

March 2022

APPENDIX 9

**BRADLEYS BOTH NEIGHBOURHOOD
DEVELOPMENT PLAN: BASIC CONDITIONS
STATEMENT**

1. Legal Requirements

- 1.1 This statement has been prepared by Bradley's Both Parish Council to accompany its submission to the local planning authority, Craven District Council of the Bradleys Both Neighbourhood Development Plan (NDP) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
- 1.2 The NDP has been prepared by Bradleys Both Parish Council a qualifying body, for the Bradleys Both Neighbourhood Area, as designated by Craven District Council in December 2013.
- 1.3 The policies described in the NDP relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the NDP extends until the end of 2032 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 sets out Basic Conditions that neighbourhood plans must meet. This statement addresses each of the 'basic conditions' required by the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.

A further condition is also applied by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended):

- Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). That being: The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites. (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the

examination of neighbourhood development plans.)

2. Introduction and Background

- 2.1 Bradleys Both parish is located within an outstandingly attractive horseshoe of hills within which nestles the village of Low and High Bradley. Parishioners value their environment, understand what community means and realise what a charming and precious village they live in. The parish has a population of approximately 1244 living in 514 homes¹.
- 2.2 The neighbourhood planning process, which commenced in April 2013, has developed a coherent vision for the future of the parish:

“The people of Bradleys Both are proud of their community, character and beautiful surrounding countryside.

Our vision is to provide existing and new residents with the opportunity to live and work in a rural community which can grow proportionately whilst still retaining, enhancing and respecting the vitality and character of the parish.

Wherever possible, we want to protect our heritage, including the surrounding countryside, our open spaces and recreational facilities, without significantly increasing traffic in the village.”

- 2.3 In addition it has developed policies under the following key strategic themes:

- Environment
- Housing
- Highways & Transport
- Community Facilities & Infrastructure
- Employment and Local Business

- 2.4 After consultation with the community, a draft NDP was produced and between March and May 2016 the Regulation 14 (pre-submission) consultation was undertaken. Responses from this consultation have been considered, and changes made to the policies in the plan as a result. It is now ready to be submitted to Craven District Council, the Local Planning Authority.

3. Conformity with National Planning Policy and Strategic Policies of the Local Development Plan

- 3.1 The NDP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF). The pre-submission draft was developed to be in conformity with the April 2012 NPPF version but following the updates to the NPPF the NDP has been checked and adapted where required to align with the most up to date 2021 version.
- 3.2 The Local Development Plan comprises the Craven District Council Local Plan 2012-2032 which was adopted on the 12th November 2019. The NDP was developed during the preparation of the Local Plan and so the pre-submission version

¹ Source: 2011 Census, ONS.

referenced the earlier and now superseded Local Plan. However the submission version NDP has been amended to ensure compliance with the strategic policies of the current Local Plan.

3.3 Table 1 at Appendix 1 of this document provides a summary of how each of the proposed NDP policies conform with the relevant parts of the NPPF and relevant policies of the Local Plan. Neighbourhood plans are only required to be in general conformity with strategic policies of the Development Plan but where other non strategic LP policies are relevant these are listed for completeness. Strategic LP policies are shown in bold.

3.4 The NDP has also been checked to ensure that it properly responds and reflects the vision and objectives that have been developed following public consultation. Although the majority of consultation activities took place between 2013 and 2016 more recent feedback and soundings taken by the community demonstrate that the issues raised remain at the forefront and community aspirations to ensure that the future growth of Bradley is managed, delivers against the needs of current and future generations, minimises traffic increases and safeguards the natural and historic assets of the village are still priorities for residents.

4. Evidence Base

4.1 The policies of the NDP are informed and underpinned by evidence which has been gathered during the preparation of the plan. Given the length of time between the pre submission and submission versions of the plan the evidence has been reviewed and where necessary updated to ensure that the policies of the NDP remain effective and supported by appropriate and proportionate evidence. A table setting out the key evidence base is included at Appendix 2.

