

## **Bradley Parish Council – Responses from Statutory Consultees**

### **Documents Enclosed**

Environment Agency

Historic England

Natural England

Canal and River Trust

United Utilities

Coal Authority (2)

CDC Rural Housing

North Yorks County Council

Date: 26 August 2022  
Our ref: 402894  
Your ref: Bradleys Both Neighbourhood Plan



Ms M Smith  
Clerk  
Bradleys Both Parish Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY** - [clerk@parishcouncil.bradleyvillage.org](mailto:clerk@parishcouncil.bradleyvillage.org)

T 0300 060 3900

Dear Ms Smith

### **Bradleys Both Neighbourhood Plan – Review SEA & HRA Screening**

Thank you for your consultation on the above dated and received by Natural England on 20 July 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

#### **Screening Request: Strategic Environmental Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

#### **Neighbourhood Plan**

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

#### **Habitats Regulations Assessment (HRA) Screening**

Natural England agrees with the report's conclusions that the Bradleys Both Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours sincerely

Sally Wintle  
Consultations Team



Historic England

YORKSHIRE

Mr. Mags Smith,  
Bradleys Both Council,

Our ref: PL007129002  
Your ref:  
01904 601 879  
Telephone 0755 7190988  
Mobile

22 August 2022

Dear Ms. Smith,

**Bradleys Both Neighbourhood Development Plan  
Strategic Environmental Assessment Screening Opinion Consultation**

We write in response to your e-mail of Monday 1<sup>st</sup> August 2019, seeking a Screening Opinion for the Bradleys Both Neighbourhood Plan 2016-2032, January 2019.

For the purposes of this consultation, Historic England will confine its advice to the question, "Is it likely to have a significant effect on the environment?" in respect to our area of concern, cultural heritage. Our comments are based on the information supplied within the Bradleys Both Neighbourhood Development Plan 2021-2037.

The Draft Neighbourhood Plan indicates that within the plan area there is a wide range and number of designated cultural heritage assets. There are also likely to be other features of local historic, architectural or archaeological value, and consideration should also be given to the wider historic landscape.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex of 'SEA' Directive], Historic England has concluded that the preparation of a Strategic Environmental Assessment is not required for the Bradleys Both Neighbourhood Plan.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made. We should like to stress that this opinion is based on the information available in the Bradleys Both Neighbourhood Plan.

To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

We would be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Historic England strongly advises that the conservation and archaeological staff of the Craven District Council and the North Yorkshire Archaeology Service are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

We look forward to receiving notification of the outcome of the Examination of and Referendum upon the Bradleys Both Neighbourhood Development Plan in due course.

Yours sincerely



Craig Broadwith  
Historic Places Adviser  
E-mail: [Craig.Broadwith@HistoricEngland.org.uk](mailto:Craig.Broadwith@HistoricEngland.org.uk)



**Dennison, Claire** <[claire.dennison@environment-agency.gov.uk](mailto:claire.dennison@environment-agency.gov.uk)> (19 minutes ago)

to [clerk@parishcouncil.bradleyvillage.org](mailto:clerk@parishcouncil.bradleyvillage.org)

As per our telephone conversation

**Strategic Environmental Assessment**

We note that the City Council has a responsibility to advise the Parish Council if there is a need for formal Strategic Environmental Assessment of the draft Neighbourhood Plan. You are seeking our views in order to inform the Council's decision on this matter.

We have considered the draft plan and its policies against those environmental characteristics of the area that fall within our remit and area of interest.

Having considered the nature of the policies in the Plan, we consider that it is unlikely that significant negative impacts on environmental characteristics that fall within our remit and interest will result through the implementation of the plan.

Therefore we do not see it necessary for an Strategic Environmental Assessment.

We have no further comments to make in this instance.

Regards

Claire Dennison  
Sustainable Places Planning Advisor

**MY CONTACT DETAILS:**

**Mobile 07584106200**

**Email:** [Claire.Dennison@environment-agency.gov.uk](mailto:Claire.Dennison@environment-agency.gov.uk)

Mr David Cohn  
Chairman  
Bradley District Council  
Bradley Village Store  
5-6 Rose Terrace  
Bradley  
BD20 9DP

Date: 3 February 2014

Dear Mr Cohn,

**Bradley Parish Council draft neighbourhood development plan**

Thank you for consulting us on your draft neighbourhood plan.

We note that you support the allocation of site BB01. As you acknowledge in your plan, this site lies almost entirely within flood zone 3 (high risk). For a neighbourhood plan to allocate a site within flood zone 3, we would expect to see clear evidence that the [sequential test](#) had been undertaken in a clear and transparent manner, demonstrating that there were no other reasonably available sites within areas of lower flood risk. This is consistent with the aims of national planning policy.

It is worth pointing out that we would not necessarily expect the search area for the sequential test to coincide with the neighbourhood plan area. As such, even if there were no other suitable sites within the neighbourhood plan area which were located in areas of low flood risk, we would expect that other sites could be found within the council's wider boundary.

