

HAWORTH CROSS ROADS AND STANBURY PARISH COUNCIL

**HAWORTH CROSS ROADS AND STANBURY
NEIGHBOURHOOD DEVELOPMENT PLAN**

CONSULTATION STATEMENT

JUNE 2019

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1. Introduction

This Consultation Statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Haworth Cross Roads and Stanbury Neighbourhood Development Plan (NDP).

The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed NDP;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

This statement:-

- Sets out the aims of the consultation process;
- Summarises the approach to consultation;
- Details the consultees;
- Sets out the consultation stages, the issues and concerns raised at each stage and the way in which they have been addressed.

2. Consultation Aims

Throughout the Neighbourhood Plan consultation process, the aims have been:-

- To involve the community so that the plan was informed by, and took account of, the views of local people living, working and carrying out business in the Neighbourhood Area;
- To involve a wide range of statutory and non-statutory bodies in the development of the plan at key stages;
- To consult with landowners whose interests were affected by plan policies and proposals;
- To ensure that consultation took place at critical points in the process where decisions needed to be taken;
- To consult regularly and closely with officers of City of Bradford Metropolitan District Council (CBMDC) to ensure that the plan was developing in line with legal requirements.

3. Background to Neighbourhood Plan Consultation

The decision to develop a Neighbourhood Plan was taken by Haworth Cross Roads and Stanbury Parish Council on 26th November 2012. A Neighbourhood Plan was seen as an opportunity to have a direct influence on planning policy. It was felt that Haworth's dependence on its historic appearance and literary connections, to sustain one of its key income drivers – tourism - needed to be taken seriously; that the viability of Cross Roads' civic identity should be maintained; and that Stanbury should continue to be conserved as an outstanding example of a South Pennine hill village. At the same time, the need to sustain the whole parish's business community, and by definition jobs, was also clearly recognised. The parish council was of the opinion that the community's views on planning matters often lacked weight when planning applications within the parish were considered by CBMDC and that producing an NDP would give the community a louder voice at city hall.

The first step in the neighbourhood planning journey was to define the extent of the area the plan would cover ('The Neighbourhood Area'). An application to CBMDC for the designation of the Neighbourhood Area was made on 7th March 2013. The Neighbourhood Area was approved by the council on 5th November 2013. In parished areas, it is normal to approve the whole of the parish as the Neighbourhood Area and this was the case with Haworth, Cross Roads and Stanbury.

Following this decision, the parish council, which had been driving the project forward hitherto, decided to hand over the work to a steering group involving both councillors and interested community members. It also resolved to merge already ongoing work on a 'community plan' into the work of the NDP steering group. Once properly constituted, the parish council devolved budgetary and decision-making powers down to the group and work gathered momentum. The early work of the group was guided by Planning Aid England, including agreement regarding terms of reference (see Appendix 1) and the initiation of a programme of initial public consultation meetings.

From this point onwards, consultation with the community commenced and progressed through the following stages over the period 2014 to 2018:-

- Spring 2014 – initial newsletter to all homes and associated publicity, leading to village consultation meetings and face-to-face/written engagement with a range of stakeholders;
- September 2015 – consultation with community, stakeholders and CBMDC on a 'Policy Intentions Document', including 3 supporting community drop-in events;
- February/March 2018 – informal sites consultation with landowners and wider community, including 3 community drop-in events;
- October-December 2018 – statutory Regulation 14 consultation on the Pre-Submission Neighbourhood Plan, including 3 community drop-in events.

4. Neighbourhood Plan Consultees

Over the six plus years of the Neighbourhood Plan preparation process, a wide range of people and bodies have been consulted at the various preparation stages. These may be summarized as follows:-

- All residents in the Neighbourhood Area
- All businesses and landowners in the Neighbourhood Area
- All community and voluntary groups in the Neighbourhood Area
- Statutory consultees
- A range of non-statutory consultees, e.g. Sustrans, West Yorkshire Combined Authority, Welcome to Yorkshire and various pub chains,

A full list of statutory and non-statutory consultees can be found at Appendix 2.

5. Consultation Stages and Issues Raised

Initial Engagement

An engagement plan (see Appendix 3) was prepared setting out different engagement approaches to a wide range of stakeholders, including the initiation of a programme of community consultation meetings.

The consultation meetings were the main focus of the steering group's early work. As a matter of policy and equity it was decided that the consultation meetings should be staged in all three village centres so that every part of the community had an opportunity to be involved in the process. Banners, posters, press releases, social media and a specially-designed website were the tools used to provide maximum exposure for the project. The parish council's newsletter that is delivered to every household in the parish also carried information and requests for information.

At the consultation meetings, attendees were asked to feedback their comments on general planning topics via a system of 'dotmocracy'. This system of giving attendees ten coloured dots, which they placed against issues they thought to have the highest priority, enabled the steering group to focus their thinking in terms of the key issues which NDP planning policies needed to address. A total of 51 people attended the 4 consultation meetings.

Approaches were also made to businesses, developers, landowners, environmental groups, heritage groups, churches/chapels, school heads and pupils and senior citizens. Reports of the consultation outcomes are included at Appendices 4A and 4B, including findings from 16 business representatives and 3 school heads.

Policy Intentions Document Consultation

In 2014, the parish council engaged a planning consultant which led to the production of a Policy Intentions Document in spring 2015, based on an analysis of initial community engagement work. This document set out what the parish council was minded to include in a final draft neighbourhood plan. The 'document', together with a questionnaire (hard copy and Survey Monkey version - see Appendix 5), was circulated to all households, as well as to local businesses and CBMDC. Three supporting drop-in events were also held – one in each of the parish's three villages – attended by 49 people.

The questionnaire was completed by 286 respondent households - a roughly 9% response rate. A summary of the results is included as Appendix 6, with the full Survey Monkey results report at Appendix 7.

The responses to the consultation on the Policy Intentions Document were ultimately used to guide detailed evidence gathering and to develop a first full draft Neighbourhood Plan. However, a lengthy time lapse occurred between this consultation and the next stages of plan preparation and consultation due to the loss of technical consultancy support, the delay in identifying and appointing a replacement and then a period of ‘treading water’ and slow progress until the appointment of new consultants in summer 2017.

Informal Sites Consultation

In the second half of 2017 a first full Pre-Submission draft plan emerged, based on Policy Intention Document consultation findings and subsequent evidence gathering. This plan now contained a number of policies and proposals (for Local Green Space, Non-Designated Heritage Assets, community facilities and private non-residential car parks) relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted informal consultation with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals. The full draft was also submitted at this stage to CBMDC for informal comment.

The Informal Sites Consultation ran from February 19th until March 12th 2018. Those with identified legal interests were consulted by e-mail, post or hand-delivered correspondence (see Appendices 8A and 8B for sample notification letter and response form). Three widely-advertised ‘drop-in’ consultation events were held in the three villages from 6th to 8th March as part of the consultation process, to allow both targeted consultees and the general public to find out more and to have their say. These were attended by 17 people.

The consultation attracted responses from 35 separate sources, together covering 40 of the 125 consultation sites and additionally putting forward 6 further sites for consideration. A summary of the consultation results with recommended action is included at Appendix 9.

Responses from this consultation, combined with those from the earlier ‘Policy Intentions Document’ consultation, informed the finalisation of the Pre-Submission Draft Neighbourhood Plan for the statutory Regulation 14 consultation.

Statutory Regulation 14 Consultation on Pre-Submission Draft Plan

On the 26th October 2018, the Pre-Submission draft of the Haworth Cross Roads and Stanbury Neighbourhood Development Plan was published for the statutory Regulation 14 public consultation. This consultation ran until 7th December 2018. The consultation was carried out in accordance with regulations and involved all those identified in the list at Appendix 2.

Documentation comprised the full draft plan, a plan summary and questionnaire (see Appendices 10A and 10B). These were also available online, and on the CBMDC website, along with all previous documents from the NDP process. A copy of the full plan was made available in over 20 locations around the area. As part of this consultation, three 'drop-in' community events were held in the three villages on 12th, 13th and 22nd November, where people were given the opportunity to drop in, look at the full plan and ask questions as well as fill out and/or drop off questionnaires. Forty three people attended the drop-ins.

There were 44 separate detailed representations from a range of statutory consultees, organisations and individuals, via Survey Monkey, e-mail and written submissions. Full details of all comments made, together with responses and agreed actions are provided in the 'results grid' at Appendix 11.

All representations were carefully considered and agreed actions in response reflected in the final submission plan.

Summary of Main Issues Raised At Each Stage and How They Were Addressed

Initial Engagement

The community raised many issues and concerns:-

- A more active conservation programme for the parish's heritage;
- Protection of Green Belt;
- Protection of greenfield land/green fields, countryside, open hills, views, landscape and 'village-scapes';
- Importance of green open spaces and outdoor recreation;
- Improved parks;
- More sporting and playing field facilities;
- More for young people;
- Importance of essential community infrastructure – community centre, schools, indoor recreation, fire station;
- Lack of library, leisure centre, young people facilities, Stanbury facilities;
- The scale and possible location (both general and specific) of any new housing;
- Need for brownfield focus for development;
- Transport, education and health infrastructure, plus accessibility to other community infrastructure, as determining factors in permitting further housing;
- Housing type and size relative to local needs;
- Empty homes;
- Secure and growing local employment opportunities;
- Improved tourist signage;
- Road traffic/car parking issues, notably Haworth village centre and primary school congestion;

- Public transport shortcomings;
- Desire for more cycling opportunities, including proposed Oxenhope to Keighley cycle route, via Haworth;
- Traffic congestion generally; speeding; road surface conditions; HGV traffic; improved school crossing provision, 'walking buses' and 'park 'n' stride' initiatives; Weaver's Hill car park improvements.

With the exceptions below, the Submission Neighbourhood Plan addresses the above through the inclusion of policies BHDD1-8, GE1-4, CF1-2, H1-4, H6-8, E1-2, HT1-7:-

- Green Belt – this is an excluded matter for NDPs, although Policy H7, by encouraging high density development on identified housing sites, does indirectly mitigate against Green Belt land take in favour of brownfield;
- Community infrastructure: fire station – the decision to close Haworth's fire station has already been taken, so the NDP is powerless to exert any policy influence;
- Empty homes – this is not a land use planning issue, but is covered by a 'community action';
- Securing/growing local employment opportunities – with the exception of tourist employment (Policies E1 and E2), the NDP is silent on these issues as it is considered that it cannot strengthen/add to adopted Core Strategy policies, without specifically allocating new employment sites. No such sites were advanced by the community and the parish council has no appetite for site allocation generally or the commissioning of essential underpinning evidence/site assessments;
- Improved tourist signage - this is not a land use planning issue, but is covered by a 'community action';
- Traffic congestion generally; speeding; road surface conditions; HGV traffic; improved school crossing provision, 'walking buses' and 'park 'n' stride' initiatives; Weaver's Hill car park improvements – these are not land use planning issues, but are covered by 'community actions'.

Policy Intentions Document Consultation

In all cases over 80% and generally over 90% of consultation respondents agreed with the policy intentions in respect of built heritage/development and design; community facilities; green space; housing; employment and tourism and traffic and transport.

The main detailed consultation comments received relating to planning issues were as follows:-

- More detail on policy intentions required;
- How will renewable energy schemes (e.g. turbines, solar panels) fit with conservation area policies;

- Railway Children Walk – walk already exists; not sure what is missing;
- Nothing about rural broadband;
- Too much on Haworth at the expense of Cross Roads;
- A variety of views on affordable housing;
- More information needed on ‘allocated housing sites’;
- Maximisation of brownfield land;
- Resistance to new house building;
- Empty homes.

With the exceptions below, the Submission Neighbourhood Plan addresses the above through policies H1-4, HT4, BHDD1-8, CF1, GE2, CF3, H8 (underpinned by local housing needs assessment), H6, H7, E1, E2, HT1 and HT2. It is also considered that the translation of generic policy intentions to detailed planning policies addresses the perceived imbalance between Haworth and Cross Roads issues.

- Renewable energy schemes/conservation areas – covered by national planning policy and practice guidance;
- Railway Children Walk – intention not translated into policy as on further investigation clear that walk is already complete;
- Affordable housing – intention not translated into policy as on further investigation, clear that local issues already adequately addressed by adopted Core Strategy policy;
- Empty homes - this is not a land use planning issue, but is covered by a ‘community action’.

Regarding concerns in respect of ‘allocated housing sites’, the NDP adopts the pragmatic approach of attempting to anticipate, based on formerly identified/allocated housing sites and the most up-to-date SHLAA (Strategic Housing Land Availability Assessment), those sites most likely to be allocated in the emerging Land Allocations Plan and to set out development requirements in respect of those sites.

Regarding new house building generally (NB over and above any sites that may be allocated in the Land Allocations Plan), the NDP includes Policy H6 (New Housing Development on Non-Allocated Sites) which effectively seeks to set ‘sustainability tests’ in order to determine the acceptability for development of further proposed housing sites.

Informal Sites Consultation

Comments were sought and received in respect of site-specific proposals for:-

- Candidate Local Green Spaces;
- Non-Designated Heritage Assets;

- Community Facilities;
- Private Non-Residential Parking Areas.

As a result of comments received, both in objection and support, together with suggestions regarding additional sites, action has been taken as follows:-

- Candidate Local Green Spaces (LGS) – 4 sites were commented on, as a result of which:-
 - Site 7 Murgatroyd Wood was re-named ‘Land Adjacent to Longacres Park’ and its boundary amended;
 - The actual Murgatroyd Wood was assessed as a candidate LGS and included in the Pre-Submission NDP. It was also assessed as a possible Local Heritage Area or Non-Designated Heritage Asset and subsequently formed the basis of the Murgatroyd Local Heritage Area in the Pre-Submission plan.
- Non-Designated Heritage Assets – 13 sites were commented on, as a result of which:-
 - Site 88 Lees Village Institute – name amended to Former Lees Village Institute (East Lees Hall).
 - Site 90 Myrtle House Gatehouse – name amended to Myrtle Lodge (Myrtle House Gatehouse).
 - Site 104 Spring House – name amended to Spring Mount.
 - Site 106 The Toll House – further research undertaken to strengthen assessment in order to combat objection, including assertion that asset was not a toll house.
 - Sites 108 Halifax Road Vicarage – name amended to Former St James Vicarage (Halifax Road).
 - Site 112 Cold Knoll Farm – deleted from the plan based on architectural and age evidence provided.

A further 7 sites were commented on, as a result of which:-

 - Site 105 (Cross Roads Vicarage, Cross Roads) was re-named The Vicarage, Haworth Road (‘Woodbine Cottage’).
 - Vale Farm, ‘Oldgate’ Packhorse Track and Lower Laithe Reservoir Railways were included in the Pre-Submission NDP, following assessment.
- Community Facilities – 8 sites were commented on, as a result of which:-
 - Site 32 Three Sisters & Bronte View Care Home – a separately identified facility within the same complex, i.e. The Discovery Centre, was included in the Pre-Submission NDP.
 - Site 59 The Friendly, Stanbury was deleted from the plan based on evidence provided by the owner that it did not qualify as a valued community facility.
- Private Non-Residential Parking Areas – no sites were commented on, so no changes were made.

Statutory Regulation 14 Consultation

The main consultation comments related to the following:-

- Out-of-date referencing of 2012 NPPF rather than new 2018 NPPF;
- Need for policy wording changes to improve conformity with national and strategic local planning policy, and to improve clarity/workability;
- Lack of consistency between the two conservation area policies (BHDD1 & 2) and other wording weaknesses;
- Need for views/vistas of/from conservation areas and proposed Local Heritage Areas to be cited in NDP policies;
- Suggestions regarding additional Non-Designated Heritage Assets;
- The robustness of Local Green Space (LGS) assessments/justifications, relative to NPPF criteria, and the accuracy of some site boundaries and site labelling on the NDP Policies Map;
- Suggestions regarding additional LGS sites;
- Local issues not reflected in housing development requirements/aspirations policies;
- The opportunity for an additional Employment and Tourism policy covering visitor accommodation;
- Lack of clarity regarding NDP car park designations;
- No site numbering cross-referencing policies with the NDP Policies Map;
- Lack of boundaries and poor map scale affecting clarity/understanding of the location/extent of green infrastructure on the NDP Policies Map.

The 'results grid' at Appendix 11 sets out individual comments in respect of these matters and the detailed responses to them.

The most significant changes to the plan as a result of the above were:-

- Policy justifications amended to reflect and reference 2018 NPPF provisions;
- Wording of the following policies amended in order to improve higher level policy conformity and clarity/workability:- GE3, GE4, GE5, CF1, H5, H7, H8, E1, HT3, HT5, HT6 and HT7;
- Conservation area policies BHDD1 and 2 radically changed in order to provide cross-policy consistency in line with CBMDC comments;
- A detailed 'Views and Vistas' appendix, with photographs and brief descriptions of all specified views, added to the plan and referenced from conservation area policies BHDD1 and 2. New views and vistas clauses added to Local Heritage Area policies BHDD4-7;
- Suggested additional Non-Designated Heritage Assets assessed, resulting in 7 additions to the BHDD8 policy list and NDP Policies Map;

- All LGS sites re-assessed using a new pro-forma clearly aligned to NPPF LGS criteria (ref Submission Plan Appendix 5), resulting in the deletion of 10 sites from the GE2 policy list and NDP Policies Map. Site boundaries and labelling amended on the NDP Policies Map;
- Suggested additional LGS sites assessed, resulting in 3 additions to the GE policy list and NDP Policies Map;
- A new clause addressing highways issues added to housing policy H3 (Baden Street, Haworth);
- A new policy (E2: Visitor Accommodation) added to the Employment and Tourism section of the plan;
- An additional private non-residential car park added to the HT2 policy list and NDP Policies Map;
- Additional public car parks added to the NDP Policies Map;
- All sites consistently numbered in policies lists and on NDP Policies Map and in appendices;
- NDP Policies Map revised in order to better represent green infrastructure.

6. Conclusion – Reflection on Consultation Process and Outcomes

The Process

In general terms, it is the parish council's view that the overall consultation process, over a period of some four and a half years, has provided regular and ample opportunity for local community and wider stakeholder engagement, involving three non-statutory consultation stages (initial engagement, Policy Intentions Document and informal sites consultation), leading up to the final statutory Regulation 14 consultation. This has been supplemented throughout by the opportunity to attend regular and frequent NDP Steering Group meetings and full parish council meetings where the NDP has been a regular agenda item.

What has been noticeable over the plan preparation period is a generally consistent, if modest level, of public interest and overall involvement at initial engagement, informal sites consultation and Regulation 14 stages, but peaking noticeably at Policy Intentions Document stage. Here, almost 10% of households responded, expressing significantly high levels of support across the board for expressed policy intentions. This clear majority support for what was then largely translated into the Pre-Submission NDP may explain the return to a more modest level of response at the subsequent statutory consultation stage. Inevitably, 'plan fatigue' is also likely to account for a degree of 'dropping-off' at the final stage, plus the absence, for the most part, of controversial issues of particular concern to the local community. Where local issues did exist, e.g. in relation to the Baden Street and Ebor Mills housing sites (Policies H3 and H4), this was reflected in local drop-in attendance and in formal responses to the plan subsequently received.

What is also noticeable is the healthy response from statutory consultees and other stakeholders at the Regulation 14 stage, building from the more limited involvement earlier in the process.

What could perhaps have been done better over the preparation process was the specific targeting of older, younger and disabled interests within the community, in order to better establish their specific needs. That said, it is fair to say that younger people's interests are clearly identified under 'community actions' in the 'Community Facilities and Services' section of the Neighbourhood Plan (i.e. Chapter 5 – Section 5.3) and in Policy CF2 – Provision of New Community Facilities. Both the older population and disabled interests were felt to be already well-catered for and their facilities clearly protected through the provisions of Policy CF1.

The Outcomes

As a result of the consultation process, the parish council is satisfied that Neighbourhood Plan policies:-

- reflect key majority concerns as expressed at initial issues and policy intentions stages;
- respond positively to objections and comments received at subsequent 'Informal Sites' and Regulation 14 consultation stages, where considered to be appropriate and feasible.

Additionally, Neighbourhood Plan 'community actions' take on board many of the community's non-planning concerns, as expressed via consultations and as filtered by the parish council in the light of up-to-date circumstances and knowledge.

Neighbourhood Development Plan



Working Group – Terms of Reference

October 2013

1. The purpose of the Working Group

Haworth, Cross Roads and Stanbury Parish Council is the qualifying body for the preparation of their Neighbourhood Plan for their civil parish area. The Parish Council has agreed to establish a separate project management arrangements to facilitate the delivery of this plan-making function through a Neighbourhood Planning Group.

The purpose of this group is to design and oversee a process that will result in the preparation of the draft plan in order to:-

'Preserve and enhance the quality of life; environment attributes and economic growth and characteristics of the neighbourhood through the empowerment of the local people and communities.'

The process will be:

Inclusive: offering the opportunity to participate to everyone who lives or works in Haworth, Cross Roads and Stanbury.

Comprehensive : identifying all the aspects of life in Haworth, Cross Roads and Stanbury for which we need to plan for the future, and

Positive: bring forward proposals which will improve the quality of life in Haworth, Cross Roads and Stanbury.

2. Tasks

The Working Group will:

- Recommend an outline process for producing the Neighbourhood Plan to the Parish Council for their approval.
- Promote the process of preparing the Plan to encourage participation and the submission of views and ideas, providing updates on the Parish Council and Plan web sites.

Continued....

- Organise meetings and appoint sub-groups as required,
- Assess existing evidence about the needs and aspirations of the three villages, advising and making recommendations to the Parish Council,
- Liaise with relevant organisations to secure their input into the process
- Analyse the views, ideas and proposals received during the planning process, and use them to prepare a Draft Plan to present to the Parish Council for their consideration,
- Provide progress reports of every meeting to the Parish Council, and
- Keep the Parish Council informed of on-going budgetary requirements.

3. Membership

Membership of the Working Group shall comprise of eleven members, including at least two Parish Councillors. The group shall be considered to be quorate when one-third of its members are present. If less than three of its members are present then the meeting shall be adjourned.

Residents and any other relevant people may be appointed to the group by co-option. New members will be brought up to speed by existing group members so as not to hinder progress.

4. Meetings

The Working Group will meet regularly whenever appropriate and timed to report to the Parish Council's regular meetings. The agenda and associated papers will be despatched three clear days before the date of the meeting by e-mail.

The Working Group will elect a Chairman and Vice Chairman from current members of the group and will consult with the Parish Council for the approval of those elected. If the Chairman is not present, the Vice Chairman shall take the meeting. If neither the Chairman nor the Vice Chairman is present, members will elect a Chairman for the meeting from those who are present.

If the meeting is being not serviced by the Parish Clerk, then a secretary must be elected.

If members of the public would like to sit in on the meetings, they may do so. But comments must be made through the Chairman. Notes will be taken to assist reporting to the Parish Council.

Decisions taken by the group will be by consensus. Where any vote is required, each member will have one vote. A minimum of three members shall be present where matters are presented for decisions to be taken. A simple majority will be required to support any motion. The Chairman, or in their absence, the Vice Chairman will have one casting vote.

All recommendations made by the Working party are subject to adoption by the Parish Council, and no actions can be taken until that has happened.

Continued....

5. Conduct

When undertaking the task of preparing the Neighbourhood Plan, the Working Group will apply the following principles:

To ensure the probity of the group and the plan is open and transparent, *all members of the Working Group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the group.* This may include membership of an organisation, ownership of interest in land(directly or indirectly) or business or indeed any other matter likely to be relevant to the work undertaken by the Working Group.