5. Contribution to Achieving Sustainable Development

5.1 The NPPF highlights that there are three dimensions to sustainable development; economic, social and environmental. These dimensions are mutually dependent.

- Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- Social – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- Environmental – contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.2 Although Neighbourhood Plans do not require a Sustainability Appraisal qualifying bodies must demonstrate how its plan will contribute to achieving sustainable development².

5.3 The Strategic Objectives of the NDP have sustainability at their heart. The NDP has the following objectives:

² Planning Practice Guidance Paragraph 026 Reference ID: 11-026-20140306

- To maintain and where possible enhance the character and vitality of the village
- To minimize the impact of new development on the surrounding countryside, landscape and ecosystems
- To provide homes of predominantly 2-3 bedrooms.
- To respect and conserve Bradley's open spaces, historic features and buildings,

local heritage sites and recreational facilities as far as is practicable.

- To prioritise road safety by:
 - addressing the impact of existing road traffic congestion and on-street parking,
 - Improving pedestrian and cyclist safety on Skipton Road between the village centre and Snaygill roundabout.
- To encourage small business growth and maintain farming, tourism and rural businesses.
- To prioritise identified Infrastructure Improvements

5.4 The table at Appendix 3 of this document demonstrates how the policies of the NDP contribute to the delivery of sustainable development in terms of economic, social and environmental aspects.

6. Compatibility with EU Obligations and Legislation

Strategic Environmental Assessment

6.1 A Strategic Environmental Assessment (SEA) is required under European legislation (and embedded within UK domestic legislation) for all plans which may have a significant effect on the environment. This particularly relates to plans that designate sites for development. When a neighbourhood plan becomes "made" (adopted) it will have legal status as a statutory development plan document. As the NDP will become a statutory development plan document, there is a legal requirement to assess the policies and proposals in the NDP against the requirements of European Union Directive 2001/42/EC; also known as the "Strategic Environmental Assessment (SEA) Directive". The objective for SEA is: "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, and environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment." (SEA Directive, Article 1). The SEA Directive was incorporated into UK law through The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No 1633) (the SEA Regulations).

6.2 A Strategic Environmental Assessment (SEA) Screening Report was undertaken by Craven District Council in November 2019. This considered the NDPs potential economic, social and environmental impacts. As the NDP has been amended following consultation and liaison with Craven District Council as Local Planning Authority the screening report was reviewed to ensure that its assessment and conclusions was not affected by the modifications.

This was carried out in July 2022. The latest version of the plan and screening report were then sent to the Statutory Environmental Bodies (Environment Agency, Natural England and Historic England) for comment. The Statutory Bodies confirmed that they do not think that the policies of the NDP will result in significant environmental effects and therefore concluded it does not require SEA. A screening opinion was then produced by CDC confirming that the NDP does not require SEA.

Habitat Regulation Assessment

- 6.3 The Habitats Regulations (2010) requires an assessment of land use planning proposals associated with neighbourhood plans. The assessment process examines the likely significant effects on the integrity of the European wildlife sites of nature conservation importance within, close to or connected to the plan area. European wildlife sites are areas of international nature conservation importance that are protected for the benefit of the habitats and species they support. This assessment is known as a Habitat Regulation Assessment (HRA). For the purposes of the HRA, international designated wildlife sites are Special Protection Areas (SPA), Special Areas of Conservation (SAC), and Ramsar wetland sites
- 6.4 A Habitat Regulation Assessment (HRA) Examination of Likely Effects was undertaken by Craven District Council in November 2019. This assessed the NDP's potential impacts on the natural environment. As with the SEA process described above the Examination of Likely Effects was reviewed by CDC in July 2022 to check that the amended policies did not affect the assessment and conclusions on the impacts on the natural environment. The draft NDP and Examination of Likely Effects report were then sent to the relevant Statutory Body Natural England for comment. Natural England confirmed that they did not think that the NDP requires a HRA.