Given the above, we have substantial concerns with this element of your plan. Whilst the plan's HOU1 policy states that development will be supported where 'flood risk is avoided or mitigated', we highlight that the emphasis should be on avoiding areas of high flood risk. Mitigation should only be considered following the application of the sequential test, where it

can be demonstrated that there are no other suitable development sites. This approach will need to be reflected in your housing policy.

If you would like to discuss this aspect of your neighbourhood plan in further detail, please do not hesitate to contact me.

Yours sincerely,

Nick Pedder

Planning Adviser – Sustainable Places

Phone: 0113 819 6435

Email: [nick.pedder@environment-agency.gov.uk](mailto:nick.pedder@environment-agency.gov.uk)





Historic England

YORKSHIRE

Mr. David Cohn,  
Bradleys Both Parish Council,  
C/O Bradley Village Store,  
5-6 Rose Terrace,  
Bradley,  
BD20 9DP

Our ref: PL00017237

Your ref:

Telephone 01904 601 879

Mobile 0755 719 0988

06 May 2016

Dear Mr. Cohn,

**Draft Bradleys Both Neighbourhood Plan  
Pre-submission Consultation Response**

Thank you for consulting Historic England in connection with the draft Neighbourhood Plan prepared for Bradleys Both Parish Council.

Amongst the heritage assets in the Neighbourhood Plan area, Bradleys Both contains 4 Scheduled Monuments and 14 grade II Listed Buildings and of course the Low Bradley Conservation Area, as indicated on the attached map.

**Comments on Documents**

Our vision and objectives

We would suggest that in addition to the National Planning Policy Framework (NPPF) policies cited on para. 2.1.1, "conserving and enhancing the historic environment" should also be cited, both due to the designated heritage assets mentioned above, as well as the non-designated heritage assets which are referred to in the draft Plan and specifically in "Our objectives" in para. 2.3:

*"To respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities as far as is practicable"*

We support this objective, although we would suggest that the term "preserve" is omitted in favour of the word "conserve", which would align the document with the NPPF.

Policy ENV6

We suggest that bullet point 4 is reworded as follows:

*"Have no significant adverse impacts on views of and from built or natural heritage assets, including on any views important to the setting of such assets."*



Historic England, 37 Tanner Row, York YO1 6WP  
Telephone 01904 60 1948 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

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### Policy ENV8

We would suggest that the term "preserve" is omitted in favour of the word "conserve", which would align the document with the NPPF.

### Policy HOU2

The phrasing of this policy could be misinterpreted to imply that 30 new homes can be built on each site, rather than for the whole of Bradleys Both. Therefore we suggest the title of the policy should be:

*"Allocation of land for a total of 30 new homes in Bradleys Both"*

### Appendix 3

Policies map 1 shows the entire meadow north & south east of Cross Lane Mill as a Housing Allocation, whilst Policies Map 2 shows only the area to the north of the Mill as a Housing Allocation. Similarly the meadows to the south east of the Recreation Ground are shown as a Housing Allocation, whilst Policies Map 2 shows only the area at the north eastern end of the meadows as a Housing Allocation.

Policies Map 1 shows the Recreation Ground, south west of Ings Lane as a Special Landscape Area, whilst this is not recorded on Policies Map 2, although Annex 2 "Character Assessment of Bradleys Both" identifies the Recreation Ground (to the south east of Middle Beck & Ings Lane, and the south west of Matthew Lane) as a "valued local asset (which) adds much to the character of this part of the village".

It is suggested that Policies Maps 1 & 2 are amended to ensure they accurately reflect each other, and the Character Area Assessment.

### Appendix 4

Bradleys Both Local Green Space Assessment: the Appendix should include a map, illustrating the individual sites which are referred to in the Schedule.

The Assessment identifies the land to the south west half of Cross Lane Mills as "designated green space" but excludes the land to the north and north-west of the Mill.

Similarly, the assessment identifies only the south western half of the meadow to the south-east of the Recreation Ground as "designated green space".

The map should be amended to include the both meadow areas as designated green space, for consistency.

Schedule-High Bradley Hamlet Recommendation: we would suggest that the term "preserve" is omitted in favour of the word "conserve", which would align the document with the NPPF.



## Annexe 2 Character Assessment of Bradleys Both, Section 5.2

As referred to above, there are 4 Scheduled Monuments and 14 Listed Buildings. The Character Assessment should include a schedule and map of all these designated heritage assets, and shouldn't be limited to those located only in Character Area 1.

Additionally the Character Assessment should specifically identify on a map and schedule all local heritage sites or assets, as well as identifying them as non-designated heritage assets, conforming with NPPF polices 126, 128, 129, 131, 135, 136, 139 & 141.

### **Housing Allocations**

#### Site BB01/BR006

Site BB01 in Appendix 6 states that "There are no historical or listed buildings within the site. The site is also assessed as, "with exception of the conservation area (as having) no known other conservation ...issues with the site".

We note however that Annexe 2, "Character Assessment of Bradleys Both" identifies Cross Lane Mills as one of the "landmarks valued by the community".

Furthermore, Cross Lane Mills unquestionably contributes to the character of the Low Bradley Conservation Area, and as such should be recognised as a "non-designated heritage asset" in its own right. Site BB01 falls within the curtilage of Cross Lane Mills and any development within this curtilage will have an impact upon it setting.

