

Bradwell Parish Neighbourhood Plan

2015 - 2030

Referendum Version



Contents

	Page Number
Introduction & Acknowledgements	2
Non-Planning and Land Use Proposals	3
Neighbourhood Plan Area	4
Bradwell Parish	5
Vision	7
How the Neighbourhood Plan fits into the Planning System	8
Evidence for Policies	8
Summary of Policies	9
Section 1: Housing	11
Section 2: Local Economy	18
Section 3: Transport	21
Section 4: Health, Education & Wellbeing	23
Section 5: Environment	39
Glossary	44

1. Introduction & Acknowledgements

A Neighbourhood Plan is a new type of planning document which aims to give local people a nationally recognised input for what happens in their area during a specific time period. It is part of a new approach to planning which was defined in the Government's 'Localism Act' which came into force in April 2012.

Bradwell Parish Council intends to ensure that local people are involved in the choices which will help to shape their neighbourhood. This Neighbourhood Plan sets out a vision for Bradwell Parish which reflects the views and feelings of local people who have a real interest in their community. It has been produced by Bradwell Parish Council following extensive public consultation. The Neighbourhood Plan covers the period from 2015 to 2030.

This Plan was compiled following an examination of local housing needs, employment opportunities and local businesses, opportunities for tourism, sustainable transport movement and maintaining and improving the rural environment and countryside within the Parish.

During the years 2011 and 2012 a Bradwell Parish Plan had been developed and the Parish Council decided to become the first Parish in the Peak District National Park to produce a Neighbourhood Plan under the Government's new Localism Act. The Parish Council therefore established a Neighbourhood Planning Committee to ensure the involvement of the wider community in producing the plan.

The Plan Development Group would like to thank everyone who contributed, and the many people who are still contributing, to the preparation of this Plan.

2. Non-Planning and Land Use Proposals

A Neighbourhood Plan is intended primarily to deal with issues of planning and land use. In the course of consultations with residents and businesses a wide range of ideas was put forward. These were all intended to help improve our area and community for the benefit of everyone. These ideas also included requirements which are non-planning and land use. These important non-planning and land use proposals have not been forgotten, but cannot be included as formal policies in the Plan. The formal policies are in the format of grey boxes and are preceded by a reasoned justification. Other ideas and projects, which are not policies, are captured in a separate Community Plan.

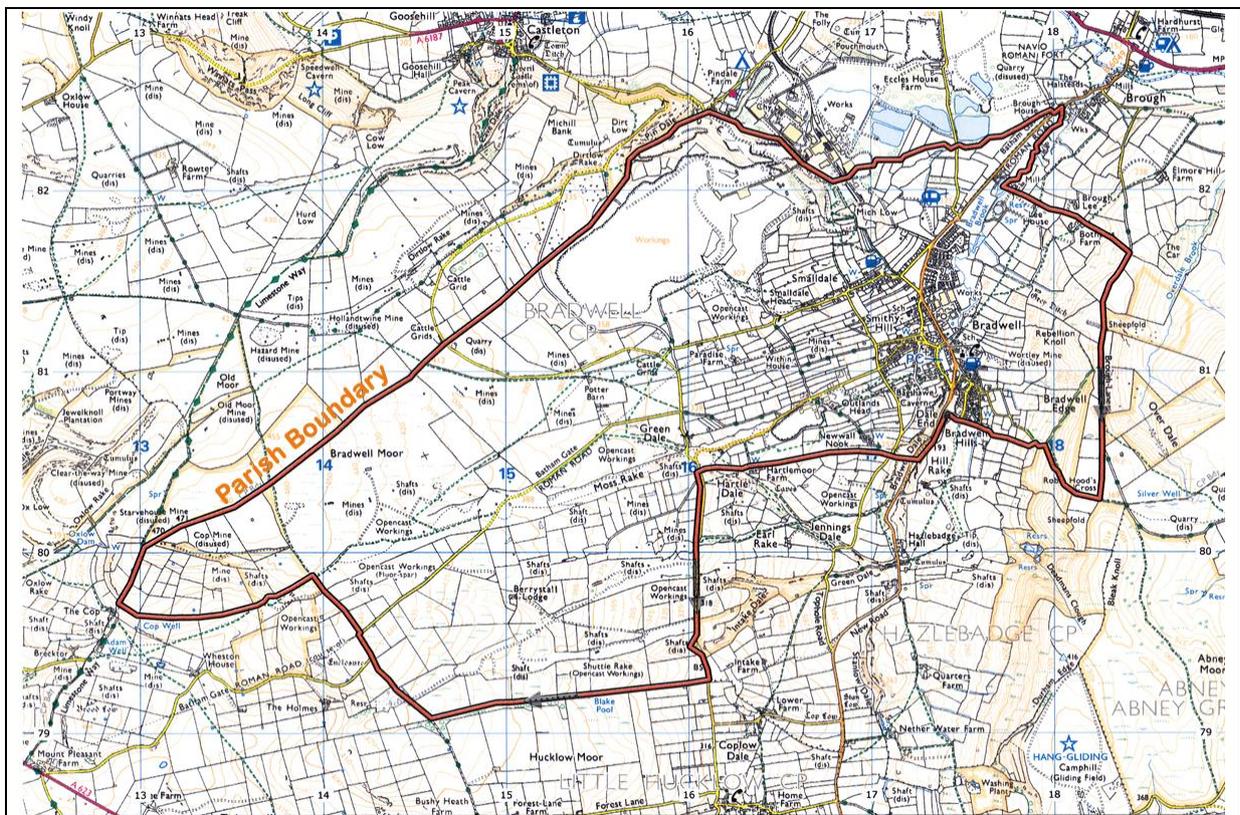
This document contains some technical references and acronyms. These terms are referenced by a footnote the first time they appear in the document, and an explanation is given in the Glossary at the rear of the document.

3. Neighbourhood Plan Area

The geographical area of the Neighbourhood Plan is the same as that defined by the boundary of Bradwell Parish. It is shown with a red boundary on the map in Figure 1 and covers an area of 8.79 square kilometers.

Bradwell Parish was defined as the Neighbourhood Area on 8 March 2013 following an application by Bradwell Parish Council and ratification by the Peak District National Park Authority (PDNPA).

Figure 1 - Parish Boundary



4. Bradwell Parish

Bradwell is a delightful Derbyshire village in the Hope Valley containing clusters of cottages and character houses. These spread up the sides of a deep gorge before opening out onto lush meadows. The main street follows Bradwell Brook, crossing it at one point in a narrow section controlled by traffic lights. Here you can find a small parade of local shops including a post office, newsagent, bread shop, fish and chip shop, convenience store and other services.

It is thought that the name Bradwell could originate from 'Broadwell' and probably refers to the ancient Grey Ditch nearby which was used as a defence from early Peakreels. Nowadays however the village is more affectionately known as 'Bradda' to its residents, who form a strong-knit local community. The majority of Bradwell's smaller cottages date from the 18th /19th centuries. Initially there were separate areas of the village such as Bradwell Hills, Smalldale, Towngate and Hollowgate, containing a hotchpotch of individual properties accessed by a maze of narrow lanes and gennels (alleyways), some stretching up steep banks towards Bradwell Edge to the east or Bradwell Moor to the west.

Before England was unified, Bradwell was in the border country between Northumbria and Mercia, and in the 5th and 6th centuries the Grey Ditch was built as a defensive wall from Mam Tor to Shatton Edge. It is still visible on the northern edge of the village. 'Eden Tree' caravan site, near the original workhouse, was known as 'Edwin's Tree' because of a legend that a King Edwin of Northumbria died there.