Human Rights

- 6.5 The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998. The Act sets out the human rights in a series of Articles. The ones of most relevance to the NDP are the right to family life and protection from discrimination.
- 6.6 The NDP considers the demographic profile, issues and objectives for the area and then sets out a series of policies which support the right to family life such as providing for new family housing and ensure that it meets the needs and aspirations of the community. The NDP has been subject to and informed by public consultation to make sure that the issues and opinions of residents and businesses are understood and addressed. In addition and although not a formal requirement for Neighbourhood Plans a Public Sector Equality Assessment has been prepared and demonstrates how the plan has considered and responds to the needs of all individuals.

APPENDIX 1 – ASSESSMENT OF CONFORMITY WITH NATIONAL PLANNING POLICY AND DEVELOPMENT PLAN POLICIES

Bradley's Both NDP Policy/ Section	Relevant NPPF (2021) Paragraphs	Relevant CDC Local Plan (Adopted) Policies *	Notes on conformity
ENV1: Local Green Spaces	Paras 101-103	ENV10	The policy identifies areas within the village which are of importance to the local community. The proposed local green spaces have been assessed in accordance with the tests set out in para 100 of the NPPF and with a methodology consistent to that used in the Local Plan. The policy also contains provisions to manage development proposals for local green spaces consistent with Green Belt policies as required by the NPPF.
ENV2: Green Infrastructure Links	Para 174	ENV1, ENV5	The policy seeks to protect and enhance the valued landscapes and natural features within the Neighbourhood Plan area. The Policy is targeted towards defined areas and features which make an important contribution to the landscape quality of the village. This is consistent with para 70 of the NPPF and Policy ENV5 of the LP which seek to prevent loss or harm to green infrastructure assets and networks.
ENV3: Conserving the Landscape	Para 174	ENV1	The policy specifies the areas of landscape importance within the Neighbourhood Plan area and contains provisions that seek to allow appropriate development within these areas. This is consistent with the requirements of para 70 of the NPPF and Policy ENV1 of the LP. It contains additional provisions that relate specifically to the Neighbourhood Plan area and will assist in managing the siting, design and mitigation of new development.
ENV4: Nature Conservation	Para 179	ENV4	The policy seeks to safeguard natural habitats from harm and to also seek enhancements to achieve net gains in biodiversity. This is in conformity with the relevant paragraphs of the NPPF and LP policy ENV4 which contain high level provisions for the protection and enhancement of nature. It is also in conformity with the Environment Act 2021.
ENV5: Wind Turbines	Paras 155 – 158	ENV9	The policy seeks to strike a balance to allow proposals for wind turbines whilst at the same time ensuring that they do not adversely affect open views and other natural assets. The policy is in conformity with relevant paragraphs of the NPPF which seeks a balance for opportunities for renewable energy and to safeguard the impact on the environment. The policy provides additionality to the LP policy ENV9 by setting out a requirement and standards for LVIA in order to enable an objective and consistent assessment of impacts and inform decision making.