Ensure that there is no discrimination in the planning-making process and that it is an inclusive, open and transparent process to all groups in the local communities and those wishing to undertake development or be involved in the process in the community.

Members of the group will work together for the benefit of the community; *treat other members of the group with dignity, courtesy and respect, allowing other members to air their views without prejudice and interruption.*

6. Financial Arrangements

All financial expenditure must be approved by the Parish Council.

Approved by the Parish Council on:.....

Signed:.....

HAWORTH CROSS ROADS & STANBURY NEIGHBOURHOOD DEVELOPMENT PLAN

REGULATION 14 CONSULTEES CONTACT LIST

Statutory Consultees

City of Bradford Metropolitan District Council – simon.latimer@bradford.gov.uk

Pendle District Council – ldf@pendle.gov.uk

Lancashire County Council - lmwf@lancashire.gov.uk

Keighley Town Council – townclerk@keighley.gov.uk

Oxenhope Parish Council - clerk@oxenhopeparishcouncil.gov.uk

Cullingworth Parish Council – Clerk: Angela Holmes

Colne Town Council - admin@colnetowncouncil.org.uk

The Coal Authority - planningconsultation@coal.gov.uk

The Homes and Communities Agency - mail@homesandcommunities.co.uk

Natural England - consultations@naturalengland.org.uk

The Environment Agency – sp-yorkshire@environment-agency.gov.uk

The Historic Buildings and Monuments Commission for England (Historic England) - yorkshire@HistoricEngland.org.uk

Highways England – simon.jones@highwaysengland.co.uk

British Telecom- gssb@bt.com

Orange/EE –

Northern Gas Networks - stakeholder@northerngas.co.uk

The National Grid Company North East – National Grid, 1100 Century Way, Thorpe Park, Leeds, LS15 8TU, United Kingdom

Yorkshire Water – planningconsultation@yorkshirewater.co.uk

Voluntary bodies whose activities benefit all/part of the Neighbourhood Area - including KWVR, Bronte Society, Haworth Village Trust

Ramblers Association West Riding - carl.richman@ntlworld.com

The Diocese of Bradford in the Church of England –

Other 'diocesan type' offices outside the parish representing Methodists, Roman Catholic Church, Baptists, Mormons etc -

NFU – north.east@nfuonline.com

Country Landowners Association (CLA) - north@cla.org.uk

Disability Action Yorkshire - jackie.snape@da-y.org.uk

Non-Statutory Consultees

Sustrans – smarterchoices@sustrans.org.uk

West Yorkshire Combined Authority/Metro – liz.hunter@westyorks-ca.gov;
michael.long@westyorks-ca.gov.uk; martin.gebbett@westyorks-ca.gov.uk; enquiries@westyorks-ca.gov.uk

Welcome to Yorkshire - info@yorkshire.com

Local MP –

District ward councillors -

Land/property owners who live outside the Neighbourhood Area; also registered social landlords such as housing associations –

Business owners/developers who live outside the Neighbourhood Area – including Skipton Properties

Bradford City Clinical Commissioning Group –

First Bus and other bus service providers –

West Yorkshire Ecological Service [-Robert.Masheded@wyjs.org.uk](mailto:Robert.Masheded@wyjs.org.uk)

Police –

Pub chains – Enterprise Inns, Marstons, others?

Haworth, Cross Roads & Stanbury Neighbourhood Development Plan – Updated 18.06.2014

Who are we engaging with?	Methods to use for this group	Where and When	Method of Feedback	Comments	To Action
General Public Geographic Communities	Four Drop Ins, Social Media, dotmocracy, flipcharts, map and post its.	March/April Drop Ins Five Consultation Sessions Held – 1 x CR, 1 x Stanbury and 3 x Haworth. Session at Hall Green cancelled due to lack of interest.		Further consultation sessions planned for June/July	All
Businesses	Letter, Business Breakfast	Two Consultation Sessions held – 1 x CR and 1 x Haworth.		Include farmers, sub divide, Kath Thornton?	Mike Andy/Ian – Haworth Alan/Tito – Cross Roads
Developers	Letter	Consultation Meeting – 6 August. Meeting with Skipton Properties – 14 August.		Three companies, individual contact	Letter – Lisa John
Landowners	Letter	Consultation Meeting – 6 August. JH/LB to send further letter.		e.g. Emmott Trust, Saville Trust, Yorkshire Water.	Letter – Lisa John
Statutory Bodies	Letter	JH/LB to send further letter.		e.g. Yorkshire Water, English Heritage, Natural England.	Letter – Lisa English Heritage & Natural England - Angel

Who are we engaging with?	Methods to use for this group	Where and When	Method of Feedback	Comments	To Action
Bradford MDC – All Departments	Letter	JH/LB to send further letter.		inc Education	Letter - Lisa
Environmental Groups	Focus Group/Letter	LB to collate feedback received by AK/PH.		RSPB, Yorkshire Wildlife Trust, Bat Group.	Angel/Peter
Heritage Groups	Focus Group/Letter	LB to collate feedback received by PH. JH to contact Matt Stroh and Sonia Boocock.		KWVR, Bronte Society	Peter
Voluntary/Community Sectors	Letter			List, categories Alan Woodward – Sports/Leisure??	All
Visitors/Tourists	Survey via Tourist Information Centre, Tourist Destinations, B&B/Hotels.	NC to be asked to speak to Tourist Information.		Bronte Country Partnership John and Mike attended BCP Meeting in March.	Alan Watts? Nikki
Churches		JH attended Churches Together Meeting and Lees Methodist Coffee Morning.			John attended Churches Together Meeting
Children	In School/Class Projects/Sessions	LB to collate feedback received. JH/LB to send further letter to Head and Chairs of Governors.		Three Primary Schools, Uniformed Groups.	Andy – Haworth John – Lees Lisa – Stanbury

Who are we engaging with?	Methods to use for this group	Where and When	Method of Feedback	Comments	To Action
Youth	Rave/Disco/Events??			Youth Club, Uniformed Groups, Youth Parliament representatives?	
Elderly	Senior Citizens Lunch/Coffee Morning	LB to collate feedback received by TM.			Trudy
School	Governors	JH/LB to send further letter to Head and Chairs of Governors.			Andy – Haworth John – Lees Lisa – Stanbury
Neighbouring Parish Councils	Letter	JH to raise at JTC Meeting – 21 August 2014			Letter - Lisa
Service Provider	Letter			Transdev, Doctor, Dentist, Vets.	Mike

Haworth, Cross Roads and Stanbury Neighbourhood Development Plan

Public Consultation outcomes report

By Cllr John Huxley

Chairman

13th October 2014





Terms of Reference

The Haworth, Cross Roads and Stanbury Neighbourhood Development Plan Steering Group agreed to stage a series of public consultation meetings.

It was agreed that one meeting would be staged in each of the three villages in order to test opinion across the Parish while a fourth meeting would held in Haworth to cater for people who could not attend a weekend meeting or who were prevented by work from attending earlier sessions. This latter meeting would be held in the evening.

The meetings were scheduled on the following basis:

- Stanbury at St Gabriel's Church, Stanbury on 15th March 2014
- Haworth at West Lane Baptist Church, Haworth on 29th March 2014
- Cross Roads at St James' Church, Cross Roads on 5th April 2014
- Haworth at West Lane Baptist Church, Cross Roads on 23rd April 2014 (Evening Meeting)

Methodology

- At each meeting we applied the same research technique. A large scale map was laid out on a table and participants were invited to make comments on any subject they felt relevant. A note was then made of each person's views and retained for analysis.
- We also asked them to comment on a ten priorities identified by the Community Led Plan Group
- At the same time members of the Steering Group met with the participants to hear what kind of developments and actions they would like to see undertaken.
- We also displayed explanatory documents concerning the Neighbourhood Development Planning process.
- The group undertaking the Community Led Plan were also in attendance at each consultation and they too undertook research.
- An attendance register was kept and participants asked to leave their contact details so that we could keep them informed about the Plan's progress.
- At each consultation session we were accompanied by volunteers from Planning Aid England so that matters of technical detail could be addressed and also our inter-action with the participants overseen.
- Each consultation was announced by the issuing of press releases to key media outlets throughout the area; we maintained a flow of information about each meet via our Facebook page and web site as well as ensuring that the Parish Council web site received regular postings. In Stanbury letters concerning the meeting were circulated to each household and in Cross Roads an invitation letter was distributed with the help of the district's primary school.
- A flyer advertising all the meetings was published and inserted into a commercial listings magazine that was widely circulated throughout the whole parish and we also advertised the meetings in the Parish Council's bi-monthly newsletter that was delivered to the vast majority of the homes in the Parish.



Meeting outcomes

Stanbury

Saturday, 15th March 2014 at St Gabriel's Church 10.00am – 12.00pm

Number of people in attendance: eight

Issues that were raised for consideration:

- **Eco-housing** – the need to consider a policy for the introduction of eco-housing in the village. A pilot scheme with the Eco Building Society should be instituted.
- **Traffic-related issues** - vehicles speeding through the village and problems caused by HGV vehicles. Weight of traffic going west through village.
- **Highway-related issues** – pot holes and other items of highway infrastructure not being repaired. Grass verges not maintained and becoming muddy messes. School traffic causes congestion and is a high road safety risk.
- **Ponden Mill** – a former mill building now empty should be re-developed.
- **New builds** – too much new development in Haworth. Former Mills in Haworth have great potential as commercial premises for example as business hubs. Unoccupied buildings in village - are being allowed to become run-down. Development should be allowed as in-fill. There is a need for social housing and recreational facilities in the village. Between 20 to 30 new houses needed in the village.
- **Broadband** - Lack of high speed broadband in village.
- **Development** – use existing empty housing stock before allowing new development



Haworth – daytime meeting.

Saturday, 29th March 2014 West Lane Methodist Church 10.00am – 12.00pm

Number of people who attended: thirteen

The issues that were raised for consideration:-

- **Development** – green belt to be protected. Enforcement – ensure that builders and developers work within the terms of their planning permission. Questioning the need for more housing in Haworth: need for affordable housing to meet the needs of both young people and senior citizens although siting of such houses would be problematical: need for more commercial development to create jobs: existing derelict buildings should be utilised before development on greenbelt is allowed: any new development should be made in Yorkshire stone to be in context with the rest of the village: new development should be allowed in front of eyesore housing estates to make Haworth a more pleasing experience for visitors. Any new housing development should be kept within the existing footprint of the village – eg behind the existing housing stock. There is possible green belt land down Vale Mill Lane that could be given over to housing development: land between Cross Roads and Haworth should be made available for development: brown-field sites should be explored for use as development sites including Haworth cinema on Victoria Road and Ivy Bank Mill: Yorkshire stone to be an integral part of development design; no housing development on Weavers Hill as access to the site is very difficult: Naylor’s Quarry an ideal site for small scale housing development: more bungalows to be provided: overall view of Haworth to be protected. No more than 500 new houses to be allowed.



- **Traffic issues:** parking outside schools at arrival and departure times a major problem; junction of Brow Road, Station Road and Bridgehouse Lane needs to be made more clear for drivers: more zebra crossings rather than patrolled crossings; the number of vehicles and speed should be controlled on Haworth's Main Street, more crossing patrols outside schools at arrival and departure times; if Weavers Hill was developed for housing there would be a detrimental effect on the visitor coach parking facility
- **Transport:** there is no public transport link with Halifax on weekdays
- **Education:** a balanced approach to education in the Parish is required- one school should not be developed at the expense of the others. Over enforced school safety regulations at school inhibit learning experience in such subjects as cookery and scientific experiments.
- **Recreation:** A gym is needed in the village. Promote Haworth as a destination for off-road cyclists. More sporting and playing field facilities required.
- **Community facilities:** a Post Office is essential. Library/ community/ leisure/ centre required. a bank branch office needed in village.
- **Communications:** improved mobile phone reception required. Broadband services in Haworth are fine
- **Community Infrastructure Levy:** use the proceeds to develop cycle and footpaths down to Keighley.
- **Tourism:** an R&R facility required for coach drivers at Weavers Hill car park.
- **Culture:** Darnside Mill to become an art gallery. Make Haworth a centre for arts and crafts by providing affordable studio space.

Cross Roads

5th April 2014 at St James' Church, Cross Roads.

Fifteen people attended

The issues that were raised for consideration:-

Commercial development: this is required to create jobs and reduce the amount of traffic generated by people driving out of the area for their work.

Development: overall view of Cross Roads and Haworth to be protected as a tourist attraction: tourist industry at risk from over development: small scale developments to be encouraged to satisfy local demand: brown field sites to be used before development on greenbelt considered: starter homes required and countryside to be maintained to maintain sustainability of tourism offer. Encourage self-building; Hotel needed in the district: development to be allowed off Halfax Road as well as off Lees Lane and Holmes's Fields: Starter homes required: a community pub, shop and cafe needs to be considered; more infrastructure and facilities are required if any never development is allowed

Recreation: Improve parks and provide summer-time sports facilities.

Tourism: better signage required. Maintain existing landscape and village-scape.

Transport: better links are required if development is allowed including a cycle route alongside the Keighley & Worth Valley Railway to both Keighley and Oxerhope.



Haworth – evening meeting

On 25th April 2014 at West Lane Methodist Church, Haworth

Number of people attending: Fifteen

The issues that were raised for consideration:-

- **Community resources:** the community centre on Butt Lane is in a poor state and needs rescuing.
- **Development:** Allow in-fill, individual developments; do not build on the 'horse field' at the side of Brow Road; allocate smaller sites only for development; improve existing empty housing stock in the village; derelict buildings should be converted into apartments and made available to the young people in the village; no development should be allowed on Weavers Hill as this will detract from the whole village: retain existing green spaces in the village. Hotel required in the village; in any development allowed the design of the buildings should be in sympathy with the existing buildings, Weavers Hill area is unsuitable for housing or hotel development because of poor access: Weavers Hill is an important village green space. More social housing needed in Stanbury to keep school alive and reduce children being 'bussed' in from other areas. More social housing needed in Haworth; more school and social infrastructure needed to allow for increased housing development: any new houses should be in keeping with the surroundings and only eco-friendly, low-carbon designs allowed; 500 new house equates to 2,000 more people and currently there is insufficient infra-structure to cope; proper protection for listed buildings and a more active



conservation programme is required: the green belt to be protected: Mill Hey Chapel to be demolished as unsafe and unsightly: green spaces around Main Street to be maintained as a tourist essential.

- **Education:** school in-take should be restricted to local people.
Recreation: more sports facilities and spaces are required.
- **Traffic:** heavy traffic use: parking a major issue in the village;
- **Tourism:** the effect of allowing 500 new houses in Haworth on tourism should be taken more into consideration.

Business Consultation outcomes

To ensure that as many business interests were consulted as possible we broke the Parish down into two distinct areas.

Cross Roads affairs are usually subsumed into those of the better known village of Haworth so we decided to keep the two apart so that both communities' views' were given a better chance of emerging.

Prior to both meetings a letters of invitation were despatched; both the Steering Committee's website and Facebook page was posted with invitations; press releases were issued resulting in publicity for the meetings in many of the local media outlets and in some cases personal invitations were issued by the organising teams.

Cross Roads business consultation

On Tuesday, 29th July 2014 at the Cross Roads Inn.

Seven people attended.

Issues raised for consideration:-

- Cross Roads needs more affordable homes to meet the needs of the elderly, young couples and single people.
- Any housing development that is allowed should have appropriate provision for parking



- Lees Primary School is not large enough to take a bigger intake of pupils than at the current moment. One class per year and this situation needs to be taken into consideration before any further housing development is permitted.
- There is insufficient essential infrastructure in place within Cross Roads such as civic and medical amenities to meet the needs of any substantial development while there are doubts as to whether the current sewage disposal systems are sufficient to cope with yet more housing developments within the village.
- Currently any new houses built in Cross Roads are normally of the three-bed roomed variety and residents very rarely use any allocated integral garage space for vehicles preferring to convert them into another room.
- The current levels of car ownership within the community have ensured that parking space is at a premium

Haworth business consultation

On Thursday, 31st July 2014 at the Old White Lion Hotel, Haworth

Nine people attended while two companies submitted written opinion.

- Bradford's proposed housing targets for Heworth and Cross Roads should be supported on the grounds that the village has to take a share of the whole district's housing targets.
- Stanbury's position as a conservation area should continue to be protected.
- The industrial heritage of the area should be protected with efforts made to rejuvenate those few remaining properties by approving appropriate 'change of use' and 'mixed use' applications.
- Brown-field sites should be developed with appropriate relaxations on adjacent Green belt sites to optimise schemes.
- Conservation building guidelines should be maintained.

- A parking permit scheme needs to be developed for residents of Haworth while to cope with visitor parking requirements the municipal cars need to be made more secure with greater ease of access to them.
- Signage needs to be appropriate to the importance of Haworth as a tourist destination.
- Haworth's Main Street should be pedestrianised.
- A tourist map for Haworth is needed.
- Rubbish disposal Bradford needs to re-engage with the Haworth business community. Currently business detritus and litter remains uncollected for long periods often detracting from the visitor experience.
- A traffic plan for Haworth is required.
- Haworth needs a supply of affordable/ social housing for young people to access.
- Provision of school places should be seriously considered before allowing any more housing developments.
- A better provision of facilities for young people needs to be considered
- Our community centre should be developed and utilised with facilities for functions.
- Development should be constrained to sites in the lower part of the valley.
- Section 106 conditions and other regulations should be suspended for lower valley sites to encourage development.
- Airedale Springs who own Ebor Mill on Ebor Lane wish to make a contribution to the community by providing land for the completion of the 'Railway Children walk' between Ebor Bridge and the railway station.

Land owners and developers consultation programme.

From the outset the Steering Group recognised that it was important to engage fully with the local landowners and property developers. A letter was sent to as many of them as we could locate to explain what the process was that we had embarked upon and then a further letter was sent to them all asking them to join us for a consultation meeting. We supported that by issuing press releases which were used in the local media footprint and publishing the invitation on the Steering Group's web site and Facebook page as well as on the Parish Council's web site.

We decided to stage the meeting in two halves so as not to confuse the two issues.

Landowners' meeting

On 6th August 2014 at the Bronte Hotel, Cross Roads

One attended

The following issues were raised for consideration:

- That belt currently held under the greenbelt and village green space allocation should be released for housing development purposes
- That development should be in context with existing properties.
- Bradford Council had issued a call for land in 2013 and the land agent's clients had offered three sites



Property Developers' Meeting

On 6th August 2014 at The Grove Hotel,

There was a nil attendance.

We subsequently contacted some of the major property developers in the Worth Valley, Skipton Properties, and sought a meeting with them which took place at their offices in Cross Hills on 14th August 2014. Cllrs. John Huxley and Peter Hill represented the Steering Group and three members from their Board of Directors were in attendance.

The directors made the following points:

- That some green field sites will be inevitable.
- That offering estates of mixed sized buildings was company policy and would remain so
- That the company had serious reservations about introducing social housing into their developments and had sent their concerns on that theme to the Housing Minister.
- The Government's 'Help to Buy' scheme is encouraging 'pepper pot' development.
- Housing associations are not encouraging 'pepper pot' development as they do not want to sell off their new housing stock only their older properties.
- Skipton Properties felt it was not beneficial to move the cenotaph from its current site at the corner of Brow Road/ Station Road and Br Ogden's Lane.
- Skipton Properties said that their only current planned development in Haworth was to the rear of Bridgehouse Mills and this was scheduled to be completed before the planned delivery of the Neighbourhood Development Plan.

Haworth Primary response

I met with Helen Thompson, the Head of Haworth Primary on Monday. Helen said that the school is an ongoing issue for the school and is set to increase as the schools numbers increase.

All families are given a permit to use the Changegate Car Park at pick up and drop off times but very few choose to do this. Instead Helen receives a lot of complaints from local residents, particularly around the Heathcliff area due to parents parking inconsiderately. The school is in constant talks with the Medical Centre, who have had issues with doctors not being able to get out and patients not being able to get in due to parents using their car park. The Site Manager now cones of the layby outside school on a daily basis to prevent inconsiderate parking and is outside school at the start and end of the day to deal with the issue. The school has requested that the layby be redesignated as disabled parking, specifically for use of the 12 families who access the DSP Unit.

The school has no plans to and can see no feasible way of providing additional parking. Safe access via the back of the school would not be possible due to the steep incline of the land and there being 126 steps up to the school.

Parking is also an ongoing issue at Stanbury Village School. Graham Swinbourne, the Head has recently worked with former Parish Councillor James Hutton on a 'Park and Stride' scheme, encouraging families to park at the Haworth end of the village and walk the back lane into the village. Two pilots of this were relatively successfully. James successfully lobbied for Bradford MDC Highway's to resurface the verge at the far end of the village to provide better parking provision. Again, there is no plans or suitable land available to provide additional parking.

Lees Primary response.

As regards parking:

At the start at end of the school day, parking isd a problem and can cause a serious risk to life. The area with the low pavement in front of the front gate of the church is used as parking and I frequently go out and ask parents to move as it is a hazard to people walking on there, especially with prams. If there could be some planters on the edge to stop parking, that would help.

We looked at starting a walking bus after school but got little response, and as it relies on parent volunteers to run, we were unable to proceed.

Teachers are encouraged to park on the side and back roads but this can also be a problem. We regularly contact parents about considerate parking. We have looked into parking again in the school grounds but this is not viable. The only solution would be to build a car park on our school field. Again, this would be an issue to residents with cars coming down there and how we can restrict to teachers/parents/visitors. This would also take a substantial part of our school field and it is a cost we cannot meet either.

Hope this info helps

Gill Holland

Executive Headteacher

Lees Primary School

Fearnville Primary School

Response from Stanbury Primary School.

Parking is also an ongoing issue at Stanbury Village School. The school head has recently worked with former parish councillor James Hutton on a 'park and stride' scheme, encouraging families to park at the Haworth end of the village and walk the back lane into the village. Two pilots of this were relatively successfully. James successfully lobbied for CBMDC Highways to resurface the verge at the far end of the village to provide better parking provision. Again, there is no plan or suitable land available to provide additional parking.



Possible Developer Contribution Priorities

	Ranking out of 10
1. Increased sporting facilities
2. Leisure centre
3. Parks improvements
4. Increased young people facilities
5. Completion of Railway Children Walk
6. Better tourist signage
7. An 'Arts & Crafts Centre'
8. Bus service improvements
9. Improvements to Weaver's Hill Coach Park facilities/services
10. Oxenhope to Keighley Cycle Route
11. Primary school parking/drop-off areas
12. Others (please list and rank below)

HAWORTH CROSS ROADS & STANBURY QUESTIONNAIRE

**Please return this questionnaire
in the pre-paid envelope provided to
have your views included in the report.
Use a separate sheet if you need
to make further comments.**

**The deadline for returning the
questionnaire is Friday
25th September 2015**

HAWORTH CROSS ROADS AND STANBURY PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN

C/0 Worth Valley Contact Point

28 Changegate, Haworth. BD22 8DY

EMAIL: clerk@haworthparishcouncil.gov.uk

Tel: 01535 644001

Website: haworthparishcouncil.gov.uk



**NEIGHBOURHOOD PLAN
POLICY INTENTION DOCUMENT 2015**

Haworth Cross Roads & Stanbury Neighbourhood Plan

Policy Intentions Document June 2015

Your Feedback:

This is your opportunity to affect the plan's final content - we need your feedback to get it right!

Do you Agree with the **Plan Vision & Aims**? Yes No

Comments

Do you agree with the **Built Heritage Development Design Policies**? Yes No

If you don't agree which ones don't you agree with?

BHDD1 BHDD2 BHDD3 BHDD4

Comments

Do you agree with the **Community Services Facilities Green Space Policies**? YES NO

If you don't agree, which ones don't you agree with?