Bradwell (Bradewelle) and Hazelbadge are shown in the Domesday Book as belonging to William Peveril, King William's bastard son. At that time the Domesday Survey of 1086 showed a population of only eight villagers. Other early settlements on Bradwell Hills and Smalldale have now fused with the old Bradwell centred on Towngate and Hollowgate, to form today's Bradwell. Very few buildings built before 1800 remain, although Smalldale Hall, Hazelbadge Hall in Bradwell Dale and some outlying farms have Tudor or earlier origins. The White Hart (built 1676) is the oldest surviving public house in the village. Most of the 19th century dwellings are artisan cottages.

The village was part of the Hope Parish but acquired its own Anglican Parish Church of St. Barnabas in 1868. It is a small building of stone in the Perpendicular style, consisting of a chancel, nave and vestry-organ chamber. An embattled tower in a decorated style was added between 1888 and 1891 at a cost of £1,004 which contains a selection of bells and a clock given by the executors of Mr E M Wass. The pulpit and altar rails have early 18th century carved panels, said to come from a college chapel. A donation of £100 was given towards the cost of building the church by Samuel Fox and nearby stands St Barnabas Church School which was built in 1872.

Bradwell was a non-conformist stronghold: John Wesley preached in Towngate in 1747. The Wesleyan Chapel (1807) became the Methodist Church but the Primitive Methodist Chapel (1845) is now a dwelling. The earliest Chapel (Presbyterian) dates back to 1662 and is now used by Bradwell Scouts. Unitarians were also strong in Bradwell. The churches are deeply involved in the community and although regular congregations are falling, they draw support from many villagers at social events and in practical help.

Mining and mineral extraction have provided work in the Bradwell area since prehistoric times. In many homes they supported subsistence hill farming for centuries. In Roman times the principal material mined was lead, and mining settlements were controlled and protected by the garrison at Anavio (Brough) just north of the present village. Roman lead ingots were sent along the Derwent and Trent rivers to Brough on Humber to be exported all over the

Roman Empire. It is reputed that the Romans often imported French or Italian convicts to do 'hard labour' in the metal mines, known as 'damnati in metalia'. Roman coin hoards have been found locally and the location of the Samuel Fox restaurant marks the site of a medicinal spring, originally Roman but revived in Georgian times.

The lead mining created a steady increase in population from the Middle Ages and by the 17th century Bradwell had grown to be quite a sizeable village, with over 150 people recorded as paying Easter dues on their livestock in the Parish of Hope in 1658 (Evans, 1912). The village continued to grow, particularly from the mid-17th to mid-19th centuries. It had reached 1,130 by 1821 (Piggot, 1828-9) and 1,364 by 1861 (White, 1862).

Lead mining dramatically decreased from the middle of the 19th century and the population had dropped to only 837 by 1891, exacerbated by a serious illness which killed many residents between 1861 and 1870 (Bradwell Historical Society, 2008). Since then the village has grown in stages, with new dwellings usually associated with local projects requiring housing for the work force. Between 1935 and 1943 the Ladybower Dam was constructed near to the village of Bamford, with a number of construction workers being housed in Bradwell. In 1929 G and T Earle opened a cement works and then in 1939 Isaac Middleton founded Newburgh Engineering, a precision engineering company which has been located in the village ever since. These industries helped the population to grow to 1,500 residents in 2008.

Light industry also developed in the 19th century, including optical works, hatters, weavers and cobblers. Samuel Fox, inventor of the 'paragon' umbrella frame, was born in the village in June 1815 at 15 Water Lane and was a great benefactor, employing many local people in his Sheffield and Stocksbridge works. When Samuel's business flourished he relocated to Sheffield where he founded the huge Stockbridge Works, but he never forgot his Bradwell upbringing, giving land for the site of the churchyard and vicarage and providing for the poor of the parish by leaving a trust fund of £1,000, the interest from which was to be allocated annually to the needy. Light engineering is still an important part of the 100 or so businesses in the village.

Another of Bradwell's claims to fame is Bradwell's Dairy Ice Cream which has been produced in the village for well over 100 years and is distributed all around the country. Tubs of ice cream and delicious cones can still be purchased from the tiny cottage shop where the recipe was invented in the front parlour by Grandma Hannah Bradwell all that time ago. Modern day Bradwell has severe on-street parking problems due to the way the village has developed over the years and because of its topography.

5. Vision

Our long term vision for Bradwell Parish, based on extensive public consultations, is for it to be:

A sustainable community made up of people of all ages.

Although the population as a whole is ageing, we want to ensure that Bradwell continues to be a community of all ages. We want people to be able to start and raise families here and for young people to be able to grow and develop without having to leave the Parish. We also want to ensure that older people can enjoy fulfilling lives here.

By “sustainable”, we mean a community where there is a healthy balance between community, economic and environmental needs. This includes providing opportunities for local employment and for the growth of local businesses.

A place that has grown with the times, but where development has been carefully managed to be in keeping with our heritage and to protect and enhance the environment of our Peak District location.

We want to ensure that development in and around our village protects and enhances the special landscape character of the National Park and the quality of life here. This means making the most of our assets, making appropriate improvements and managing growth to minimise/prevent negative impacts.

A working community with a vibrant economy made up of a balance of businesses and services for both residents and visitors.

We need to ensure that the service needs of residents are met and that Bradwell provides an environment which encourages people to set up a range of businesses, providing employment opportunities for local people. Visitors to our area make a valuable contribution to the Hope Valley economy. While we welcome tourism, we want to ensure that Bradwell’s economy does not become dependent on tourism.

A connected community with access to viable options for using public transport and technology for work, health, education and leisure.

Connectivity attracts investment and it is important that Bradwell does not become isolated. Connectivity also gives people choices and supports sustainability.

By “connectivity” we mean both transport and electronic communication. This therefore covers issues relating to public transport, mobile phone signal, television reception and broadband speeds.

These strategic visions are translated into policy objectives which are expressed below in relation to each policy.

6. How the Neighbourhood Plan fits into the Planning System

Neighbourhood Plans must have regard to national policy and be in general conformity with strategic local policies. The principal local policies are the Peak District National Park Authority's Local Development Framework Core Strategy and several policies in the Local Plan 2003. There are a number of documents offering specific planning advice in the form of Supplementary Planning Documents. All current policies and guidance can be found on the PDNPA web portal <http://www.peakdistrict.gov.uk/planning>.

The Neighbourhood Plan gives local people the power to influence where new housing and employment should go, and how the planned area should develop and change.

The policies in this Plan should be read as a whole. Development proposals will be considered in relation to all relevant policies in the plan and a balanced assessment will be made in determining whether any proposal is acceptable.

7. Evidence for Policies

The Neighbourhood Plan has emerged from significant background work. As part of the evidence base for the Neighbourhood Plan, a series of Appendices were produced and in line with the legislative requirements, a Consultation Statement and a Basic Conditions Statement were submitted for examination alongside the Neighbourhood Plan.

All of this and other relevant information is available and can be viewed on the Parish Council website at http://bradda.org/N_Plan.htm

8. Summary of Policies

Objective	Policy Index
Housing	
Meet locally assessed housing need.	Policy H1: Provision of affordable housing Policy H2: Housing development on the Newburgh site
Encourage housing needs to be met in the built area.	Policy H3: Establish Bradwell built area
Provide broad mix of housing types.	Policy H4: Provide a broad mix of housing types
Ensure that new development is of high quality and enhances the character of the village.	Policy H5: High quality designs for new development which enhance village character
Local Economy	
Support Bradwell's shops and businesses and safeguard and develop the range of services available to residents to meet their daily needs.	LE1: Protecting employment sites and uses
Develop improved local employment opportunities.	LE2: Industrial and business development of the Newburgh Site
If a community is to attract and retain high quality employment to the area, digital connectivity for access to online services is vital.	LE3: Support efforts to provide a high quality communications infrastructure
Transport	
Develop and promote the use of walking and cycling routes and improve existing footways, footpaths and cycle ways.	T1: Provision of footpaths and cycle ways
Car parking is seen as vital to supporting businesses, particularly shops, within the village and existing car parking issues caused by commuters and visitors must not be exacerbated.	T2: Retention of car parking

