

City of Bradford Metropolitan District Council
Department of Place, Development Plans Team
Planning, Transportation and Highways
Floor 4, Britannia House
Bradford
BD1 1HX

BY POST AND EMAIL – planning.policy@bradford.gov.uk

9th January 2019

Dear Sir/Madam,

REPRESENTATIONS TO THE ADDINGHAM NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2030 REGULATION 16 DRAFT PLAN (OCTOBER 2018)

On behalf of our client, Chartford Homes, we would like to make representations to the Addingham Neighbourhood Plan Regulation 16 Draft Plan (October 2018). We welcome the opportunity to comment on your draft document and with our experience and knowledge, we believe we can assist the Neighbourhood Forum in ensuring the Neighbourhood Plan is sound and deliverable.

Chartford Homes have actively engaged in the plan-making process at District wide level through the emerging Bradford Local Plan, as well as the Neighbourhood Plan process, having submitted representations to the Pre-Submission draft of the plan in August 2018.

In addition, Chartford Homes have entered into dialogue with the Parish Council and have met with them to discuss the Neighbourhood Plan and the policies within it. Our client is supportive of the Parish Council's aspirations to bring forward a Neighbourhood Plan and they are generally supportive of its contents, subject to some minor alterations which are considered necessary in order to ensure that the Plan meets the 'basic conditions'.

About Chartford Homes

Chartford Homes are a local house builder with a track record for delivery of high locally sensitive and quality projects. As a medium sized developer operating in the local area, they have delivered a number of sustainable developments on brownfield and greenfield sites both within and adjoining existing settlements. By providing a bespoke product to meet the design characteristics of individual settlements they have successfully integrated new development into a series of settlements similar to Addingham.

National Planning Policy Framework (July 2018)

It is important to outline the relevant policies within the National Planning Policy Framework (NPPF) which relate to the preparation of Neighbourhood Plans.

The original version of the NPPF was published in March 2012 and was subsequently replaced by a revised version on July 2018.



Paragraph 29 of the NPPF states that "*neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*". Footnote 16 states that "*neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area*".

Paragraph 37 states that "*neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force*". The definition of 'basic conditions' can be found at paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. Within the 'basic conditions', it is stated that neighbourhood plans can be found sound if they have had "*regard to national policies and advice contained in guidance issued by Secretary of State*" and that it 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 remainder of these representations provide comments of the policies contained within the draft Neighbourhood Plan and our comments have been framed in the context of the 'basic conditions' that Neighbourhood Plans are required to meet, which are set out above and will form the basis of future independent examination.

Policy ANDP1: New Housing Development within Addingham Village

It is noted that this policy seeks to support future housing growth providing it is located within the settlement boundary of Addingham, is small in scale and represents infill development. The policy also protects areas of land which are to be designated as Local Green Space and which are currently utilised for recreational and community facilities.

Whilst our client understands the intention of this policy to guide future development within Addingham, they have concerns that the policy does not acknowledge that there may be a requirement for future expansion outside of the settlement boundary in order to ensure that the housing requirement, as defined within the Bradford Core Strategy is adequately met.

It is considered that there are a number of constraints within the village that will limit the opportunities for new housing and it would therefore be sensible to include a policy which acknowledges that some new development may be required outside of the settlement boundary. This would also enable the Parish Council to provide further guidance as to how such developments are delivered.

Whilst it is acknowledged that the Parish Council can not alter Green Belt boundaries through the Neighbourhood Plan, we are aware of other Parish Council's outlining their support for certain sites to be allocated through their respective local planning authorities Site Allocations Plan. For example, the Wilsden Neighbourhood Plan follows this approach.

Policy ANDP2: New Development in and Affecting the Setting of Addingham Conservation Area

The policy seeks to ensure that new development in the area, which may impact upon the Conservation Area is designed in a manner that remains sensitive to the heritage assets. It is noted that the policy states "*new development in and affecting the setting of Addingham Conservation Area should be designed sensitively to ensure the special characteristics of the area are conserved and enhanced*" (our emphasis).

It should be noted that the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a test of neutrality in terms of new development within Conservation Areas and is clear that new development should preserve or enhance the character of the area. As such, we would advise that the final sentence of the policy is not sound and does not align with Government policy as currently drafted and should be revised to align with the Act.

This is also embedded with the NPPF, which states at paragraph 200 that *"proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably"*.

Part b) of the policy states *"use of appropriate materials such as traditional local stone for elevations; stone slates and Welsh Blue slates for roofing materials; timber for windows, doors and shop fronts; and cast iron for railings and gates. Stone walls or hedgerows should be used for boundary treatments"*.