CSFGS1 CSFGS2 CSFGS3 CSFGS4 CSFGS5

Comments

Do you agree with the **Housing Policies**? Yes No

If you don't agree, which ones don't you agree with?

H1 H2 H3

Comments

Do you agree with the **Employment & Tourism Policies**? Yes No

If you don't agree, which ones don't you agree with?

ET1 ET2 ET3

Comments

Do you agree with the **Traffic & Transport Policies**? Yes No

If you don't agree, which ones don't you agree with?

TT1 TT2 TT3 TT4

Comments

Questionnaire responses

93.47% of those who filled in the questionnaire agreed with the Plans vision and aims.

92.68% agreed with the built heritage development design policies with 5.23% having concerns with BHDD4 the policy may set out locally specific parking space standards relative to evidenced circumstances and need.

90.63% agreed with the Community services facilities green space policies. Of those between 2 and 3% disagreed, or commented on all the policies outlined.

83.16% agreed with the Housing Policies. 9.82% don't agree with H2 Affordable housing policy. And 8.77% disagree or comment on H3.

90.88% answered yes to agree with Employment & Tourism policies. 2-5% disagreed or commented on ET1, 2 and 3

86.85% agree with the Traffic & Transport Policies. 5.19% disagree with TT1 with 3-5% commenting on TT2,3 and 4

Priorities	Least 1	2	3	4	5	6	7	8	9	High priority 10
Increased Sports facilities -	4.82%	6.58	3.51	7.48	18.42%	10.53	12.72	15.79	6.14	14.04%
Leisure Centre	10.48%	3.49	6.11	6.55	13.54%	10.92	8.30	12.66	8.73	19.21%
Parks Improvement	4.20%	3.78	5.46	7.14	16.39%	10.50	12.18	15.56	7.14	17.68%
Young people facility	5.88	2.94	4.62	8.40	9.24%	13.03	8.82	19.33	8.40	19.33%
Comp Railway Walk	6.49	6.06	6.06	8.66	13.85%	12.55	8.23	14.72	7.36	16.02%
Better signage tourist	6.19	9.29	7.08	6.19	19.91%	8.85	10.18	7.52	6.19	18.58%
Arts & Craft Centre	13.24	10.98	7.76	8.22	14.16%	6.85	10.05	9.59	8.22	10.96%

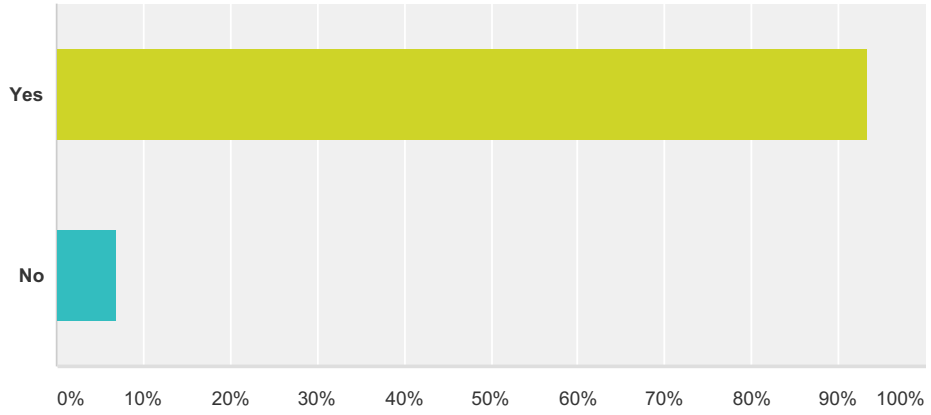
Bus Service Improve	5.22	6.52	4.78	7.83	9.13	10.43	8.26	18.26	10.43	19.13%
Weavers Hill Car Park	4.68	6.81	6.38	3.40	9.79	8.51	10.64	12.77	11.49	25.53%
Cycle Path	8.48	4.91	7.59	8.04	16.07	7.14	8.93	16.07	8.04	14.73%
School parking	10.13	7.17	3.80	3.80	9.70	3.80	8.44	10.13	9.28	33.76%

Highest Priority Score 10 Score 5

1,	Primary School Parking	33.76%	
2.	Weavers Hill Car Park	25.53%	
3.	Tourist Signage		19.91%
4.	Young people's facility	19.33%	
5.	Leisure Centre	19.21%	
6.	Bus service improvements	19.13%	
7.	Sports Facilities		18.42%
8.	Parks Improvement	17.68%	
9.	Cycle Path		16.07%
10.	Railway Children Walk	16.02%	
11.	Arts & Craft Centre		14.16%

Q1 Do you agree with the Plan Vision & Aims?

Answered: 286 Skipped: 7



Answer Choices	Responses
Yes	93.36% 267
No	6.99% 20
Total Respondents: 286	

Policy Intention Document

Q2 Do you have any other comments, questions, or concerns?

Answered: 45 Skipped: 248

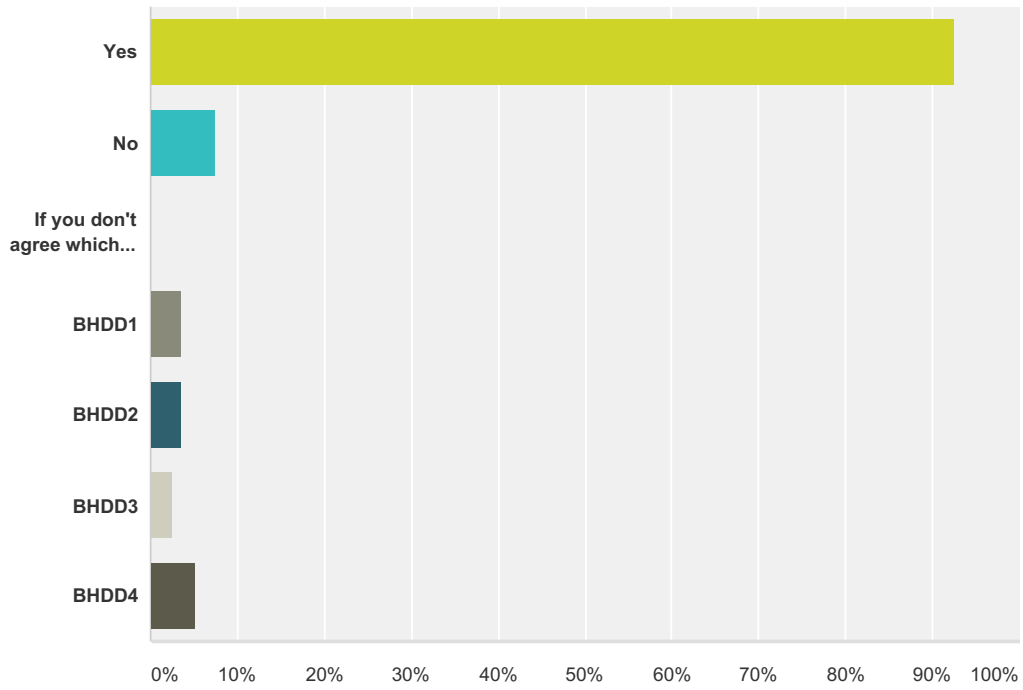
#	Responses	Date
1	I have concerns about public transport, community and recreation services and walking and cycling routes.	10/16/2015 3:29 PM
2	It is important that each settlement maintains its own character and does not form one humongous mass.	10/16/2015 2:52 PM
3	Thank you for providing the opportunity for local residents to have our say.	10/16/2015 12:22 PM
4	I would like to see evidence of people and housing demographics, including projections.	10/15/2015 1:23 PM
5	500 houses, about 1000 more cars. You really believe the people of these villages want this???	10/15/2015 10:36 AM
6	Issue of toilets in Haworth for public/tourists use needs addressing.	10/15/2015 10:28 AM
7	Especially employment. Giving our young people a place to work without moving away or excessive travel to and from work.	10/14/2015 1:16 PM
8	The aims are not anti development but ensures that any such developments are in keeping with the area which I fully support.	10/14/2015 12:56 PM
9	Need to see precise details of what is actually planned.	10/14/2015 12:48 PM
10	But more houses would need more shops and schools.	10/14/2015 12:44 PM
11	We need to look at encouraging tree preservation orders for important trees so that developers/private individuals respect their importance in townscape/landscape.	10/7/2015 1:28 PM
12	I regret that the contribution of William Grimshaw to Haworth has been largely forgotten - in many ways greater than that of the Brontes.	10/7/2015 1:22 PM
13	Which definitive plan? Nothing specific has a plan, we can all have aims, when will action take place.	10/7/2015 1:10 PM
14	Against any new builds on green belt.	10/7/2015 1:07 PM
15	As long as all the aims are considered, not just more housing but no further facilities.	10/7/2015 12:59 PM
16	Will this steering group have any sway?	10/7/2015 10:44 AM
17	I agree with the need to conserve the green land and protect our villages however we don't want our village ruined with more houses. We are too overpopulated already don't encourage the spoiling of our village.	10/7/2015 10:24 AM
18	Are you sure you will be able to do everything set out in this plan?	10/7/2015 10:22 AM
19	Like 3 identities of villages. Although we welcome and depend on tourists the emphasis must be on local housing and facilities.	10/7/2015 10:18 AM
20	If housing is allowed on Weavers Hill conditions should be imposed to prevent access from Weavers Hill. Otherwise long time disruption to traffic will decimate the tourist trade.	10/7/2015 9:53 AM
21	Yes we need a bank, but an estate agents would be useful.	10/6/2015 10:11 AM
22	It would be good for things to change in Cross Roads especially but this village is very depressive.	10/6/2015 9:37 AM
23	I think its particularly important to secure better walking and cycling routes within the parish.	10/6/2015 9:34 AM
24	No new development in greenbelt	10/6/2015 9:29 AM
25	I am surprised and disappointed that the NDP makes no mention of the traffic flow and parking on Haworth Main St. This seems to increase on a weekly basis. There have been many occasions when I have been on Main St with grandchildren and I have been concerned for their safety and my own. I feel strongly that making Main St one way and better controlling parking spaces would reduce the H&S risk. As some of the other policies do not constitute H&S risk I wonder why this has not been included.	10/5/2015 2:42 PM
26	Land allocated for housing development and car parking should be a decision for Bradford Councillors not the Parish as they are experienced with this.	10/5/2015 2:33 PM

Policy Intention Document

27	Agree with parking space standards, facilities, housing, employment & tourism and traffic & transport and local heritage development and not wider parish heritage and inkeeping with those buildings.	10/5/2015 2:22 PM
28	appropriate housing for older existing residents to move onto. Freeing up larger homes for families. New small business initiatives, low rents, local crafts which could increase tourism.	10/5/2015 2:10 PM
29	I am against new housing in Haworth. Improve the local environment instead. It has become a tip.	10/5/2015 1:57 PM
30	See comments on housing and transport	10/5/2015 1:51 PM
31	Apart from new housing which we object to, all the other aims we agree with.	10/5/2015 11:14 AM
32	We need more doctors surgeries and more schools.	10/5/2015 11:06 AM
33	Something needs to be done about the amount of dog muck on pavements and more signs and someone enforcing it.	10/5/2015 11:01 AM
34	and stop the erection of any more wind turbines.	10/5/2015 10:55 AM
35	However in practice the interpretation may be at odds with the views of individuals and are open to interpretation eg: what is the best possible way.	10/5/2015 10:42 AM
36	second paragraph last sentence - transport. an impossible target, the village is not big enough.	10/3/2015 4:53 PM
37	You need to decide whether Haworth is to be a dormitory village or an industrial one. Then development can be progressed accordingly. This comment refers to the last two aims in particular.	10/3/2015 4:45 PM
38	Except that some policies conflict - development versus preservation. The Heritage is threatened.	10/3/2015 4:39 PM
39	Very difficult to follow. need plan or map	10/2/2015 3:29 PM
40	Although there were no specifics included the sentiments were good.	10/2/2015 3:08 PM
41	I disagree with order of aims. Employment should be higher and this will also help transport. public transport needs to link to main services. Manage tourism is missing but impacts everything.	10/2/2015 2:49 PM
42	It is essential that each village/settlement remains separated from the others.	10/2/2015 2:39 PM
43	Not sure about the comments on Stanbury. Eco-friendly and energy efficiency??	10/2/2015 2:31 PM
44	Mostly	9/30/2015 9:39 AM
45	Very much on its own terms	9/25/2015 9:58 AM

Q3 Do you agree with the Built Heritage Development Design Policies?

Answered: 283 Skipped: 10



Answer Choices	Responses	
Yes	92.58%	262
No	7.42%	21
If you don't agree which ones don't you agree with?	0.00%	0
BHDD1	3.53%	10
BHDD2	3.53%	10
BHDD3	2.47%	7
BHDD4	5.30%	15
Total Respondents: 283		

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Q4 Do you have any other comments, questions, or concerns?

Answered: 39 Skipped: 254

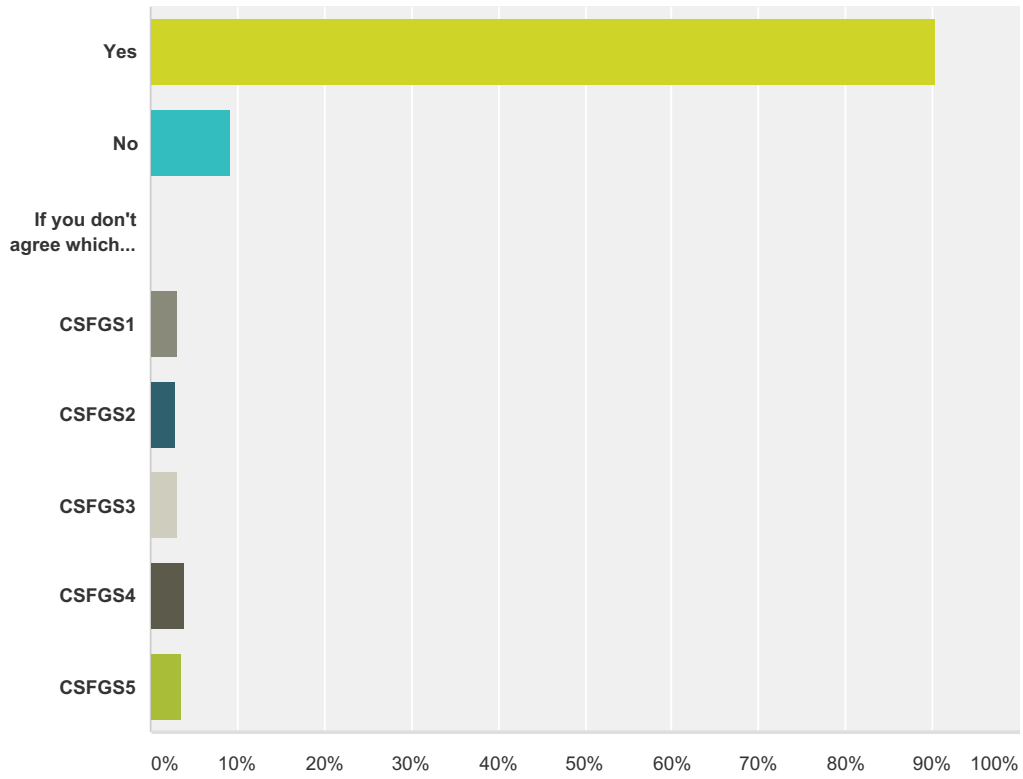
#	Responses	Date
1	Whilst in general agree, I am suspicious of the quality of any guidance emanating from BMDC which I have found in several areas to be at best incompetent and possibly corrupt.	10/16/2015 3:30 PM
2	Parking for residents in Bridghouse Lane is poor. Permits displayed in cars but no council signs to say residents only. Wardens cannot enforce fines with no signs. ie new signs painted road lines.	10/16/2015 3:08 PM
3	No mention of renewable energy schemes - how will wind turbines/solar PU fit with CAAs etc?	10/16/2015 2:52 PM
4	Can empty/derelict properties be compulsory purchased and made habitable?	10/15/2015 12:52 PM
5	especially to recycle existing buildings	10/15/2015 12:50 PM
6	BHDD4 Much more info needed here. Agree parking is a problem throughout the area.	10/15/2015 10:46 AM
7	Definitely need parking spaces for locals (if possible)	10/15/2015 10:42 AM
8	Parking - depends on what you take away from the local public area eg green fields.	10/15/2015 10:20 AM
9	Need to identify parking spaces in Weavers Hill car park as this would create more spaces. Also make more accessible re hard standing on level 2 and 3	10/15/2015 10:14 AM
10	Fully agree	10/14/2015 12:56 PM
11	Agree protection of heritage values and characteristics but would like to see more modernisation of Haworth.	10/14/2015 12:54 PM
12	Needs to see precise details of what is actually planned.	10/14/2015 12:48 PM
13	Still want it to look like a village.	10/14/2015 12:44 PM
14	Car parking is a major problem. I am involved with Hall Green Baptist Church, parking for worshippers is very difficult, especially when there are activities in Haworth.	10/7/2015 1:23 PM
15	More needs to be done to check houses eg discourage upvc windows in conservation area.	10/7/2015 1:19 PM
16	BHDD1 - assuming this doesn't negatively impact development of things such as wind turbines. BHDD4 - No detail. what do you want me to agree to?	10/7/2015 1:14 PM
17	BHDD4 not sure what this is? All of the above policies are fine but privately owned buildings rely on private owners having sufficient money to carry out maintenance/improvements.	10/7/2015 1:03 PM
18	I was born at Cold St, Haworth at the top of Coldshaw, Coldshaw no longer exists as it is signed 'Cold St' but Cold St is signed Coldshaw top?? Stanbury school - we were advised would not be extended unless a car park was provided but it was and no car park - havoc	10/7/2015 12:54 PM
19	All buildings should be kept to a high standard not just some areas. There are some strange choices in Main St properties.	10/7/2015 10:46 AM
20	New developments must have parking	10/7/2015 10:19 AM
21	cycle routes - can't wait.	10/6/2015 10:11 AM
22	Could future documents sent out be in plain English so numpties like me can get a prayer understanding what is intended. i.e. BHDD3 What's that all about?	10/6/2015 10:03 AM
23	We need to promote and direct tourist/coach tours to use Weavers Hill parking.	10/6/2015 9:45 AM
24	If people have space in their driveway they should park their car there and NOT in the street.	10/6/2015 9:38 AM
25	I would place special emphasis on appropriate parking provisions to accompany any new developments.	10/6/2015 9:34 AM
26	Some of it	10/6/2015 9:29 AM
27	suggest Parish Council has a strong input also.	10/5/2015 2:54 PM
28	BHDD4 unclear	10/5/2015 2:33 PM

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29	Wider parish areas need updating, current buildings make the area dark and gloomy.	10/5/2015 2:23 PM
30	We would like to agree, if only we could understand the incomprehensible jargon.	10/5/2015 2:19 PM
31	Apart from no need for parking near schools. Get rid of 'the school run' walking is best.	10/5/2015 1:51 PM
32	?	10/5/2015 10:59 AM
33	Again open to negotiation - in theory yes but what will be on the neighbourhood plan map? to the crucial question in the locally specific parking standards.	10/5/2015 10:43 AM
34	Should allow local planning authority to decide in line with Government guidance with close liaison policy.	10/5/2015 10:34 AM
35	suggest the word 'may' be changed to 'will'	10/3/2015 4:54 PM
36	BHDD1 - should control design & development of all district not just heritage areas. BHDD2 - ditto BHDD3 - ditto	10/3/2015 4:46 PM
37	With the proviso that the cobbles of Main Street and its quietness should be protected from irresponsible drivers.	10/3/2015 4:40 PM
38	Would like to see a copy of the plan. but can see this getting bogged down.	10/2/2015 3:09 PM
39	Agree with Brow & Cold Shaw area. Parking a must for every new premises. A bus to Kly does not provide adequate commuter transport so houses will continue to have 2 cars each.	10/2/2015 2:50 PM

Q5 Do you agree with the Community Services Facilities Green Space Policies?

Answered: 283 Skipped: 10



Answer Choices	Responses
Yes	90.46% 256
No	9.19% 26
If you don't agree which ones don't you agree with?	0.00% 0
CSFGS1	3.18% 9
CSFGS2	2.83% 8
CSFGS3	3.18% 9
CSFGS4	3.89% 11
CSFGS5	3.53% 10
Total Respondents: 283	

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Q6 Do you have any other comments, questions, or concerns?

