommodation. (Numbers in this paragraph are taken from the 2011 census.)

The Neighbourhood Plan will need to reflect the following key Local Plan policies.

- 1 Core Strategy 3.3 Policy 2 Paragraph 2c – Development in rural areas to be restricted to within existing settlement boundaries.
- 2 Saved Policy H 3 – Infilling within village boundaries may be permitted subject to the council being satisfied as to details of design, access and location.
- 3 Core Strategy Policy 2 Paragraph 3c – Approximately 300 new homes to be provided within rural settlement boundaries during the period 2011–2028. (It is considered by the Parish Council that the number of dwellings planned or already constructed in Breadsall represents a sufficient contribution to this total.)

All land beyond the village housing development envelope ([Figure 15](#), taken from Erewash Local Plan) is within Green Belt. There is therefore limited scope for anything other than small infill development within the envelope. Building beyond this envelope is subject to Green Belt policies.

Within the defined limits of development identified in this plan, small-scale, sustainable development will be viewed sympathetically. This development will mainly consist of infill, i.e. the filling of a restricted gap in an otherwise built-up frontage or the conversion of an existing building. Any development will be required to demonstrate that it meets an identified local need, and be well designed and located.

Special regard to protecting and enhancing special views and landscape settings is also required. The parish is mainly rural and open in character. This means that there are views of open countryside from most parts of the parish.

The consultation confirmed that views and landscapes are important to the local community and this sense of connection to the countryside needs to be retained (see [section 9.2, Key landscapes and vistas](#)).

Policy HD 1: Housing development

Within the village housing development envelope, identified in [Figure 15](#), development proposals that will result in additional dwellings will be supported where this will not unreasonably reduce the privacy of adjoining residential properties.

12.2 New housing mix

It is important that any local housing growth is able to sustain the changing population of the parish. Housing delivered as part of proposed new development must be of the right type to address the existing and future needs of the population, so as to help support a balanced and vibrant community. It is obvious from the statistics in the OCSI Report that the current housing stock in the parish is heavily weighted towards larger detached and semi-detached dwellings. This results in an unbalanced mix of dwellings that caters inadequately for those requiring smaller accommodation.

Policy HD 2: New housing mix

Development proposals for residential development, greater in scale than a single dwelling, will be considered against the latest assessment of local housing need that has been approved by the Local Planning Authority, in particular with respect to accommodation suitable for young families and older people.

12.3 New housing density

Most of the built-up parts of the parish have developed at relatively low densities ([Figure 16](#)). There are substantial areas of verge and other green spaces and many properties are within relatively large grounds and gardens. The spaces between and around these buildings contribute significantly to the character of the parish and to maintaining residential amenity. When considering development proposals, it is therefore important to have regard to the impact the proposed development will have on the setting and layout of the surrounding area. To assist in this process [Figure 16](#) divides the village into zones based on the density of development for use as a guide to the appropriate density for any new development in those zones.

(NB There is no policy HD 3, policy numbering continues at HD4 in section 12.4)



Figure 15 Village housing development envelope (Erewash Local Plan).

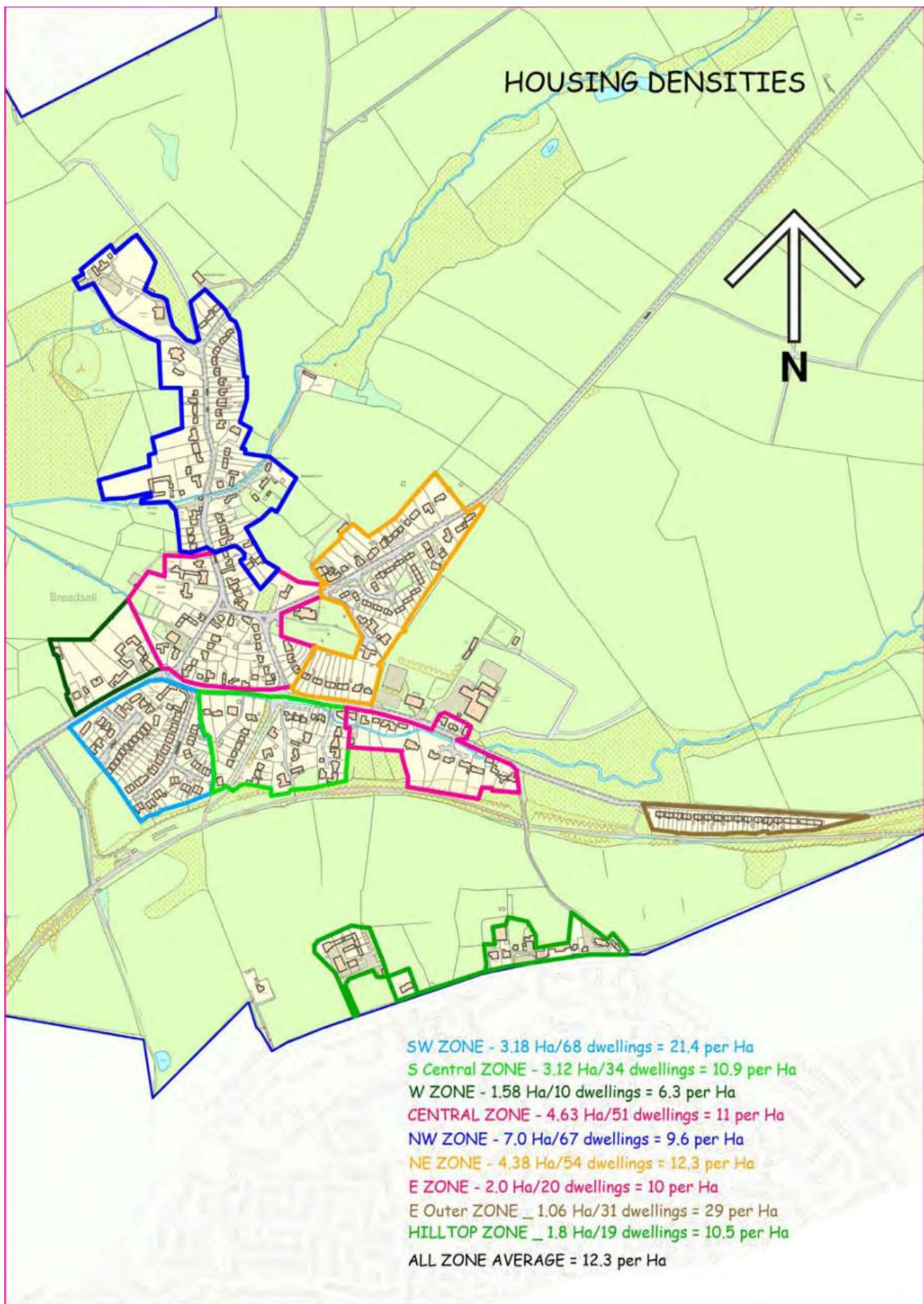


Figure 16 Breadsall housing density zone plan.

12.4 Good quality design and infrastructure

Context and reasoned justification

The Breadsall Neighbourhood Plan supports the National Planning Policy Framework's (Paragraphs 79 and 124–132) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit'.

There is already a rich variety of architectural styles in the area and new development should contribute to this variety. At the same time new development should be sympathetic to the existing character of the area. The policies set out in this document do not restrict development; rather, they challenge developers to deliver innovative development of high-quality design that responds to its surroundings and is appropriate for the area.

Intent

The intent is to encourage new development to deliver creative and high-quality design that sits comfortably with the existing built and natural environments. Also, to ensure that new development, especially that intended for family occupation, includes ample garden areas to serve future residents and to reflect the current character of the area.

Policy HD 4: Design

All new development shall demonstrate good quality design and respect the character and appearance of the surrounding area. Development is required to take the opportunities available for enhancing the local character and quality of the area and the way it functions. All new development shall be required specifically to respond to and integrate with local surroundings by meeting the following criteria:

- 1 using good quality durable materials that complement the existing palette of materials used within the area
- 2 respecting established building set back and arrangements of front gardens
- 3 using stone walling, green hedging and/or trees for highway boundaries, or in keeping with the existing streetscape if different
- 4 ensuring safe access for pedestrians, cyclists and road users
- 5 providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact
- 6 using innovative design that is sustainable in its design, construction and operation

It is widely acknowledged that developers should make contributions to local infrastructure and facilities as a condition of receiving planning permission in accordance with Section 106 of the Town and Country Planning Act or the Community Infrastructure Levy Regulations (which Erewash Borough Council has not currently adopted). Most development within the parish is likely to fall below the threshold for triggering such payments but Erewash Borough Council should require such payments where permitted and consult the Parish Council to determine local priorities for the expenditure of such funds.

13 Economy

Employment within Breadsall parish is restricted to a small number of employers, notably the Windmill Inn public house, Breadsall village shop (**Figure 17**), Breadsall Priory Hotel and Country Club, and Derby Garden Centre.