ENV6: Control of Solar Farms	Paras 155 – 158	ENV9	The policy seeks to strike a balance to allow proposals for new solar farms whilst at the same time ensuring that they do not adversely affect open views and other built or natural heritage assets. The policy is in conformity with relevant paragraphs of the NPPF which also seek to balance opportunities for renewable energy and safeguard the impact on the environment. The policy provides additionality to the LP policy ENV9 by setting out a requirement and standards for LVIA in order to enable an objective and consistent assessment of impacts to assist the siting and design of new proposals and inform decision making.
ENV7: Infill Development	Paras 70-71, 127	SP3, SP4, ENV3	The policy sets out additional criteria to the strategic LP policies SP3 and SP4 which allow for new housing on non allocated sites in Tier 4a settlements where they are within main built up areas. This is also in conformity with relevant paragraphs of the NPPF which seek to support non allocated small sites in Neighbourhood Plans and promote good design. The policy provides further clarity to the LP policies on the site specific requirements within the Neighbourhood Plan area.
ENV8: Protecting Conservation and Heritage Sites	Paras 174, 189, 190	ENV2	The policy is in conformity with relevant paragraphs of the NPPF and LP Policy ENV2 which seek to safeguard designated and non designated heritage assets. The policy requires proposals to have regard to the Bradley Village Character Assessment which is specific to the Neighbourhood Plan area and therefore provides additionality to the LP policy.
HOU1: Land at Skipton Road, Bradley	Paras 60-80	SP11	The land at Skipton Road is allocated for housing in the LP as part of Policy SP11. The NDP policy HOU1 seeks to build onto the LP policy and sets out a series of site specific requirements as set out in the Site Brief at Appendix 4 of the Neighbourhood Plan. This will ensure that the site is planned comprehensively and that its design will respond positively to the character of the village and it's setting. This conforms with relevant paragraphs of the NPPF which seeks to provide housing where it is needed and promotes good design. It also incorporates advice within the Governments National Model Design Code and National Design Guide.
HOU2: New housing development design policy	Paras 126-133	ENV3, ENV6	The policy provides a series of design criteria which are informed by the village character assessment. This accords with relevant paragraphs of the NPPF which seeks to promote good design that respects and enhances its surroundings. The policy also provides additionality to the high level design requirements in LP policies ENV3 and ENV6.
HOU3: Housing Type and Mix	Paras 60 – 80	SP3, H1, H2	The policy sets out criteria to direct new housing development to respond to the specific housing needs of the village and places an emphasis on 2-3 bedroom market housing and affordable housing products. This is in conformity with relevant paragraphs of the NPPF which seek to ensure that housing policies address the needs of specific areas and groups. The policy also provides additionality to LP policies H1 and H2. The policy is also future proofed to ensure that as the LP and Neighbourhood Plans mature new housing responds to any updated SHMA/needs assessments.
HT1: Road safety	Paras 104 – 109	INF7	The policy seeks to ensure that new development is delivered at locations

& congestion			which avoid traffic impacts through the centre of the village. This is in conformity with relevant paragraphs of the NPPF which require plans to ensure that traffic impacts of development are managed. The policy also conforms with LP policy INF7.
HT2: New development infrastructure	Paras 110-113	INF7	The policy specifies the priority areas for improvements to pedestrian and cycle connections from the village. This will help to direct any associated mitigation measures from new development proposals that result in additional traffic impacts ensuring that they are effective and respond to the issues of the village. This is in conformity with relevant paragraphs of the NPPF and LP policy INF7 which encourage plans to identify opportunities to promote walking and cycling.
CFS1: Bradley's Community Facilities	Paras 92- 93, 99	INF2, INF3	The policy seeks to safeguard the community facilities of the village. The policy specifies the community facilities in the village. This accords with relevant paragraphs of the NPPF and policies INF2 and INF3 which promote safe, inclusive and healthy communities.
CFS2: Creation of new and extension of sporting and recreation facilities	Para 98	INF3	The policy identifies land where additional sporting and recreation facilities will be encouraged. This is in conformity with relevant paragraphs of the NPPF and LP policy INF3 which seek to promote safe, inclusive and healthy communities and include provisions for green infrastructure.
ELB1: Retaining productive farmland	Para 84	EC3	The policy seeks to support the continued role of agriculture within the village. It contains requirements for non agricultural development to be directed to brownfield sites and includes locational requirements for new agricultural buildings to conserve valuable agricultural land and the landscape setting. This is in conformity with relevant paragraphs of the NPPF and LP Policy ENV1 which seek to positively manage development in rural areas.
ELB2: Airedale Business Centre and Acorn Business Park	Para 87	SP2 , EC1, EC2, INF4	The policy supports the continued business uses at the existing designated employment sites within the Neighbourhood Plan area. The policy contains a series of criteria that will assist in future decision making in regard to new development proposals and will help to retain the employment led focus whilst also resisting retail and food and drink uses which are better located within the town centre of Skipton. This conforms to relevant paragraphs of the NPPF as well as LP policies which promote business development at appropriate locations and also encourage sustainable transport.
ELB3: Proposals for change of use	Para 87	EC2	The policy seeks to ensure that business uses within the NP area are retained and provides additionality to the LP policy EC2 as it defines the level of evidence needed to demonstrate that continued business use is not feasible. This is in conformity with relevant paragraphs of the NPPF which requires plans to help create conditions for economic growth.
ELB4: Supporting rural business	Para 84	SP2 , EC3	The policy supports the development of rural businesses and seeks to direct these where possible to existing buildings and previously used sites. This is in conformity with LP policies and relevant paragraphs of the NPPF which also encourage appropriate rural businesses.