Answered: 61 Skipped: 232

#	Responses	Date
1	What level of subsidy will these new recreational facilities require? Will they be used? It seems fatuous to consider new facilities when the existing Community centre is neglected and underused. £135k on the bandstand lacks all credibility, although the bandstand is a reasonably pleasant take on its predecessor, I would not wish further profligery of this nature. Pressure BMDC to keep its nursery facilities so that all parks continue to provide good displays. The PCSO should spend more time in the park, especially at dusk when local youths congregate and vandalise facilities.	10/16/2015 3:38 PM
2	I definitely think we need to protect key services especially the post office. very handy and great service in there. A wildlife conservation area in the park would be nice and good for children. The area above Gas St car park definitely needs sorting out.	10/16/2015 3:01 PM
3	Green space can be used creatively to provide new services recreational facilities eg green gyms, park runs etc.	10/16/2015 2:53 PM
4	but continued build of new houses will spoil the character and nature of our villages. Modernise existing buildings like the Old School in butt Lane.	10/16/2015 12:24 PM
5	Need to reopen Haworth Fire Station asap	10/15/2015 12:50 PM
6	Use of the word 'development' - unclear as to whether a service/idea or building project etc is referred to.	10/15/2015 10:46 AM
7	keep parks and other areas attractive and clean.	10/15/2015 10:26 AM
8	To make sure all public footpaths are suitable for walking and kept trimmed/cut. Not just on the moor, Main St, but all public rights of way eg: Longholme Goit, Path to Brow Moor from Hebden Rd. Lots of Brow and Cross Roads path overgrown unkempt.	10/15/2015 10:22 AM
9	Cross Roads park maybe very suitable for children, bowlers and dogs but not today for either middle age or older people. Nothing is at all suitable for older people to visit a pleasant garden during the summer. Up to WW2 the park was a pleasure to sit there in the summer. It had bowls, tennis, putting green and flowers! with a splendid gate which stopped many vandals. Perhaps your vision could change Cross Roads Park back to something looking back into the pleasant garden it should be. Take a look at the avenue of trees which have been there for ever.	10/15/2015 10:09 AM
10	Cross Roads should have its own medical centre. this would generate employment, cut down of travelling time for families and ease traffic on roads. A Community Centre in Cross Roads for people who don't want to travel to Haworth.	10/14/2015 1:25 PM
11	Mandate should not be extended to shops, cafes, pubs and other commercial premises whose survival is dependent on their financial liability. No bank is likely to open a branch in the area.	10/14/2015 1:13 PM
12	Current facilities are of poor quality in buildings much in need of repair. We should not have a policy that protects these facilities where they are of poor quality or underused if other alternative uses/development is available. In policy terms CSFGS2 should be sufficient.	10/14/2015 1:02 PM
13	Needs to see precise details of what is actually planned.	10/14/2015 12:48 PM
14	We don't need a bank branch, library or leisure centre. They're not sustainable in Keighley never mind Haworth. Improve Keighley ones first.	10/14/2015 12:45 PM
15	Planning policies should not be used to protect existing services. Existing services can only be protected by their funders.	10/7/2015 1:26 PM
16	This depends on the nature of new recreational facilities. I do not support any which would encourage drinking.	10/7/2015 1:24 PM
17	More needs to be done to encourage households to keep the area next to their homes tidy and weed free.	10/7/2015 1:19 PM
18	Not sure what is missing from the Railway Children Walk.	10/7/2015 1:14 PM
19	There is nothing in the policy about rural broadband. Most of Stanbury and Oxenhope is without. V costly if you have to buy internet via wifi, satellite and prevents people working from home. disadvantages children of school age.	10/7/2015 1:04 PM
20	The Haworth fire station has to be a must if we are going to continue to populate the area at the rate we have been doing.	10/7/2015 1:00 PM

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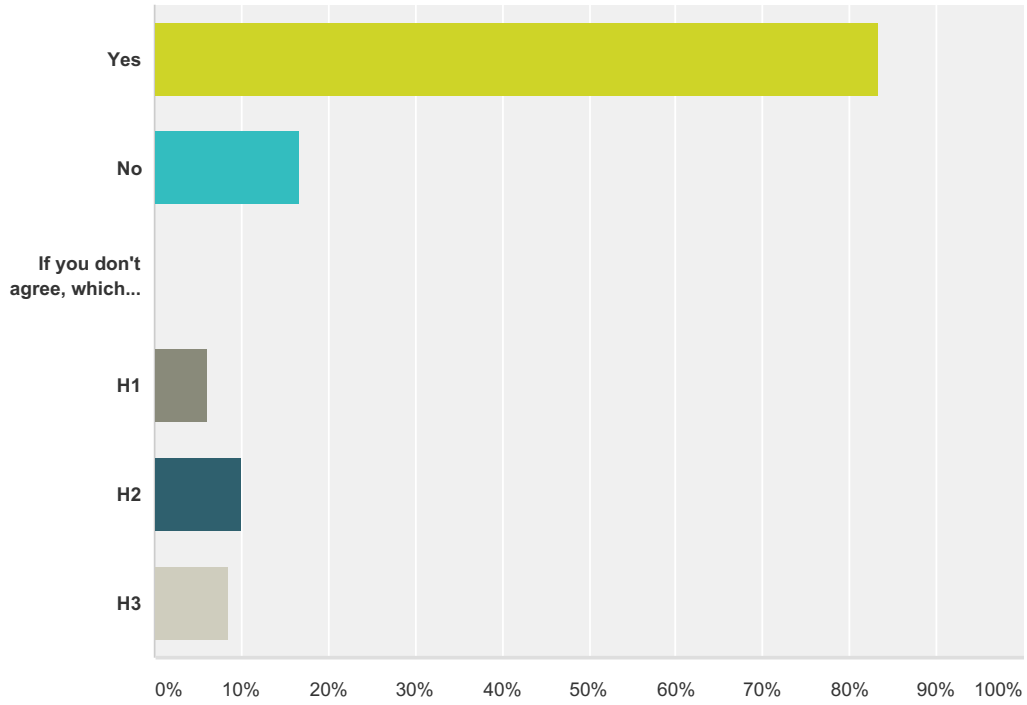
21	We do not want development in Stanbury. Leave us alone. We don't need recreational facilities we are happy with open spaces and pay a high price for them.	10/7/2015 12:55 PM
22	Community Centre could be re organised and used more. There is not much encouragement for people to meet and use leisure facilities. Open areas needed and green parkland kept.	10/7/2015 10:47 AM
23	Such events as the 40s and xmas event put Haworth on the map. The sad part is that these events are arranged and paid for by private individuals. Funding, help and backing should be given by the council. Haworth could lead the way in tourism given the right support and financial backing.	10/7/2015 10:41 AM
24	Bring back the fire station. Top of the hill needs a small supermarket/chemist/library to cater for the elderly community. The Spar and Sun St are a long way from West Lane if you have no transport.	10/7/2015 10:37 AM
25	It's a disgrace that Haworth and villages have no library or proper meeting place. Welcome protected Railway Children Walk.	10/7/2015 10:19 AM
26	Trees planted in spaces between houses (grassed over streets) need to be pruned/controlled so that day light is still getting to nearby houses.	10/7/2015 10:16 AM
27	The area needs more dog bins especially on Hebden Rd and Marsh Lane. Fly tipping needs tacking on Brow Top Moor	10/7/2015 10:07 AM
28	I can remember when the green field adjacent to the Weavers Hill car park hosted the Co-op gala. It would be good if it could continue as a sports field and accommodate drivers rest facilities and public toilets.	10/7/2015 9:54 AM
29	The area around Weavers Hill needs a lot of work to make it more appealing to tourists and residents alike and less for travelling criminals.	10/6/2015 10:24 AM
30	I'm keeping an eye on it but concerned that Nelsons Transport are encroaching on farm land. currently using farm access for excess parking.	10/6/2015 10:12 AM
31	Too much of Haworth after the expense of Cross Roads.	10/6/2015 10:08 AM
32	Lots of walks already exist. Build a library on the tarmaced Gas St car parking land. Build a community recreation facility for children in Brow area, use the scrub land between Prince St and Gas St parking.	10/6/2015 9:46 AM
33	The most important facility for me is the Post Office and a park where dogs are not allowed even on leads. Dogs are often taken off leads in the park which prevents me from even walking through.	10/6/2015 9:39 AM
34	I am particularly keen to have improved sports/leisure facilities especially tennis, walking and cycling (including Railway Children walk and the Oxenhope/Kly cycle route).	10/6/2015 9:35 AM
35	All green spaces must be protected not just designated ones.	10/6/2015 9:29 AM
36	I think it is inevitable that some green space will need to be lost to parking but I hope this benefits the local residents rather than the tourists.	10/5/2015 2:34 PM
37	I do not feel there is a need for a bank branch and feel services should be combined into one central point or childrens centre services could be spread across free rooms in parish, gp surgeries/nurseries and playgroups. More out of school provisions are required in Cross Roads for 5-19year olds.	10/5/2015 2:24 PM
38	This is irrelevant as the walk already exists. The KWVR already have produced a walk leaflet that they sell in their shop for 40p.	10/5/2015 2:20 PM
39	The Railway Children walk has no value to locals. The paths used every day are poorly maintained and dangerous. Get these sorted as a priority.	10/5/2015 1:58 PM
40	Please do not remove tennis court, it combines with the park as a leisure area.	10/5/2015 1:49 PM
41	We need to be realistic about services such as Haworth Fire Station & Post Offices which run at a loss. Focus resources on what will acheive most.	10/5/2015 1:48 PM
42	more signs up and warden awareness to make people pick up after their dogs. (I do so why shouldn't everyone). by schools and pavements is very bad.	10/5/2015 11:02 AM
43	Developer contributions seems to cover capital costs. what about ongoing revenue costs?	10/5/2015 10:48 AM
44	How can we agree or disagree when we can't see the final plan or neighbourhood plan map.	10/5/2015 10:44 AM
45	Grass cuttings should be removed following street maintenance as cause surface water drains to clog up and are an unsightly mess.	10/5/2015 10:35 AM
46	I would like to see a specific focus on protecting the unique landscape of the area from unsightly structures, especially wind turbines.	10/5/2015 10:25 AM

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47	We agree with the policies but would like to have an assurance that tennis facilities will be protected or improved if possible. This facility is well used.	10/5/2015 10:21 AM
48	It is a surprise that the space has not been identified prior to this survey.	10/3/2015 4:55 PM
49	CSFGS5 will be costly and will only be of use for rail enthusiasts Doubtful if residents will use it.	10/3/2015 4:47 PM
50	People do not come to Haworth for 'facilities' they come for moors, fresh air and tranquility.	10/3/2015 4:41 PM
51	It is to be hoped that essential community infrastructure cover those in Cross Roads as well as in Haworth. e.g. post office.	10/3/2015 4:38 PM
52	Not enough space for developing new recreational facilities and any new buildings for this would be over developing the area and diminish local historical character.	10/3/2015 4:30 PM
53	We must preserve our green spaces, once they're gone that's it.	10/3/2015 4:22 PM
54	Without knowing where they are can't say.	10/2/2015 3:30 PM
55	Living in Mytholmes Lane and having residents parking on the left hand side going down. I think that double yellow lines should be installed from the top down to No.12, the top of the long row. The amount of parking on that side is the overflow from Ashmount Guest House. We have parking permits and often if we go out on our return we find someone parked there (often overnight). Do traffic wardens every walk round and check? Also this is a very busy bus route and many times they are held up because of the amount of parked cars etc. Our parking spaces are also taken up with mother's dropping/picking up from school. Could more children who live in the village be encouraged to walk to school?	10/2/2015 3:28 PM
56	CSFGS1 - don't understand. Again would like to see this map. They won't even pay for the great sculpture in the park which is a disgrace.	10/2/2015 3:10 PM
57	At the moment it feels like a save everything attitude exists, this is not possible. Need greater strategy in what we let go and what we keep otherwise first gets money last don't. Green spaces keep nature of our community. A library - I've campaigned in the past but the world has moved on and now support lunch clubs instead for lonely. Prioritise a cycle way over a walk for tourists, it'll tackle obesity.	10/2/2015 2:54 PM
58	Doesn't mention KWVR should reflect their interests and hard work over last 40 years.	10/2/2015 2:44 PM
59	Could the Railway Children Walk incorporate a cycle path?	10/2/2015 2:39 PM
60	1 of the reasons given to justify the extra large extension at school was that it would benefit the village, being part of community for meetings etc. Instead its a blight on the village with hardly any interaction between school/community. An assessment is already underway of damage to verge on western end due to parents dropping off. I understand concerns of safety within school but other schools manage to combine access with protection from theft etc.	10/2/2015 2:34 PM
61	As councils cut backs have impacted on park upkeep, the Friends group would welcome support.	10/2/2015 10:15 AM

Q7 Do you agree with the Housing Policies?

Answered: 280 Skipped: 13



Answer Choices	Responses
Yes	83.21% 233
No	16.79% 47
If you don't agree, which ones don't you agree with?	0.00% 0
H1	6.07% 17
H2	10.00% 28
H3	8.57% 24
Total Respondents: 280	

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Q8 Do you have any other comments, questions, or concerns?

Answered: 80 Skipped: 213

#	Responses	Date
1	I am concerned about the role of BMDC here. Co-operation with them is an alliance with the devil. I am sceptical of the eco friendly initiative and energy efficiency planned for Stanbury and am glad I don't live there.	10/16/2015 3:38 PM
2	No need for affordable homes. This means loads of council houses via the back door.	10/16/2015 3:18 PM
3	H2 - affordable housing is definitely needed.	10/16/2015 3:15 PM
4	Where are these allocated housing sites? What is affordable housing?	10/16/2015 3:05 PM
5	I think the amount of houses/apartments that are currently empty needs addressing before more are built.	10/16/2015 3:01 PM
6	I don't disagree totally with the policies. I just don't think they go far enough. Greenfield vs brown field? What really is the housing need in the area?	10/16/2015 2:54 PM
7	It is important that areas particularly Cross Roads doesn't become joined to Keighley.	10/16/2015 1:44 PM
8	Don't understand the differences.	10/16/2015 12:42 PM
9	How will you measure 'specific needs'?	10/16/2015 12:25 PM
10	I feel that it is really important that Housing policy should ensure maximum use of 'brown field' sites and existing buildings before green spaces are considered.	10/16/2015 12:23 PM
11	I would like affordable housing for working people - not bought by landlords. I would like to see Haworth pioneering self built eco houses with support from planners and councils.	10/15/2015 1:28 PM
12	The need for adequate car parking of any future developments at least 3 parking spaces.	10/15/2015 1:25 PM
13	Evidence of people and housing demographics, Use census information.	10/15/2015 1:24 PM
14	? All new build? Policy regarding use of brown field sites? Audit of empty/derelict buildings? Development of ex industrial buildings.	10/15/2015 10:47 AM
15	we do not want housing on green belt land	10/15/2015 10:43 AM
16	What is affordable housing? It is different from one area to another and if quality is maintained then there is no such thing as affordable housing.	10/15/2015 10:41 AM
17	I would like to know why people on Bronte Caravan Park pay council tax but can only remain on site for 11 months. Can this be extended to 12 months?	10/15/2015 10:38 AM
18	Be careful not to overdo number of housing builds in relation to roads, schools/doctors etc.	10/15/2015 10:27 AM
19	Take a walk around and look at all unused possible housing areas/buildings that are delapidated and eyesores. Trees that are in wrong places and too tall.	10/15/2015 10:23 AM
20	Can we please use the existing houses that have been empty for years.	10/15/2015 10:19 AM
21	If you do not create good quality housing you will not raise the profile of the area.	10/15/2015 10:15 AM
22	Though concerned about the impact of additional housing in and around Haworth.	10/15/2015 10:11 AM
23	H1 & H2 would prefer it to be will rather than may. A residential home for older people, somewhere near Myrtle Grove/Bocking would mean older people wouldn't have to move out of the village. It could also cater for people's spiritual needs as could facilitate input from local churches ensuring older people are well cared for and valued.	10/14/2015 1:25 PM
24	Disagree with core strategy police re "affordable" housing. Even 400 new units is far too many.	10/14/2015 1:13 PM
25	Agree but more emphasis on materials been in keeping with the area.	10/14/2015 1:03 PM
26	Need to see precise details of what is actually planned. This is a serious area of concern.	10/14/2015 12:49 PM
27	What is an affordable house? Don't want council houses being built but cheaper (£100,000) would be ok.	10/14/2015 12:45 PM
28	Less buy to let is required. People in buy to lets generally feel they are short term residents and don't connect to the village.	10/7/2015 1:20 PM

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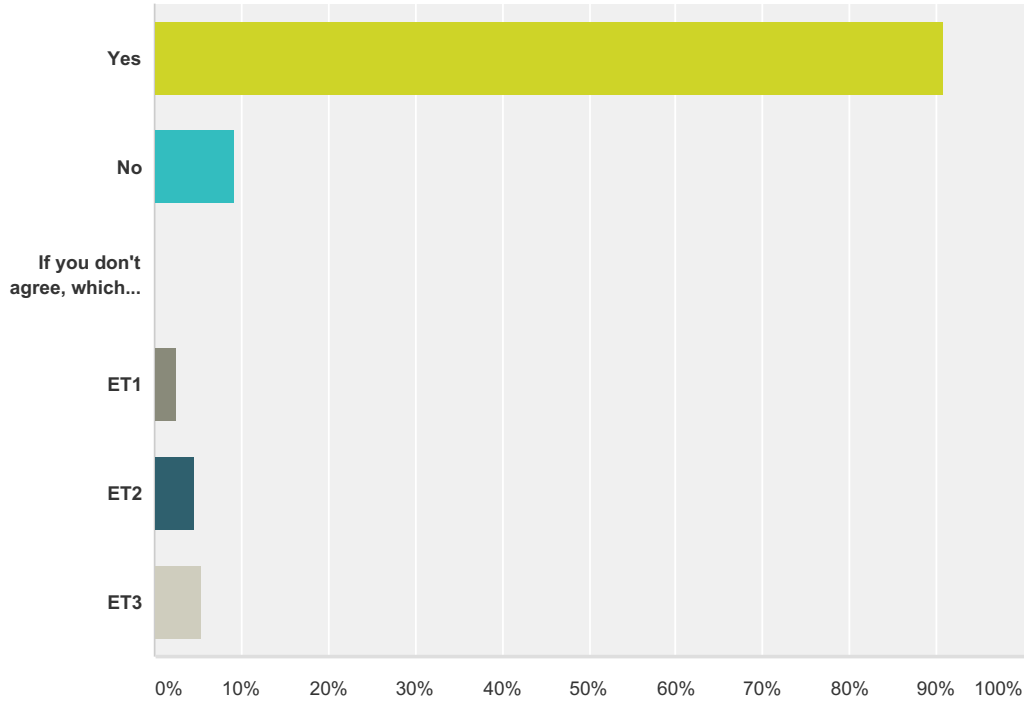
29	Does the 500-400 units include the Ivy Bank Mill development? Are there any plans to protect the other mill sites. I'm surprised they aren't listed.	10/7/2015 1:15 PM
30	Don't agree with any type of new build	10/7/2015 1:08 PM
31	Where are the identified and deliverable housing sites?	10/7/2015 1:05 PM
32	I can't see how anymore housing estates can be crammed into the area.	10/7/2015 1:00 PM
33	H2 - Rates not affordable in Stanbury No houses needed in Stanbury. Many empty houses already. Not sure about Haworth but need to consider the Bronte connection. What does Eco housing mean???	10/7/2015 12:56 PM
34	Do we need more housing in this area? There are plenty of houses being rented to make money and they could be used as homes.	10/7/2015 10:48 AM
35	Tenants of affordable housing ie Incommunities mixed with people who have purchased their own house. Incommunities tenants make life very difficult for house owners due to attitude and behaviour.	10/7/2015 10:33 AM
36	There's enough housing. We are already choked with traffic at peak times.	10/7/2015 10:31 AM
37	We would like our village to remain a village not become a town. The strain on services is from all the new people/houses. Simply stop building them and use Keighley brown field sites instead where they have the infrastructure already.	10/7/2015 10:25 AM
38	could be an opportunity for much more imaginative housing eg co-housing, co-operative housing, eco buildings not dictated by building developers.	10/7/2015 10:20 AM
39	Housing should be sympathetic to the area. Brown field sites should be used where possible. Add ons to existing developments better than build new ones. Haworth has an over supply of small properties at the moment.	10/7/2015 10:10 AM
40	Agree that there is a need for new houses in the area, however there are a lot of empty properties in the area already. Can this be explored before new houses are built.	10/6/2015 10:25 AM
41	There is no NHS dentist must be addressed to coincide with affordable housing, affordable housing must include affordable living.	10/6/2015 10:13 AM
42	There will be no gap to Cross Roads/Leeds/Haworth. 15 years ofr Skipton properties.	10/6/2015 10:08 AM
43	Please please stop building on green fields until all brown sites are filled with houses.	10/6/2015 9:47 AM
44	Greenfields should not be built on especially Weavers Hill.	10/6/2015 9:42 AM
45	New houses should provide room for car parking	10/6/2015 9:39 AM
46	I think it is very important that housing should be 'eco' as much as possible including pre-installed solar panels/tiles and that social/affordable housing should be 20%+	10/6/2015 9:36 AM
47	Already plenty of housing at ALL prices and rents available.	10/6/2015 9:30 AM
48	Affordable housing is key to allowing people to both live and work in the local community	10/5/2015 2:47 PM
49	In principle - however very concerned where the allocated sites would be and impact of more housing on roads and services.	10/5/2015 2:43 PM
50	H1 It is important to visit site where an application for planning has been submitted and see if what is proposed fits in with surrounding properties. H2 Not clear. Is this affordable housing or not? We need it. H3 Who is qualified to allocate a site for housing development, this will make you very unpopular.	10/5/2015 2:35 PM
51	New house builds need more family homes (3bed+) in the area that are direct landlord lets and not agency lettings. Many families struggle to afford agency fees, this means they have to rent poor standard homes from current private landlords. Housing development also needs to consider the impact on overcrowding in local schools and extra demands on GP appointments (or lack of)	10/5/2015 2:26 PM
52	Caution re affordable housing 'rented' should be kept low as to not bring down the area.	10/5/2015 2:10 PM
53	I don't agree with any more housing sites we've already lost too mcuch greenery.	10/5/2015 2:02 PM
54	Haworth's character has completely changed due to too many new houses.	10/5/2015 1:58 PM
55	There has already been significant encroachment on green spaces. There are too many houses here now, well in excess of employment opportunities and school capacity. Houses need to be built in Bradford on brown field sites.	10/5/2015 1:52 PM

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56	Waiting times for doctors will get worse. Primary school not adequate for taking more pupils. Plenty of houses for sale or to let in Haworth.	10/5/2015 11:15 AM
57	I believe the use of derelict sites would be a good idea instead of building in green areas i.e. Ivy Bank Mill and Ebores Lane site.	10/5/2015 11:09 AM
58	Not services to cover schools, doctors surgeries, fire service.	10/5/2015 11:07 AM
59	Any major housing should surely start with development of Ivy Bank Lane eyesore and then making up of the road TFM	10/5/2015 10:59 AM
60	materials and design should be in keeping with existing housing and should be built in traditional materials ie: stone.	10/5/2015 10:55 AM
61	How does the council decide what type of houses are needed? Leave the market to determine what types sell ideally avoiding low cost.	10/5/2015 10:49 AM
62	In theory	10/5/2015 10:44 AM
63	Bradford Council should decide on housing matters. By using the appropriate cross section of knowledge and experience are geared up to making the right decisions on such important an issue. Close liaison policy only.	10/5/2015 10:36 AM
64	Need to ensure that new homes are affordable homes instead of executive homes.	10/5/2015 10:27 AM
65	Too many houses in Haworth already there must have been 400 built over the last 15/20 years.	10/3/2015 5:00 PM
66	The percentage of new build should be higher than 20% to ensure young people can afford to live here.	10/3/2015 4:55 PM
67	The last clause is worrying will 'need' override heritage issues? More conflicting policies.	10/3/2015 4:41 PM
68	I would like it to be made impossible for developers to change planning applications once passed. i/e more houses, increased floors.	10/3/2015 4:36 PM
69	Affordable housing gives the impression of building larger numbers of houses, therefore larger numbers of people moving to the area and over stretching the limited resources. The higher number of units quoted is far too high for the area.	10/3/2015 4:31 PM
70	Affordable housing in Haworth should be for local people. Our young people can't get on the property ladder.	10/3/2015 4:22 PM
71	Will the infrastructure - schools- medical facilities- be in place before the families move in?	10/2/2015 3:35 PM
72	Please, Brown field before Green field development.	10/2/2015 3:19 PM
73	Again, I can see this getting bogged down and developments getting snared in paperwork.	10/2/2015 3:10 PM
74	H2 - only if local connection has to be continued to 2nd/3rd owner. H3 - support renovation of derelict property, grants for flats over shops and mill conversion not demolition. Affordable housing MUST be social housing & not just sold cheaply to first time buyer who then sell it on at the profit.Older people friendly houses. No gated communities makes the place look crime ridden.	10/2/2015 2:57 PM
75	Should make some stand against second homes in the area.	10/2/2015 2:44 PM
76	The Ivy Bank Mill site must be utilized and the access problem solved by looking at a different idea. e.g. by having an entrance or exit to Bridghouse Lane.	10/2/2015 2:40 PM
77	This is the area that concerns me most - unsuitable new housing in areas of great beauty.	10/2/2015 10:07 AM
78	No more housing at all.	9/30/2015 10:29 AM
79	More bungalows for older residents (including me!)	9/30/2015 9:47 AM
80	500 or 400 houses is too many for local amenities to cope with.	9/25/2015 10:06 AM

Q9 Do you agree with the Employment & Tourism Policies?

Answered: 280 Skipped: 13



Answer Choices	Responses
Yes	90.71% 254
No	9.29% 26
If you don't agree, which ones don't you agree with?	0.00% 0
ET1	2.50% 7
ET2	4.64% 13
ET3	5.36% 15
Total Respondents: 280	

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Q10 Do you have any other comments, questions, or concerns?