8. Summary of Policies (cont.)

Health, Education and Well Being	
There is currently no allotment provision within the Parish and a waiting list of around 25 households. Allotments are places of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.	HEW 1: Provide allotment space
Designate Local Green Spaces.	HEW 2: Local Green Spaces
Environment	
Bradwell Parish contains areas at high risk from both flooding from surface water and 'flooding from rivers and sea' as identified by the Environment Agency.	E1: Applications for new development must meet the local drainage requirements
Bradwell recognises the need for housing for local people but wants to protect the unique character of the environment by allowing for growth whilst ensuring that the design quality is high, heritage assets are preserved and that the countryside surrounding the settlements is maintained.	E2: Local design policies
Respect the special character of the village in the installation of renewable energy infrastructure.	E3: Climate change
Control of the manner in which a property is used and how 'domestic clutter' can be controlled.	E4: Conversion of buildings to residential and holiday accommodation

Section 1: Housing

Objective: Bradwell recognises the need for local housing. A housing needs survey, conducted in October 2014, identified a need for 12 affordable houses during the next five years. Open market housing is not normally permitted within the Peak District National Park but there is an opportunity to enhance the character and environment of Bradwell by development of the brownfield Newburgh site with a mix of industry, open market and affordable housing.

Due to the historic nature of Bradwell village and the informal arrangement of dwellings, many properties do not benefit from dedicated parking facilities. There is therefore a problem with on-street parking throughout the village. It is intended to ensure that any new developments are provided with allocated parking spaces to meet modern day requirements.

The Plan area is subject to flooding and policies are required to ensure that exacting standards are applied to new development to combat flood risk whilst allowing for controlled growth and change.

Policy H1: Provision of affordable housing

There is an acknowledged demand for affordable housing throughout the Peak District National Park and this is recognised in the PDNPA Core Strategy, which encourages its provision in accordance with local housing needs surveys, carried out every five years. In cases of individual proposals for one dwelling it is necessary for that individual to demonstrate a personal housing need in order to gain planning permission.

It is intended that the Bradwell Community Land Trust (CLT) be set up to facilitate a number of aspects of this Plan. The CLT would administer monies gained via a legal agreement attached to a planning permission to ensure a phased delivery of local needs affordable housing¹. The CLT would also be able to receive bequests and donations, including gifts of land, and would manage these on behalf of the community. These monies or land would be used by the CLT to develop housing in the village, but not necessarily within the Newburgh site, as one of the primary aims of this plan is to retain a balance between employment and residential land within the Parish.

In order for locally needed affordable housing to be sustained for their intended purpose it is important to give greater certainty that such houses will remain occupied by needs arising in the local community. To allow this policy to operate properly within local authority structures, the definition of the local community is widened to include people from both the Parish and adjoining Parishes.

Policy H1:

The provision of local needs affordable housing is encouraged, provided it is limited to the needs of the Parish and adjoining Parishes and is based on the current local needs housing survey.

¹ See Glossary

Policy H2: Housing development on the Newburgh site

The Newburgh industrial site has long been identified as a possible location for the development of new homes in Bradwell. Much of the site is currently 'brownfield'², and it contains a large selection of industrial buildings, which are now underutilized. An overwhelming majority of responders to the consultations (96%) expressed a preference for the site to be redeveloped for job creation. However, it is recognised that this might not be possible. Some residential development of the site could therefore be acceptable if it provided new homes in a good location within walking distance of the village centre.

This plan recognises that, historically, demand for affordable houses in the Plan area has been steady, at approximately two to three a year, over the last five years. There is scope for the Newburgh site to provide for most of the affordable housing needs of the village during the Plan period. However, as referred to above in policy H1, there needs to be a mechanism to allow supply to meet demand.

The Bradwell CLT would use any funding to develop housing in the village, but it may not initially be used to develop within the Newburgh site as it is the aim of this Plan to retain as much viable employment land as possible in the Parish.

Support will be given for new open market housing provided the development meets the requirements set out in the policies of this Plan and the Peak District National Park LDF,³ which states such housing is only permitted on brownfield sites if it is required to enhance the environment or remove inappropriate land uses. The community is concerned that the level of open market housing is also controlled to a level which allows it to be assimilated into the village in a sustainable manner. The consensus in the village emanating from the consultation stages of the plan is that a maximum of 40 open market dwellings could be accommodated on the site. This is the scale of development at which the community feels there is the greatest prospect of addressing the needs of the community without harming the character or capacity of the village in terms of both landscape impact and the potential impact on services.

Any major development proposal for the redevelopment of the site needs to be considered comprehensively in the context of a phased development of the whole site to avoid piecemeal development. This policy for Newburgh development should also be read in conjunction with other policies in the Plan.

Policy H2:

This Plan supports the development of the Newburgh site for the provision of open market homes as part of a mixed use development to enhance the character of Bradwell, subject to the number of open market dwellings not exceeding 40; and the provision of local needs affordable housing at a level in accordance with a financial viability assessment and an up-to-date housing needs survey. Where possible, the affordable dwellings will be delivered by Bradwell Community Land Trust. The development of the site for housing alone is not acceptable but must form part of a mixed use development.

² See Glossary

³ See Glossary

Policy H3: Bradwell built area

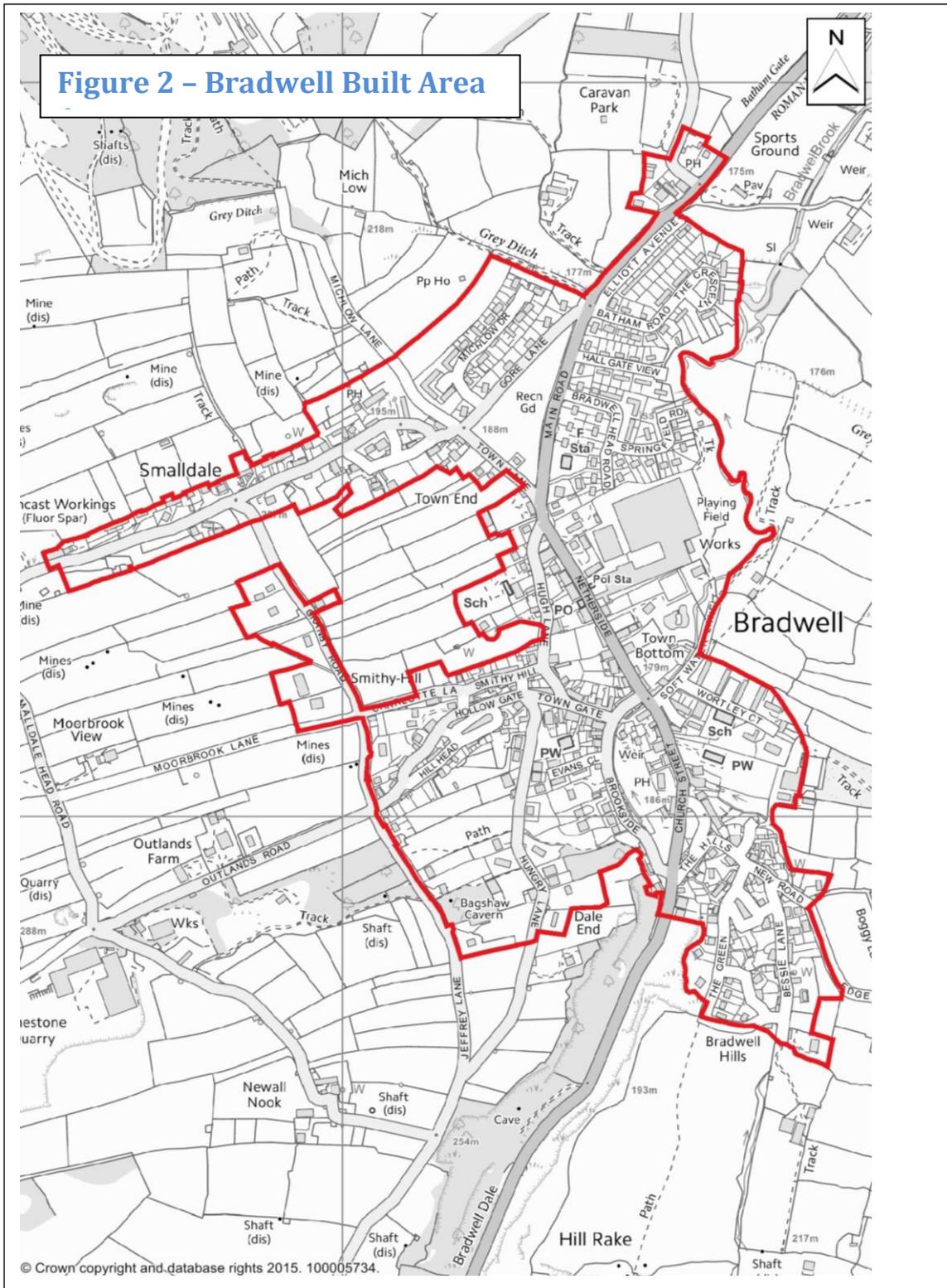
It is necessary to minimise the impact of new development on the built character of the settlement in accordance with the primary statutory purpose of the National Park prescribed in the Environment Act 1995.