Section 3.7 – Infrastructure Improvements	Paras 55, 104 – 112	H2, INF2, INF3, INF5, INF6, INF7	This section sets out the Neighbourhood Plan area priorities for physical and community infrastructure improvements that the village needs to support future growth. This conforms with relevant paragraphs from the NPPF which set out the appropriate use of planning obligations to mitigate for the impacts of development. The relevant LP policies also recognise the need for associated infrastructure to ensure that new development is sustainable.
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* Strategic LP policies are shown in bold. Neighbourhood plans are only required to be in general conformity with strategic policies but where other non strategic LP policies are relevant these are listed for completeness.

APPENDIX 2 – SUMMARY OF EVIDENCE BASE

EVIDENCE BASE	COMMENTARY	RELEVANT NDP POLICIES
<p>Census data (Office for National Statistics)</p>	<p>2011 Census data provides information on population size and numbers of households for the parish and demographic breakdown. This provides quantifiable data to inform the NDP policies in regard to housing needs and particularly the need for 2-3 bedroom properties. The Office for National Statistics 2016 mid term estimates have been obtained and checked to ensure that the NDP policies are still relevant. Figures from the 2021 Census are not yet available.</p>	<p>HOU1 (Land at Skipton Road Bradley) HOU2 (New Housing Development Design Policy) HOU3 (Housing Type and Mix)</p>
<p>Bradley Character Assessment (2016) (Bradley Parish Council)</p>	<p>This document was prepared by the Parish Council with support from Planning Aid England and is an appraisal of the townscape and landscape of the village and its special qualities. The document underpins the design, landscape and heritage policies within the NDP by identifying key attributes and qualities that the policies seek to conserve and also ensure that new development is able to come forward whilst respecting the character of the village.</p>	<p>ENV1 (Local Green Spaces) ENV2 (Green Infrastructure Links) ENV3 (Conserving the Landscape) ENV4 (Nature Conservation) ENV5 (Wind Turbines) ENV6 (Control of Solar Farms) ENV7 (Infill Development) ENV8 (Protecting Conservation and Heritage) HOU2 (New Housing Development Design Policy)</p>
<p>Low Bradley Conservation Area Appraisal - 2016 Draft. (Craven District Council)</p>	<p>The conservation area appraisal was prepared for Craven District Council and was one of a number of conservation appraisals that formed part of the evidence base for the Local Plan. The Council subsequently undertook a public consultation on the draft appraisals which concluded in December 2020. The appraisal identifies and assesses the historic character of the village. CDC are in the process of finalising the Appraisal but it is understood that it will not differ significantly from the 2016 draft that has been used to inform the NDP policies.</p>	<p>ENV1 (Local Green Spaces) ENV3 (Conserving the Landscape) ENV8 (Protecting Conservation and Heritage) HOU2 (New Housing Development Design Policy)</p>
<p>Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing and Economic Land Availability Assessment (SHELAA). (Craven District Council)</p>	<p>Studies undertaken and updated during the preparation of the Local Plan. The findings include an assessment of housing needs across the district and consideration of available land for housing.</p>	<p>HOU1 (Land at Skipton Road Bradley) HOU3 (Housing Type and Mix) ELB2 (Airedale Business Centre & Acorn Business Centre) ELB3 (Proposals for Change of Use)</p>
<p>Strategic Flood Risk Assessment (SFRA)</p>	<p>This study was undertaken as part of the evidence base for the CDC Local Plan and provides an assessment of potential sources of flooding and extent</p>	<p>HOU1 (Land at Skipton Road, Bradley) HOU2 (New Housing Development Design Policy)</p>