We would recommend that such a request is subject to viability, as the use of such materials can be prohibitive. In addition, we do not consider it reasonable to request the use of such materials where sites are located outside of the Conservation Area, as this should be made clear within the policy.

Policy ANDP4: Good Quality Sustainable Design in Addingham

Our Client is generally positive regarding the contents of Policy ANDP4 and consider it represents a fair and logical policy that will ensure that new development is of good quality. They would however request that part b) is revised so it aligns with our comments regarding Policy ANDP2 i.e. that there is a requirement for development within the Conservation Area to retain or enhance the special characteristics, not to retain and enhance as currently drafted.

Policy ANDP5: Protecting Addingham's Landscape Character

Following our representations to the Pre-Submission draft of the Neighbourhood Plan in August 2018, it is noted that the Parish Council have made alterations to part d) of the policy, which now states *"the views and vistas within Addingham village and into Addingham village should be retained. Development affecting these views and vistas should be designed in such a way so as not to have a significant adverse impact on their quality and amenity"*.

Whilst our client does not object to the policy in principle and understands the Parish Council's desire to retain such views, there are uncertainties as to how this would be considered in practise for development management purposes. For example, the two plans in the Neighbourhood Plan which indicate the views and vistas are at a large scale making it difficult to fully understand and appreciate the extent of the view. In practical terms, this is important from a developers perspective as they require clarity on the extend of the view and why it is perceived to be important, so that they can ensure that the view is properly accounted for the in the design and layout.

We would advise that further clarity needs to be provided with the Policy to ensure that it is sound.

Policy ANDP11: Local Green Spaces

Our client does not object in principle to the introduction of Policy ANDP11, as the NPPF does enable local planning authorities and neighbourhood plans to designate parcels of land as Local Green Spaces.

However, it is clear with the NPPF, at paragraph 100, that Local Green Space designations should only be used where the green space is *"demonstrably special to a local community and holds a particular local significance"*.

The justification for Policy ANDP11 states at paragraph 7.56 that an analysis of consultation with residents is provided at Appendix 2. However, the table in Appendix 2 does not provide any clear justification for the designation of sites as Local Green Space, and this does not appear to be robust evidence that such sites meet the tests of paragraph 200. For example, our client has an interest in land at Manor Garth (Local Green Space designation GS7b) and the table simply states that the land is currently designated within the Replacement Unitary Development Plan as village greenspace and is located within a Conservation Area. This is simply making reference to existing

planning policy designation and it does not indicate how the site is "*demonstrably special to a local community and holds a particular local significance*".

Notwithstanding the above, it is noted that where land is designated as Local Green Space, it effectively has the same level of protection as Green Belt. This effectively prevents any development coming forward on such land unless Very Special Circumstances can be demonstrated. We would recommend that a caveat is added to the policy which enables small-scale residential development to come forward on such land providing it delivers 100% affordable housing units (as defined in Annex 2 of the NPPF (July 2018)).

As Policy ANDP1 only supports small scale infill development, there are concerns that opportunities to deliver affordable housing in Addingham will be severely limited due to the 10 unit threshold.

The provision of a caveat as suggested above may assist in ensuring that there is an additional opportunity for affordable housing to be delivered in Addingham, where there is an identified need.

Policy ANDP14: Responding to Climate Change

In principle our client has no objection to the inclusion of a policy which seeks to address the effects of climate change. However, they recommend that a couple of alterations are made to the policy to ensure that it is sound.

Part b) of the policy seeks to ensure that regard is had to the vulnerability of development sites to flooding. We would suggest that reference is made to the sequential approach to development within flood zones, with priority given to development in flood zone 1. Alternatively, this could be dealt with via a separate policy.

In respect of part f), which requires "*house design of a very high standard with respect to roof orientation and suitability for fixing renewable technology*", we would suggest that a caveat is added to state that it would be subject to viability.

Summary

Our client is encouraged by the content of the Addingham Neighbourhood Plan, however, they have concerns regarding some elements of the plan. There are considered to be some elements of the plan that are not in general conformity with the NPPF, and which would not meet the 'basic conditions', which are a requirement of neighbourhood plans.

We trust our comments are helpful and will be taken on board in the final version of the Neighbourhood Plan. We would like to present verbal evidence at the Examination and we would be grateful if we could be notified or arrangements in due course.

Yours sincerely



Senior Planner

Cc – Addingham Parish Council