The Windmill Inn public house (13 employees), Breadsall Priory Hotel and Country Club (188 employees) and Derby Garden Centre (90 employees) have a high proportion of part-time workers owing to the nature of their business, which can also be seasonal. Full-time employees within these businesses are one, 103 and 54, respectively.

The owners of Breadsall village shop are both residents of the parish, one of whom lives in the



Figure 17 The village shop, August 2017.

home adjoining the shop itself. They employ one further part-time employee, who does not live within the parish.

It should be noted that Breadsall Primary school has approximately 21 direct and indirect employees although it does not fall within the employment use classes for town and country planning purposes.

The 2011 census indicates that 70 residents are self-employed and 35 residents work from home. This is clearly an important category of employment activity that does not necessarily involve business premises within the parish but requires

sympathetic policies and good digital infrastructure. The Parish Council supports the Derbyshire County Council policy on broadband infrastructure and has incorporated it within **Policy E 1**.

In view of its overwhelmingly residential and rural character Breadsall will never be a suitable location for large-scale new employment-related development, particularly in the industrial category. This was a clear view emerging from the public consultation in 2016/2017. Indeed it is notable that the Erewash Employment Land Survey (2018) shows no sites in Breadsall parish other

than a small part of the 'Little Eaton Southern Triangle' (EELS 005) occupied by Derby Garden Centre. The parish does, however, wish to foster the viability of existing businesses and to support the limited forms of sustainable economic growth that are appropriate to the area. Such development must be subject to appropriate safeguards to conserve the character of the parish.

Policy E 1: Economy

Conversion of existing buildings and well-designed new buildings, or through farm diversification schemes, will be supported. Development proposals relating to operation of a business from residential premises, and development of café/tearooms will be supported. Business-related development proposals will only be supported where there will be no significant adverse residential or visual amenity impacts. All new development must incorporate access to superfast broadband infrastructure.

14 Community facilities

The public consultation exercises showed the importance of various local facilities and services to local residents. This is intended to be a broad definition of community facilities from various planning use classes including some facilities operated on a commercial basis. The most frequently mentioned items were the village shop and the Memorial Hall, which provides accommodation for numerous clubs, societies and leisure activities. This section aims to protect the following sites, buildings and infrastructure that support the facilities and services used by parish residents:

- 1 village shop
- 2 Memorial Hall and playing fields together with parking, pavilions and event facilities
- 3 Church of All Saints
- 4 Breadsall Priory Hotel and Country Club and Golf Course
- 5 Windmill Inn public house
- 6 public footpaths
- 7 Great Northern Greenway.

It should be noted that this section complements the earlier [sections 8 and 9](#), which identify features contributing to biodiversity, visual amenity, heritage and the character of the parish. Some features may contribute in multiple ways and thus be included in more than one section.

Policy CF 1: Development proposals affecting community facilities

Development proposals that will result in loss of all or part of the following community facilities will not be supported unless:

- a) An equivalent replacement facility of similar quality in no less convenient a location for users is provided; or
- b) It can be demonstrated that the existing facility is no longer used by the local community.
 1. Village shop
 2. Memorial Hall and playing fields together with parking, pavilion and event facilities
 3. Church of All Saints
 4. Breadsall Priory Hotel and Country Club and Golf Course
 5. Windmill Inn Public House
 6. Public footpaths, and
 7. Great Northern Greenway

15 Flooding

15.1 Flood risk

There is a risk of flooding in parts of the village and there was a flooding event in July 2012 ([Figure 18](#)). This is therefore a key issue for the Neighbourhood Plan. The flood risk has three causes.

- 1 Two watercourses, the Dam Brook and the Boosemoor Brook, pass through the village and can carry high volumes of water during heavy rainfall. This represents a flood risk, especially if debris becomes caught in various pinch points within the village.
- 2 Recent developments just beyond the parish boundary which allow outflows from surface water drainage attenuation ponds to discharge into these watercourses have the potential to add to this risk.
- 3 The village relies on a 100-year-old combined foul/surface water sewerage system, the majority of which has a diameter of only 15 cm. This does not meet current standards and adds to the flood risk as it may be unable to accommodate surface water run-off during extreme rainfall. In these circumstances there is a further risk of contamination from foul sewage.

Environment Agency plans show that areas of the village are at medium risk of flooding from watercourses and at medium to high risk of flooding from surface water ([Figures 19 and 20](#)). A more detailed description of flood risks is contained in [Appendix F](#).

Policy FR 1: Reducing flood risk

- 1 Development proposals will only be supported where they will not significantly increase the risk of flooding from watercourses, or from surface run-off. To avoid an increase in the number of obstacles to the watercourse flow, no new access bridges shall be built across the Dam Brook and Boosemoor Brook unless it can be demonstrated that they will have no effect on the flow.

2—

It should be noted that trees can help reduce surface water run-off by up to 60 per cent according to the Natural Environment White Paper and a study from the University of Manchester (see [section 18](#)). This reinforces the merit of preserving trees and woodland contained elsewhere in the Neighbourhood Plan (see [section 9.5](#)).

(a)



(b)



Figure 18 Flooding (a) at the village shop and (b) on Brookside Road in 2012.

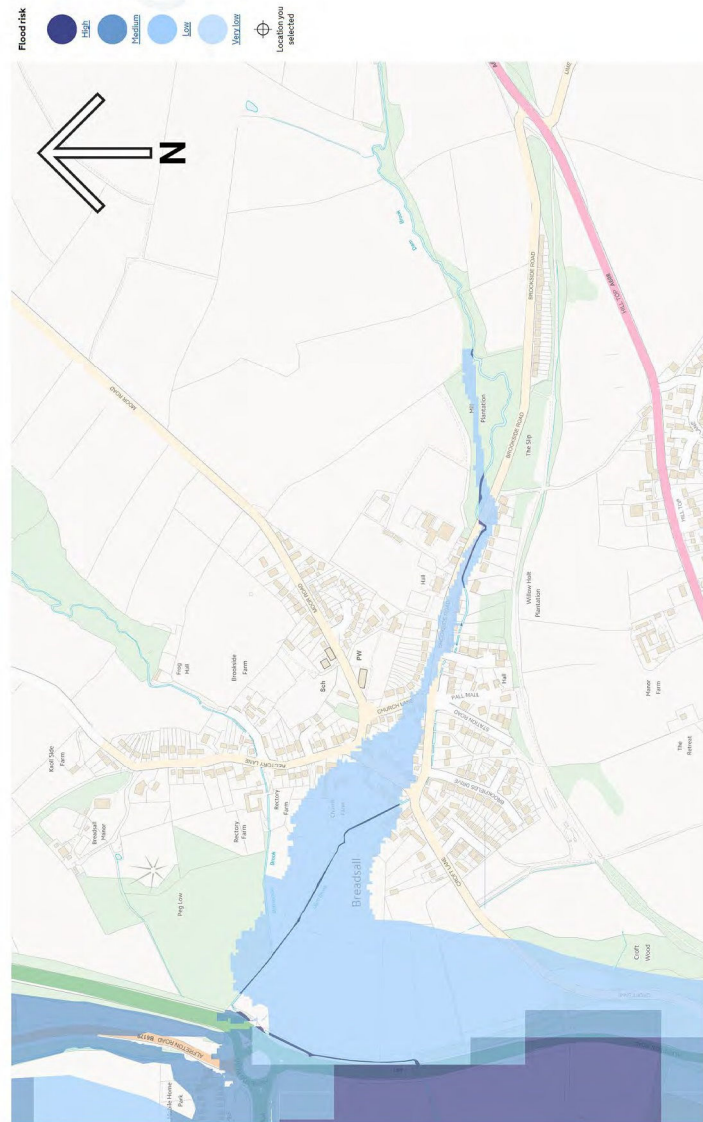


Figure 19 Centre of Breadsall according to the Environment Agency's flood map for planning (flood risk from rivers/watercourses).

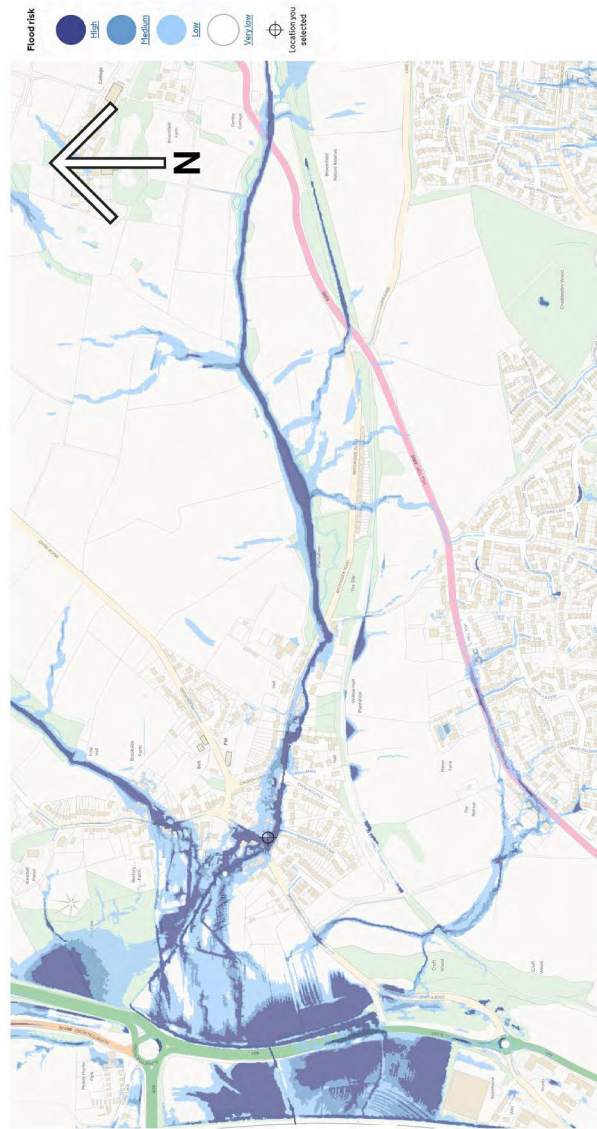


Figure 20 Breadsall area according to the Environment Agency's flood map for planning (flood risk from surface water).