2017. (Craven District Council)	of flood risk across the district. The SFRA models potential flooding extents and includes detailed maps for each area including Bradley.	
Update Assessment of Open Space, Sport and Recreation Facilities February 2016 (Craven District Council)	Provides a qualitative and quantitative assessment of the community's existing and future needs. It identified that the football playing pitch in Bradley is of poor quality with moderate sloping and drainage issues. It also identified a need for additional training facilities and grass wickets to allow teams to practice on the edge of the square. It further identified the existing children's play area as average quality.	CFS1 (Bradley's Community Facilities) CFS2 (Creation of new and the extension of existing Sporting and Recreation Facilities)
Playing Pitch Strategy Refresh 2021 (Craven District Council)	This strategic assessment provides an up to date analysis of the supply of and demand for grass and artificial playing pitches for football, rugby union, cricket and hockey in the district.	CFS1 (Bradley's Community Facilities) CFS2 (Creation of new and the extension of existing Sporting and Recreation Facilities)

APPENDIX 3 – SUSTAINABILITY ASSESSMENT OF NDP POLICIES

Bradley's Both NP Policy	Economic, Social and Environmental Impacts	Summary of contribution to sustainable development
ENV1: Local Green Spaces	ECON: Neutral SOC: Significant positive ENV: Significant positive	Contributes to social development by safeguarding locally important greenspaces that are of amenity, historic or wider community benefit. Also contributes to environmental benefits as secures the long term future of the spaces which are of environmental value.
ENV2: Green Infrastructure Links	ECON: Neutral SOC: Positive ENV: Significant positive	Contributes to social development by safeguarding green infrastructure links that provide valuable connections and amenity value to village residents. Contributes to environmental benefits as ensures that the high quality landscape features are secured and development respects the environmental quality.
ENV3: Conserving the Landscape	ECON: Positive SOC: Positive ENV: Significant positive	Contributes to economic development as facilitates new buildings and provides certainty about their siting, design and mitigation requirements. Contributes to social development as ensures that the high amenity value of the landscape is maintained. Contributes to environmental development as provides a robust strategy for ensuring that the high landscape quality is maintained and that new development assimilates with the landscape.
ENV4: Nature Conservation	ECON: Positive SOC: Positive ENV: Significant positive	Contributes to economic development by setting out clear mitigation requirements for new development thereby providing certainty for future investment in new buildings. Contributes to social development by ensuring that the intrinsic qualities and amenity benefits of nature are secured. Contributes to environmental development by ensuring that defined natural assets and ecology are secured.
ENV5: Wind Turbines	ECON: Positive SOC: Neutral ENV: Positive	Contributes to economic development as it sets positive criteria for the development of new wind turbines thereby helping to promote the low carbon economy. Contributes to environmental development as provides criteria for ensuring that the impact of new wind turbines upon the landscape character are minimised.
ENV6: Control of Solar Farms	ECON: Positive SOC: Neutral ENV: Positive	Contributes to economic development as it sets positive criteria for the development of new solar farms thereby helping to promote the low carbon economy. Contributes to environmental development as provides criteria for ensuring that the impact of new solar farms upon the landscape character are minimised.
ENV7: Infill Development	ECON: Positive SOC: Neutral ENV: Positive	Contributes to economic development as sets clear criteria for when infill development will be appropriate providing certainty for developers. Contributes to environmental development as ensures that infill development will be located where it's impact upon the character of the village will be minimised.
ENV8: Protecting Conservation and	ECON: Positive SOC: Positive	Contributes to economic development as sets out clear criteria for managing heritage and natural assets thereby providing certainty for developers.