There has been overwhelming support from the village for infill development⁴ within the built area, within local farms and on brownfield sites as this has less impact on the landscape character of the Park and the built form and character of the village itself.

Policy H3:

The Plan encourages development to meet Bradwell's housing needs to be located within the built area of Bradwell, as shown in Figure 2.

⁴ See Glossary



Policy H4: Provide a broad mix of housing types

It is important that new housing is of a range of different types to provide comprehensively for the village. Many residents in the village who are in unsuitable accommodation are excluded from the current PDNPA policy offering local needs accommodation because priority has to be given to people in housing need.

It is recognised that there is a high proportion of older people living in Bradwell. In the last 10 years the number of over 60s in the village has increased by 10%. It is likely, given history and the cost of housing, that this trend will continue. Bradwell has 41 dwellings specifically provided for older people by Registered Social Landlords⁵ but no local residential or nursing home facilities.

Many of these older people currently occupy houses larger than their needs. It is important that the Parish provides homes suitable for the needs of older people wishing to downsize. There is also a need for new, larger properties for families wishing to move to larger houses.

It is the intention that these objectives could be realized in the event of development of the Newburgh site and any similar brownfield sites of over three dwellings where open market housing can be justified in terms of site enhancement, in accordance with the National Park Core Strategy policy HC1 C.

Policy H4:

New housing developments for schemes of more than three dwellings must provide a mix of different housing types. Where practical and viable, such developments should include a mix of starter homes, family sized homes with three or more bedrooms and homes suitable for older people.

⁵ See Glossary

Policy H5: High quality designs for new development which enhance village character

Bradwell has significant heritage assets, which reflect its National Park status. It is the intention of the Plan to ensure that proposals for new housing are of a high quality and of a design which is in keeping with the character of the immediate surroundings, particularly sites within the Conservation Area and heritage assets identified in the Conservation Area Appraisal⁶. To achieve this, development proposals will be expected to actively demonstrate in “Design and Access Statements” how they comply with the policies set out in this Plan.

Whilst development will be assessed in relation to the PDNPA Design Guide and design policies in the Local Plan and Core Strategy, there are specific design issues pertinent to Bradwell, and this Plan is concerned with ensuring that its sense of place and local character is maintained and enhanced.

The village is noteworthy for its eclectic mix of architecture which displays evidence of the various different stages of the development of the local vernacular. There is a distinct informality to the form, scale and layout of buildings and the density and “grain” of development varies considerably. The variations in building lines and the informal juxtaposition of buildings are particularly evident. It is important that this eclectic and informal arrangement of buildings and their design is maintained and that new development is not designed as a single solution but seeks to both replicate and invent design themes in the vernacular tradition.

⁶ See Glossary

Policy H5:

Proposals for housing development will be considered in relation to the following criteria:

- 1. The design and layout of development shall reflect the eclectic mix of the buildings in the village in terms of their scale, layout and juxtaposition.**
- 2. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.**
- 3. Land must be provided for garden or amenity space and should be commensurate with the size and type of dwelling and in conformity with the character of the area.**
- 4. Garden and amenity space shall be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.**
- 5. Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents.**
- 6. Meter boxes, flues, grilles and ventilation ducts should be designed and sited to be unobtrusive and the colour treatment should match the materials used on the remainder of the building.**
- 7. Ensure that gutters and pipes are designed and constructed to be within the character of other local structures and are located to minimise their visual impact.**
- 8. Lighting schemes shall prevent light spillage and glare and face inwards, away from open landscapes.**

Section 2: Local Economy

Objectives: These policies are intended to raise the profile of employment and enterprise within the Parish, thus helping to enhance employment opportunities and nurture, retain and grow locally based commerce. They seek to encourage a vibrant local economy based around the key activities of farming, quarrying and minerals extraction, horticulture, tourism, convenience retailing and service provision for the community. They support and encourage businesses to work together and engage with their community with the goal of helping them all develop, promote and secure their own futures.

Policy LE1: Protecting employment sites and uses

Attracting businesses to the Parish and encouraging them is important, given the limited amount of local employment opportunities. Proposals to upgrade or extend new or existing employment sites will be supported provided that any impact on the local environment is acceptable and they comply with the policies within this Plan.

Opportunities for employment within the village are limited, which contributes to the large numbers of residents commuting away from the village each day. Small-scale local employment sites contribute to the liveliness and activity in the Parish and also support trade in Parish shops.

The PDNPA Core Strategy policy E1 is aimed at safeguarding existing business land or buildings, particularly tourist and recreation related businesses and those of high quality and in a suitable location. However, the aim of this Plan is to strengthen and focus this approach by protection of all levels of employment and sites. Employment use should remain on such sites unless it is clearly unviable and the site cannot be sold for such use despite reasonable efforts, or they are unsuitable for any type of employment use and create demonstrable problems for occupiers of neighbouring sites.

Policy LE1:

Proposals for the redevelopment or change of use of land or buildings from employment to non-employment uses will only be supported where:

- 1. It can be demonstrated that the existing use is no longer economically viable AND**
- 2. The site has been marketed at a reasonable price for at least a year and in an appropriate manner and no other suitable employment or service trade uses or interest in acquisition has been expressed OR**
- 3. It can be demonstrated that employment use of the site is detrimental to the living conditions of residents or unacceptable in terms of the impact on the built or landscape character of the National Park OR**
- 4. Permitted Development Rights allow for such changes.**

Policy LE2: Industrial and business development of the Newburgh site

The Newburgh engineering site presents a significant opportunity for development within the Parish. The site has sufficient space to allow development for a variety of different land uses and it is understood that a redevelopment of this scale, in the context of a village, presents a number of acceptable options.

It is important to stress that any proposal will have to conform to adopted development management policies relating to matters such as access, parking and impact on residential amenities. There are particular issues in the village with regard to lack of highway capacity and congestion caused by HGV traffic. It is also important to repeat the policy requirement as applied in Housing Policy H2, that any major development proposal must be considered in relation to a comprehensive plan for the redevelopment of the site to avoid piecemeal development.

Appropriate controls will be applied in order to retain the employment generating uses (B1 and B2). This reflects the long term desire of the Bradwell community to be sustained as a living and working community.

Policy LE2:

Proposals for the mixed use development of the Newburgh site must be supported by a comprehensive master plan for the whole of the site. The Neighbourhood Plan supports proposals that provide a mix of different uses and which conserve and enhance landscape character. Small starter business units providing opportunities for smaller businesses are particularly encouraged. The comprehensive master plan for the whole of the site will be subject to an environmental impact assessment. Proposals that result in significantly increased levels of HGV traffic leaving the site via the centre of the village will be resisted.