16 Potential for enhancement of village character and environment



Figure 21 Rose Cottage, Brookside Road.

16.1 Looking to the future

The whole purpose of the Neighbourhood Plan is to protect and improve the character and environment of the parish. This final section aims to summarise the ways in which the policies and proposals in the Neighbourhood Plan can be used to achieve this during the life of the plan.

16.2 Historic environment

In addition to the buildings (**Figure 21**) that have statutory protection as listed buildings or structures of local interest, the Neighbourhood Plan identifies many further buildings of local heritage interest that make an important contribution to the parish heritage. The parish will exercise continued vigilance in protecting and enhancing all these assets and their settings.

16.3 New development

The Neighbourhood Plan has defined standards for the extent, design, layout and density of new housing development to ensure that such development enhances rather than harms the character of the parish, and in particular is compatible with the conservation area and central core of the village. The Parish Council will seek to enforce these standards but will welcome innovative designs, provided that the context of the surroundings and neighbouring properties is properly taken into account. A traditional architectural approach will in principle be appropriate in the central core but well-designed, innovative alternatives will be entertained and could include green building projects.

16.4 Landscapes, vistas and Local Green Spaces

The pleasant environment of the parish relies to a large degree on the many attractive landscapes, vistas and areas of Local Green Spaces. The Neighbourhood Plan creates for the first time comprehensive schedules of vistas and areas of Local Green Spaces, with accompanying illustrations.

These schedules can be used in the future as the basis of action to protect and enhance the attractive appearance of many locations within the parish.

16.5 Highways

The Neighbourhood Plan consultation has identified extensive public concerns related to heavy traffic and road safety within the parish. Although highway matters lie outside the direct scope of the Neighbourhood Plan the opportunity has been taken to put forward various proposals for remedial measures. This material can be used by the Parish Council to lobby the highway authority for appropriate action.

16.6 Natural environment

The Neighbourhood Plan has gathered a comprehensive set of information about the nature and location of wildlife, flora and woodland within the parish, all of which make a major contribution to the environment. The plan also describes the measures needed to protect key habitats and wildlife corridors and to promote new ones. This will guide future action to enhance biodiversity and nature conservation within the parish.

17 Acknowledgements

We would like to thank the following for allowing us to include their photographs:

Breadsall Priory

Janet Brewster

Derbyshire Life

Stewart Finnigan

Ashley Franklin (www.ashleyfranklin.co.uk) – cover photo of Breadsall village shop

J. Plant

Members of the Neighbourhood Plan advisory group

18 Sources of supporting evidence

Areas of multiple environmental sensitivity

https://www.erewash.gov.uk/media/files/Environment-and-Planning/Planning%20Policy/ldf/AMES_methodology_and_Derbyshire_mapping.pdf

Biodiversity and nature conservation

<https://www.derbyshire.gov.uk/leisure/countryside/countryside-sites/wildlife-amenity/breadsall-cutting.aspx>

<https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>

Derbyshire landscape character assessment

<https://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/landscape-character.aspx>

Environment Agency's flood map for planning (flood risk from surface water)

<http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

Government guidance on prevention of contamination from existing invasive and harmful plants

<https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>

Greenprint for Biodiversity in Erewash

https://www.erewash.gov.uk/media/files/Environment-and-Planning/Planning%20Policy/ldf/Erewash_Greenprint_Strategy_2009.pdf

Green Space Strategy

https://www.erewash.gov.uk/media/files/Environment-and-Planning/Planning%20Policy/ldf/Green_Space_Strategy.pdf

OCSI Report

Rural Community Profile for Breadsall (Parish): Action with Communities in Rural England (ACRE) Rural Evidence Project 2013

Peak Fringe Action Area of the Lowland Derbyshire Biodiversity Action Plan

<https://www.derbyshire.gov.uk/environment/conservation/ecology/lowland-derbyshire-biodiversity-action-plan/lowland-derbyshire-biodiversity-action-plan.aspx>

Surface Water Management Plan Technical Guidance, Annex F

<https://www.gov.uk/government/publications/surface-water-management-plan-technical-guidance>

Traffic

Breadsall Traffic Report (September 2016)

Derbyshire County Council Transportation Data & Analysis Team Traffic Survey Method Statement (June 2016)

Trees can help reduce surface water run-off (a study from the University of Manchester)

https://www.academia.edu/32391173/The_effect_of_street_trees_and_amenity_grass_on_urban_surface_water_runoff_in_Manchester_UK

Woodland Trust

<http://www.woodlandtrust.org.uk/get-involved/campaign-with-us/in-your-community/neighbourhood-planning/good-policy/>

Appendices

Appendix A Basic conditions statement

Ref: Paragraph 8 of Schedule 4b to the Localism Act 2011

Legal requirements

The Draft Plan is being submitted by **Breadsall Parish Council**, the qualifying body for the Neighbourhood Plan area.

What is being proposed is a Neighbourhood Development Plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The Breadsall Neighbourhood Development Plan will take effect from the date at which it is 'made' until 2029, or until the Erewash Local Plan is renewed.

The policies do not relate to excluded development

The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area

The Neighbourhood Plan proposal relates to the Breadsall neighbourhood area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

Basic conditions

Have appropriate regard to national policy

Breadsall Neighbourhood Plan has been produced according to rules set out in the National Planning Policy Framework (NPPF). It has regard to national policy on sustainable development and follows the guidance provided.

Contribute to the achievement of sustainable development

It is a plan for sustainable development within the plan area over the lifetime of the Erewash Local Plan, with regard to local housing need and the enhancement of local heritage and the Green Belt.

Table A1 shows how Breadsall Neighbourhood Plan accords with the NPPF.

Table A1 NPPF policies

NPPF policies	Breadsall Neighbourhood Plan (the Plan)	Policy/proposal
NPPF sustainable development	Taken as a whole the Plan sets out aims and policy objectives that conform to the NPPF overarching aim of sustainable development	All
NPPF6: Delivering a wide choice of high quality homes, Para 122 (in column 1)	The Plan allows for development within the settlement area, and encourages a mix of housing. The Plan sets out policies to achieve housing development that maintains appropriate density for the plan area	Section 12 HD 1 HD 2
NPPF7: Requiring good design	The Plan sets out guidance on good design	HD 4
NPPF9: Protecting Green Belt land	The Plan recognises and supports the Green Belt policies in the Local Plan	Section 9
NPPF11: Conserving and enhancing the natural environment, Para 97 and 174	The Plan sets out clear guidance to preserve and enhance the natural environment	B & NC 1
NPPF 8: Local Green Spaces	The Plan identifies Local Green Spaces with special significance to local people and provides a rationale for each	GS 1

The policies within the plan align with the aims of the NPPF and the Erewash Local Plan and seek to deliver sustainable development while securing a housing supply that meets local need.

General conformity with Strategic Local Policy

Table A2 sets out how the Breadsall Neighbourhood Plan conforms to the strategic policies in the Erewash Local Plan.