Answered: 43 Skipped: 250

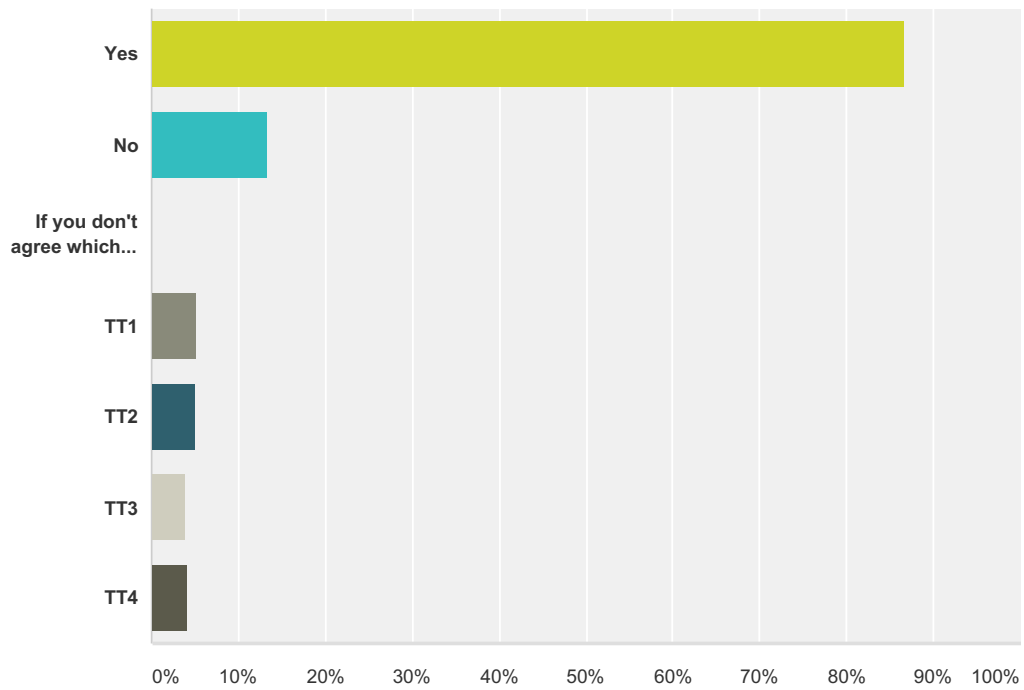
#	Responses	Date
1	Statement is too vague. How will best interests be determined? Not I hope by planners and politicians alone.	10/16/2015 3:38 PM
2	New employment projects should use existing brownfield sites wherever possible.	10/16/2015 3:12 PM
3	I would be wary of using land for new employment, again there are many unused buildings. I don't like the idea of a 'chain' hotel but an independent wouldn't be a bad thing.	10/16/2015 3:02 PM
4	This does rely on businesses wanting to come into this area. Are incentives needed other than buildings?	10/16/2015 2:54 PM
5	Hotel!!! Lord help us.	10/16/2015 12:25 PM
6	I would like to see a quality community building, big enough to hold functions combined with library and space etc.	10/15/2015 1:28 PM
7	Haworth needs a hotel with function room, leisure facilities, restaurant etc.	10/15/2015 12:46 PM
8	Existing employment land such as Ebor Mills will be lost if it is given over to housing.	10/15/2015 12:44 PM
9	Sign for pedestrians from Stanbury to Haworth across reservoir banking turning left on to trade leading to Cemetery Rd. This would avoid pedestrians on Stanbury to Haworth road which is dangerous.	10/15/2015 10:34 AM
10	You really do need to make more of the Bronte connection - signposted walks on the moor. blue plaque etc.	10/15/2015 10:16 AM
11	Lees Cross Roads already has Nelsons who were said to be one of the biggest employees in the 3 villages. It would be interesting to know how many people are employed/self employed/with a business in each village. Housing suitable for older people, bungalows, and smaller properties for people to get on the ladder. Warden assisted accommodation would provide employment opportunities. A hotel is an excellent idea. I would like to see the derelict Mill Hey chapel turned into a useful asset. Again this would provide employment.	10/14/2015 1:26 PM
12	We certainly don't need a hotel in the area.	10/14/2015 1:14 PM
13	Agree but its important to ensure any outline development briefs for keysite are viable to future commercial developers otherwise policy ET3 will fail. One idea is to link commercial sites with residential to create enabling developments.	10/14/2015 1:08 PM
14	Needs to see precise details of what is actually planned. This is a serious area of concern.	10/14/2015 12:49 PM
15	Don't need a large hotel or art & craft centre. Focus on improving Main St and Keighley provision.	10/14/2015 12:46 PM
16	Agree with ET1 and ET3 Would need to see any proposals in detail and on case by case basis before agreeing with ET2	10/14/2015 12:42 PM
17	Policies ET1 and ET2 'may' rather than 'will' this is weak. No focus on tourism.	10/7/2015 1:26 PM
18	Residents should be consulted on any changes.	10/7/2015 1:20 PM
19	What would you like me to agree or disagree with? Generalised to the point of meaningless.	10/7/2015 1:16 PM
20	Parking problems are not down to visitors, but residents, parking on pavements making them unusable to pedestrians and prams.	10/7/2015 1:11 PM
21	No to any new developments unless on original used land.	10/7/2015 1:08 PM
22	Too much emphasis and money spent on tourist signs etc. parking is a problem, hugh coaches on the narrow roads.	10/7/2015 10:49 AM
23	Agree to make better use of exisiting buildings - see Hebden Bridge and Art Centres.	10/7/2015 10:21 AM
24	I think there is significant potential for better commercial development in respect of the tourist market especially for accommodation.	10/7/2015 10:11 AM
25	Better signage is really needed or even of current signage and tidying up may help. Can't see need for hotel as loads of B&Bs and guest houses which are not always occupied.	10/6/2015 10:26 AM
26	Not just Bronte Country - It's Railway Children country - promote it.	10/6/2015 10:13 AM
27	Sadly Haworth is a 'stop once' spot and does not use the resources it has already.	10/6/2015 10:09 AM
28	Very keen on mill re development where possible.	10/6/2015 9:36 AM

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29	Plenty of sites already available.	10/6/2015 9:30 AM
30	Lets build on the current level of community by ensuring more local people can work locally.	10/5/2015 2:47 PM
31	ET2 - Again who is qualified to allocate land as employment land? I think this will make you very unpopular especially as you take money from council taxes. Leave it to Bradford Council. ET3 - Local residents would have liked Tesco on Mill Hey.	10/5/2015 2:36 PM
32	There should be one central point for these types of services, all together rather than multiple buildings. Services should share buildings.	10/5/2015 2:27 PM
33	ET2 - Agree, but must be visually in keeping with historical area. No heavy goods lorries. etc.	10/5/2015 2:11 PM
34	Ok on existing land.	10/5/2015 11:15 AM
35	in theory	10/5/2015 10:44 AM
36	As previous. Bradford Council is appropriately qualified to make the right decision. close liaison policy only.	10/5/2015 10:37 AM
37	The wording is inadequate. It is far from clear what the steering group actually intends to do here.	10/3/2015 4:56 PM
38	If a dormetary village most unused industrial/commercial empty properties could be used for housing.	10/3/2015 4:48 PM
39	Again a bit woolly and leaving door open for inappropriate industry.	10/3/2015 4:42 PM
40	We do need a hotel but not on green belt land. We have enough brown sites to build on.	10/3/2015 4:23 PM
41	Again brown field before green field.	10/2/2015 3:20 PM
42	I have never had any confidence in Bradford Council. They have no idea whatsoever on commercial development.	10/2/2015 3:11 PM
43	Needs a large field somewhere for carnivals, festivals.Park has to be free so often unsuitable. Employment support, encourage/sponsor small business advisor sessions in area, networking. Tourism - Needs clear lead, promote the mountain biking/walking. No big hotel. Local employment is key to a lot of Haworth, getting people into p/t jobs as stepping stone.	10/2/2015 3:00 PM

Q11 Do you agree with the Traffic & Transport Policies?

Answered: 284 Skipped: 9



Answer Choices	Responses	Count
Yes	86.62%	246
No	13.38%	38
If you don't agree which ones don't you agree with?	0.00%	0
TT1	5.28%	15
TT2	4.93%	14
TT3	3.87%	11
TT4	4.23%	12
Total Respondents: 284		

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Q12 Do you have any other comments, questions, or concerns?

Answered: 95 Skipped: 198

#	Responses	Date
1	Improved public transport means inevitably greater subsidies. I am angered when I see evening buses running almost empty. No mention is made of connecting Oxenhope with Hebden Bridge in the evening. I can only support cycle route which simultaneously excludes cyclists from parrallel main roads.	10/16/2015 3:38 PM
2	Need for speed limit reminders on road into Haworth past Lees School and down to Mill Hey.	10/16/2015 3:23 PM
3	1 Bottom car park at Weavers Hill needs all the island taken out to increase capacity. 2. Few people walk these days. therefore if there are two footpaths next to the road, paint one red and turn it into a cycle + footpath. Joint use. This could include all Halifax Road.	10/16/2015 3:20 PM
4	HGV traffic through Stanbury needs to be addressed.	10/16/2015 3:17 PM
5	TT1 is very important as more and more people have cars now and it is a problem.	10/16/2015 3:16 PM
6	Very smelly and obnoxious air polluting lorries still regularly come through Cross Roads. Not acceptable.	10/16/2015 3:14 PM
7	Consideration should be given to way of improving traffic flow. especially at school leaving times.	10/16/2015 3:13 PM
8	I see Main St being used by through traffic. taxis and cars making their way up and then along West Lane, Changegate instead of using Rawdon Rd. Maybe a one way system would preserve the cobbles and heritage.	10/16/2015 3:10 PM
9	Would there ever be a possibility of a new railway line to Keighley for better commuter links.	10/16/2015 3:03 PM
10	Coach drop off/pick up area. Purchase land currently in use as allotments from Emmott Rawden Estate enabling coach access to land at rear of Black Bull Hotel reducing congestion in village centre.	10/16/2015 2:58 PM
11	Does the Worth Valley Railway offer a potential commuter route to Keighley hence Leeds/Bradford and beyond.	10/16/2015 2:55 PM
12	Could do with clear signs for speed limits	10/16/2015 1:43 PM
13	Increased car parking capacity in Haworth village centre - where? There are two big car parks already.	10/16/2015 12:26 PM
14	Please don't reinstate the yellow no parking lines on Haworth Main St.	10/16/2015 12:23 PM
15	Ways to encourage people to come without their cars to Haworth. Maybe incentives, park & ride in Keighley or similar. Well done Parish Council.	10/16/2015 12:21 PM
16	I would particularly like to see work on Weavers Hill car park. There are many uses to which this can be put. The pathway into the Bull is very overgrown at present) It is a wonderful space which could be attractive and useful.	10/15/2015 1:33 PM
17	This needs to be a top priority for residents of Lees Bank Road. Cross Roads. The congestion from parking is intolerable on a daily basis.	10/15/2015 1:21 PM
18	Parking on Mill Hey when Gas St car park is free for 1/2hr must be discouraged.	10/15/2015 12:49 PM
19	Could Worth Valley Railway provide a school services train?	10/15/2015 12:47 PM
20	Non planning actions - speeding 20mph speed limits required at several places within the neighbourhood. The section of road at Oxenhope by Manorlands is a 20mph speed limit area, there are others with exactly the same strategic needs.	10/15/2015 10:49 AM
21	TT2 - Weavers Hill is not a secure place to park, both your vehicle security and personal safety aspects. could visibility and overnight (by cameras & people) be improved? Coaches could drop people off and pick up at the top of Haworth then have to park in Weavers Hill.	10/15/2015 10:44 AM
22	But a park and ride facility using keighley disused car parks to park and coaches park in Haworth Weavers Hill. To be well signposted.	10/15/2015 10:41 AM
23	Not sure there is a need for services described.	10/15/2015 10:35 AM
24	TT1 & 2 agree but to enable 'walking to school' to be viable all local children should be allocated a place at their nearest school. Weavers Hill car park made better and safe, people may park there then. Sign posted better.	10/15/2015 10:24 AM

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25	Weavers Hill is a disgrace, dirty, overgrown, badly designed, dangerous and a criminals delight. The upgrade of this area should be a priority as often it is the first thing a visitor to the area sees.	10/15/2015 10:17 AM
26	Buses are good	10/15/2015 10:09 AM
27	School access parking is a problem. One option would be to lose the school field and turn it into a car park. Cross Roads park is within walking distance and could be used for sports.	10/14/2015 1:36 PM
28	Formally/compulsory purchase of the existing car park by Changegate would dramatically increase tourism.	10/14/2015 1:14 PM
29	I think the school drop off/bus shelter in Thornton/Keelham is a good idea to reduce the need for car parking near school entrances. Perhaps it may be viable for local primary schools.	10/14/2015 1:11 PM
30	Needs to see precise details of what is actually planned. Again this is a serious area of concern.	10/14/2015 12:50 PM
31	TT2- We should have policies to reduce car parking in Haworth not ones to encourage and increase.	10/14/2015 12:42 PM
32	I would not welcome new off road parking for servicing the 'needs' for school parking.	10/7/2015 1:27 PM
33	Parking on Haworth Main St needs to be stopped and policed. Parking in general on double yellow lines and parking restricted areas needs to be more rigorously enforced.	10/7/2015 1:21 PM
34	TT1 - The catchment area of the school is what? How many parents are outside the reasonable walking distance? What is the current childhood obesity rate? TT2 - What is wrong with the car park?	10/7/2015 1:17 PM
35	We need a bus link from Oxenhope to Keighley along Hebden Road as a regular link ie, mid morning and afternoon. The old bus stop on Hebden Rd (near Brow junction) useful for the many elderly on this road. Its movement to the other side of the Brow junction now means very busy roads to cross and causes chaos to traffic movement in the immediate vicinity. Whose brilliant idea was that?	10/7/2015 1:13 PM
36	Stanbury needs a right of way sign at the narrowest point (church) and parents of school children need to be educated on sensible parking.. More rules need to be implemented to help residents and protect their properties etc, pavements.	10/7/2015 1:09 PM
37	A lot of the problems and bad press which affects Haworth is due to the Changegate car park. Authority should have taken away the owner/operators certificate of lawfulness years ago. affects tourism.	10/7/2015 1:06 PM
38	Traffic through Stanbury is ridiculous. Sign at Laneshawbridge states 'not suitable for heavy vehicles' despite many requests no sign at Stanbury. Pavement parking in the village means children and elderly are in the Main Road. 20mph signs are not adhered to by most drivers. Never should be a B road.	10/7/2015 12:58 PM
39	We have good bus services here. The infrastructure does not support more housing, sewage pipes are a mess and roads are too narrow to accommodate new housing. Roads are becoming dangerous due to traffic racing through.	10/7/2015 10:50 AM
40	if Weavers Hill car park charges motorists, it should be patrolled regularly. There are too many break ins. Visitors are very disgruntled.	10/7/2015 10:38 AM
41	Finding available space for visitors car parking must be a major problem. Is there a case for taking Changegate car park out of private hands to make it more user friendly.	10/7/2015 10:30 AM
42	There is however, nowhere to put a car park for Lees School. There would have been if people had thought ahead and not built so many flats/new houses.	10/7/2015 10:26 AM
43	I am not sure I will be around to see all these changes lots can happen in the time allocated.	10/7/2015 10:23 AM
44	There is also a desperate need for special extra parking for events such as 40s weekend. Road closures should be minimised length of time of closure for Tour de France etc is unacceptable.	10/7/2015 10:17 AM
45	Parking is a problem. What parking there is is poorly signed and in a poor condition. Some areas such as Brow and Coldshaw lack adequate parking for residents due to properties being designed and built before cars or before they became widespread. Any developers might like to consider this to benefit residents.	10/7/2015 10:13 AM
46	More needs to be done at Weavers Hill car park at the moment it is an open invitation for thieves.	10/7/2015 10:04 AM
47	I think the overall neighbourhood plan is extremely well thought out and presented. Congratulations to the Parish Councillors and all concerned.	10/7/2015 9:55 AM
48	A direct bus link between Haworth and Leeds is vital for tourism. Keighley - Leeds is ok but Haworth is main attraction therefore Lees/Haworth arrival/depart North Valley Train Station, Haworth.	10/6/2015 10:31 AM
49	Walking buses are brilliant if they run, however whilst they have been trailed in many schools they won't work without parents willing to use them, this fails as cars are easier. Weavers Hill is a great car park with a lot of space during event times etc, however the state it is in invites crime. Whilst I see regular patrols by the Police and Council need to do their bit to make people want to return.	10/6/2015 10:28 AM

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50	I think there should be a better bus service to Stanbury, particularly evenings and weekends. This is important for tourism at present there is no Sunday service which is an important lack for hikers and visitors wishing to visit Top Withens etc.	10/6/2015 10:20 AM
51	Haworth has a bad reputation due to the dubious practices of a certain car park. This needs to be addressed.	10/6/2015 10:14 AM
52	A cycle track to Haworth would be a true legacy of the tour and would benefit all ages for generations please.	10/6/2015 10:10 AM
53	Cross Roads needs amending up to appeal to tourists. Rubbish bins need emptying more regularly on Main St Haworth. Toilets must not be closed down.	10/6/2015 10:05 AM
54	The speed of some cars is very worrying, particularly through housing estates. 20mph should be maximum speed through estates - it is not just young people who do it.	10/6/2015 9:40 AM
55	Very keen on TT4	10/6/2015 9:36 AM
56	Encourage parents to send children to nearest schools then they can walk and not fill our villages with their cars twice a day without consideration.	10/6/2015 9:31 AM
57	To much traffic on Weavers Hill. Have we looked at park and ride?	10/5/2015 2:56 PM
58	As a parent and Chair of Governors at Stanbury School I add my support to the many voices calling for improvement in parking/drop off areas. At Stanbury in particular this is a problem of immense proportions. I understand discussions took place in recent years with Council, Police and bus companies but to my knowledge the school was not invited. I believe a great deal more could be done to alleviate congestion. Although contentious I would like to see compulsory purchase on the land adjacent to the school to provide additional space. This may lead to disgruntled landowners but rather than a potential loss of a life.	10/5/2015 2:53 PM
59	Every school has parking problems but only twice a day for short periods, it would be impossible to provide sufficient parking.	10/5/2015 2:44 PM
60	TT1 I do not want land to go for off road car parks, we should promote walk to school policies. TT2 Please consider the parking problem on Brow Side of Haworth where the landscaped streets of the 80s are not helping the situation with the amount of traffic of the 2015. could more be changed to tarmac'd roads so people can park outside their homes. Council cuts grass and just leaves cut grass behind in a mess.	10/5/2015 2:38 PM
61	We would welcome positive changes with on street parking. We live on West Lane, the cobbled part and we always have non permit holders parking outside. My husband works long shifts and regularly doesn't get home until late. There are lots of occasions when he struggles to park.	10/5/2015 2:30 PM
62	I strongly support the cycle route proposal from Oxenhope to Keighley.	10/5/2015 2:27 PM
63	1. 20mph on Brow Top Rd in front of bungalows, a death will occur. Cars damaged due to speeding motorists. This is gateway to Haworth not safe for residents or motorists. 2. No bus service to Brow Top Rd into keighley mini bus round local area only and limited. Service on Hebden Rd is virtually non existant. Elderly unable to walk down Brow Rd as very steep. result is we are trapped. can only use taxis	10/5/2015 2:16 PM
64	parking and cars a major problem in Haworth.	10/5/2015 1:59 PM
65	To much attention is paid to cyclists who are just one road user, there are already two routes from keighley to Oxenhope both have hills and traffic but so what?	10/5/2015 1:54 PM
66	particularly support TT3	10/5/2015 1:48 PM
67	Crossing facilities needed at Cross Roads roundabout for people living on the Halifax side of the roundabout i.e., Canberra Close/Drive area.	10/5/2015 11:12 AM
68	The carpark/coach park situated behind the Black Bull, if the trees were given a makeover it would be used more.	10/5/2015 11:11 AM
69	TT4 - Want this to incorporate horse riding as well as cycling.	10/5/2015 11:03 AM
70	A more flexible attitude to on street parking: less reliance on double yellow lines/ allow both side parking on wide roads.	10/5/2015 10:58 AM
71	Walking or cycling to school should be promoted and encouraged. stop lazy parents using their car for short journeys when they could easily walk.	10/5/2015 10:56 AM
72	A dedicated bus service from Haworth to BRI. How many people would use such a service? A Keighley to Halifax service would have merit if there is a demand.	10/5/2015 10:49 AM
73	Thank you for taking the time and trouble to provide this information, however it is difficult to answer. In theory all the policies sound good and sensible but they do not specify detail and the devil is in the detail also practical outcomes so this makes it impossible to answer your questions confidently.	10/5/2015 10:46 AM

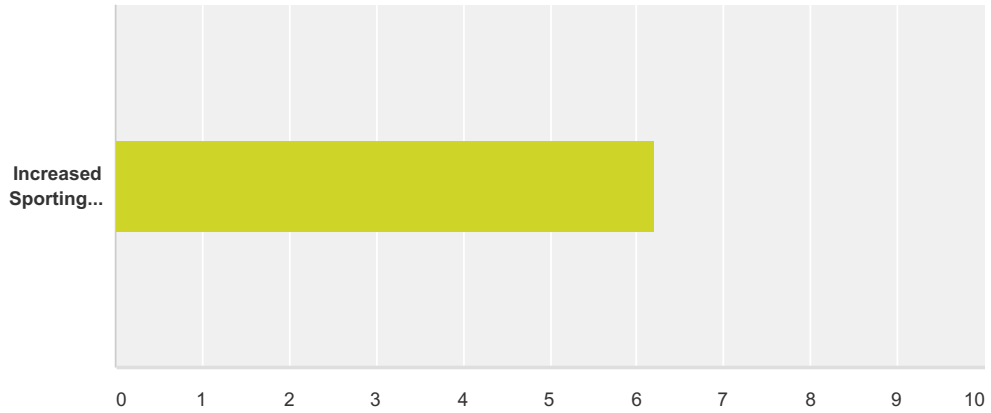
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74	I do not consider this a policy or a requirement if this was to impact on other improvement/development opportunities of potentially greater importance to the area. Something needs to be done to improve pot holes on Ivy Bank and Coldshaw Streets. Also tarmac the grassy streets landscaped back in the 80s would improve car parking issues. People would welcome being able to park outside their houses.	10/5/2015 10:39 AM
75	Enforcement of double yellow lines and parking in Mill Hey should be addressed. This is a current issue.	10/5/2015 10:31 AM
76	Really need the parking situation on Lees Lane looking at near Southams shop, as that is a junction. It is really dangerous when cars park on both sides and the same issues again outside the chip shop. I've had numerous near misses there due to inconsiderate parking.	10/5/2015 10:28 AM
77	The Bronte Society for many years have shamefully ignored the needs of disabled people and pram pushers accessing Church St from the carpark. i.e., modify the step to the ramp. This should be deemed urgent.	10/5/2015 10:23 AM
78	This issue should be for the school to consider and approach the council as proposed solutions arise. The steering group should concentrate on the other items.	10/3/2015 4:57 PM
79	TT2 - should be pivotal to Weavers Hill site. manned and controlled. capacity in village centre too limited. TT3 - Not enough call for any money to be spent on this provision. TT3 - Same point as is made on TT3	10/3/2015 4:49 PM
80	See previous reference to Main Street - the heart of historical Haworth which should be accessed only by delivery vehicles for limited times.	10/3/2015 4:42 PM
81	If people parked considerably most of the snarl ups in Cross Roads couldn't happen. Not bad roads, just selfish users.	10/3/2015 4:36 PM
82	Surely other solutions. I observe every day parents who can't be bothered to walk their child 400m taking a car. Most people are within walking distance and changegate car park is available. Perhaps some of the parents may like to offset risk of future diabetes by walking for once!! I have two kids at school.	10/3/2015 4:33 PM
83	More use of park and ride or public transport into the village.	10/3/2015 4:27 PM
84	Weavers Hill should have money spent on it, it is not at its full potential and also not secure enough. People pay to park so should feel safe, there is no lighting. I would be afraid to park there on my own.	10/3/2015 4:24 PM
85	I do however think Haworth Main St should be made one way, even if only during certain times.	10/3/2015 4:20 PM
86	TT! - sounds good but where will the land be taken from? TT2 - What is it if not a public car park?	10/2/2015 3:36 PM
87	Again Bradford Council have never done anything to help the traffic situation in Haworth. It's a heritage village, close the street off like every other place does, that's of significant value.	10/2/2015 3:12 PM
88	TT1 - yes for Lees/Stanbury, haworth has parking parents choose not to use it. Tt2 - yes to formalisation but more?It's only full couple of days a year, improve what we have first. TT3 - need linking of rail and bus so can get train to Leeds or Bradford without a hike in middle. TT4 - 100% cycle to station, leisure route at weekend. wow	10/2/2015 3:03 PM
89	Better and more consistent speed control through all villages. Particularly through Cross Roads in the vicinity of the school and church from Mill Hey to Lingfield Drive.	10/2/2015 2:48 PM
90	If you don't live close enough to walk your child to school you should move the child to a school closer to home.The drop off motor brigade gives no consideration to anyone else.	10/2/2015 2:45 PM
91	As the direct Kly to Halifax bus service has been terminated, I cannot see much chance of Haworth - Halifax. Although Haworth to BRI would be useful would there be regular demand on a daily basis?	10/2/2015 2:35 PM
92	Very frustrating & inconvenient. staff and parents having no regard to residents access and parking. Some don't move their vehicles until 7pm at the top and further down Lees Bank Road.	9/30/2015 9:45 AM
93	This policy is currently far from satisfactory, especially the area regarding primary school drop off/parking.	9/25/2015 10:15 AM
94	Coach parking outside EWM is a problem and dangerous to other road users.	9/25/2015 10:07 AM
95	A direct bus service to Leeds would be beneficial.	9/25/2015 10:04 AM