NPPF policy 129 requires that local planning authorities "should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)".

Additionally, NPPF policy 132 points out "Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting".

In relation to Appendix 4 "Bradleys Both Local Green Space Assessment" identifies the land to the south west half of Cross Lane Mills as "designated green space"; however the assessment appears to arbitrarily exclude the land to the north and north-west of the Mill from this assessment, although there is no recognisable or historic evidence to suggest that the land was divided in this manner. Indeed it appears that the division follows the 110 metre contour line.

The Craven Council section of Bradleys Both Housing Sites Assessment April 2015 acknowledges that Site BB01/BR006 that the site falls within a conservation area, but does not assess the impact of an allocation upon the conservation area. The overall impact of the allocation is therefore assessed as "Minor Positive", a conclusion which is endorsed by the Bradleys Both Parish Council Site Assessment Decision. Historic England cannot agree with these assessments, in the absence of an understanding of the impact of the proposed allocation upon the Conservation Area.



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Furthermore, we would point out that this site is currently landlocked, having no dedicated access from a public highway. Accessing Site BB01 will clearly have an effect upon the significance of Cross Lane Mill, contrary to policy ENV8 b) & d) and upon the designated green space, contrary to policy ENV3, as well as affecting the amenity of nearby residents.

However, the impact of this allocation upon the Low Bradley Conservation Area has not been assessed, either against the requirements of the NPPF, nor through the Strategic Environmental Assessment procedure.

The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. However, without a Conservation Area Appraisal, it is not possible to ascertain with any certainty what the likely effect of the development of this site.

For these reasons, we would suggest that this allocation be reconsidered, to ensure that if it is to be allocated for housing, suitable mitigation measures are put in place to minimise the impact on Cross Lane Mill and its setting and Low Bradley Conservation Area.

#### Site BB02/BR007

Appendix 4 "Bradleys Both Local Green Space Assessment" identifies only the south western half of Site BB02 as "designated green space". The reason for the exclusion of the land to the north east is unclear. The proposed allocation of this site therefore appears to be contrary to ENV1.

Additionally, the Site Brief suggests in para. 4 that "the impact on (the character of the) Low Bradley Conservation Area" is uncertain, and without such an assessment, this allocation is at best questionable. We would therefore suggest that the impact of this allocation upon the Low Bradley Conservation Area should be assessed, against the requirements of the NPPF, and through the Strategic Environmental Assessment procedure.

The Craven Council section of Bradleys Both Housing Sites Assessment April 2015 acknowledges that Site BB02/BR007 that the site falls within a conservation area, but does not assess the impact of an allocation upon the conservation area. The overall impact of the allocation is therefore assessed as "Significant Positive", whilst the Bradleys Both Parish Council Site Assessment Decision is that the impact is "Minor Negative". Historic England cannot agree with these assessments, in the absence of an understanding of the impact of the proposed allocation upon the Conservation Area.

The loss of this currently-open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. However, without a Conservation Area Appraisal, it is not possible to ascertain with any certainty what the likely effect of the development of this site.



For these reasons, we would suggest that this allocation be reconsidered, and that sites of less or no historic significance are considered as alternatives for housing allocations.

The comments and recommendations above have been put into tabulated form as Appendix 1 to this letter, for your assistance.

I trust the above is helpful, and look forward to being notified about the consultation on the full Bradleys Both Neighbourhood Plan, following the revision of the current draft Plan.

Yours sincerely,



Craig Broadwith

Historic Places Adviser

E-mail: [Craig.Broadwith@HistoricEngland.org.uk](mailto:Craig.Broadwith@HistoricEngland.org.uk)



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**APPENDIX 1**  
**Draft Bradleys Both Neighbourhood Plan**  
**Pre-submission Consultation Tabulated Response**