Policy LE3: Support efforts to provide a high quality communications infrastructure

The value of high quality communications to the local economy is significant. This relates to mail and parcel services, vehicular responses to purchases (home deliveries) and all electronic means of communication such as internet connectivity and speed and mobile telephone service.

If a community is to attract high quality employment to the area and facilitate more working from home, digital connectivity for access to online services is vital. Only in this way can we hope to build businesses, improve educational opportunities and provide for future developments such as electronic care monitoring for the housebound. This Plan supports any initiatives which work towards the introduction of a faster and more reliable communications infrastructure, and encourages active solutions to any environmental obstacles which may prevent the installation of the appropriate infrastructure.

Policy LE3:

On sites for new residential, industrial and business development all new properties should be served by a superfast broadband (fibre optic) connection installed on an open access basis when available unless it can be demonstrated through consultation with British Telecom, or other appropriate body, that this would not be either possible, practical or economically viable.

Section 3: Transport

Objectives: The Plan aims to help control the impact of road traffic on the local community and its heritage assets and promote an increase in the number of journeys undertaken by walking, cycling and public transport.

Bradwell village is relatively isolated, although it is served by an hourly bus service. The nearest train station is in Hope and there are dangerous stretches for pedestrians or cyclists travelling from Bradwell to this station. It is therefore essential that safe pedestrian and cycle links to Hope Railway Station are developed. These links would also connect with an established pedestrian and cycle way running from Castleton to Hathersage and other national cycle and walking routes. Bradwell has grown through the centuries and much of this historic development has not provided suitable pedestrian routes. Therefore new development must address how residents and workers may access the village's facilities.

There are potentially suitable routes which, with development and co-operation, could make access to Bradwell far safer. These are outside the scope of this Plan but any local initiative to achieve them would be supported. A separate Cycle Paths and Access Routes Study (available on the Parish website) has been undertaken in support of this.

Connections between the different sections of the village are important as they share a range of community facilities such as shops, medical facilities and schools. In particular, the social fabric of life in the village revolves around movement along the B6049 and any reduction in traffic on this route is to be encouraged. Residents support the need for greater access to the countryside surrounding the village on foot and by cycle.

Policy T1: Provision of footpaths and cycle ways

Policy T1:

This Plan supports the provision of footpaths and cycle ways, provided they do not have a negative impact on the local environment, ecology or residential amenities. Proposals to redevelop the Newburgh site must give consideration to the development and improvement of routes and facilities for pedestrians and cyclists.

Policy T2: Retention of car parking

Car parking is seen as vital to supporting businesses, particularly shops, within the village and existing car parking issues caused by commuters and visitors must not be exacerbated. There is strong concern in the village that there is congestion caused by excessive on-street parking, which inhibits the free flow of traffic and impedes access for emergency services.

The community considers that the congestion problem warrants stringent controls on parking provision for all new development and the imposition of higher standards of provision than are generally required by the Highway Authority. Furthermore, it is important that there is retention of existing public and private parking arrangements.

Policy T2:

The removal of any current car parking facilities, both public and private, will be strongly opposed.

Section 4: Health, Education and Wellbeing

Objectives: Bradwell is a thriving community which has made great efforts over the years to cater for health, education and wellbeing. There are two playing fields, run by the Parish Council, with modern play equipment and space for ball games of all sorts. These are enjoyed by both residents and visitors.

On behalf of the village the Council already own and maintain various areas:

1	Beggars Plot Playing Field	Playing field with play equipment, youth shelter, and seating. Has eight entrances and c. 50 trees
2	Rose Garden	Small plot next to Netherside managed and maintained by Council
3	Towngate Green	Small sloping village green with seating area and trees
4	Wortley Court	24 Houses for older residents built on land leased on a 500 year lease from Council
5	Soft Water Lane	Small Plot - former British Legion site
6	Town Bottom Playing Field	Playing field, play equipment, youth shelter and seating. Has one entrance and c. 20 trees
7	Peace Gardens	Sheltered gardens with seating
8	Dale Quarry	Former quarry with rough ground and many trees

Bradwell also has an active sport and bowls club. The sports club has successfully applied for and received grants which have been used to develop a multi-use games area, improve the Pavilion, and enhance the skills of helpers. This has opened up the club to a variety of extra sports, and flood-lighting of the games area has extended its period of use. The sports ground is also used as a base for a number of events spreading out through the National Park. While these events are welcomed it does add to the existing parking problems created in the village.

Bradwell has its own Infants and Junior schools, along with struggling preschool and toddlers groups. The number of preschool children is still similar to that of 10 years ago but the range is not evenly spread across the years, creating problems with class size and funding. Unless action is taken to attract young families to the village this problem will be seen in the Infant and Junior schools within the life of this Plan.

There is currently a recently refurbished doctors surgery within Bradwell. This generally meets the needs of local people, but a number of people do travel to Hope or Tideswell to use the surgeries there. There is no dentist within Bradwell, but there is a dental practice in Hope, about 2 miles away.

This Plan seeks to protect the amenities which already exist but also to encourage the development of facilities which will support both population growth and the needs of the existing population. It seeks to ensure that there are adequate medical, educational and recreational facilities for both young and old and to secure the long term future of community facilities which make the Parish special.

Policy HEW 1: Provide allotment space

There is currently no allotment provision within the Parish and a waiting list of around 25 households. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.

This Plan wishes to encourage their provision in situations which do not compromise the “valued characteristics”⁷ of the National Park.

Policy HEW1:

Proposals for allotments and associated infrastructure, including access roads, parking areas, paths and sheds will be allowed provided they are not detrimental to the landscape character or other valued characteristics of the National Park.

