



Responses to Examiner's procedural questions. Prepared by Jamie Wilde (Planning Consultant) on behalf of Harden Village Council. Agreed by Harden Village Council.

Questions for Harden Village Council

2. Is the Plan to be called the Harden Neighbourhood Plan or the Harden Village Neighbourhood Plan?

The Plan is to be called the Harden Neighbourhood Plan – happy to amend and omit the word 'village'.

3. Policy HNNDP1: I presume that the first paragraph relates to housing developments. Is that correct?

Yes that is correct – happy to clarify this in the first paragraph.

4. Policy HNNDP1 – on-site energy generation from renewable sources: Please supply some text (for the supporting justification) to explain the sort of things that you have in mind.

On-site renewable energy generation might include PV panels, air/ground source heat pumps, or small wind turbines.

5. Policy HNNDP1: Does the second paragraph refer to the proposals for on-site energy generation (first paragraph) or to something else? Please explain.

Yes, I appreciate this could be made clearer. It refers to on-site generation i.e PV panels, air/ground source heat pumps, or small wind turbines.

6. Policy HNNDP1 – third paragraph: Should there be reference to other sources of best practice and examples (see comments of Bradford Council)? What is the justification for alleviating surface water?

Yes we are happy to link this policy with the Homes and Neighbourhoods Design Guide. We recognise CBMDC's comment on this policy and are happy to amend the policy as suggested should the Examiner agree.

The justification is to reduce the likelihood of flooding caused by surface water run-off.

7. Policy HNNDP2: How will the housing mix operate where there is both market and affordable housing within the scheme?

Ideally affordable housing will be a mixture of sizes and types that meets the need identified by CBMDC and up-to-date evidence – rather than all of the affordable homes being 2 bed properties and very few 2 bed market housing. However should CBMDC and evidence suggest that mix is needed then it would be accepted as meeting local needs.

8. Policy HNNDP3: I presume that the policy relates to housing developments. Is that correct?

Yes that is correct.

9. Policy HNNDP3 – second paragraph: Should there be reference to other sources of policy and guidance (see comments of Bradford Council)?

Yes this policy relates to residential development and we agree with CBMDC's comments including those relating to linking this policy with the Homes and Neighbourhoods Design Guide, NDG, and NMDC.

10. Policy HNNDP6: Does the policy relate to broadband (only) or is it intended to cover other types of high-quality communications infrastructure to both new homes and the village as a whole?

This policy relates primarily to broadband but has been worded in a way which aims to future-proof the policy should any new communications technology be developed between now and the end of the plan period that could improve communications infrastructure.

11. Policy HNNDP7: The policy wording suggests that Harden to Bingley active travel needs to be a consideration in planning applications and that design provision (and perhaps contributions) will be sought. Please explain what is required.

The existing pedestrian route connecting Harden to Bingley is not ideal and has been raised at engagement and consultation as a key priority to resolve.

It is hoped the S106 contributions and/or project funding could be secured to help deliver an improved connection. It is envisaged this would be a project led by the Village Council and other local groups, including CBMDC. Improving this connection should be a consideration in planning – to help support more people make a relatively short journey to their closest train station/larger conurbation. Currently many people choose to drive rather than walk or cycle to Bingley because of the conditions of the current route.

12. Policy HNNDP16: Where are the biodiversity objectives for each site to be found?

The starting point for the Local Wildlife Sites (LWS) is the selection criteria. These have been drawn up by the West Yorkshire Local Sites Partnership/West Yorkshire Ecology in 2019. They can be downloaded from the [West Yorkshire Joint Services](#) website. I am not certain whether there any specific biodiversity objectives for each LWS, although these may be set out in the citations prepared for each site – these should be available from West Yorkshire Ecology. Should biodiversity objectives not be clearly included in the citations we are happy for this policy to be amended.

13. Policy HNNDP18: Are any of the proposed sites privately owned? If so, have the owners been specifically consulted on the proposed designation from an early stage (see PPG Reference ID: 37-019-20140306)?¹ Have there been objections to the proposed designation from owners? If so, please provide details and comment thereon.

All landowners were consulted on 6th September 2021 and no objections were received at that time. The letter that was sent to all landowners is included in the Statement of Consultation, section 2.6. Sites A, C, and E are privately owned.

14. Policy HNDP18 – sites in the Green Belt (B and C): Bearing in mind guidance in PPG (Reference ID: 37-010-20140306)², what additional local benefit would be gained by designation as Local Green Space given the protection that is already afforded by Green Belt policy?

Whilst they are currently afforded protection via Green Belt policy the aims of the green belt are:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

These aims do not recognise the sites' importance as locally valued amenity space that supports local football and cricket clubs of all ages and abilities that use the facilities. We feel it is important that this is recognised to help safeguard the facilities for the community. (These are some of the only relatively flat pieces of land in Harden that could accommodate these facilities.)

15. Policy HNDP22 – first paragraph: Is support to be given in all circumstances?

No it should be caveated with 'providing all other material planning considerations are satisfied' as per paragraphs 2 and 3.