Heritage Sites	ENV: Significant positive	Contributes to social development by ensuring that the community and amenity value of identified natural and heritage assets is maintained.
HOU1: Land at Skipton Road, Bradley	ECON: Significant positive SOC: Significant positive ENV: Positive	Contributes to economic development by providing certainty about the scale, siting and design of the allocated housing site. Contributes to social development as provides for new housing within the village and also builds in clear requirements and processes for community engagement in the design of the development. Contributes to environmental development as sets clear design requirements that will ensure that the future housing is well integrated with the character of the village.
HOU2: New housing development design policy	ECON: Positive SOC: Neutral ENV: Significant positive	Contributes to economic development by providing a clear set of design requirements which will provide certainty to developers and future investment in the village. Contributes to environmental development by ensuring that the design of new housing is sympathetic with the character of the village and will enhance the appearance of new development and ensure that it mitigates against flood risk.
HOU3: Housing Type and Mix	ECON: Positive SOC: Significant positive ENV: Neutral	Contributes to economic development as provides clarity about the type of housing that is needed in the village. This will provide certainty to developers thereby helping to inform investment decisions including land values, build and sales costs. Contributes to social development as will ensure that new housing properly meets the needs of the village and in particular smaller family housing.
HT1: Road safety & congestion	ECON: Neutral SOC: Neutral ENV: Positive	Contributes to environmental development as seeks to ensure that new development is located in a way that it will divert additional traffic generated away from the most constrained parts of the village road network.
HT2: New development infrastructure	ECON: Positive SOC: Significant positive ENV: Significant positive	Contributes to economic development as provides clarity about the priority infrastructure requirements required to enable growth of the village to be managed and mitigated. This will provide certainty to developers thereby helping to inform investment decisions. Contributes to social development as will provide improvements to footways and cycleways within the village. Contributes to environmental development as will provide for benefits of improving pedestrian and cycle connectivity.
CFS1: Bradley's Community Facilities	ECON: Neutral SOC: Significant positive ENV: Positive	Contributes to social development as ensures that existing defined community facilities which make an important contribution to the community and village life are safeguarded. Contributes to environmental development as ensures that community facilities such as recreation and greenspaces which make a contribution to the character and appearance of the village are safeguarded and maintained.
CFS2: Creation of new and extension of sporting and recreation facilities	ECON: Neutral SOC: Significant positive ENV: Neutral	Contributes to social development as provides for the potential expansion and improvement of existing community facilities within the village. This will provide important recreational benefits to the community and address the shortfall in current provision and ensure that the needs of future residents of Bradley are provided for.
ELB1: Retaining productive farmland	ECON: Significant positive SOC: Neutral ENV: Significant positive	Contributes to economic development as ensures that sufficient land is safeguarded for agriculture to maintain viable farming. Contributes to environmental development as directs new development to brownfield and

		previously used land thereby reducing the impact upon the landscape quality.
ELB2: Airedale Business Centre and Acorn Business Park	ECON: Significant positive SOC: Neutral ENV: Negative	Contributes to economic development by promoting the continued and improved development of business uses on the designated employment estates. Also supports the town centre first principles for retail and food/drink uses. Some environmental harm could result from the increased and intensified business uses at these sites including further traffic generation.
ELB3: Proposals for change of use	ECON: Positive SOC: Neutral ENV: Neutral	Contributes to economic development by ensuring that the designated sites are maintained as a focus for business and employment uses. Also provides clarity in regard to the evidence needed to demonstrate that continued business uses are not feasible thereby providing certainty about future investment decisions.
ELB4: Supporting rural business	ECON: Significant positive SOC: Positive ENV: Neutral	Contributes to economic and social development by providing opportunities for new and continued rural businesses which will safeguard and provide further job opportunities and investment.
Section 3.7 – Infrastructure Improvements	ECON: Positive SOC: Significant positive ENV: Significant Positive	Contributes to economic development as provides clarity about the priority infrastructure requirements required to enable growth of the village to be managed and mitigated. This will provide certainty to developers thereby helping to inform investment decisions. Contributes to social development as will provides for benefits to footways and cycleways within the village. Contributes to environmental development as will provide for benefits of improving pedestrian and cycle connectivity.