Table A2 Alignment to Erewash Local Plan

Erewash Local Plan	Breadsall Neighbourhood Plan	Policy
<p>Vision for Erewash in 2028</p> <p>Extract:</p> <p>2.4.8 The majority of the Erewash countryside, Green Belt, recognised areas of biodiversity and those locations at high probability of flooding will have been protected. Green Infrastructure networks, including publicly accessible open space, will have benefited from protection, enhancement and increased levels of access. Our natural environment, incorporating biodiversity, will have been carefully nurtured to protect against harm.</p>	<p>All Breadsall Neighbourhood Plan objectives apply.</p> <p>The Plan has developed a vision and objectives for the village based on local appraisals, local surveys and local consultations, and has developed objectives which will help deliver the community's aspirations.</p> <p>Green spaces, wildlife corridors and specific policies to improve biodiversity are included.</p>	NP Section 2 Vision

... The historic environment of Erewash, both urban and rural, will be valued, protected and enhanced. The sympathetic preservation of the distinctive character of Erewash towns and villages will have remained carefully managed, with the sustainability and needs of rural settlements being enhanced by development which has helped to deliver affordable housing where required to support local communities.	The areas of the parish in the Green Belt are protected, and the areas of flood risk within the village have special policies to address the risk.	
Vision for Erewash, Para 2.4.8	The Plan promotes the green infrastructure in the parish.	LV 1
Spatial objective VI Protecting and enhancing Erewash's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced.	The Plan ensures that the natural and built heritage will be preserved or enhanced through sensitive development over the Plan period.	Section 9 B & NC 1
xi. Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multifunctional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity.	The Plan makes provision for increasing biodiversity and ensuring that new development maintains open spaces and vistas. The Plan also designates locally significant sites as Local Green Spaces.	NP 9.5 E & C 3 B & NC 1 9.2 GS 1

<p>3.4 Policy 3: Green Belt</p> <p>1. The principle of the Nottingham–Derby Green Belt will be retained. Within Erewash, when considering proposals for development within the Green Belt, regard will be given to:</p> <p>a) the statutory purposes of the Green Belt;</p> <p>b) maintaining the strategic openness of the Green Belt between the towns of Ilkeston and Long Eaton and the Derby urban area;</p> <p>c) ensuring the continued separation of neighbouring towns and rural settlements within Erewash Borough;</p> <p>d) safeguarding valued countryside; and</p> <p>e) preserving the setting and special character of Erewash towns and rural settlements.</p>	<p>The Plan recognises the Green Belt policies in the Local Plan and supports them through its own policies, and sets out its aspirations in the proposal in section 9.4.</p>	<p>NP 9.4 Green Belt</p>
<p>3.9 Policy 8: Housing Size, Mix and Choice</p> <p>3. The appropriate mix of type and density within housing development will be informed by:</p> <p>a) area character, site specific issues and design considerations; and</p> <p>b) the existing or proposed accessibility of a location by walking, cycling and public transport.</p> <p>3.11, (1–11) justification for Policy 10. Design & Enhancing Local Identity</p>	<p>The Plan sets out how new housing development should fit into the vernacular character of the village, whilst enhancing distinctiveness.</p> <p>HD 1 sets out design criteria to support good quality sustainable development in the village.</p>	<p>HD 1 HD 2</p>
<p>3.17 Policy 16: Green Infrastructure, Parks and Open Space</p>	<p>The Plan emphasises the role of green infrastructure and the setting of the village in its landscape.</p>	<p>LV 1</p>
<p>3.2 Policy 1: Climate Change</p>	<p>The Plan takes account of the need to reduce carbon emissions and allows for sensitive energy generation from wind and solar sources.</p>	<p>EN 1</p>

Be compatible with EU obligations

The Neighbourhood Plan does not contain policies that might conflict with EU obligations.

Appendix B Buildings of Local Interest (Erewash Borough Council list)

Table B1 Breadsall primary school

Street	Moor Road
Thesaurus type	Education/National school
Easting	437151
Northing	339855
Erewash Borough Council reference	LL/621
Parish	Breadsall

Description



A national school, built in 1837 for Sir George Harpur Crewe. It is faced in smooth render beneath a shallow pitched slate roof. The front elevation is of a single storey. There are six large timber windows with 'hopper' openings. The centre two windows are set within a projecting gable with elaborate bargeboards. Buildings that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the Local List.

Table B2 Breadsall school house

Street	19 Moor Road
Thesaurus type	Domestic/Teacher's house
Easting	437169
Northing	339868
Erewash Borough Council reference	LL/622
Parish	Breadsall

Description



A teacher's house, built in 1843 for Sir George Harpur Crewe. Designed in the Tudor Revival style, it is built of stone beneath a slate roof. The front elevation is of two storeys. There is a central entrance door beneath a four-centred arch and hood mould. This is a well-preserved early Victorian house. As such it may have qualities of age that justify its inclusion on the Local List.

Table B3 War memorial

Street	Moor Road
Thesaurus type	Commemorative/War memorial
Easting	437072
Northing	339788
Erewash Borough Council reference	LL/746
Parish	Breadsall

Description



A memorial cross to the First World War, erected in 1920. The memorial is made of stone. It takes the form of a Celtic cross on a plinth, set upon a stepped base.

There is a presumption in favour of listing all war memorials.

Appendix C Key Landscapes and Vistas

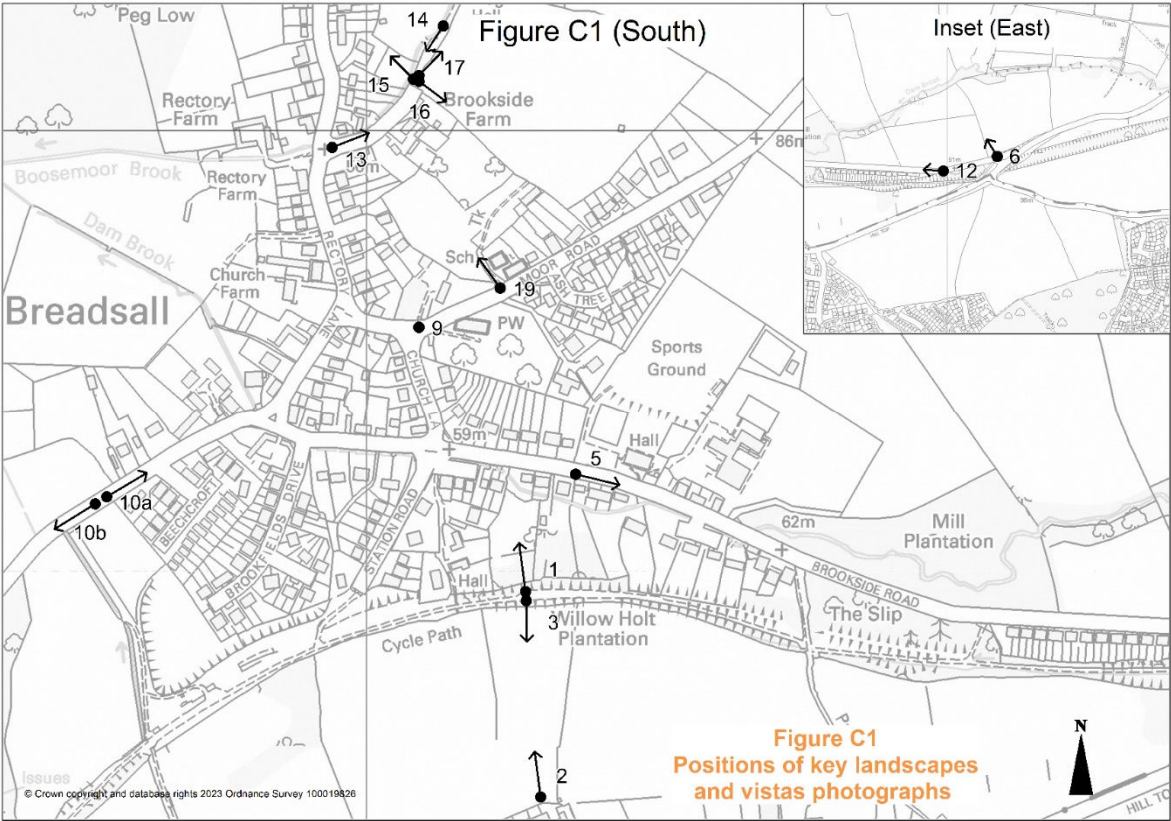
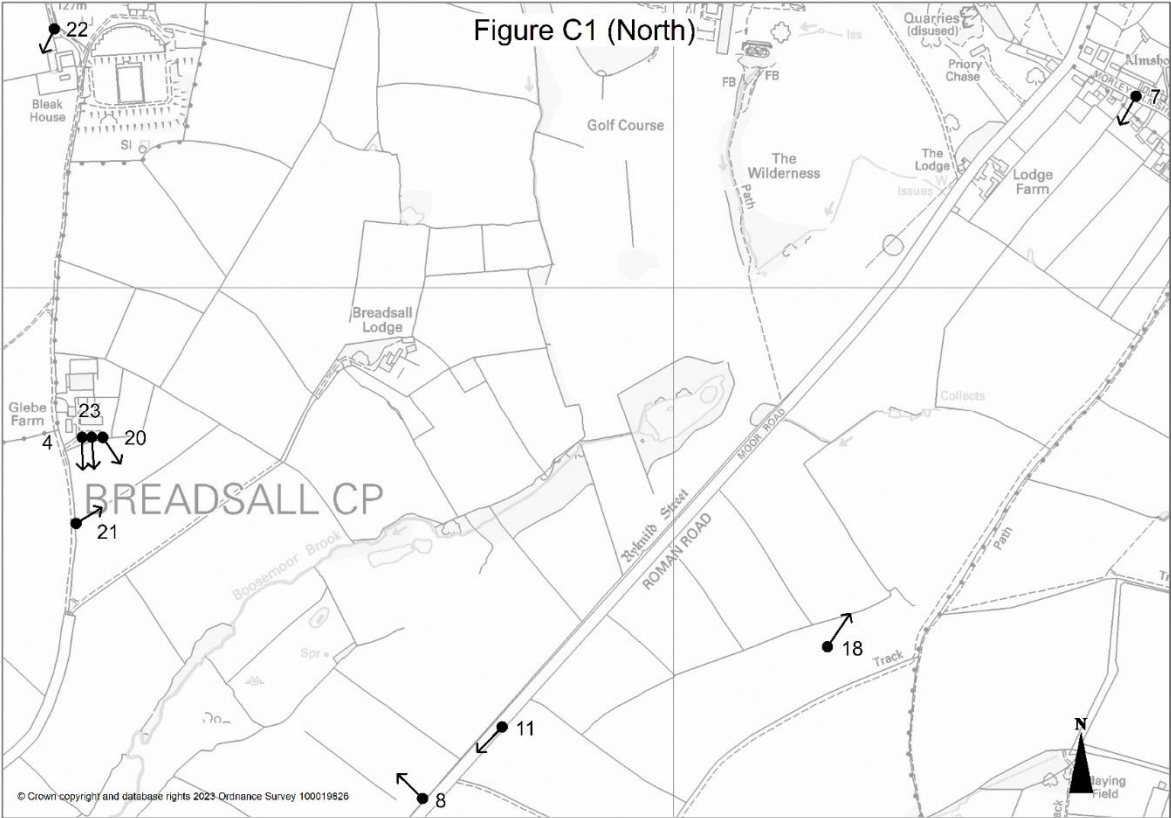