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Q13 Priorities

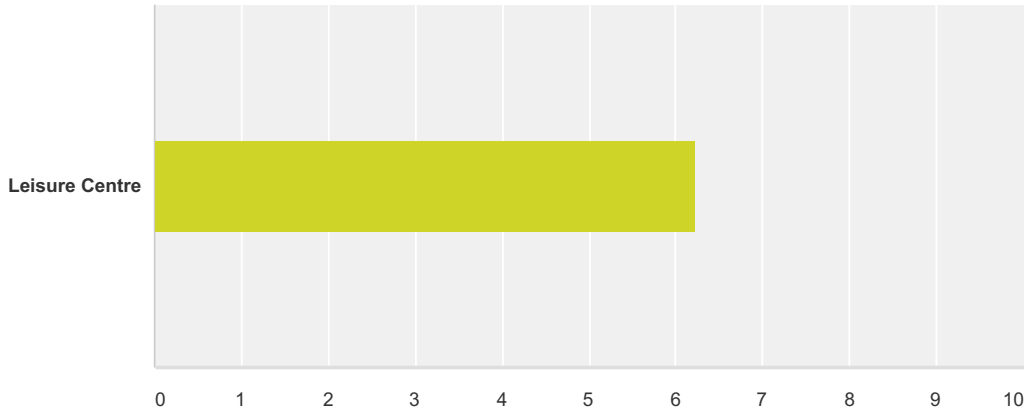
Answered: 223 Skipped: 70



	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Increased Sporting Facilities	4.93% 11	6.73% 15	3.59% 8	7.62% 17	18.39% 41	10.31% 23	13.00% 29	15.70% 35	6.28% 14	13.45% 30	223	6.21

Q14 Priorities

Answered: 224 Skipped: 69

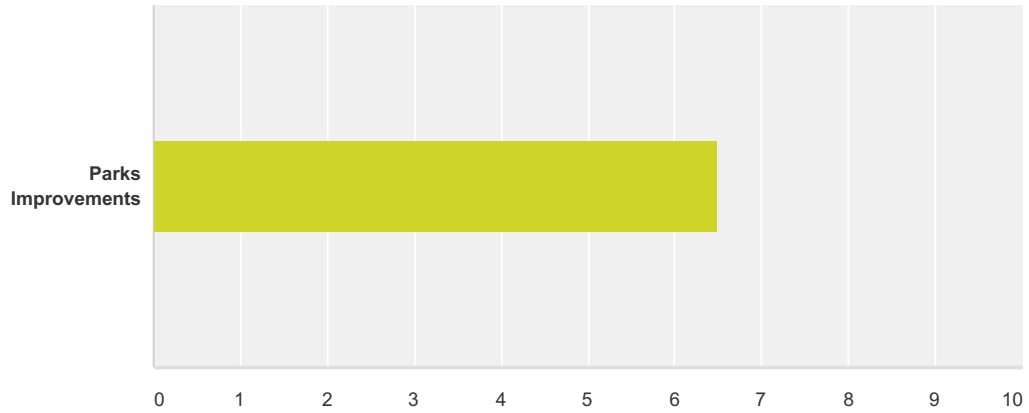


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Leisure Centre	10.71% 24	3.57% 8	6.25% 14	6.70% 15	13.39% 30	10.27% 23	8.48% 19	12.95% 29	8.93% 20	18.75% 42	224	6.23

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Q15 Priorities

Answered: 233 Skipped: 60

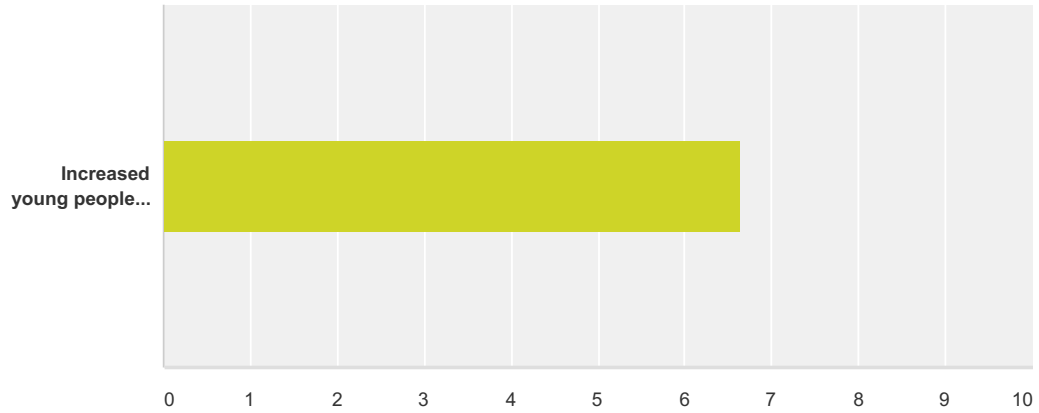


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Parks Improvements	4.29% 10	3.86% 9	5.58% 13	7.30% 17	16.31% 38	10.30% 24	12.45% 29	15.45% 36	7.30% 17	17.17% 40	233	6.49

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Q16 Priorities

Answered: 233 Skipped: 60

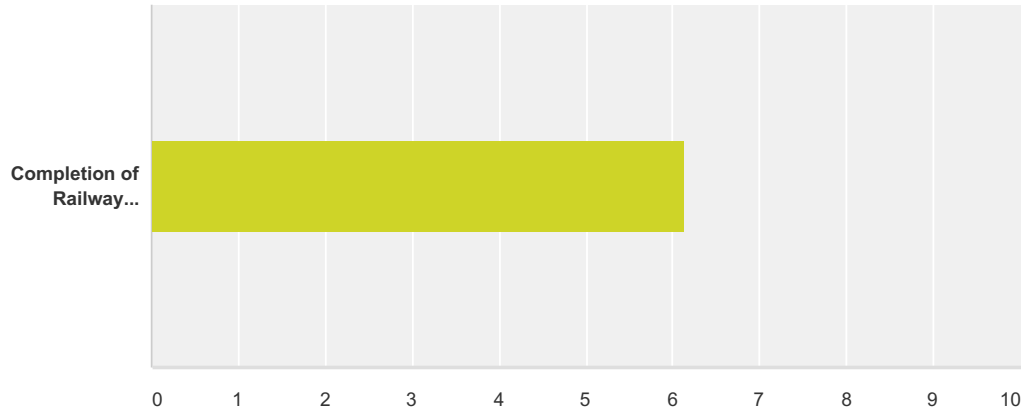


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Increased young people facilities	6.01% 14	3.00% 7	4.72% 11	8.58% 20	9.44% 22	13.30% 31	9.01% 21	18.88% 44	8.58% 20	18.45% 43	233	6.64

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Q17 Priorities

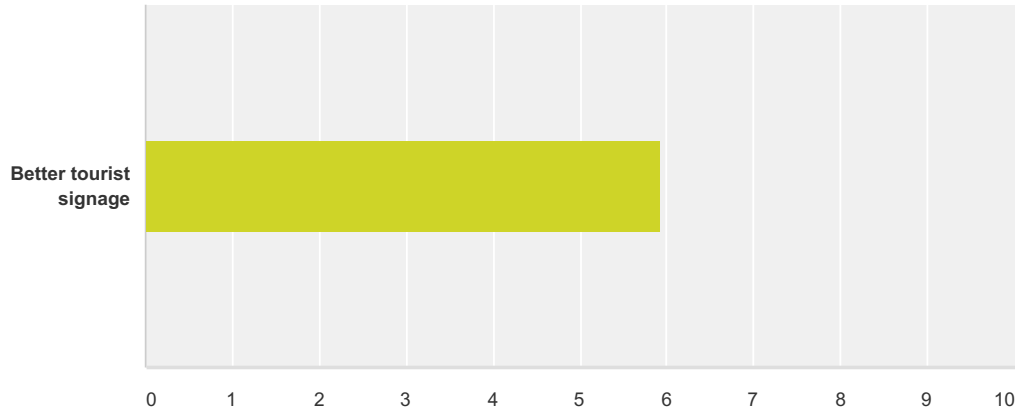
Answered: 226 Skipped: 67



	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Completion of Railway Children Walk	6.64% 15	6.19% 14	6.19% 14	8.85% 20	13.72% 31	12.83% 29	8.41% 19	14.16% 32	7.08% 16	15.93% 36	226	6.14

Q18 Priorities

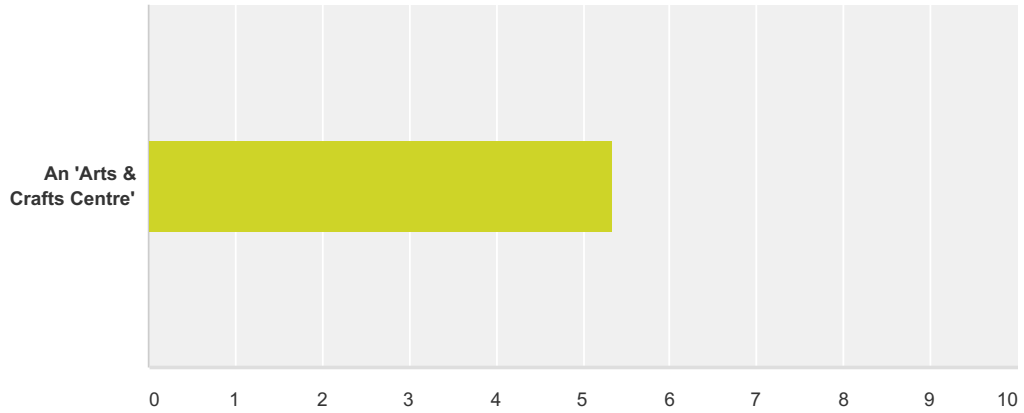
Answered: 221 Skipped: 72



	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Better tourist signage	6.33% 14	9.50% 21	7.24% 16	5.88% 13	19.91% 44	9.05% 20	10.41% 23	7.69% 17	6.33% 14	17.65% 39	221	5.92

Q19 Priorities

Answered: 214 Skipped: 79

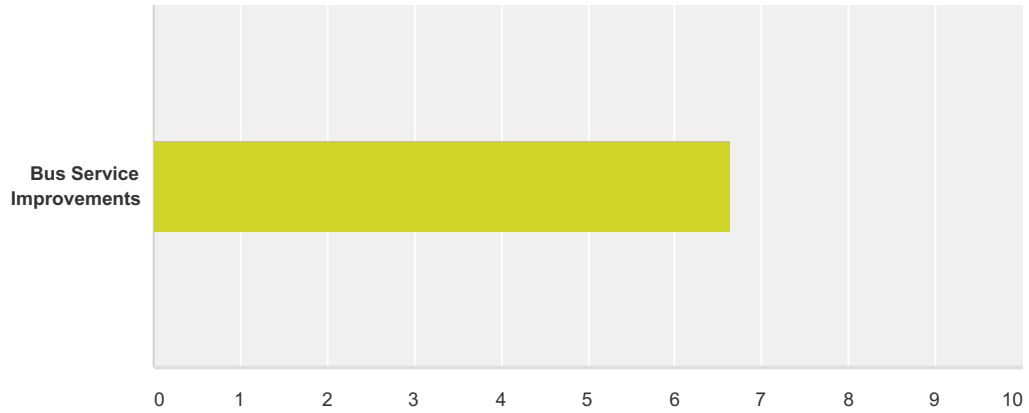


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
An 'Arts & Crafts Centre'	13.55% 29	10.75% 23	7.48% 16	8.41% 18	14.02% 30	7.01% 15	9.81% 21	9.35% 20	8.41% 18	11.21% 24	214	5.35

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Q20 Priorities

Answered: 226 Skipped: 67

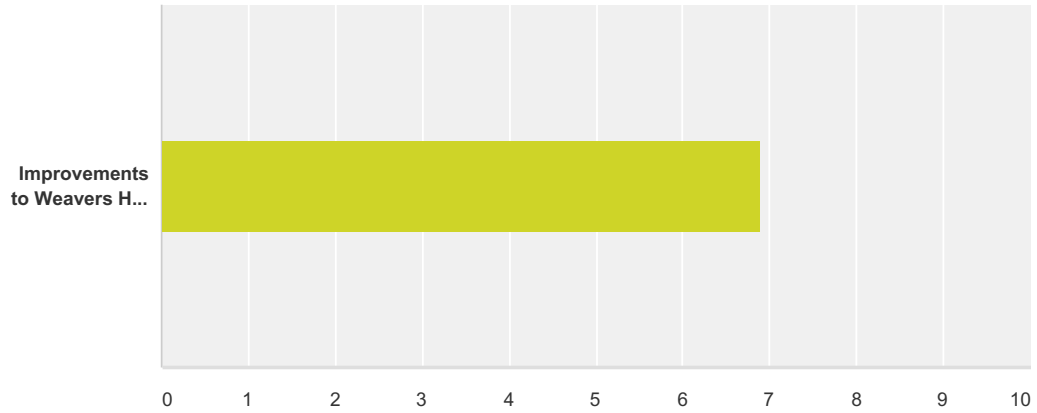


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Bus Service Improvements	5.31% 12	6.64% 15	4.87% 11	7.52% 17	8.41% 19	10.62% 24	7.96% 18	18.58% 42	10.62% 24	19.47% 44	226	6.64

Policy Intention Document

Q21 Priorities

Answered: 230 Skipped: 63

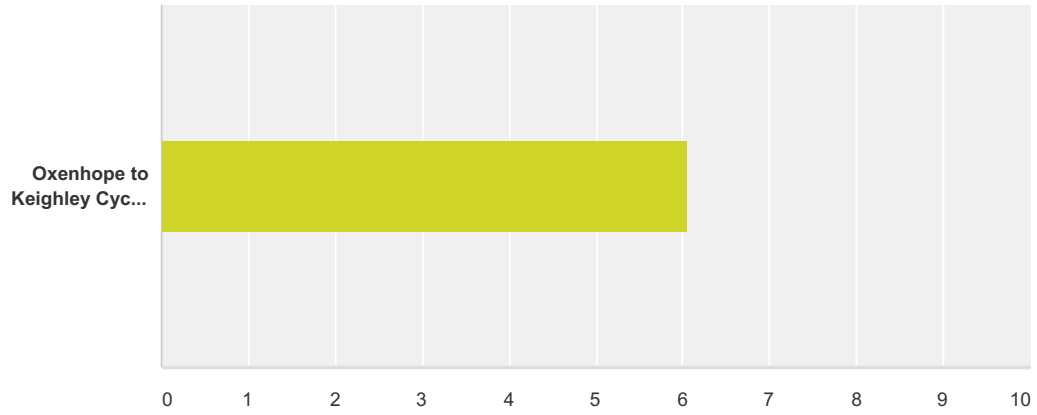


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Improvements to Weavers Hill Coach Park facilities/services	4.78% 11	6.96% 16	6.52% 15	3.04% 7	8.70% 20	8.70% 20	10.87% 25	13.04% 30	11.74% 27	25.65% 59	230	6.89

Policy Intention Document

Q22 Priorities

Answered: 219 Skipped: 74

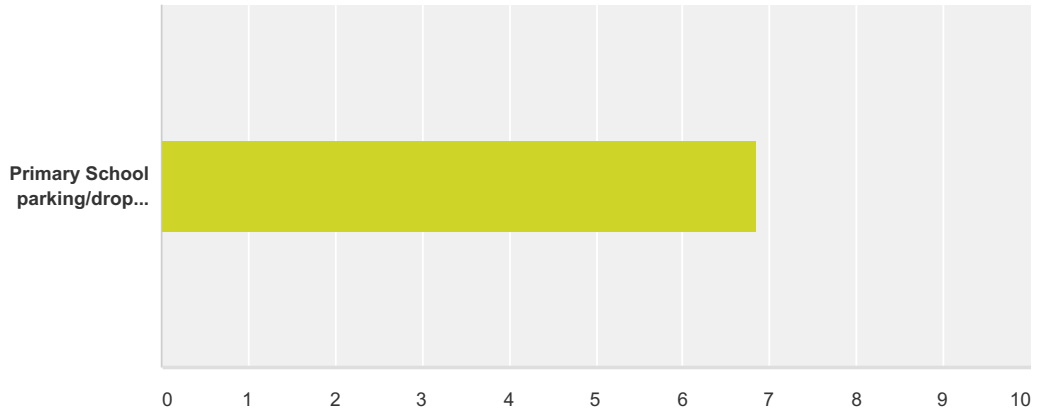


	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Oxenhope to Keighley Cycle Route	8.68% 19	5.02% 11	7.76% 17	8.22% 18	15.53% 34	7.31% 16	9.13% 20	15.53% 34	8.22% 18	14.61% 32	219	6.05

Policy Intention Document

Q23 Priorities

Answered: 232 Skipped: 61



	1. Least priority	2.	3.	4.	5.	6.	7.	8.	9	10 High priority	Total	Weighted Average
Primary School parking/drop off areas	9.91% 23	7.33% 17	3.88% 9	3.88% 9	9.05% 21	3.88% 9	8.62% 20	10.34% 24	9.48% 22	33.62% 78	232	6.85

Policy Intention Document

Q24 your priority

Answered: 64 Skipped: 229

#	Responses	Date
1	Less not more and certainly not a green dog walker co-ordinator.	10/16/2015 3:41 PM
2	More allotments	10/16/2015 3:21 PM
3	Better control of onstreet parking	10/16/2015 3:06 PM
4	Area above Gas St car park needs sorting out.	10/16/2015 3:04 PM
5	Family car museum providing a link with the Worth Valley Railway and the open top bus service.	10/16/2015 2:59 PM
6	High speed broadband	10/16/2015 1:33 PM
7	Protection of parking space for residents.	10/16/2015 1:16 PM
8	No parking through village Main roads	10/16/2015 1:12 PM
9	more street cleaning (weeding), other than Main St.	10/16/2015 1:05 PM
10	Community Centre revamp	10/16/2015 12:32 PM
11	Traffic through Stanbury - speed - HGV control	10/16/2015 12:27 PM
12	Library	10/16/2015 12:23 PM
13	Leisure/community centre, young peoples facilities, arts & craft centre could all be incorporated in one.	10/15/2015 1:26 PM
14	Stanbury bus 2 per hour for Heathcliff, Redman Garth, Redman Row	10/15/2015 1:10 PM
15	Hotel	10/15/2015 12:48 PM
16	More litter bins and dog waste bins needed everywhere.	10/15/2015 10:45 AM
17	Dog pooh bins at Penistone instead of the ugly new signs.	10/15/2015 10:31 AM
18	Toilets upkeep in Haworth	10/15/2015 10:29 AM
19	Public rights of way	10/15/2015 10:25 AM
20	Waste bins in park areas	10/15/2015 10:18 AM
21	Fire station	10/14/2015 1:37 PM
22	Improvement of existing community building.	10/14/2015 1:09 PM
23	Library	10/7/2015 1:29 PM
24	Stop people parking outside Mill Hey shops	10/7/2015 1:18 PM
25	Village boundary signs ie Lees	10/7/2015 1:01 PM
26	CIL sounds like blackmail to allow builders to build. Why no council houses?	10/7/2015 12:59 PM
27	Attention to rundown areas of Haworth, dilapidated buildings, untidy roads and unsightly shops.Haworth should be a tourist attraction throughout not just Main St.	10/7/2015 10:52 AM
28	As Haworth is supposed to be 'The Jewel in the Crown' for our region. I would like to see more funding for staged tourist events all year around. Bradford Council seem very good at withdrawing funding in this area.	10/7/2015 10:43 AM
29	Prevention of more visual eyesores i.e. Wind turbines!	10/7/2015 10:36 AM
30	Bank and estate agent	10/6/2015 10:15 AM
31	Make Haworth 20mph zone	10/6/2015 10:07 AM
32	Help Community projects for older/vulnerable individuals i.e. the Welcome Project.	10/6/2015 9:48 AM
33	We are desperate for a swimming pool in the Worth Valley and always overlooked.	10/6/2015 9:33 AM
34	Haworth Main St - traffic flow and parking control	10/5/2015 2:46 PM

Policy Intention Document

35	I would like to see unadopted streets which are full of pot holes made into tidy streets e.g. Nelson St, Cross Roads, Cold Street area Haworth.	10/5/2015 2:40 PM
36	West Lane car parking, not enough spaces anymore and frequent parking by non permit holders. A review of the double yellow lines would be welcome. Plus more parking patrols.	10/5/2015 2:31 PM
37	speed reduction areas Brow Top Rd	10/5/2015 2:18 PM
38	Stop the use of cars for school runs and encourage walking/bus	10/5/2015 1:55 PM
39	Footpaths need better surfacing everyone doesn't wear boots with thick soles!	10/5/2015 1:50 PM
40	Social housing.	10/5/2015 1:44 PM
41	An enforceable standard for shop fronts in the area.	10/5/2015 11:06 AM
42	More off road cycle, walking, riding (horses) routes and better footpaths.	10/5/2015 11:04 AM
43	School places	10/5/2015 10:58 AM
44	Is the CIL capital of revenue funding?	10/5/2015 10:50 AM
45	Community centre including leisure facilities. Butt Lane is outdated.	10/5/2015 10:47 AM
46	Winter gritting improvements.	10/5/2015 10:41 AM
47	Parking on Lees Lane.	10/5/2015 10:30 AM
48	Dog fouling outside shops and schools, more signs and bins. More dog warden fines. Improvement to Lees zebra crossing as dangerous.	10/3/2015 4:59 PM
49	The repair and maintenance of walls, fencing and hedgerows on public and private properties should require approval in keeping with adjacent properties. For example the variety of fences down Vale Mill Lane is an eyesore at present. With local council control could be coordinated.	10/3/2015 4:52 PM
50	Addingham is much smaller than Haworth yet still has a little library and Keighley library lending section is greatly depleted.	10/3/2015 4:44 PM
51	More permit parking, can't park outside our house on Cold St when there are events on, 1940s, Xmas etc.	10/3/2015 4:25 PM
52	Put waste bins in car parks. Main tourist car park has none at all. Peniston Hill needs them.	10/2/2015 3:37 PM
53	Stop parents parking in the doctors surgery car park as this impacts on patients and doctors needing to leave on emergencies. Maybe look at 20mins free in the changegate car park for parents dropping children or picking up.	10/2/2015 3:15 PM
54	Keep weeds free from pavements in all areas of Haworth, such as Myholmes and not certain areas.	10/2/2015 3:07 PM
55	Fitness equipment in park.	10/2/2015 3:03 PM
56	Employment Opportunities	10/2/2015 2:46 PM
57	Keighley - CrossRoads/Haworth cycle route. Use the uphill pavement of A629 as dual use pedestrian/cycle path. There are plenty of these in other places.	10/2/2015 2:43 PM
58	Thanks to all who have been involved in this important publication. Hope you get a good response.	10/2/2015 10:29 AM
59	Yorkshire Heritage Musuem - similar to Wigan Pier	10/2/2015 10:27 AM
60	overall car parking. Improvement of existing car parks with signs	9/30/2015 10:33 AM
61	Combine leisure centre and arts and craft centre if those are designated as essential.	9/25/2015 10:20 AM
62	Environmental check on air pollution and noise at Station Road area.	9/25/2015 10:18 AM
63	On street parking	9/25/2015 9:58 AM
64	Affordable Housing for Local people	9/24/2015 10:57 AM