⁷ See Glossary

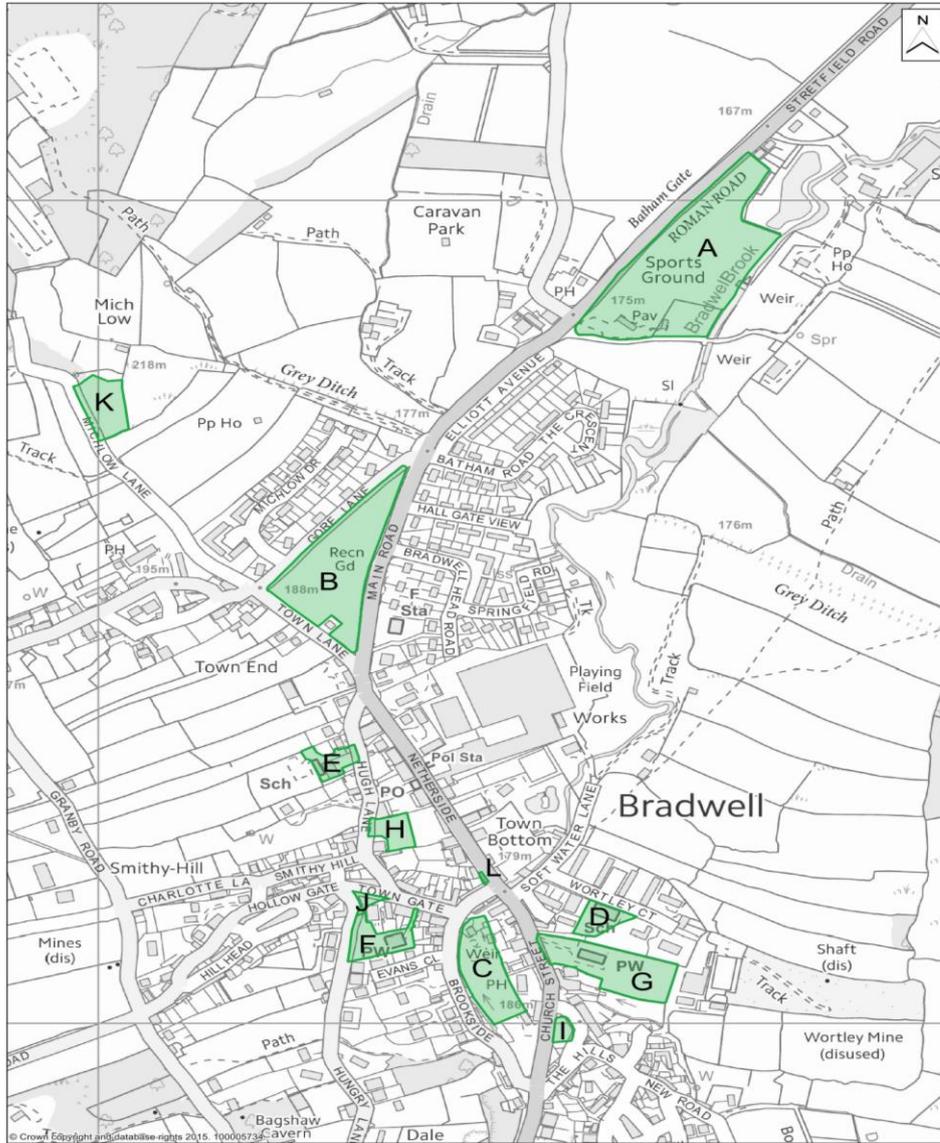
Policy HEW 2: Local Green Spaces

Bradwell is a rural Parish primarily defined by its open spaces, surrounding fields and panoramic views. The Neighbourhood Plan designates all of the areas shown in Figure 3 as Local Green Spaces. All of these Local Green Spaces are in close proximity to Bradwell and are demonstrably special to the local community. Each of the Local Green Spaces holds a particular local significance. Amongst other things, the Local Green Spaces are significant for their beauty, historical significance, recreational and wildlife value.

Policy HEW 2:

The areas shown together in Figure 3, and identified individually on the plans below Figure 3, are designated as Local Green Spaces, where new development is ruled out other than in very special circumstances.