Photo C1 From the Greenway looking towards the church (52.951810, -1.448133).



Photo C2 From Manor Farm Barn conversions over the Greenway to the church (52.949563, -1.447988).



Photo C3 From the Greenway looking towards Manor Farm (52.949563, -1.447988).



Photo C4 From Glebe Farm looking towards the village (52.963199, -1.447883).



Photo C5 Seven Scottish Pines adjacent to 57 Brookside Road (52.952401, -1.445214).

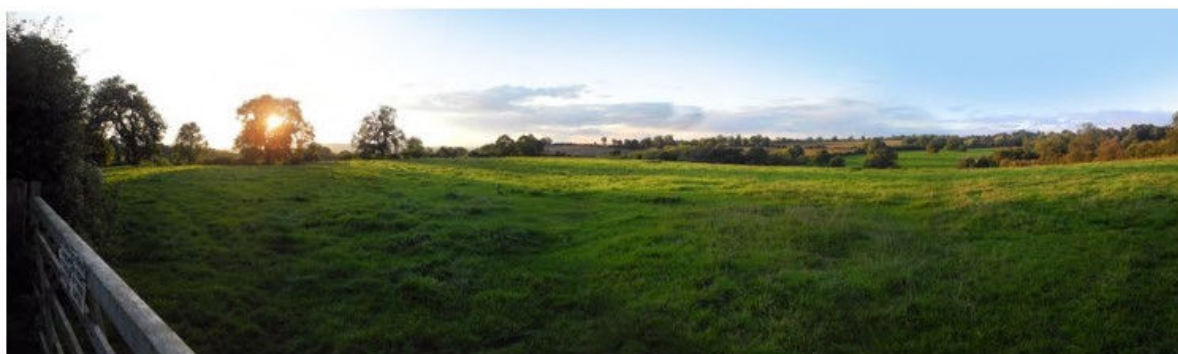


Photo C6 From the top of Brookside Road looking towards the Broomfield Estate (52.951610, -1.433390).



Photo C7 From Morley Almshouses Lane looking back towards the village (52.965992, -1.424814).



Photo C8 From Moor Road looking towards Glebe Farm (52.957756, -1.442253).



Photo C9 Tree to the back of the green triangle at the junction of Moor Road and Church Lane (52.954256, -1.450098).

(a)



(b)



Photo C10 Entrance to (a) and exit from (b) the village along Croft Lane (52.952835, -1.454603).



Photo C11 Entrance to the village along Moor Road (52.958791, -1.440446).



Photo C12 Entrance to the village along Brookside Road (52.951503, -1.435297).



Photo C13 Looking up 'Frog Lane' from Rectory Lane (52.955973, -1.451246).



Photo C14 Looking down 'Frog Lane' towards Rectory Lane (52.957039, -1.449443).



Photo C15 View of a field from 'Frog Lane' looking northwest (52.956567, -1.449870).



Photo C16 View of a field from 'Frog Lane' looking southeast towards Moor Road (52.956567, -1.449870).



Photo C17 View from halfway up 'Frog Lane' (52.956567, -1.449870).



Photo C18 From Moor Road footpath towards Morley Almshouses Lane (52.959112, -1.438713).



Photo C19 Land adjacent to the Old Hall (52.954647, -1.448660).



Photo C20 Glebe Farm (52.963199, -1.447883).



Photo C21 From Rectory Lane towards Breadsall Lodge (52.961952, -1.448398).



Photo C22 Farmland as seen from Bleak House on Rectory Lane (52.967871, -1.448707).



Photo C23 Church (taken with zoom lens) from Glebe Farm, Rectory Lane (52.963199, -1.447883).

Appendix D Buildings of local heritage interest



Figure D1 Positions of buildings of local heritage interest photographs.



Photo D1 The village shop (52.953429, -1.451979).



Photo D2 The Old Barn and Cottage on Croft Lane (52.953288, -1.453355).



Photo D3 Blacksmith's Cottage on Brookside Road (52.952882, -1.448902).



Photo D4 The Gables, Brookside Road (52.953271, -1.450453).



Photo D5 12 Rectory Lane (52.954169, -1.451221).



Photo D6 Post Office Farm, Rectory Lane (52.954875, -1.450788).



Photo D7 Old Farm, Rectory Lane (52.955329, -1.450993).



Photo D8 Glebe Farm barn conversions on Rectory Lane (52.963429, -1.447386).



Photo D9 Barn conversions on Rectory Lane (52.956131, -1.452439).



Photo D10 The Hollies, Croft Lane (52.953553, -1.452739).



Photo D11 The Windmill Inn (52.949631, -1.442312).

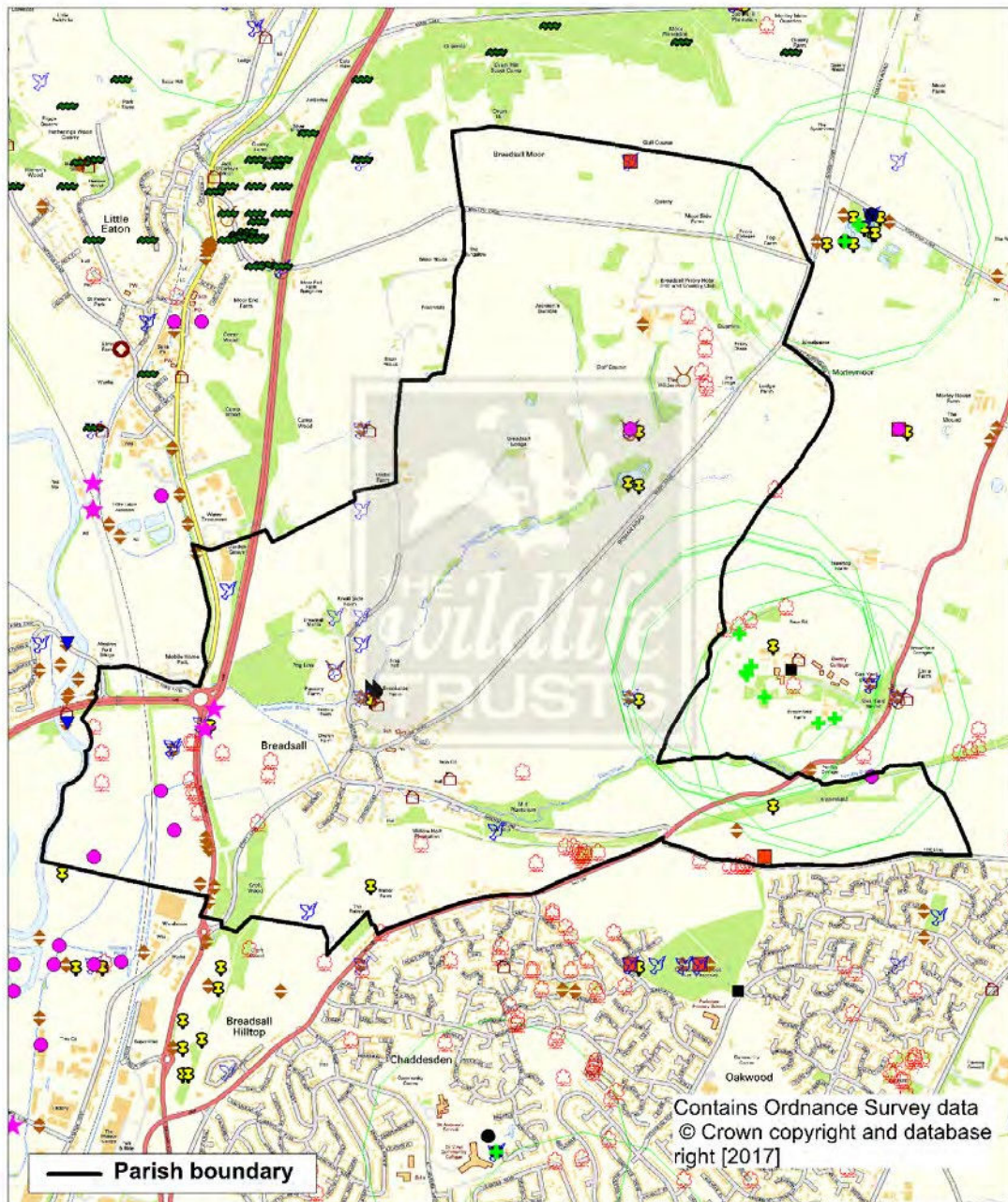


Photo D12 Cottages by the Windmill Inn (52.949574, -1.441867).