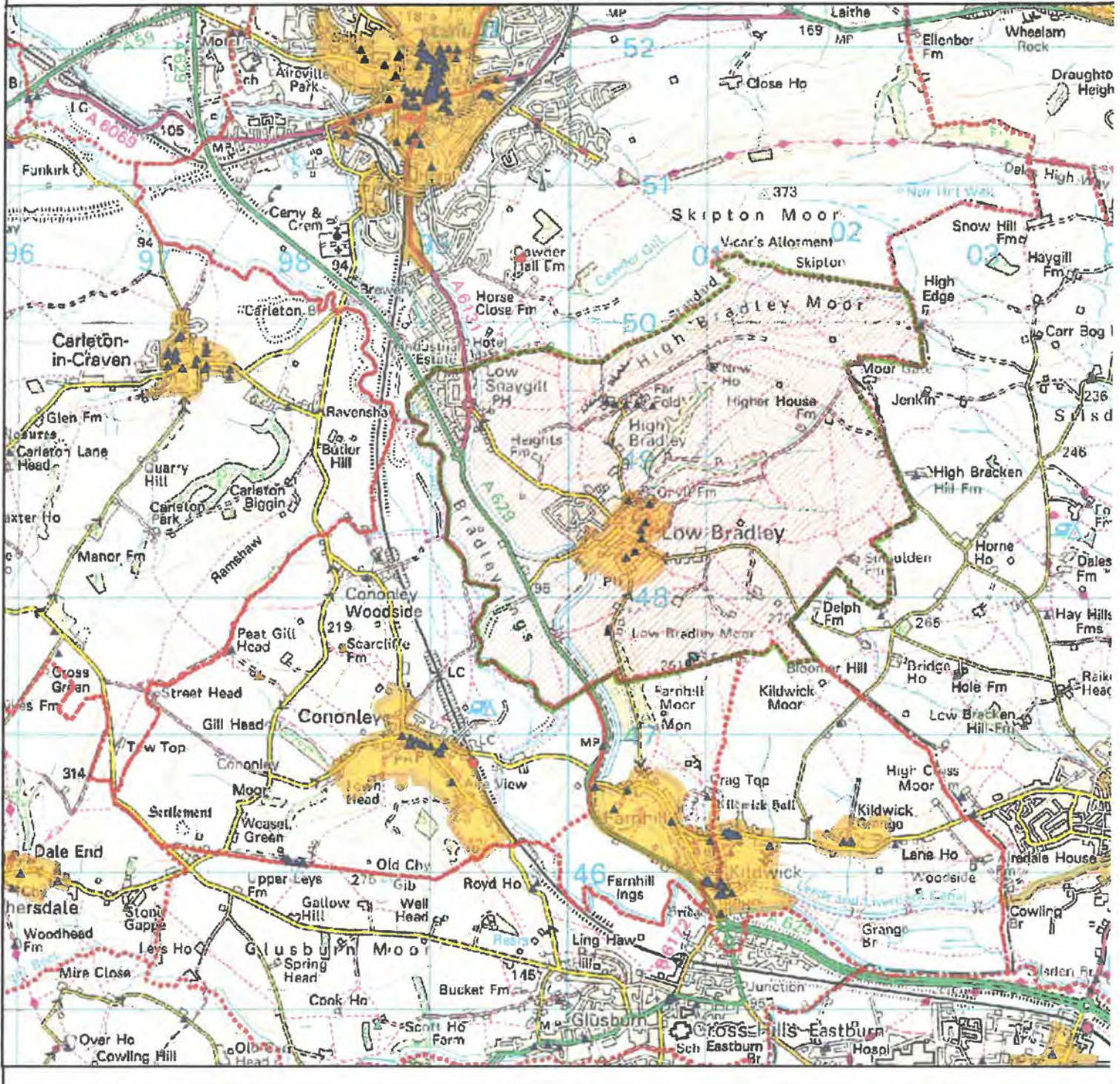
Historic England

YORKSHIRE

Item/Site Ref	Comments	Suggested action/mitigation
Our vision and objectives	Reference to National Planning Policy Framework (NPPF) Section 12 "Conserving and enhancing the historic environment" is omitted in para. 2.3	Insert reference
Our vision and objectives	Use of the term preserve does not confirm with NPPF terminology	"preserve" is omitted in favour of the word "conserve"
Policy ENV6	Views of and from Heritage assets are not clearly referred to	After ..."significant adverse impacts on views..." insert "...of and from..."
Policy ENV8	Use of the term preserve does not confirm with NPPF terminology	"preserve" is omitted in favour of the word "conserve"
Policy HOU2	Number of houses per site is open to misinterpretation	Re-title: <i>"Allocation of land for a total of 30 new homes in Bradleys Both"</i>
Appendix 3	Discrepancy between Policies Maps 1 & 2	Maps 1 & 2 are amended to ensure the accurately show full extent of Special Landscape Areas
Appendix 4	The individual sites in the Schedule are not identified on a map.	Identify sites on a map
Appendix 4	Map does not always show Designated Green Space extending up to meadow boundaries	Where a meadow is within a Designated Green Space Area, the

Item/Site Ref	Comments	Suggested action/mitigation
		entire meadow should have this designation.
Appendix 4	Schedule-High Bradley Hamlet Recommendation	"preserve" is omitted in favour of the word "conserve"
Annexe 2 Character Assessment of Bradleys Both, Section 5.2 Housing Allocations	Designated and undesignated heritage assets not fully scheduled or mapped.	Include comprehensive schedules & maps for whole of Bradleys Both
Site BB01/BR006	The Craven Council section of Bradleys Both Housing Sites Assessment April 2015 acknowledges that Site BB01/BR006 that the site falls within a conservation area, but does not assess the impact of an allocation upon the conservation area. The overall impact of the allocation is therefore assessed as "Minor Positive", a conclusion which is endorsed by the Bradleys Both Parish Council Site Assessment Decision. Historic England cannot agree with these assessments, in the absence of an understanding of the impact of the proposed allocation upon the Conservation Area.	Allocation be reconsidered, to ensure that if it is to be allocated for housing, suitable mitigation measures are put in place to minimise the impact on Cross Lane Mill and its setting and Low Bradley Conservation Area.
Site BB02/BR007	The Craven Council section of Bradleys Both Housing Sites Assessment April 2015 acknowledges that Site BB02/BR007 that the site falls within a conservation area, but does not assess the impact of an allocation upon the conservation area. The overall impact of the allocation is therefore assessed as "Significant Positive", whilst the Bradleys Both Parish Council Site Assessment Decision is that the impact is "Minor Negative". Historic England cannot agree with these assessments, in the absence of an understanding of the impact of the proposed allocation upon the Conservation Area.	Allocation be reconsidered, and that sites of less or no historic significance are considered as alternatives for housing allocations.