Figure 3 – Local Green Spaces



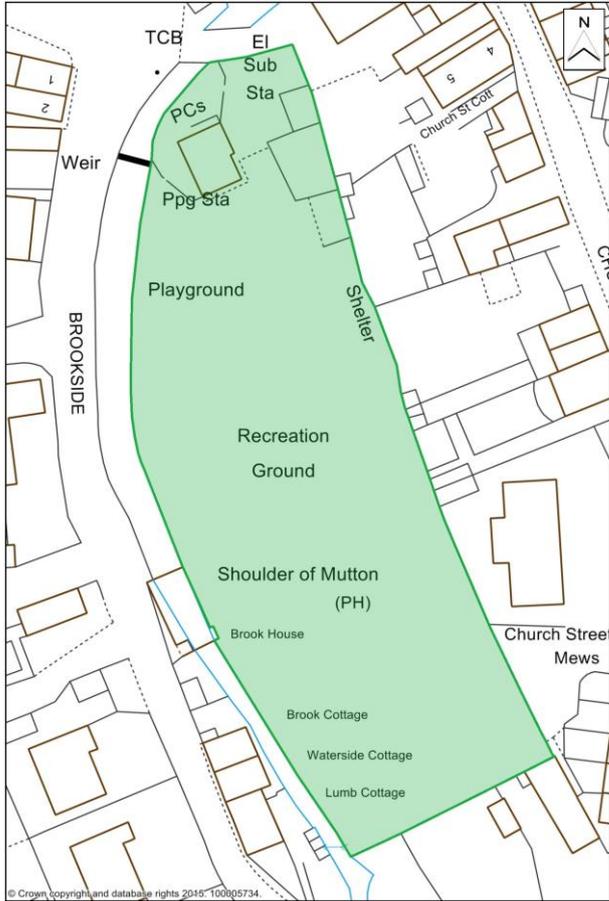
Area A – Bradwell Sports Field



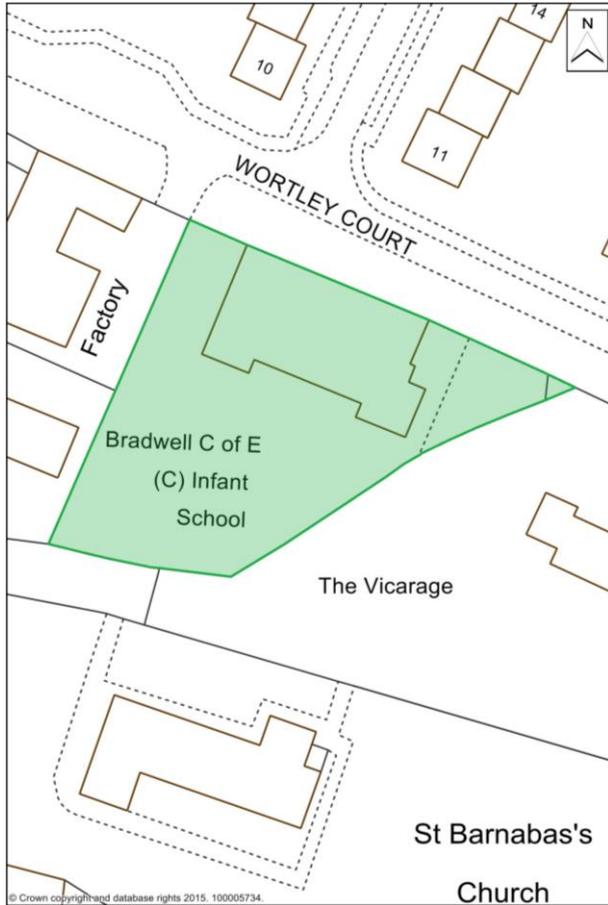
Area B – Beggars Plot



Area C - Town Bottom



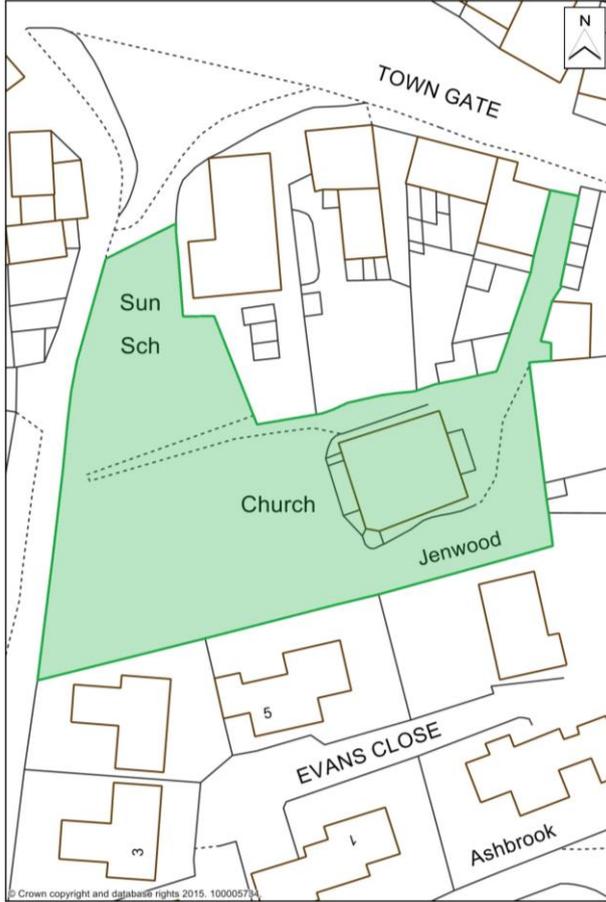
Area D – Bradwell CE (C) Infants School



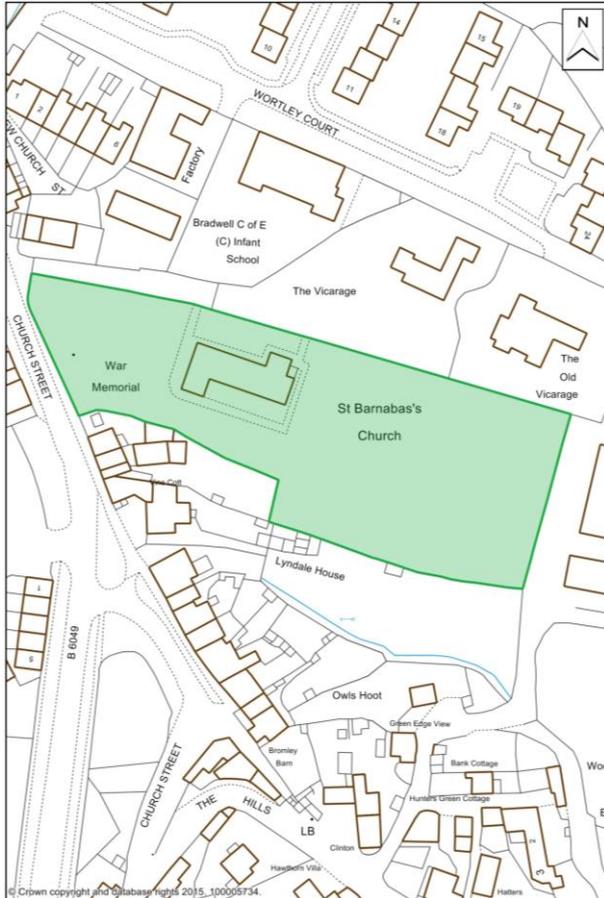
Area E – Bradwell Junior School



Area F – Bradwell Methodist Church



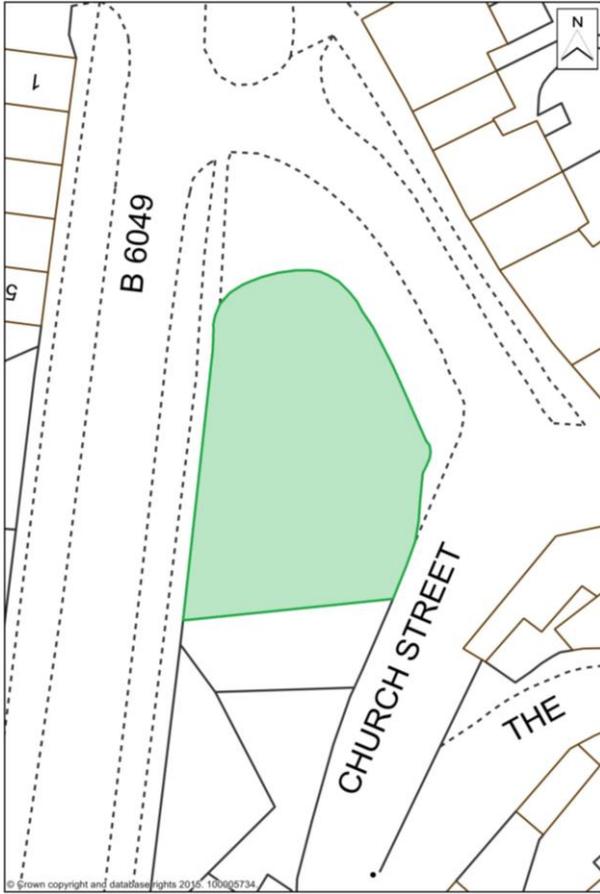
Area G – St. Barnabas Anglican Church



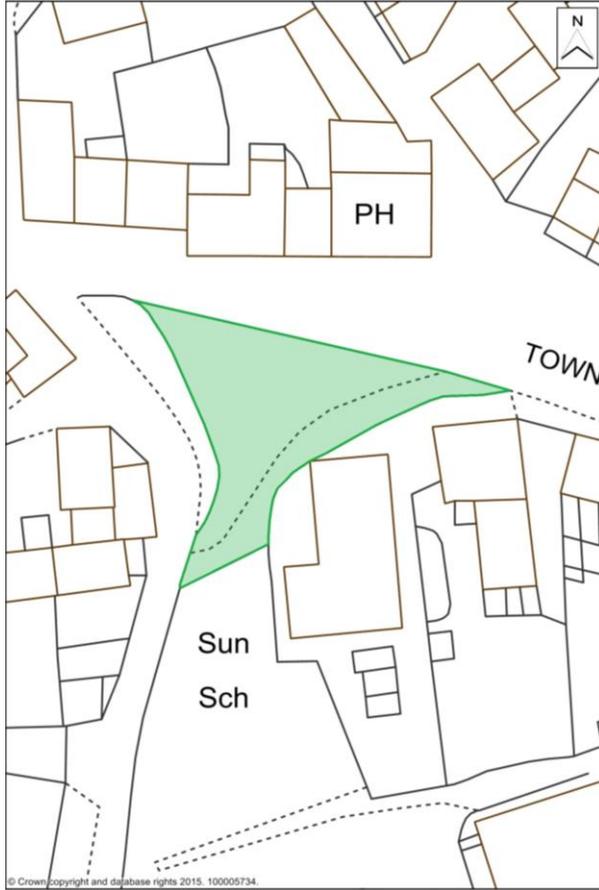
Area H – Bradwell Primitive Methodist



Area I – Peace Garden



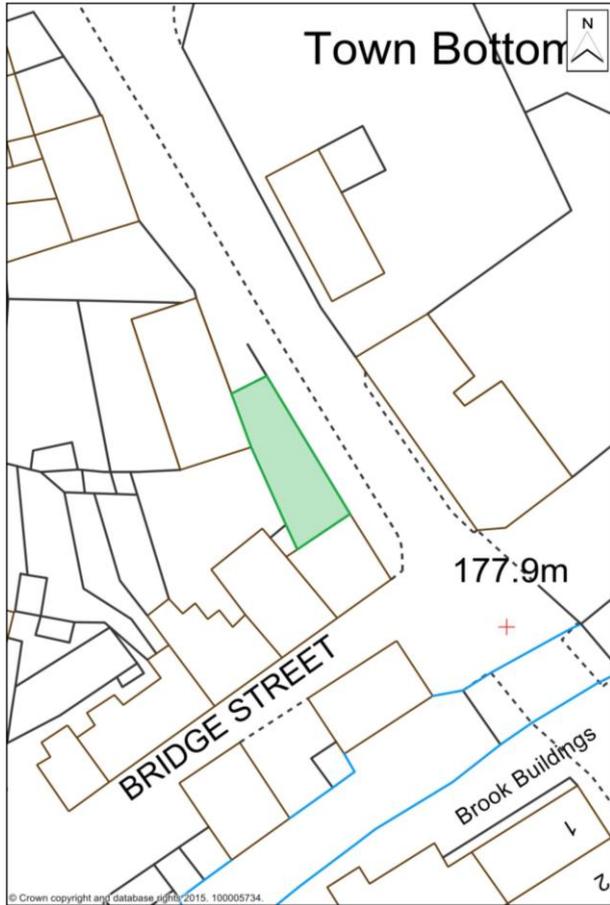
Area J - Towngate Green



Area K – Community Orchard



Area L - Rose Garden



Section 5: Environment

Objectives: Bradwell recognises the need for development but wants to protect the unique character of the environment by allowing for growth whilst ensuring that design quality is high, heritage assets are preserved and the countryside surrounding the settlements is maintained. There are significant issues relating to drainage which must be addressed by all new development.

Policy E1: Applications for new development must meet the local drainage requirements

Bradwell Parish contains areas at high risk of flooding by both surface water and rivers as identified by the Environment Agency. The village has experienced incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The community has strong views on the need to reduce and minimise flood risk and seeks to ensure that potential development does not increase the risk of flooding within the Parish or to its neighbours.

Policy E1:

A Sustainable Urban Drainage system (SUDs)⁸, as an alternative to conventional drainage, will be required for developments of ten dwellings or more, and on equivalent non-residential or mixed schemes, unless it can be demonstrated that a SUDs system would not be suitable for the intended location.