Photo D13 View of Morley Almshouses Lane (52.967510, -1.426194).

Appendix E Wildlife in and around Breadsall














Produced for
Breadsall Neighbourhood Plan
by Derbyshire Wildlife Trust
October 2017



Figure E1 Wildlife around Breadsall. For key, see next page.

GENERAL KEY TO GIS MAPS











NB Not all these symbols may appear on the map supplied

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

Ancient Woodland from Ancient Woodland Inventory

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

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

BAP, UK Biodiversity Action Plan.

Appendix F Flood risk

The Boosemoor Brook flows through the north of Breadsall, towards the west, in two concrete culverts as it crosses under Rectory Lane and before converging with Dam Brook. Dam Brook originates to the southeast of Breadsall and crosses beneath Brookside Road in a clay pipe culvert. The watercourse then flows alongside Brookside Road, through land owned by a number of properties, before crossing under Station Road, Brookfields Drive and then Croft Lane/Rectory Lane via two stone arch culverts. These key constraints to the watercourse are highlighted on **Figure F1**. Alongside these, there are several other, smaller obstructions to the flow of the watercourse that are situated on private land, mainly consisting of access bridges. Dam Brook ultimately flows into the River Derwent, on the southwest side of the A61. Both Boosemoor Brook and Dam Brook are classed as ordinary watercourses and both fall within the riparian ownership of various landowners. Riparian landowners have a responsibility to maintain ordinary watercourses that fall within their land, and these responsibilities include the requirement to keep any structures, such as culverts, trash screens, weirs and mill gates, clear of debris. (The term ordinary watercourse relates to a watercourse that is not part of a main river. This includes minor rivers, streams, land and roadside ditches, drains, cuts, culverts, dikes, sluices, sewers other than public sewers within the meaning of the Water Industry Act 1991 and passages through which water flows.)

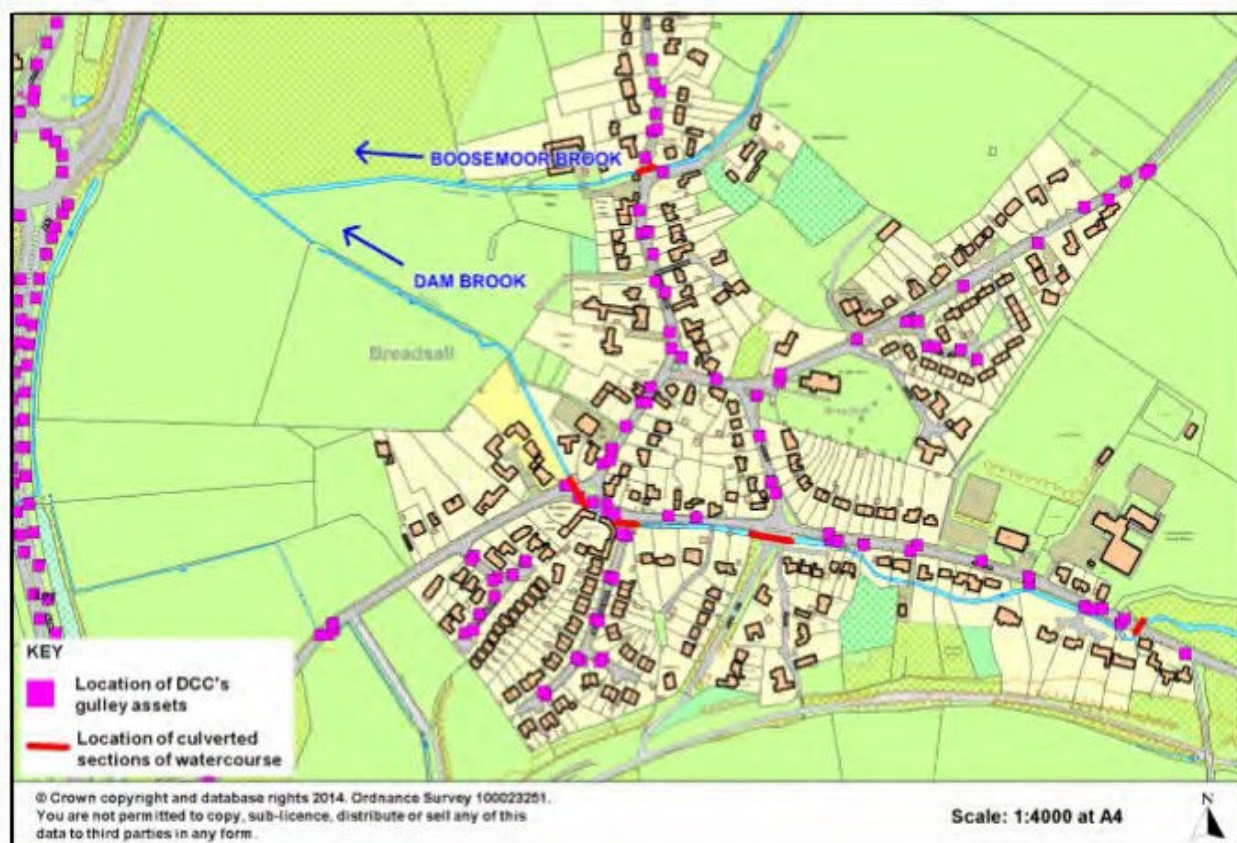


Figure F1 Local drainage features.

Public sewer records produced by Severn Trent Water show that the public combined gravity sewers beneath Rectory Lane, Brookside Road, Brookfields Drive and Moor Road convey surface water run-off in a westerly direction, across the centre of Breadsall, before being directed along Rectory Lane and northwest beneath open agricultural land to the south of Rectory Farm. Near the Memorial Hall, a surface water sewer connects Brookside Road into the Dam Brook and a second surface water sewer flows north beneath Brookfields Drive, before connecting into Dam Brook opposite the village shop.

According to the flood zones shown on the Environment Agency's flood map for planning (rivers and sea), the centre of Breadsall village lies within zones 1 (low probability of flooding) and 2 (medium probability of flooding), in respect of flood risk from rivers/watercourses. Some areas of the parish to the west of the A61 are within zone 3 (high probability of flooding) but this land is acknowledged as a floodplain and contains no existing or planned development (**Figure F2**).

The local combined drainage system is more than 100 years old; the majority is only 15 cm pipe and is not to current standards. The lack of separation between foul and surface water has caused problems during flooding events. New development must take this into account.

The areas of Breadsall within zone 2 follow the flow of Dam Brook, then the bottleneck culvert opposite the village shop, heading onto the agricultural fields and connecting with the flow from Boosemoor Brook, as shown in **Figure F3**.

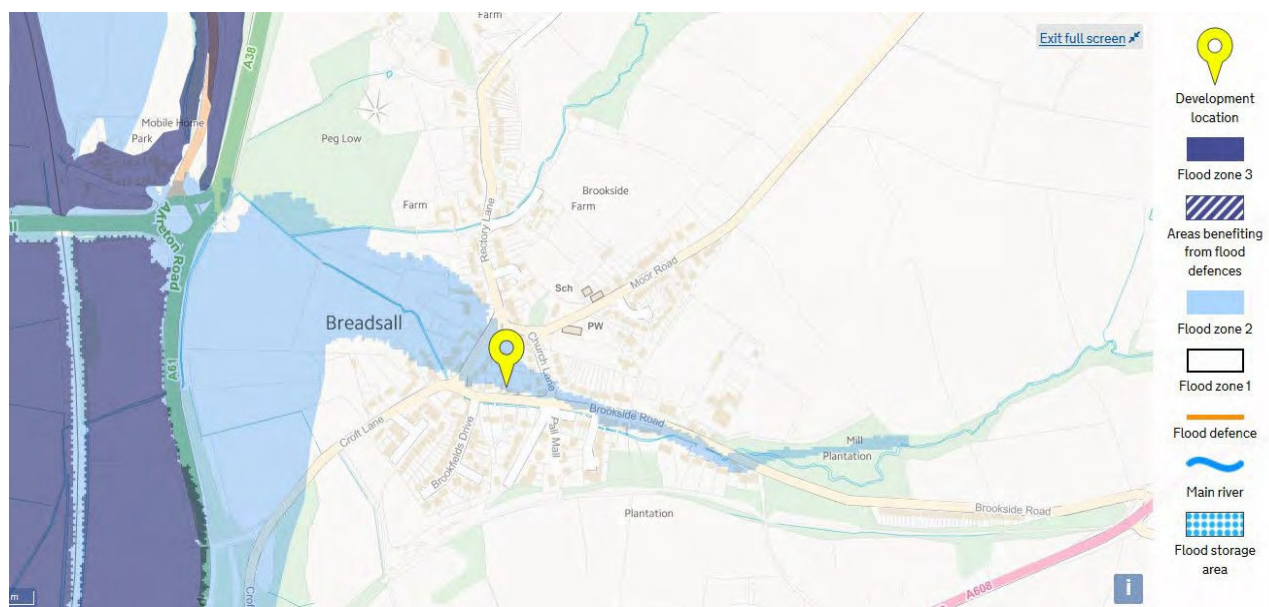


Figure F2 Breadsall area according to the Environment Agency's flood map for planning (flood risk from rivers/watercourses).