Policy Intention Document

Q26 your priority

Answered: 16 Skipped: 277

#	Responses	Date
1	I am opposed entirely to the community infrastructure levy. It is not reasonable to impose a levy on the construction of assets which then generate an income for the body imposing it. What happens to the 75% retained by BMDC? How much disappears into the black hole of central Bradford.	10/16/2015 3:41 PM
2	More houses linked only to local jobs. More houses built on old mill land in Bradford not the Worth Valley. Bradford and Keighley have lots of waste land (brown belt land)	10/16/2015 3:21 PM
3	No car sales from lay bys	10/16/2015 1:12 PM
4	Drug dealing on Mill Hey car park and Weavers Hill car park.	10/16/2015 12:32 PM
5	Overgrown areas, eg trees bushes	10/15/2015 10:25 AM
6	Apart from a car park, leave Stanbury alone	10/7/2015 12:59 PM
7	We regularly use Railway Children walk, is it not complete? Any cycle route welcomed.	10/6/2015 10:15 AM
8	Make Main St, Haworth traffic free for mid day period at weekends.	10/6/2015 10:07 AM
9	Increase older people facilities	10/5/2015 2:18 PM
10	More dog fouling pick up signs.	10/5/2015 11:04 AM
11	Fire Service	10/5/2015 10:58 AM
12	Street maintenance/improvements such as pot holes and tarmac grassy streets.	10/5/2015 10:41 AM
13	Clearing litter on the embankment behind Airedale Springs building and fixing the roof on the store of Airedale Springs.	10/5/2015 10:30 AM
14	Bring back Keighley to Halifax bus.	10/3/2015 4:44 PM
15	Compulsory purchase and redevelopment of vacant property/land.	10/2/2015 2:46 PM
16	Fire Service presence	9/24/2015 10:57 AM

Policy Intention Document

Q28 your priority

Answered: 4 Skipped: 289

#	Responses	Date
1	Haworth Fire Station	10/16/2015 12:32 PM
2	Unused, unsafe buildings	10/15/2015 10:25 AM
3	Access bus for older residents so we can become part of community and attend meetings.	10/5/2015 2:18 PM
4	Website - assist visitors	10/5/2015 10:58 AM



Haworth, Cross Roads & Stanbury Parish Council

Lisa Balderstone, Clerk to the Parish Council
c/o 28 Changeate, Haworth
BD22 8DY

Tel: 01535 644001

Email: haworthcrossroadsstanburypc@gmail.com

To Whom It May Concern

HAWORTH, CROSS ROADS AND STANBURY NEIGHBOURHOOD DEVELOPMENT PLAN - INFORMAL SITES CONSULTATION

The Haworth, Cross Roads and Stanbury Neighbourhood Development Plan is being prepared by the parish council through a steering group of councillors and local community representatives. Neighbourhood Development Plans are a new type of community-led planning document introduced by Government in the 2011 Localism Act. They are part of a raft of new community rights to enable local communities to better shape their places. Once adopted the Haworth, Cross Roads and Stanbury Plan will form part of the statutory development plan for Bradford and its policies will be used by the District Council to help determine planning applications and by inspectors in deciding appeals.

The plan is now at an advanced draft stage and contains many policies and proposals relating to individual sites and buildings within the area. **This includes land and/or buildings in which you are understood to have a legal interest. For this reason we are now consulting you on the draft provisions of the plan which relate to your interests.**

Enclosed, you will find a map showing the land/building to which this consultation relates and a summary of the Neighbourhood Plan policy being suggested for that land/building, together with an assessment of your land/building if categorised as either Local Green Space or Non-Designated Heritage Asset. We now need you to tell us whether or not you agree with the policy and to make any associated comments in support of your response. (NB if the plan's policies relate to more than one piece of land or building in which you are understood to have an interest, you will find the corresponding number of maps, policy summaries and assessments enclosed).

Responses can be made by post or by e-mail to the above addresses, using the enclosed response form, or by completing a form at one of the following scheduled public drop-in events to be held over the 3 week consultation period:-

- Tuesday 6th March 2018 6-8pm St. Gabriel's Church, Stanbury
- Wednesday 7th March 2018 6-8pm West Lane Baptist Church, Haworth
- Thursday 8th March 2018 6-8pm Lees Primary School, Cross Roads

The consultation will run from 19th February until 12th March 2018. If you have any questions, please either e-mail us at the above address or ring us during normal office hours (Tuesday-Friday 12-4pm) on the above number.

Following this consultation, the intention is to move to the statutory consultation on a final plan during early summer 2018, after which the plan will be submitted to Bradford Council to organise an independent examination. We anticipate that the plan will come into force in late 2019, following a referendum of all electoral role voters within the Neighbourhood Area.

Yours sincerely

Gary Swallow
Chair of Haworth, Cross Roads and Stanbury Parish Council





**HAWORTH, CROSS ROADS & STANBURY
NEIGHBOURHOOD DEVELOPMENT PLAN
INFORMAL SITES CONSULTATION RESPONSE FORM**

Which site do you wish to comment on? (NB use separate form for each site)

Site Name/Ref No – see enclosed map	Site Policy Category – see enclosed map
Comments:-	

SITE COMMENTED UPON	COMMENT MADE	RECOMMENDED RESPONSE	PROPOSED ACTION
Local Green Space Site 5 – Cross Roads Park	<p>Totally agree with the inclusion of Cross Roads Park in the Neighbourhood Development Plan and its protection as a local Green Space and note that development of this area would only be permitted in very special circumstances. A few comments to add, please see below:-</p> <ul style="list-style-type: none"> -In addition to the comments cited by Haworth, Cross Roads & Stanbury Parish Council we would like to add that it is now one of the few remaining green spaces in the village. -Its loss would turn the village into a “dormitory” village, increase traffic on the already congested roads, add to air pollution etc, as people drive further afield to access a green space or recreational facility and greatly and adversely affect the quality of life for village residents. -Wildlife or green infrastructure value – is listed as “limited” which is probably the case at this moment in time, but there are long term plans to plant further trees, shrubs, bushes, set up natural trails, introduce bird nesting boxes, insect and butterfly houses, bird and squirrel cams, linked to the school, which will not only enhance variety and volume of wildlife and associated habitat, but also give opportunity for an educational facility to be developed for visitors and the local primary school alike. -At that stage it would meet all 5 of the qualifying criteria. It is the nearest green space to the Youth Hostel situated in the village of Lees, reported to be the most visited Youth Hostel in the country (a facility used by groups of children and adults from all over the world), and therefore an asset for the Parish to “showcase” the area to visitors and promote the Worth Valley as a whole. Railway enthusiasts staying in the area either locally at the Bronte Hotel or Youth Hostel or in Haworth and surrounds, could 	<p>NOTED – respondent provides information that endorses the proposed LGS designation and that could be used to strengthen the LGS assessment.</p>	<p>ACTION – expand LGS assessment using information provided.</p>

	<p>spend a free evening or afternoon in the park, observing trains passing in the distance whilst relaxing in the park or taking part in an activity there.</p> <p>-Many children use this green space after school, especially in the summer months. For small children aged 4, having to travel to a green space further afield could greatly reduce the time they spend outdoors and for most parents/carers would not be an appropriate, convenient or realistic alternative.</p> <p>-It is a green space which can be accessed of all abilities whatever their degree of mobility or health. As the project develops once enhanced seating provision is made, it affords a green space close to people's homes, where people can simply sit and admire the views, recharge their batteries, enhance their physical and emotional wellbeing, in what is becoming a built up area.</p> <p>-Recent years have seen many more houses being built in the area (Over 170 on the Longacre Estate) and with more and more to come, retention, protection and enhancement of green spaces becomes even more important and essential if the incoming people are to have any recreational provision or experience of a green space in their vicinity.</p> <p>-It is a local accessible facility and provision which can be used by people across the full financial spectrum as it costs nothing to go there, either for transport or for using the facility.</p> <p>-This space takes children "off the streets" and involves them in activities where they are exercising without realising it, contributing to reduction in obesity, involvement in healthy exercise and relaxation in the fresh air, and learning valuable social skills, away from computers and electronic devices.</p> <p>-It is one of the few spaces where the whole of the village could congregate "en masse" and its very existence engenders community spirit – all having "their" green</p>		
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	<p>space in common, a true community link across the generations.</p> <p>-It is of historical value ... it needs to be remembered that the park (and therefore the green space in its current form and curtilage) came into existence because of the sacrifice of people from the village who gave their lives during the First World War. Relatives of those who died and some of the survivors themselves and their families contributed to the installation of the park and its features almost 100 years ago today. Land was donated and some land purchased specifically for this purpose. Respecting this and ensuring its continuation is therefore of high importance to local residents.</p> <p>-The green space existed before the park of course but was not accessible to villagers as it was farm land/fields.</p>		
Local Green Space Site 6 – Lees School Field	<p>-We support the proposal to designate the above as Local Green Space.</p> <p>-It should be noted that in addition to the community uses listed the school field is an essential extension to the main building.</p> <p>-It continues to be used for the ‘traditional’ sporting and recreational activities of the pupils but with the ever developing curriculum this space is highly utilised for outdoor learning.</p> <p>-The withdrawal of such a space would stifle the delivery of both core subjects and the wider curriculum.</p> <p>-A number of extra-curricular clubs use the field throughout the year.</p>	NOTED – respondent provides information that endorses the proposed LGS designation and that could be used to strengthen the LGS assessment.	ACTION – expand LGS assessment using information provided.
Local Green Space Site 7 – Murgatroyd Wood	<p>1) Area shown (<i>nb on map supplied</i>) is OUTSIDE Murgatroyd Wood, which I own. I believe it is Skipton Properties land. This also applies to the small area between the play area and Murgatroyd Wood which should be included in plan. I.e the designated area needs re-naming. 2) A further concern is the ownership of the boundary wall (and fence). My deeds show this wall is the responsibility of the landowner outside Murgatroyd</p>	<p>1) AGREE – Site 7 to be re-named ‘Land Adjacent to Longacres Park and extended to include land north-west of the park.</p> <p>2) NOTED – maintenance of Site 7 is something that needs addressing.</p> <p>3) NOTED – the actual Murgatroyd Wood seems to have value as an open</p>	<p>1) ACTION – re-name and extend area of Site 7 as indicated. Review LGS assessment in the light of the expansion to ensure accuracy.</p> <p>2) ACTION – include ‘community actions’ re the maintenance of the site in the Pre-Submission NP.</p> <p>3) ACTION – assess Murgatroyd Wood</p>

	<p>Wood. In future, who would have responsibility for any repairs to wall and especially wooden fence/concrete posts by the play area. Would this be Skipton Properties or the council? Please ensure dog walkers in this area can dispose of dog waste, bottles etc in litter bins rather than by using Murgatroyd Wood!!</p> <p>3/4) NB Information was also supplied re the heritage, wildlife, open space value of the actual Murgatroyd Wood site, together with supporting maps (NB provided at Cross Roads drop-in 8/3/18)</p>	<p>space which needs to be assessed.</p> <p>4) NOTED – Murgatroyd Wood may have industrial heritage value associated with local railway and mill developments which needs to be assessed.</p>	<p>as candidate LGS.</p> <p>4) ACTION – research Murgatroyd Wood with a view to the possibility of Local Heritage Area/Non-Designated Heritage Asset status within the NP.</p>
<p>Local Green Space Site 11 – Allotments off Main Street</p>	<p>We confirm that our clients, the Trustees of the Green Emmott Trust own the above area of land identified as site GS14 and support its continued use as allotments and the contribution it makes as a Key open space area within the Haworth Conservation Area.</p> <p>Having visited the site and attended your consultation event on 6.3.18 we have discussed the proposed allocation of this land as a Local Green Space with our clients. We note the site lies within the Haworth Conservation Area Appraisal. The 2003 and 2007 versions of the Conservation assessment and appraisal state the document will be reviewed every 5 years and the 2007 document states the next will be 2012, though that does not seem to have occurred.</p> <p>We note the site is shown as a ‘key open space’ area in the 2007 Haworth conservation area appraisal. The current consultation process for the Neighbourhood Plan now wishes to consolidate and elevate that designation to a ‘Local Green Space’ under sections 76 and 77 of the NPPF 2014. We note at para 78 of NPPF it states: ‘Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.’</p> <p>1) Paras 87 and 88 of NPPF respectively state: ‘87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt</p>	<p>1) NOTED – policy preamble could usefully reference NPPF para 88 as quoted.</p> <p>2) NOTED – it is considered that the preparation of the NP in cooperation with CBMDC fully satisfies the Core Strategy need in terms of working with communities to identify LGS and that no explicit reference in the NP is required.</p> <p>3) NOTED – respondent broadly endorses the proposed LGS designation.</p>	<p>1) ACTION – add reference to NPPF para 88 in policy preamble.</p> <p>2) NO ACTION</p> <p>3) NO ACTION</p>

	<p>and should not be approved except in very special circumstances. 88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.’</p> <p>The proposed Neighbourhood Development Plan (NDP) policy GE2 Local Green Space only refers to the ‘very special circumstances’ from para 87 but does not include any justification based on the elements shown in bold above from para 88 which would clarify how the policy should be applied.</p> <p>2) We also note adopted Bradford Core Strategy Policy EN1 refers to working with communities to identify Local Green Spaces. These elements need to be consolidated.</p> <p>3) With that in mind our clients as owners of this land would be broadly supportive of site GE14 allotments at Main Street, Haworth being considered as a Local Green Space.</p>		
<p>Community Facilities Sites 17 & 18 - Cross Roads Park Male and Female Toilet Blocks</p>	<p>We believe that the loss of these valued facilities should be guarded against as such a loss would vastly reduce the community’s ability to meet its day to day needs. Provision of toilet facilities for a community is essential both for comfort and health needs and lack of such provision not conducive to promote extended use of the park and surrounds. Their loss would be of detriment and a retrograde step, as such a provision has been in existence for almost 100 years.</p> <p>We believe the two toilet blocks need protecting as community facilities because:-</p> <p>-The nearest other public toilets are either in Haworth or in Keighley. It is unrealistic to expect that people using the park (especially visitors) would be able to drive to either alternative in time to access facilities elsewhere.</p>	<p>NOTED – respondent provides information that endorses the proposed ‘Community Facility’ designation and that could be used in strengthening the facility’s citation.</p>	<p>ACTION – use the information provided to strengthen the facility’s citation.</p>

	<p>-For small children and people with medical/health needs, often the need to use a convenience is “immediate”. Alternatives sited at a distance of over a mile are therefore not realistic alternatives.</p> <p>-In the 21st Century we consider provision of toilet facilities a very basic need rather than a wish. Lack of such a provision in a well-used public area could lead to anti-social misuse of the park with bushes, shrubs, plants, grassed areas being the only alternative if people are desperate.</p> <p>-Unlike other villages in the Worth Valley there is but one eating establishment/shop which has toilet facilities and those are designated solely for the use of its’ patrons. People can access the toilet in that provision if they purchase a meal or refreshments, but it is a small establishment and could not cope with the large number of park users on a daily basis.</p> <p>-The only other alternative would be to walk to the Bronte Hotel on Lees Lane – not a viable alternative for families with young children or the elderly/infirm people with medical needs to use a toilet. Continued overleaf/....</p> <p>-In the course of all our surveys/questionnaires people have acknowledged these toilets as beneficial to the community/their own use, albeit with a caveat from some that they would use the facilities more often if they were improved i.e. with lighting, hand washing facilities etc. We are pleased to note that development would be acceptable in principle which would improve the facilities for the benefit of Haworth, Cross Roads or/and Stanbury communities and that the Parish Council would encourage and support this. Part of the park project includes reinstatement of electricity to the building, ensuring the two toilet blocks can be lit, and perhaps hand drying facilities installed. Any upgrade/update or enhancement would need to be both in keeping and sympathetic to the original design.</p>		
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	<p>-If Green flag status were to be sought, having available toilet facilities is essential to the granting of such an award.</p> <p>-Encouragement of wider and longer use of the facilities in the park can only take place if people have access to toilet facilities without returning home. They are essential for local residents and visitors alike.</p> <p>-Unlike other villages nearby there is but one shop on the main road which has toilet facilities and that can only be used by patrons of the establishment.</p>		
Community Facilities Site 24 – The Old School Room	We agree with the Policy. We think the shape of The Old School Room on the map is incorrect and it also includes the adjoining cottage.	NOTED – the Google Map was used for illustrative purposes only and was not meant to accurately depict the shape of the facility. The location of the facility will be indicated by symbol only on the Pre-Submission Plan Map.	NO ACTION
Community Facilities Site 25 – Lees Primary School	We approve of the proposal to identify Lees Primary School as a building to protect under CF1. We strongly believe that a local school for the children of the village should be maintained and the above building provides appropriate facilities for such a purpose. Previous development/expansion has enhanced provision. The building also provides a venue for local Scout Groups and the Youth parish Council.	NOTED – respondent provides information that endorses the proposed ‘Community Facility’ designation and that could be used in strengthening the facility’s citation.	ACTION – use the information provided to strengthen the facility’s citation.
Community Facilities Site 32 - Three Sisters and Bronte View Care Home	Three Sisters and Bronte View Care Homes are registered care homes which provide specialist support to 17 individuals with a wide range of disabilities including autistic spectrum disorders and Asperger’s Syndrome. Three Sisters and Bronte View are a short walk from the local shops in Haworth and the people we support are encouraged to make full use of the resources available in the area and become part of the local community. The Discovery Centre is a therapeutic and learning day service for adults with learning disabilities, which is situated on the same site as Three Sisters and Bronte View Care Homes. The Discovery Centre provides a safe and	<p>1) NOTED – respondent provides information that endorses the proposed ‘Community Facility’ designation and that could be used in strengthening the facility’s citation.</p> <p>2) NOTED – The Discovery Centre is run from a separate building, and so warrants a separate entry in the list of community facilities.</p>	<p>1) ACTION – use the information provided to strengthen the facility’s citation.</p> <p>2) ACTION – add Discovery Centre to list of community facilities to be protected.</p>

	<p>friendly environment for the people we support to develop new skills in areas such as farming, animal care, horticulture, cooking and engineering.</p> <p>On behalf of Three Sisters and Bronte View Care Homes, we support and welcome the proposal in the Neighbourhood Plan to protect Three Sisters and Bronte View Care Homes as community facilities given the essential service we provide to adults with disabilities from the local area and beyond.</p>		
Community Facilities Site 59 – The Friendly, Stanbury	<p>I am replying regarding your Community Facility 59 The Friendly on the map in the above correspondence. I believe that this development plan is designed to restrict or prevent a business from closing down and applying for a change of use for the premises. I disagree with the policy. Reasons being:</p> <ul style="list-style-type: none"> -More red tape to determine what people can or cannot do with their owned freehold property. -Sometimes decisions to alter the use or close down a business are many fold and not always for monetary reasons. -The business or property may have been for sale over a long period of time without a deal being completed. -Ill health, family or personal reasons. <p>These are only a few reasons that come to mind immediately. I'm sure that a decision to close any business is not taken very lightly. I bought the pub in 2001 when it was closed. I was offered the chance then to obtain a change of use to private dwelling but chose to re-open the pub. My family and I have worked very hard over the years to resurrect the pub from the dead, support the local community in many ways, and we will continue to do so for as long as possible.</p>	<p>AGREE – the reasons for objection are valid. Further investigation also suggests that the pub now plays only a very limited role in the community life of the village due to its small size, limited facilities and limited scope for expansion on both fronts. It could be argued that the 2 other pubs serving the village offer the community more. Recommend deletion from list of community facilities.</p>	<p>ACTION – remove facility from list of community facilities to be protected.</p>
Community Facilities Site 66 – Cross Roads Park Old Bowls Pavilion	<p>Bowling club has 80+ active members. 8 teams at present competing in 4 different leagues. Membership open to all. Crown Green Bowls a sport for all ages 8-80+. Hold open evenings to encourage new members. Gentle exercise for</p>	<p>NOTED – respondent provides information that could be used in strengthening the facility's citation.</p>	<p>ACTION – use the information provided to strengthen the facility's citation.</p>

	<p>eye/arm co-ordination.</p> <p>This building is a useful community asset in that it is the only building available for storage provision.</p> <ul style="list-style-type: none"> -The Friends of Cross Roads Park group has equipment for its events which needs to be stored somewhere easily accessible. -As the park project progresses, if folding chairs were obtained this building would prove invaluable, enabling larger events and enhanced events to take place within the park, facilitated by this storage provision. -In the future it is hoped to have gardening groups, and litter picks, and an appropriate place for tools and equipment to be stored will become essential. 	<p>NOTED – respondent provides information that could be used in strengthening the facility’s citation.</p>	<p>ACTION – use the information provided to strengthen the facility’s citation.</p>
<p>Community Facilities Site 67 - Cross Roads Park Memorial Building</p>	<p>Memorial Hall/Jubilee Rooms are used by both Cross Roads Bowling Club and Friends of Cross Roads Park. Bowling club has 80 members and visiting teams who partake in consuming refreshments. The ‘Friends’ hold 5/6 events during the year. Disabled toilet/access. Council provide maintenance. Bowling club day-to-day upkeep – clean and tidy.</p> <p>We believe the Memorial Building deserves protection and enhancement for the following reasons:-</p> <ul style="list-style-type: none"> -It is the only building within the park where indoor events can be held. -Events which take place within the building allow promotion of the park as a whole, conversations to take place regarding the history of the building and the park itself, and contributes greatly to community engagement and cohesion. -It is the venue for the community Remembrance service which is well supported by the community and local people in particular. -It has been the venue for all the Friends of Cross Roads Park events to date and has proved invaluable at times 	<p>NOTED – respondent provides information that could be used in strengthening the facility’s citation.</p> <p>NOTED – respondent provides information that endorses the proposed ‘Community Facility’ designation and that could be used in strengthening the facility’s citation.</p>	<p>ACTION – use the information provided to strengthen the facility’s citation.</p> <p>ACTION – use the information provided to strengthen the facility’s citation.</p>

	when the weather has not been favourable.		
Non-Designated Heritage Assets Site 80 – Bocking Mill	Owner’s Representative – made contact re implication of designation for property. As doesn’t want anything to change. Happy with explanation.	NOTED	NO ACTION
Non-Designated Heritage Assets Site 84 – Cliffe House	Owners – informed that property was in fact 2 properties (No1 West & No 2 East), split in 1900s; that built in 1835; that original internal features such as staircase remain in at least one of the properties. <i>(NB summary of views expressed at Haworth drop-in 7/3/18)</i>	1) NOTED – sites list needs to be amended to reflect fact that there are 2 separate properties – Cliffe House West (No1) & Cliffe House East (No2). 2) NOTED - respondent provides information that could be used in strengthening the NDHA assessments.	1) ACTION – amend sites list as indicated. 2) ACTION – use the information provided to strengthen NDHA assessments, including further research re referenced staircase.
Non-Designated Heritage Assets Site 88 – Lees Village Institute	I own 3 East Lees Hall which was originally part of the village institute. Our property still has the original staircase in and I would like to think that there would be restrictions or guidance if somebody at a later date decided to strip it out. The external of the property should have some kind of restrictions if in any way it was to be changed cosmetically.	NOTED – respondent provides information that could be used in strengthening the NDHA assessment.	ACTION - use the information provided to strengthen NDHA assessment.
Non-Designated Heritage Assets Site 90 – Myrtle House Gatehouse	I believe Myrtle House Gatehouse (known as Myrtle Lodge) is an ideal candidate for the ‘Non Designated Heritage Asset’ and fully support the proposal to retain all the remaining features.	NOTED – respondent endorses the proposed NDHA designation. Contemporary name of property to be reflected in asset name, ie Myrtle Lodge (Myrtle House Gatehouse)	ACTION – amend asset name as indicated.
Non-Designated Heritage Assets Site 91 - Cross Roads Park Toilet Blocks	We note that sympathetic enhancement of these two toilet blocks will be supported and encouraged. Totally agree with the inclusion of these as assets in the Neighbourhood Development Plan:- -They are iconic, original and immediately visible whether in a vehicle or on foot on the approach to the Centre of the village in either direction. -The probable designer of the 2 blocks lived in the village. -They form a “gateway” at the entrance to the park -They add character to the street scene. -They are both architecturally and historically important in addition to an important facility for park users.	NOTED – respondent provides information that endorses the proposed NDHA designation and that could be used in strengthening the asset’s assessment.	ACTION – use the information provided to strengthen NDHA assessment.

