

Town and County Planning Act 1990
(As Amended by the Localism Act 2011)
The Neighbourhood Planning (General) Regulations 2012

**APPLICATION FOR NEIGHBOURHOOD AREA
DESIGNATION - BRAILSFORD**

Derbyshire Dales District Council has received an area application from Brailsford Parish Council under section 61G of the Town and Country Planning Act 1990 (As amended by the Localism Act 2011) which seeks the designation of the whole of the Parish of Brailsford as a Neighbourhood Area.

Copies of the application can be viewed at the following locations during normal opening hours:

- Derbyshire Dales District Council, Town Hall, Bank Road, Matlock DE4 3NN
- Ashbourne Library, Compton, Ashbourne DE6 1DA
- Ashbourne Leisure Centre, Clifton Road Ashbourne DE6 1DR
- Brailsford Post Office, Brailsford Stores, Main Road, Brailsford, DE6 3DA
- Inside Entrance to Brailsford Institute, Main Road, Brailsford, DE6 3DA

A copy of the application can also be viewed online at

www.derbyshiredales.gov.uk/brailsfordnp

Any representations should be made in writing to:

Mr Mike Hase
Policy Manager
Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire DE4 3NN

Or e-mail to planning@derbyshiredales.gov.uk

by 5pm on Wednesday 4th March 2015

BRAILSFORD AND EDNASTON PARISH COUNCIL

Mrs L Storey Parish Clerk
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2 December 2014

Mike Hase
Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

Dear Mr Hase

The Brailsford & Ednaston Parish Council proposes to designate the whole of Brailsford Parish as a neighbourhood area because:

The Parish of Brailsford comprises the village settlement of Brailsford, the hamlets of Ednaston, Commonsides, Over Burrows and Culland, and surrounding land up to the Parish boundary. Outside the settlements the Parish is predominantly rural comprising agricultural land for mixed arable and grazing, with a number of large working farms, traditional field patterns and mature or well established hedgerows and coppices.

Within the Parish one industrial site has been developed for light industrial use (Ednaston), there is one substantial brownfield site currently designated as employment land but undeveloped (old cheese factory, Brailsford), and one site converted to small-scale retail (Brailsford). The only other development of note has been the construction of fishing lakes (Ednaston) which support limited agri-tourism. The Parish is bisected by the A52 from Derby to Ashbourne which forms a transport corridor between Derby and the market town of Ashbourne.

Although Brailsford has been the subject of development in the 1980s, it currently still maintains the expected characteristics of a medium sized village, with services such as a GP surgery, village shop, Post Office, village hall (Institute) and school serving the surrounding local communities, although amenities such as butchers and bakers shops have been lost. However, this could be changed significantly. A large single housing development has recently been approved for Brailsford, which will increase the village size by some 25%. Brailsford and the outlying settlements along the A52 are increasingly impacted by the volume of traffic using the A52 which will increase again as new developments are established in Ashbourne.

The Parish is considered to provide a high standard 'quality of life' and wellbeing because of its small settlements and rural status with high value landscape and associated biodiversity. The Parish Council wishes to use the Neighbourhood Planning process to ensure that these important rural characteristics are maintained through effective visioning and planning which serve the needs of local residents, but resist urban sprawl and the extension of dormer communities, while enabling appropriate sustainable and proportionate development required to retain thriving and vibrant communities.

Yours sincerely

L Storey

L Storey
Clerk to Brailsford and Ednaston Parish Council

Brailsford Parish