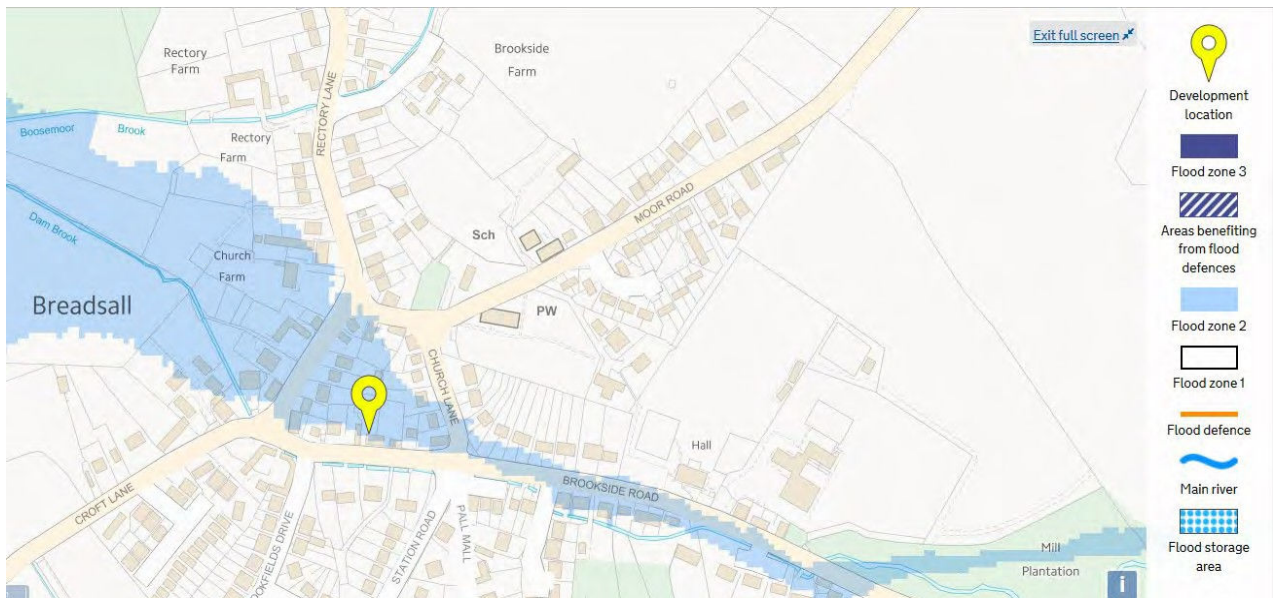


Figure F3 Centre of Breadsall according to the Environment Agency’s flood map for planning (flood risk from rivers/watercourses).

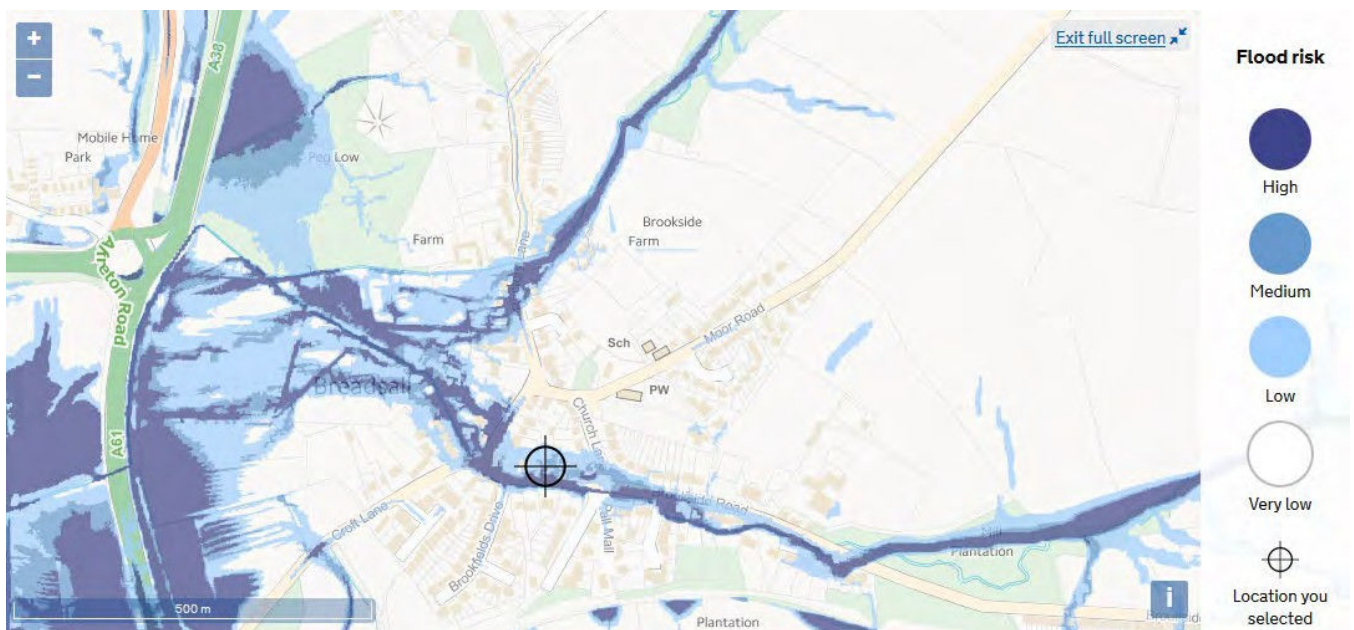


Figure F4 Breadsall area according to the Environment Agency’s flood map for planning (flood risk from surface water).

Parts of central Breadsall area are affected by the flood risk from surface water, as shown in **Figure F4**, with the area along both Boosemoor Brook and Dam Brook classified as high to medium risk.

The Environment Agency produces maps showing flood risk from rivers/watercourses and surface water, which are updated regularly.

Geographically, the lowest points of the village are along Brookside Road and Rectory Lane and these were the main areas impacted by a flood in July 2012. A large catchment of water is directed towards the culvert beneath Brookside Road, which acts as the main constraint/bottleneck.