# Bradley Draft Neighbourhood Plan





Date: 03 May 2011  
Our ref: 182093



David Cohn  
Chairman Bradley Parish Council

[nhp@bradleyvillage.org](mailto:nhp@bradleyvillage.org)

**BY EMAIL ONLY**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
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T 0300 060 3900

Dear David

**Bradley Draft Neighbourhood Development Plan**

Thank you for your consultation on the above dated 25/03/2016

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.", unless allocations are exceptionally large (over 5ha).

For clarification of any points in this letter, please contact Elisa Neame on 02082256852. For any further consultations on your plan, please contact [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely,

Elisa Neame  
Yorkshire & Northern Lincolnshire Area Team

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>5</sup> website and also from the [LandIS website](http://www.landis.org.uk/)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

#### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or Ancient woodland<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

#### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

#### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup><https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup><https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup><http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this<sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

---

<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>



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Fwd: Bradley NP 07/05/2016

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**Fwd: Bradley NP**

David and Elaine Cohn [REDACTED]  
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----- Forwarded message -----  
From: Steven Wood [REDACTED]  
Date: 4 May 2016 at 15:42  
Subject: Fwd: Bradley NP  
To: David and Elaine Cohn [REDACTED]

fyi

----- Forwarded message -----  
From: Martyn Coy <Martyn.Coy@canalr...>  
Date: Wed, May 4, 2016 at 3:37 PM  
Subject: Bradley NP  
To: nhp@bradleyvillage.org <nhp@bradl...

**Bradley Draft Neighbourhood Development Plan**  
Spring 2016

**Public Consultation 26 March to 7 May 2016**

**Representation Form**

Please use this form to provide feedback on the Bradley Draft Neighbourhood Plan. You can type or write your comments below.

Name: Martyn Coy  
Organisation: Canal and River Trust  
Email (e-address): martyn.coy@canalrivertrust.org.uk

Please post your completed forms so arrive by 5pm 7th May to  
Bradley Village Store, 5-6 Rose Terrace, Bradley BD22 9DP,  
or drop them into the ballot box in the Village Store,  
or email to nhp@bradleyvillage.org

Page/policy	Support/object	Comments	Office use
ENV2 Green Infrastructure	Support	<p>The Canal &amp; River Trust (the Trust) is responsible for the maintenance and management of the Leeds &amp; Liverpool Canal, which is held in Trust for public enjoyment. The Trust is also the navigation authority for the canal. The Canal is an important feature within the plan area and contributes to the character and heritage value of the local area. The canal and towpath also provides a leisure and recreation asset and is well used by leisure boaters, in addition to providing a sustainable transport route for walking and cycling and a corridor for wildlife.</p> <p>Further information on the multi-functional nature of the waterway network and its role in the plan-making process is provided in the Town and Country Planning Association Policy Advice Note: Inland Waterways (2009) which can be found online at <a href="http://www.townandcountryplanning.org.uk/policyadvice/InlandWaterways">http://www.townandcountryplanning.org.uk/policyadvice/InlandWaterways</a></p>	





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David and Elaine Cohn [REDACTED]  
07/05/2016 13:18  
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Date: Wed, May 4, 2016 at 3:37 PM  
Subject: Bradley NP  
To: nhp@bradleyvillage.org <nhp@bradl...

HOU1	Support	We note that there are three sites proposed for housing within the Plan area and that BB02, although not located adjacent to the canal, has the potential to have a visual impact on the canal. We note that this site is subject to a development brief in Appendix 6, which we will comment on later in our response.  In relation to Policy HOU1, we welcome that new housing development must be visually integrated with their surroundings and reflect local character. Such an approach is supported in section 7 of the National Planning Policy Framework and will help to ensure that new development fully considers any impact it may have on the local area including the canal corridor.
EX51	Support with comments	The policy seeks to address the following objective:  To respect and preserve Bradley's open spaces, historic features and buildings, local heritage sites and recreational facilities as far as is practicable.  We consider that the canal and towpath represent community facilities within the Plan area and for consistency, they should be referenced in the supporting text to the Policy.
ELBS	Support	The supporting text clearly recognises the benefits and importance the Leeds & Liverpool Canal brings to supporting tourism and rural business. For example, providing local employment for boating hire services and mooring opportunities for tourists to visit Bradley and support the local economy.
3.7.1	Comment	We note that the Plan refers to the recently completed upgrade of the canal towpath. This scheme has upgraded the towpath between Bradley and Skipton and provides a safe sustainable transport link for residents and visitors to Bradley.
Site BB02 (7)	Comment	The site is set well back from the canal which will not







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To: [nhp@bradleyvillage.org](mailto:nhp@bradleyvillage.org) <[nhp@bradleyvillage.org](mailto:nhp@bradleyvillage.org)>

		relation to the proposed drainage plans for a future scheme so as not to impact on the canal in terms of pollution and flooding. We advise that any potential developer contact the Trust to discuss a future scheme so that these issues can be addressed.	
--	--	---	--

THANKYOU!