⁸ See Glossary

Policy E2: Local Design Policies

The National Park status of the site and its primary purpose to protect landscape character is underpinned by stringent design policies in the PDNPA Core Strategy, saved Local Plan Policy and the adopted Design Guide. Bradwell has all the attributes of Peak District vernacular architecture and is set in a spectacular landscape. The PDNPA Landscape Character Assessment and Landscape Strategy and Action Plan⁹ provide a framework for considering the impact of development on the landscape character of the village and its environs. These policies need to be adhered to closely and underpin the policies in this Plan.

There is a need to identify design elements which are critical to Bradwell to ensure all new developments strengthen its “sense of place”.

New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place. This is important as the different parts of the Parish give rise to differing styles, each with their own local strengths and weaknesses. The village centre will remain an important focus for community activity and identity.

The Conservation Appraisal of the village prepared by PDNPA identifies buildings and features in the Conservation Area which merit special protection in the consideration of development proposals.

The community considers there has been a lack of design detail and sensitivity to location of new buildings being located in the villages. Buildings often lack the three-dimensional qualities of traditional buildings and often present a bland uniform style.

Dry stone walls, trees and hedgerows are major features of Bradwell and contribute to the open and pleasant feel of the village, the parks, play areas and residential properties. The hedgerows are home to a wide range of species and contribute to the green infrastructure corridors throughout the village. Protection of these features is required.

There is a limited housing stock within the village, which must be capable of adaptation to meet all future needs. The application of 'Building for Life 12'¹⁰ sets standards for adaptability and will allow developers the opportunity to promote their development as being of the highest standard in terms of design principles.

⁹ See Glossary

¹⁰ See Glossary

Policy E2:

New development must contribute to local character by retaining a sense of place appropriate to its location. Developers are strongly encouraged to support proposals with a Building for Life assessment. Development proposals must be designed to retain, or where appropriate, replace, dry stone walls and trees and hedgerows. Where development will affect trees and/or hedgerows, proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan.

Policy E3: Climate Change

The Plan supports PDNPA's Core Strategy policy and its Supplementary Planning Document for Climate Change and Sustainable Building 2013¹¹ to ensure that the National Park makes the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low carbon economy. These policies contain extensive detail regarding the appropriate technologies and how they can be effectively incorporated into development schemes, which respect the National Park's landscape character.

This Plan fully endorses those policies but wishes to highlight the need to respect the special character of the village in the installation of renewable energy infrastructure.

Policy E3:

Proposals for energy generating infrastructure using renewable or low carbon energy sources are supported provided that:

- **The siting, scale and design of the energy-generating infrastructure is appropriate to the surroundings and/or building and is as close as practicable to the buildings it serves. Furthermore, it should not compromise public safety and should allow continued safe use of public rights of way;**
- **Adjoining users are not adversely impacted in terms of noise, vibration, or electromagnetic interference;**
- **The energy-generating infrastructure is removed as soon as reasonably practicable once it is no longer used for energy generation.**

¹¹ See Glossary

Policy E4: Conversion of Buildings to Residential and Holiday Accommodation

The Parish is concerned that whilst the existing PDNPA Core Strategy policies HC1 C and RT2 allow the change of use of traditional buildings to residential or holiday accommodation where there is no adverse impact on landscape character, it is difficult to control the manner in which a property is used. "Domestic clutter" such as sheds, outbuildings and engineered access and parking areas can accumulate incrementally without scrutiny and enforcement. There has been much incremental development of this nature over the years which has impacted on the local environment.

It is considered necessary that the policies in this area are extended and made more explicit.

Policy E4:

Proposals for the conversion of buildings to residential and holiday accommodation will only be supported in cases where there is a minimal alteration of the external fabric, curtilage and access to the building and there is no proposed or potential intrusive and detrimental impact on the landscape character of the National Park.

Glossary

(1) Affordable Housing - Includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market. It is regarded as outside the main housing market and excludes low cost market housing. Eligibility to occupy it is controlled so that it meets needs that arise in the local area. This market restriction reduces its value if and when it is sold.

(2) Brownfield sites - A brownfield site comprises land which has been previously developed. It is land which is, or was, occupied by a permanent structure and associated fixed surface infrastructure. It excludes agricultural buildings.

(3) LDF - Local Development Framework. The collection of policies and guidance which forms the PDNPA planning policies and guidance.

(4) Infill - An 'infill' site may be either 'greenfield' or 'brownfield' and lies within the defined Bradwell Parish Built Area.

(5) Registered Social Landlords (RSL) - Independent housing not-for-profit organisations registered with the Housing Corporation under the Housing Act 1996.

(6) Conservation Area Appraisal - Prepared by PDNPA as an analysis of important features in the Conservation Area. It can be used as a reference in determining planning applications.

Bradwell Conservation Area Appraisal - The PDNPA adopted the Conservation Area Appraisal and boundary amendments for the Bradwell Conservation Area at the Authority Planning Committee on 11 April 2014. The Appraisal identifies particular features of the Conservation Area which are of merit and should be protected in the consideration of development proposals.

(7) Valued characteristics - these are the main attributes of the National Park which require protection in the consideration of any development proposal. They are defined by Policy GSP3 in the PDNPA Core Strategy which states, as follows:

All development must conform to the following principles:

Development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:

- A. impact on the character and setting of buildings
- B. scale of development appropriate to the character and appearance of the National Park
- C. siting, landscaping and building materials
- D. design in accordance with the National Park Authority Design Guide
- E. form and intensity of proposed use or activity
- F. impact on living conditions of communities
- G. impact on access and traffic levels
- H. use of sustainable modes of transport
- I. use of sustainable building techniques

(8) SUDs - Sustainable Urban Drainage systems – surface water drainage arrangements which aim to manage surface water run-off so it minimises flood risk and it is of a quality which can enhance the environment.

(9) PDNPA Landscape Character Assessment and Landscape Strategy and Action Plan - The Landscape Character Assessment is a tool for identifying what makes one place different from another. It does not assign value to particular landscapes. Landscape Character Assessment provides a framework for describing an area systematically, ensuring that judgments about future landscape change can be made based on knowledge of what is distinctive. The Strategy and Action Plan prepared in 2009 contains specific policies and actions within the Park

(10) Building for Life 12 - Published in 2012 by the Building for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation) with the assistance of Nottingham Trent University. This is a guide to assessing the elements of good design in the built environment. It establishes a ‘traffic light’ system (red, amber, green) based on 12 aspects of a scheme. The aim is to establish as many “greens” as possible, minimize the number of “ambers” and avoid “reds”.

(11) PDNPA Supplementary Planning Document for Climate Change and Sustainable Building 2013 - planning policy advice which elaborates on Core Strategy and Local Plan policies. It advises on appropriate technologies and how these should be incorporated into the environment.

BRE Digest 365 - describes standards for soakaway design to ensure efficient and sustainable methods of surface water discharge.

Greenfield Development - The term 'greenfield' refers to development on parcels of land which have never been used (e.g. green or new), where there is no need to demolish or rebuild any existing structures. This may include land within the curtilage of existing properties.

Local Needs Affordable Housing - This is affordable housing (see reference above) restricted to occupation by local people who normally have lived in the area for a minimum of 10 years.

NPPF - National Planning Policy Framework which sets out the Government's national policies for planning.

PDNPA - Peak District National Park Authority.

The SUDS Manual - published by CIRIA in 2007, reprinted in 2011. CIRIA is the Construction Industry Research and Information Association. As a neutral, independent, not-for-profit body, it is a link organisation with common interests and facilitates a range of collaborative activities that help improve the industry. The manual provides best practice guidance on the planning, design, construction, operation and maintenance of Sustainable Drainage Systems (SUDs) to facilitate their effective implementation within developments.

Town and Country Planning (Use Classes) Order 1987 (as amended) - Classifies the use of land, as defined by the Town and Country Planning (Use Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.