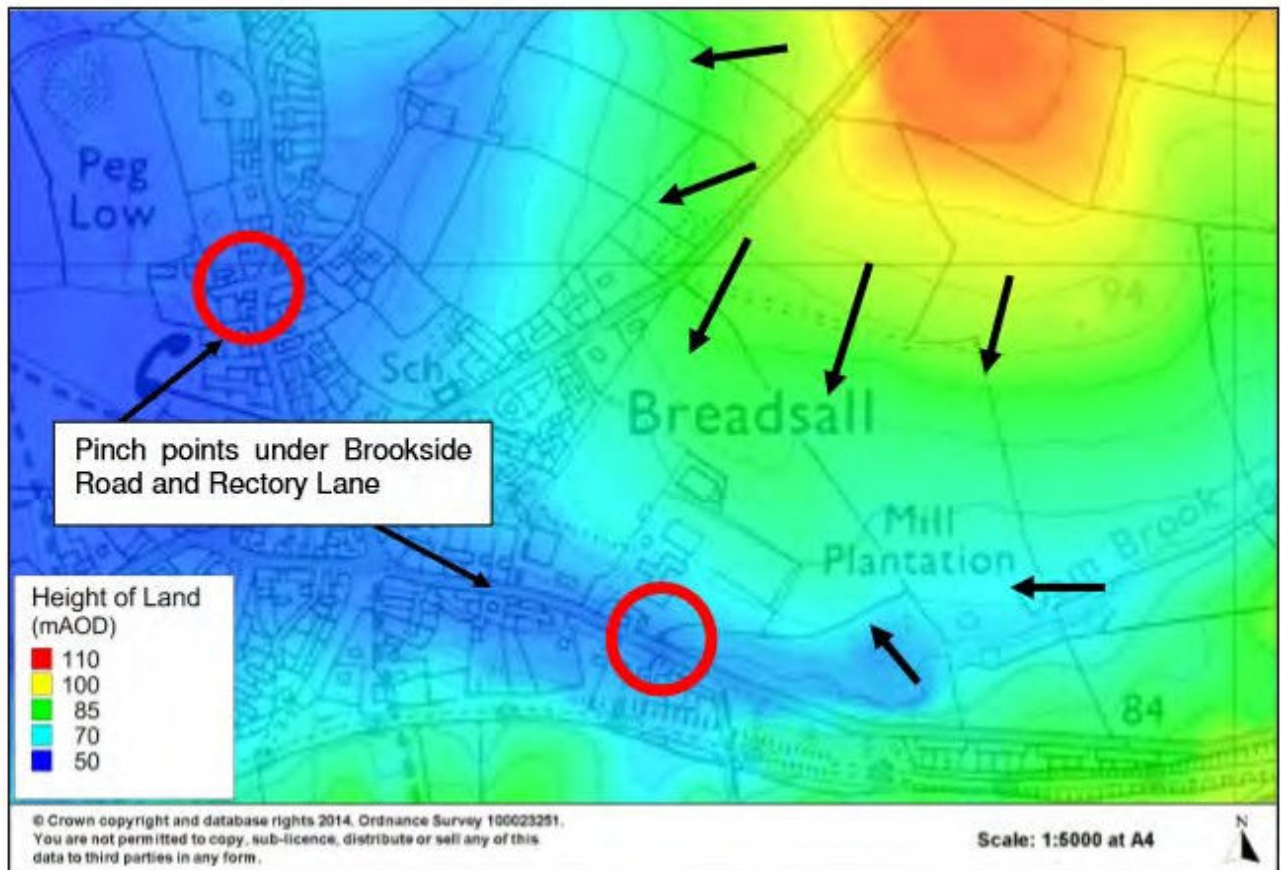


Figure F5 Height of land surrounding Breadsall low point. Arrows indicate surface water run-off flow paths.

F1 Flooding event in July 2012

Flooding followed several incidents of heavy rainfall, with the ground already being highly saturated. The Met Office issued a severe weather warning with expected excessive rainfall of 20–40 mm over a 2-day period. The local drainage system was unable to cope with high water levels and the low points (**Figure F5**) were constraints to the water flow, which resulted in small areas of Breadsall being under water. The culvert where Boosemoor Brook flows under Rectory Lane had been congested with silt and debris and was unable to cope with the high water flow, resulting in water overflowing onto 'Frog Lane' and Rectory Lane, where it entered several properties. At the same time, the combination of surface water running off the fields behind the Memorial Hall onto Brookside Road and the culvert opposite the village shop beneath Brookside Road being clogged with debris caused water to overflow onto Brookside Road, where water entered several properties, both residential and commercial. **Figure 17** shows the village shop during the flood.

Appendix G List of policies and proposals

Policy C 1: Development proposals in the conservation area (p. 15)
Policy C 2: Development proposals affecting further buildings of local heritage interest (p. 15)
Policy LV 1: Key landscapes and vistas (p. 17)
Policy GS 1: Landscapes and Local Green Spaces (p. 18)
Policy B & NC 1: Biodiversity (pp. 34–35)
Policy DS 1: Dark skies (p. 35)
Policy EN 1: Energy (p. 37)
Policy EN 2: Low-emission transport (p. 37)
Policy T & RS 1: Parking standards and vehicle charging (p.38)
Policy HD 1: Housing development (p. 40)
Policy HD 2: New housing mix (p. 41)
Policy HD 4: Design (p.44)
Policy E 1: Economy (p. 46)
Policy CF 1: Development proposals affecting community facilities (p. 47)
Policy FR 1: Reducing flood risk (p. 47)

Proposal CS A: Countryside stewardship (p. 35)
Proposal T & RS A: Road safety (p. 39)
Proposal PT A: Public transport (p. 39)

Appendix H List of figures and tables

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Figure 2 Public meeting held on 29 March 2017.

Figure 3 Breadsall church in the 19th century.

Figure 4 The Old Hall.

Figure 5 Breadsall, circa 1817.

Figure 6 Breadsall 2017, with the central core (based on village extent in approximately 1900) shaded brown.

Figure 7 Post-war development on Brookfields Drive.

Figure 8 Breadsall conservation area.

Figure 9 Local Green Spaces.

Figure 10 Photographs of some Local Green Spaces.

Figure 11 Green buffer zone.

Figure 12 Map showing key wildlife habitats.

Figure 13 Queuing traffic on Croft Lane.

Figure 14 Bus on Moor Road.

Figure 15 Village housing development envelope (Erewash Local Plan).

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Figure 17 The village shop, August 2017.

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Figure 21 Rose Cottage, Brookside Road.

Figure C1 Positions of key landscapes and vistas photographs.

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Figure F1 Local drainage features.

Figure F2 Breadsall area according to the Environment Agency's flood map for planning (flood risk from rivers/watercourses).

Figure F3 Centre of Breadsall according to the Environment Agency's flood map for planning (flood risk from rivers/watercourses).

Figure F4 Breadsall area according to the Environment Agency's flood map for planning (flood risk from surface water).

Figure F5 Height of land surrounding Breadsall low point.

Table 1 Breadsall statutory list of buildings (from Historic England (HE)).

Table 2 Further buildings of local heritage interest.

Table 3 Key landscapes and vistas.

Table 4 Local Green Spaces (to provide special protection against development for green areas of particular importance to local communities).

Table A1 NPPF policies.

Table A2 Alignment to Erewash Local Plan.

Table B1 Breadsall primary school.

Table B2 Breadsall school house.

Table B3 War memorial.

Appendix I List of photographs

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- Photo C2** From Manor Farm Barn conversions over the Greenway to the church (52.949563, -1.447988).
- Photo C3** From the Greenway looking towards Manor Farm (52.949563, -1.447988).
- Photo C4** From Glebe Farm looking towards the village (52.963199, -1.447883).
- Photo C5** Seven Scottish pines adjacent to 57 Brookside Road (52.952401, -1.445214).
- Photo C6** From the top of Brookside Road looking towards the Broomfield Estate (52.951610, -1.433390).
- Photo C7** From Morley Almshouses Lane looking back towards the village (52.965992, -1.424814).
- Photo C8** From Moor Road looking towards Glebe Farm (52.957756, -1.442253).
- Photo C9** Tree to the back of the green triangle at the junction of Moor Road and Church Lane (52.954256, -1.450098).
- Photo C10** Entrance to (a) and exit from (b) the village along Croft Lane (52.952835, -1.454603).
- Photo C11** Entrance to the village along Moor Road (52.958791, -1.440446).
- Photo C12** Entrance to the village along Brookside Road (52.951503, -1.435297).
- Photo C13** Looking up 'Frog Lane' from Rectory Lane (52.955973, -1.451246).
- Photo C14** Looking down 'Frog Lane' towards Rectory Lane (52.957039, -1.449443).
- Photo C15** View of a field from 'Frog Lane' looking northwest (52.956567, -1.449870).
- Photo C16** View of a field from 'Frog Lane' looking southeast towards Moor Road (52.956567, -1.449870).
- Photo C17** View from halfway up 'Frog Lane' (52.956567, -1.449870).
- Photo C18** From Moor Road footpath towards Morley Almshouses Lane (52.959112, -1.438713).
- Photo C19** Land adjacent to the Old Hall (52.954647, -1.448660).
- Photo C20** Glebe Farm (52.963199, -1.447883).
- Photo C21** From Rectory Lane towards Breadsall Lodge (52.961952, -1.448398).
- Photo C22** Farmland as seen from Bleak House on Rectory Lane (52.967871, -1.448707).
- Photo C23** Church (taken with zoom lens) from Glebe Farm, Rectory Lane (52.963199, -1.447883).
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- Photo D1** The village shop (52.953429, -1.451979).
- Photo D2** The Old Barn and Cottage on Croft Lane (52.953288, -1.453355).
- Photo D3** Blacksmith's Cottage on Brookside Road (52.952882, -1.448902).
- Photo D4** The Gables, Brookside Road (52.953271, -1.450453).
- Photo D5** 12 Rectory Lane (52.954169, -1.451221).
- Photo D6** Post Office Farm, Rectory Lane (52.954875, -1.450788).
- Photo D7** Old Farm, Rectory Lane (52.955329, -1.450993).
- Photo D8** Glebe Farm barn conversions on Rectory Lane (52.963429, -1.447386).
- Photo D9** Barn conversions on Rectory Lane (52.956131, -1.452439).
- Photo D10** The Hollies, Croft Lane (52.953553, -1.452739).
- Photo D11** The Windmill Inn (52.949631, -1.442312).
- Photo D12** Cottages by the Windmill Inn (52.949574, -1.441867).
- Photo D13** View of Morley Almshouses Lane (52.967510, -1.426194).

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