UNITED UTILITIES

malcolm taylor [REDACTED]

**Fwd: Bradley Parish Council Draft Neighbourhood Development Plan**

1 message

David and Elaine Cohn [REDACTED]

8 October 2019 at 19:51

To: [REDACTED]

Hi Malcolm,

This is the only reply I have found from your list of missing consultees.

Regards  
David

----- Forwarded message -----

From: Steven Wood [REDACTED]  
Date: Mon, 11 Apr 2016 at 10:46  
Subject: Fwd: Bradley Parish Council Draft Neighbourhood Development Plan  
To: David and Elaine Cohn [REDACTED]

fyi

----- Forwarded message -----

From: Pemberton, Rebecca <Rebecca.Pemberton@uuplc.co.uk>  
Date: Mon, Apr 11, 2016 at 10:40 AM  
Subject: Bradley Parish Council Draft Neighbourhood Development Plan  
To: nhp@bradleyvillage.org <nhp@bradleyvillage.org>

Dear Neighbourhood Planning Team,

**Bradley Parish Council Draft Neighbourhood Development Plan**

Thank you for your email and links to the draft neighbourhood plan.

You may be aware that we work closely with Craven District Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time.

It is important that **United Utilities** are kept aware of **any** additional growth proposed within your neighbourhood plan over and above the Council's allocations. We would encourage further consultation with us at an early stage should you look to allocate additional development sites in this area in the future.

If you wish to discuss this in further detail please feel free to contact me.

Best regards

Becke

**Rebecca Pemberton**

Planning Analyst

Developer Services and Planning

Operational Services

**United Utilities**

T: 01925 679399 (Internal 79399)

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malcolm taylor [REDACTED]

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Resolving the impacts of mining

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Nottinghamshire  
NG18 4RG

T 0345 762 6848  
T +44(0)1623 637000  
[www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

Mr D Cohn  
Bradley Parish Council

**BY EMAIL ONLY:** [nhp@bradleyvillage.org](mailto:nhp@bradleyvillage.org)  
14 April 2016

Dear Mr Cohn

**Bradley Neighbourhood Plan – Pre-Submission**

Thank you for the notification of the 26 March 2016 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.

According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 17 mine entries and unrecorded probable shallow coal workings in the NDP area. The Coal Authority Development High Risk Area runs broadly in an arc from Bradley Moor south-west around Low Bradley before finishing on Jackson Lane to the east.

If the Neighbourhood Plan allocates sites for future development in these areas then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the Name Development Plan. In addition any allocations on the surface coal resource will need to consider the impacts of mineral sterilisation in accordance with the National Planning Policy Framework and the Craven Development Plan.

The proposed housing allocation BB03 contains unrecorded probable shallow coal workings. This type of mining legacy risk may affect the viability of the site due to investigation and potential remediation costs. However I do not consider that the site should be excluded from the NDP on the basis of mining legacy.

However given that Appendix 6 sets out relevant planning considerations for the housing allocations, we consider that the NDP needs to include the following:

“The western part of the site is underlain by unrecorded probable underground coal workings at shallow depth. This mining legacy feature will need to be investigated at the planning application stage to determine the presence or not of shallow coal workings or voids. If any are present then mitigation measures may be necessary in order to allow development to proceed.”

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk).

The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.

Yours sincerely

**Miss Rachael A Bust** *BSc(Hons), MA, MSc, LL.M, AMIEnvSci, MInstLM, MCMI, MRTPI*  
Chief Planner/Principal Manager - Planning and Local Authority Liaison

T 01623 637 119

E [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)





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Nottinghamshire  
NG18 4RG

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T +44(0)1623 637000  
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Bradley Parish Council

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Chief Planner/Principal Manager - Planning and Local Authority Liaison

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From: Steven Wood

Date: 14 April 2016 at 09:44

Subject: Fwd: Neighbourhood plan

To: David and Elaine Cohn

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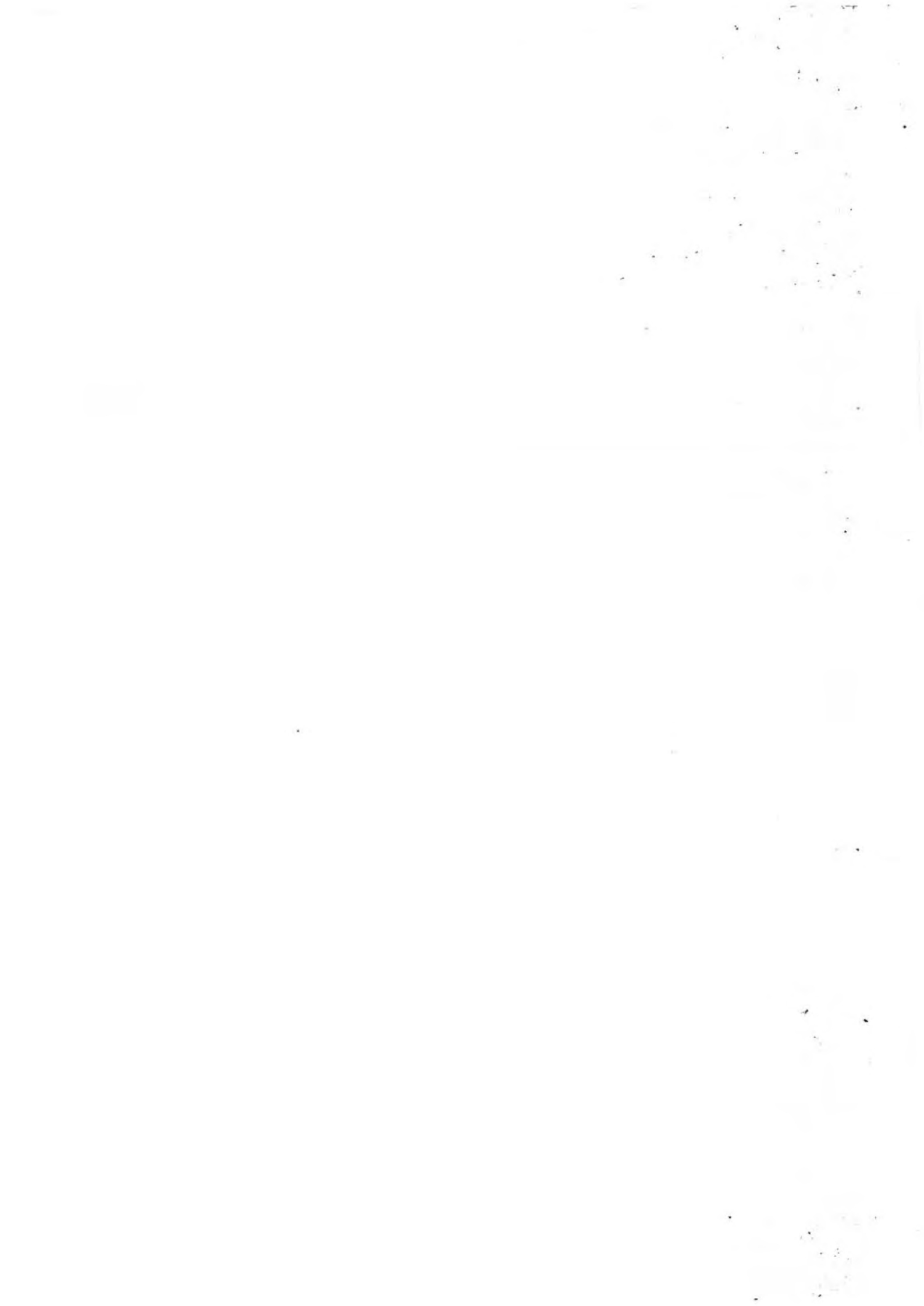
From: Emily Grogan <EGrogan@cravenc.gov.uk>

Date: Thu, Apr 14, 2016 at 9:31 AM

Subject: Neighbourhood plan...

To: nhn@bradleywillane.org <nhn@bradleywillane.org>

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Bradley Draft Neighbourhood Development Plan  
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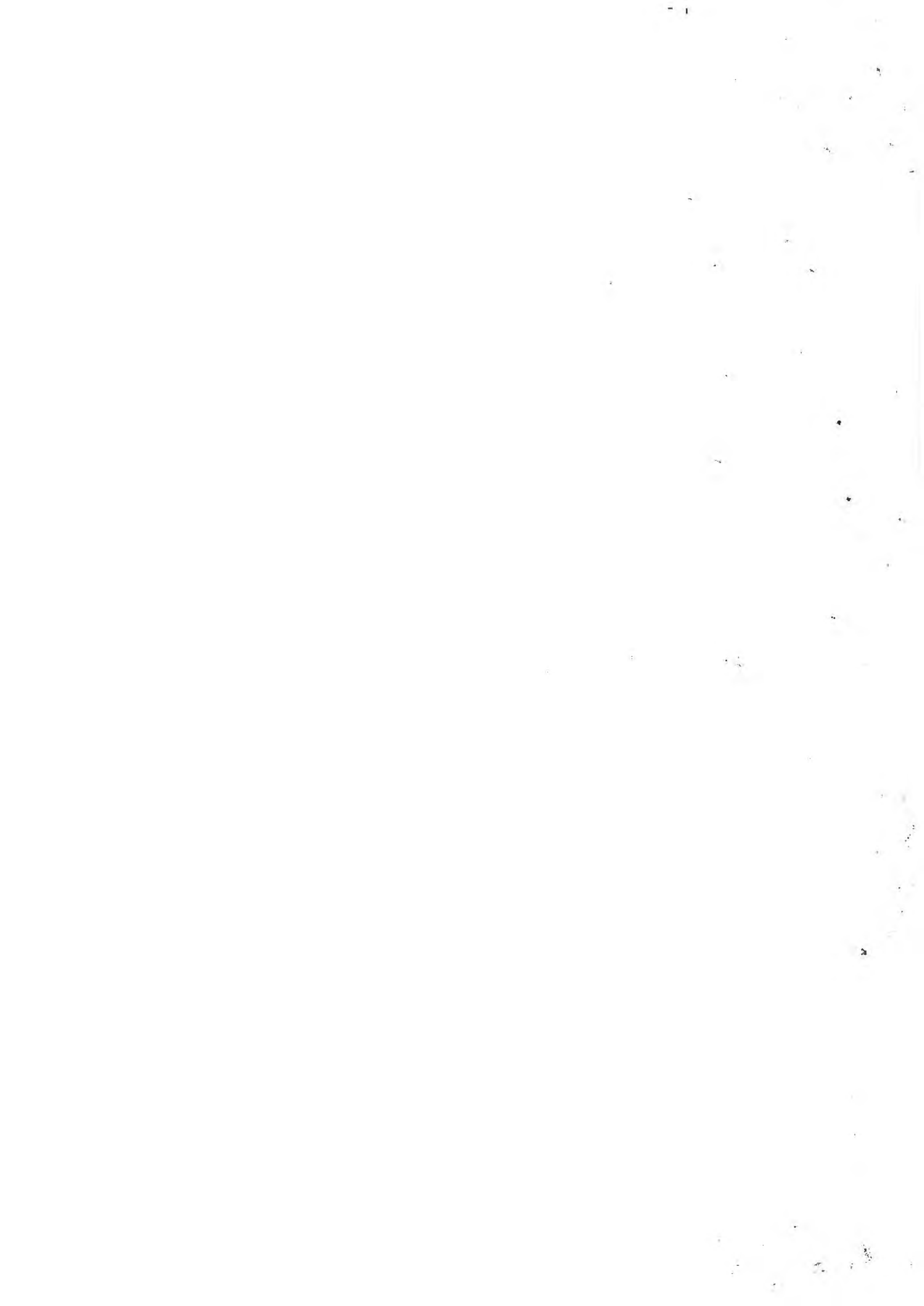
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Name:  
Organisation:  
Email or address:

Please post your completed forms to arrive by 5pm 7th May to:  
Bradley Village Store, 5-6 Rose Terrace, Bradley ED20 5DP,  
or drop them into the ballot box in the Village Store,  
or email to nhp@bradleyvillage.org

Page/Policy	Support/objec	Comment	Office use
Page 24/ 3.3.2	Comment	<p>New housing must meet the demonstrable needs of current and future households in Bradley, of all age groups including the provision of affordable housing. In order to provide for any specific mix, the NDP would need to provide evidence that such a mix was required. The Plan will require any new housing development to meet needs as assessed in the Craven Strategic Housing Market Assessment (SHMA) at the time of any proposed new development.</p> <p>The June 2015 SHMA provides robust and up to date information on the type of housing required, within the whole of the Craven District. The mix of affordable and market house types on a specific site is agreed by both Planning and Strategic Housing Officers having regard to this evidence base. 'Up to date evidence' is not required in addition to the SHMA, which accords with government guidance and provides sufficient and robust evidence of the needs for affordable</p>	





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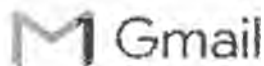
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Subject: Neighbourhood plan  
To: rnh@bradleywillane.org <rnh@bradleywillane.org>

		made Cravens DC's 2015 'Approach to negotiating affordable housing contributions', which requires 40% of homes on new sites of 5 dwellings and above to be provided as affordable housing. This target is subject to financial viability. The size and tenure of the homes will be determined by Craven's Strategic Housing team in line with district led need at the time an application is submitted, again based on information contained within the SHMA.
Page: 26 HOUS	Comments	<p>New homes should be in size and type in keeping with the size and type of dwellings already established in the surrounding locality. Exceptions will be accepted if there is a demonstrated requirement for a different type or mix of home and where these can be delivered to be in keeping with the surrounding area.</p> <p>The SHMA provides a degree of detail about the size and type of housing required across Craven DC. However, it is important to provide a range of homes to meet the needs of both singles and couples and also growing families who cannot afford market housing. Therefore, the homes provided on new sites should not be in keeping with the size and type already provided within the parish but instead should meet the evidenced needs of a variety of different households. Clearly, affordable homes will still need to meet all planning requirements in terms of design, layout etc.</p> <p>Affordable housing in Craven is provided on sites of 5 or more dwellings. A mix of 80% x 2 beds, 20% x 3 beds and 20% x 3 bed affordable homes should be provided on sites which include an element of affordable housing, unless agreed</p>





NYCC



malcolm taylor [REDACTED]

**Fwd: NDP responses (Internet)**

1 message

David and Elaine Cohn [REDACTED]

8 October 2019 at 20:01

To: [REDACTED]

And this one.

----- Forwarded message -----

From: TAYLOR [REDACTED]  
Date: Wed, 18 May 2016 at 17:09  
Subject: NDP responses (Internet)  
To: David and Elaine Cohn [REDACTED]  
Cc: Derek Booth [REDACTED]

David,

I am getting to the end of making summary comments from the internet responses to the NDP and have just come across the following apparently from NYCC:

**HOU2 Qualified support from NYCC** with following comment: "It is noted that the report states that NYCC Highways comments are outstanding in relation to highways infrastructure for the proposed sites. The Parish Council needs to ensure that it has agreement from NY Highways Authority that satisfactory access can be achieved."

I thought you ought to see it.  
Malcolm

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