	<ul style="list-style-type: none"> -They are in keeping with the surrounding stone built terraces and shops. -They are unusual in style and add aesthetically to the identity of the village. -We believe the two blocks should be conserved as near as possible to their original design and preserved for generations to come. 		
Non-Designated Heritage Asset Site 93 - Lees First School	The Historic Board School is a key landmark linked to the heritage of the village. Previous development/expansion has been sympathetic to the original building and have enhanced provision.	NOTED - respondent endorses the proposed NDHA designation.	NO ACTION
Non-Designated Heritage Assets Site 98 - Cross Roads Park Memorial Building	<ul style="list-style-type: none"> -It is a source of community pride as a Memorial Building, and adds to the rich heritage of the area as well as being a focal point on entering the park and traversing through it. -It is one of the 2 remaining buildings in the park, all the others have been demolished. It is an integral, iconic feature and as the very first building to be built is worthy of being protected and enhanced for the local and wider community. <p>This building/feature is important in our opinion because:-</p> <ul style="list-style-type: none"> -It is one of the 2 remaining buildings in the park. The rest having been demolished. -It was the very first building to be built in the park nearly 100 years ago. -The two remaining buildings are important as they provide contrast and focus in the softer landscape of the grassed areas and draw the eye, as items of interest. -The designer of the building lived in the village. Our Friends group motto is "Development of the park, by the people, for the people" and protection of this building, designed by a local resident, fits with that ethos and is important to us. -It is the location chosen by men of the village who served in the First World War, and unlike some of their comrades returned, and wished to make the area they lived in a 	<p>NOTED – respondent provides information that endorses the proposed NDHA designation and that could be used in strengthening the asset’s assessment.</p> <p>NOTED – respondent provides information that endorses the proposed NDHA designation and that could be used in strengthening the asset’s assessment.</p>	<p>ACTION – use the information provided to strengthen NDHA assessment.</p> <p>ACTION – use the information provided to strengthen NDHA assessment.</p>

	<p>“better place”. It was designated a “Rest Room”, presumably so that those who served their country from the village and suffered horrendous injuries, could enjoy the park they had helped create, within their physical abilities.</p> <p>-It houses the tablets which are a tribute/memorial not only to people from the village who gave their lives so that we can enjoy the facilities today, but also the people who served.</p> <p>-It is unusual as a memorial in style and design, being an indoor memorial as opposed to an outside cenotaph or tablet.</p> <p>-It is used on Remembrance Sunday to lay the wreaths where the whole community comes together to remember It is also a useful educational facility to pass on both the history of the men who gave their lives/served and the history of the First World War itself to children from the local Primary School and the various uniformed organisations.</p> <p>-Many of the original features are preserved within the building.</p>		
<p>Non-Designated Heritage Assets Site 99 - Cross Roads Park Old Bowls Pavilion</p>	<p>The building, whilst not over ornate or elaborate, provides a focal point in the park, a wind-breaker, a contrast to the softer landscaping surrounding it and an original feature when the park was installed over 100 years ago.</p> <p>We are keen to preserve this building as a Heritage Asset because:-</p> <p>-It is one of the 2 remaining original buildings/features of the park.</p> <p>-The probable designer of it lived in the village.</p> <p>-Whilst not over-elaborate it is iconic and provides interest and contrast against the softer landscaping of the grassed areas.</p> <p>-It has aesthetic value providing a backdrop to the bowling</p>	<p>NOTED – respondent provides information that endorses the proposed NDHA designation and that could be used in strengthening the asset’s assessment.</p> <p>NOTED – respondent provides information that endorses the proposed NDHA designation and that could be used in strengthening the asset’s assessment.</p>	<p>ACTION – use the information provided to strengthen NDHA assessment.</p> <p>ACTION – use the information provided to strengthen NDHA assessment.</p>

	<p>green and pathways.</p> <p>-It is in keeping with its surrounds as it was built when the park was developed almost a 100 years ago.</p>		
<p>Non-Designated Heritage Assets Site 104 – Spring House</p>	<p>Owner – made contact to inform that property should be called Spring Mount; that it is Edwardian not Victorian; and that many internal original features remain.</p>	<p>NOTED – respondent seems to endorse the proposed NDHA designation and provides information that could be used in strengthening the asset’s assessment. Correct name of property – Spring Mount - to be substituted for Spring House.</p>	<p>ACTION – amend asset name as indicated and use the information provided to strengthen NDHA assessment.</p>
<p>Non-Designated Heritage Assets Site 106 – The Toll House</p>	<p>As the owner of the above property we strongly object to the proposal to include our building in a consultation for a non-designated heritage asset, especially based on what we feel is a misrepresentation of the properties historical and architectural significance.</p> <p>There is very little (or no) evidence of any architectural significance or of historical interest and we have been unable to find anything documented that the house was actually a Tollhouse. Indeed, architecturally it bears no similarity to other actual Tollhouses in the West Yorkshire area. The engraved house plaque was installed by the previous owners, sometime around the time of the extensive changes that were made to the property in the 1980s.</p> <p>The property is a basic sandstone dwelling with no features distinguishing it from any other property on the same road. Most of the cornice and supports are not original and are in bad condition, needing replacement and repairs. The house has a modern extension to the rear and non-original outbuilding lean-to to the side with a raised and developed small garden area to the rear. The door at the front is not original and any fascia features of the original door opening have been removed many decades ago. What was the original front door is bricked up and the current ‘door’ is actually only painted wooden boarding and the original stone step has been cut back,</p>	<p>DISAGREE – while it is acknowledged that the property has been subject to alterations and extensions, it nonetheless still retains some original features and is recognisably a tollhouse. Further research indicates that the property is listed at turnpike.org.uk as Tollhouse No36, Halifax Road, Cross Roads, on the A629 just north of the junction of the A6033, Grid Ref 04627/37757. Ian Shackleton in his online history of Cross Roads notes it as ‘The Bar House’, built 1805 following the construction of the Ingrow to Denholme road in 1794, and in operation till 1870. As such it is of verifiable historical value meriting its inclusion on the proposed list of Non-Designated Heritage Assets</p>	<p>ACTION – strengthen NDHA assessment by addition of the extra information uncovered through research and undertake further research.</p>

	<p>damaged severely by weathering and traffic collisions and painted regularly with modern masonry paint (in an attempt to avoid further damage from passing traffic). We would not have purchased the property if it was designated or listed under any heritage interests, something that would put off any persons looking to purchase such a small and already compromised property. We will continue to object to its inclusion based on our above representation and the effect this would have on our ability to sell our property which we hope to do in the future.</p>		
<p>Non-Designated Heritage Assets Site 108 – Halifax Road Vicarage</p>	<p>Owner (Crosby) - Thank you for your recent letter, advising me that, my house has been identified as a Heritage Asset, which you are considering putting forward to Historic England. I note that, your letter did include a plan, but this referred to the original vicarage on Halifax Road, which I understand, was built as a vicarage.</p> <p>I am surprised that my house has been identified. It is my opinion that, it is of no interest or significance, in heritage terms. The property is not at risk, nor is it a unique design (there are many similar house in design terms from that era, in the area). The house does not form part of a grouping of buildings of any interest and the house has no historical connection with any famous people of the area, during its history.</p> <p>For your information, I have owned the property since 2007 and in that time have invested significantly in refurbishing it. I bought the property from Bradford Diocese and at the time, the house had been unoccupied for a while and had fallen into significant disrepair. The Diocese had acquired the property in 1965 and as I understand it, the vicar only lived here for a short time, although the property was used as a church group facility before being sold.</p> <p>The house was built in 1875 by a local butcher, as a private house and not a vicarage. It was originally known as</p>	<p>1) NOTED – there is no intention to put forward this or any other proposed /actual ‘Non-Designated Heritage Asset’ forward to historic England.</p> <p>2) NOTED – there is confusion re which property is being consulted on/ commented on – it appears that owner does not live at Halifax Road Vicarage (Site 108) but rather at ‘The Vicarage, Haworth Road’ not on the consultation list. This needs to be ‘squared’ with comments received re this same property from another ‘owner’! (see ‘Other – Haworth Road Vicarage’ below).</p>	<p>1) NO ACTION</p> <p>2) ACTION – amend asset name to ‘The Vicarage, Haworth Road (‘Woodbine Cottage’).</p>

	<p>Woodbine Cottage. Apart from being in the ownership of the Diocese, the house was used for only a relatively short period of its history as the vicar's residence.</p> <p>I note within the descriptions of the property, attached to your letter, that the property is described as having a dentil feature. The feature on the front and rear of the house, is in fact a simple corbel detail for gutter support. A dentil row is a more detailed architectural feature, found more commonly on more prestigious houses than this.</p> <p>I should be pleased to be updated, in the event that, the Parish Council, do consider putting this property forward to Historic England.</p>		
Non-Designated Heritage Assets Site 112 – Cold Knoll Farm	Owner (Johnson) – feels proposed designation devalues his property. Stated that assessment is incorrect re 'impressive stone chimney stack' which was only built 10 years ago. <i>(NB summary of views expressed at Stanbury drop-in 6/3/18)</i>	NOTED – the proposed designation is based on an incorrect assessment of age and architectural value which is not backed up by any documented evidence and which the owner refutes. Recommend removal from NDHA list.	ACTION – remove property from NDHA list.
Other – Haworth Road Vicarage, Cross Roads	Owner (Bateman) – made contact wanting clarification but was happy with policy once it had been explained.	NOTED – 'Haworth Road Vicarage' is not a consultation site – which site is respondent referring to?	ACTION – amend asset name to 'Former St James Vicarage'.
Other – Murgatroyd Wood area	Area features water courses and goyts at and leading to Vale Mill, including through Murgatroyd Wood. Also the Oakworth 'deviation' (railway line) in its entirety and Midlands Rail fencing along footpath through Murgatroyd Wood.	NOTED – Murgatroyd Wood may have industrial heritage value associated with local railway and mill developments which needs to be assessed.	ACTION – research Murgatroyd Wood with a view to the possibility of Local Heritage Area/Non-Designated Heritage Asset status within the NP.
Other – Vale Farm	Possible heritage interest.	NOTED – not assessed to date.	ACTION – assess property as candidate NDHA.
Other – Butt Lane eastern end	Cobbles leading up to railway of possible heritage interest.	NOTED – included within Haworth Conservation Area and specifically identified as an area of stone setts/flags providing a positive contribution to character.	NO ACTION
Other – Long Bridge	Possible heritage interest.	NOTED – bridge is Grade II listed.	NO ACTION
Other – Limer's Gate, Oldfield Lane	Packhorse 'hollow way' and old turnpikes – of possible heritage interest.	NOTED – not assessed to date. Much of Oldfield Lane lies outside the	ACTION – identify locations and if within NA assess as candidate NDHA.

		Neighbourhood Area. Exact location of Limer's Gate needed.	
Other – the reservoir railways	Possible heritage interest.	NOTED – not assessed to date. Exact locations needed.	ACTION – identify locations and if within NA assess as candidate NDHA.

YOUR NEIGHBOURHOOD! YOUR PLAN!



We all know that Haworth, Cross Roads and Stanbury are special places. They are, firstly, very 'green' places. The South Pennine Moors and the River Worth are the jewels in their crown but there are many other open spaces and nature areas too. They are also historic places, rich in Bronte-related, railway and mill heritage. And they are very vibrant villages, with a vast range of social, recreational and sporting opportunities to suit all ages and tastes. But they are also places subject to change, Haworth and Cross Roads particularly – some wanted, some not. Their populations are set to grow noticeably. New houses are set to be built – and not always where the community would like. So what does the future hold for the area and what can we do about it?

For the best part of the last six years, Haworth, Cross Roads and Stanbury Parish Council and community volunteers have been working hard to prepare a Neighbourhood Development Plan (NDP), to guide and shape the future development of the area over the next 10 years or so. During this time, the plan has been through three rounds of community involvement in an effort to reflect local concerns and views. Now, finally, the plan is finished and ready for formal public consultation.

So, why is the plan important for you? Why should you give it any of your valuable time and attention? What can it do for Haworth, Cross Roads and Stanbury – and what can't it do?

First of all, the Haworth, Cross Roads and Stanbury NDP recognises what is special about its villages and looks to protect all of this and improve on it wherever possible.

The plan can also work to build more sustainable places by encouraging new and improved facilities, by promoting walking, cycling and public transport and by encouraging some new employment, while also recognising and trying to address the huge challenges of speeding traffic, HGV black spots and local traffic congestion.

NDPs such as ours are a first. For the first time, government has given communities the power to produce plans which, once 'adopted', carry real legal weight in the planning system. But that doesn't mean they are all-powerful. The Haworth, Cross Roads and Stanbury Plan cannot dictate housing numbers, for example, or dispute the sites on which Bradford decides houses will be built – numbers and sites are dictated by Bradford Council and our NDP has to live with that. Neither does the plan have legal clout outside of planning matters.

In other words, the plan cannot stop all change, but it can help control it so that we get the best possible deal for the area and for you, its residents. So with housing for example, the plan can significantly influence both housing densities and housing mix to meet local needs.

Finally and crucially, by having an 'adopted' plan, we can all benefit from any new development, because the Parish Council is able to draw down 10% more Community Infrastructure Levy (CIL) funding (25% rather than 15%) from Bradford Council to spend on community needs and wants, than it would be able to without such a plan.

The Haworth, Cross Roads and Stanbury NDP is a key player for the area. It's about you, your life, your villages and your future. This is **your neighbourhood** and this is **your plan**, so make sure you have **your say!**



You have six weeks, from 26th October to 7th December to let us know what you think.

HAWORTH CROSS ROADS AND STANBURY NEIGHBOURHOOD DEVELOPMENT PLAN



Pre-Submission Plan for REGULATION 14 CONSULTATION

Plan Summary September 2018

Welcome to this summary of our Pre-Submission Haworth, Cross Roads and Stanbury Neighbourhood Development Plan. Here we set out our vision of the area's future, our aims and a summary of the plan's policies. The policies are specifically designed to answer the community's key concerns and to achieve the plan's aims.

To view the full Neighbourhood Development Plan, supporting documents, and an online response form for your comments, please go to www.haworthcrossroadsstanburyndp.org.uk

During November you can also view the plan, discuss it and ask questions at a series of community drop-ins, and it will be available to view at public locations around the villages from October 26th onwards. Details of venues and locations will be publicised on the website and via the media in October.

**The consultation will run from
*Friday 26th October to Friday 7th December 2018***



Lower Laithe
Reservoir

VISION STATEMENT

By 2030 the parish will have accepted its inevitable share of Bradford's growing population, but, in keeping with its staunch, centuries-old non-conformist and co-operative traditions, very much on its own terms. Growth and development will have been balanced and sustainable, managed, well integrated, well-built and well designed – in short the right development in the right places.

New housing will have maximised the use of the existing housing stock and extant recyclable properties, be true to the local vernacular and catering for local needs as well as aspirations.

There will be new facilities, delivered hand-in-hand with the housing, together with complementary infrastructure and employment, offering local jobs for local people. Each village will have more and improved community services and green spaces, while our all-important tourists will enjoy an enhanced accommodation and leisure offer. A new emphasis on a multi-mode transport system, with car parking appropriate to all local needs, will make the experience of moving around the parish more efficient and pleasurable for all.

Above all else, the changes in the parish will have fully respected what makes the parish so special to residents and visitors alike. The surrounding South Pennine countryside, with its hills and iconic windswept moorland, will be intact, as will the green lungs which separate and permeate its villages. Each village will retain its own sense of community and history, reflected in more effective preservation and use of its heritage assets.

Stanbury will still appear as the classic hill farming village, but quietly progressive and receptive to its changing role in a changing world.

Cross Roads will still stand proudly as the Pennine valley's oldest community, historically shaped by its two mills and with those same mills at the heart of its hamlet's heritage-based prosperity.

Haworth will have remained synonymous with the Brontes and its steam rail past, its festivals and its tourism, strengthened in its role as the valley's thriving service centre.

AIMS

- To identify and adequately protect the parishes built heritage assets.
- To ensure that all new development is in keeping with existing and historical architectural character.
- To address car parking problems across the parish and improve provision.
- To improve public transport provision.
- To secure better walking, horse riding and cycling routes within the parish.
- To protect, improve and encourage further community and recreational services and facilities in all elements.
- To protect green spaces of local community value.
- To secure new housing which meets identified housing needs.
- To ensure that new housing and commercial sites are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.
- To secure and grow local employment opportunities.



BUILT HERITAGE, DEVELOPMENT AND DESIGN

YOU TOLD US:-

You want a more active conservation programme in respect of the parishes heritage.

You support policies on conservation areas, areas of heritage value and the protection of local heritage assets.

THE PLAN'S POLICIES:-

Guide design and development in and next to Haworth and Stanbury Conservation Areas so they reflect and take account of the areas' special historic and architectural features. (BHDD1/BHDD2)

Identify 4 potential new conservation areas or extensions – at Haworth Brow, Haworth Coldshaw, Cross Roads Centre and Murgatroyd (Cross Roads) – as 'Local Heritage Areas', and set out area-specific considerations which any new development should take account of . (BHDD3-BHDD7)

Identify a list of 62 'Non-Designated Heritage Assets' (locally important buildings or structures), the significance of which will be considered in any development proposal, in order to avoid or minimise conflict with their conservation and to improve them where possible. (BHDD8)



GREEN ENVIRONMENT

YOU TOLD US:-

You value Green Belt, greenfield(s), the countryside, open hills, views, the landscape and ‘villagescapes’.

Green open spaces and outdoor recreation are issues of concern.

You want improved parks.

You want more sporting and playing field facilities and more for young people.

You support policies on the protection of community green space and the provision of new recreational facilities.

THE PLAN’S POLICIES:-

Protect the area’s green hinterland and corridors (‘green infrastructure’), such as the moors, the Worth Valley and Bridgehouse Beck, so they are not severed or harmed, while encouraging enhancement and extension. (GE1)

Identify a list of 31 Local Green Space sites which in effect gives them Green Belt status and protection .(GE2)

Encourage the enhancement of Local Green Space sites that would benefit from such enhancement. (GE3)

Encourage appropriate development which would provide new green space, particularly for outdoor sports, allotments, amenity and wildlife. (GE4)

Identify a specific opportunity for new green space at land at Sugden Reservoir, for nature conservation, public access and angling. (GE5)

COMMUNITY FACILITIES AND SERVICES

YOU TOLD US:-

Essential community infrastructure such as schools, the community centre and facilities providing indoor recreation should be protected.

Facilities for young people and in Stanbury, together with a library and leisure centre, were lacking in the area.

Stanbury has particular broadband connectivity issues and that further improvements elsewhere in the area would be welcomed.

You support policies that protect existing community facilities and provide for new facilities.

THE PLAN'S POLICIES:-

Protect the number of community facilities in the area and encourage improvements. (CF1)

Support the provision of new community facilities, particularly a library, indoor recreational facilities and young people facilities. (CF2)

Encourage and support the provision of superfast broadband in new residential and business development, particularly in Stanbury. (CF3)



EMPLOYMENT AND TOURISM

YOU TOLD US:-

Local employment opportunities should be secured and grown.

Lack of space for expansion, poor road access and lack of parking are issues for local employers.

You support policies that retain existing employment land and provide new, subject to evidenced need and site suitability.

THE PLAN'S POLICIES:-

Identify an opportunity for hotel development within or next to existing villages and of a size relative to the size of those villages, as long as it meets guidelines to ensure acceptable development. (E1)

Are silent regarding employment land protection and support for new development as they cannot strengthen Bradford's existing Core Strategy policies covering these issues.



HOUSING

YOU TOLD US:-

You had concerns about the scale and location (i.e. not ‘greenfield’/Green Belt) of housing development in the area.

Any development should be focussed on brownfield sites and be determined by the presence of transport, education, health and community infrastructure.

New housing should focus on the elderly, younger adults, first and second time movers and rented housing.

You support policies setting out ‘concept statements/outline development briefs’ for any allocated housing sites and addressing housing mix and type.

THE PLAN’S POLICIES:-

Set out detailed development requirements for housing sites at Worsted Road and Lees Lane North (Cross Roads) and Baden Street and Ebor Mills (Haworth), in the event of their allocation for housing development being confirmed in the forthcoming Bradford Land Allocations Plan. (H1-H4)

Set out criteria to be met by any new housing development. (H5)

Set out ‘tests’ to help decide if proposed new housing on sites not already identified or allocated for housing development is acceptable. (H6)

Encourage high density housing development where development is inevitable, subject to site suitability, in order to protect greenfield and Green Belt land. (H7)

Support mainly one, two and three-bedroom housing rather than larger properties, and also rented accommodation, both affordable and at market value, all to be provided through a range of housing types. (H8)



HIGHWAYS AND TRAVEL

YOU TOLD US:-

Improved cycling provision is a key ‘want’.

You are dissatisfied with bus service links to key destinations.

About car parking problems in Haworth centre and around primary schools.

You support policies for improving car parking in Haworth centre, primary school parking/drop off areas and more cycling opportunities, including a proposed Oxenhope– Keighley cycle route through Haworth.

THE PLAN’S POLICIES:-

Safeguard existing levels of public car parking in Haworth centre and encourage additional parking. (HT1)

Safeguard existing levels of private non-residential car parking in Haworth and Cross Roads. (HT2)

Encourage appropriate development which would provide for off-road car parking and/or drop-off areas for the area’s 3 primary schools. (HT3)

Set car parking standards for any new housing development at Baden Street (Haworth) so as not to make worse existing access and parking problems. (HT4)

Expect new development to contribute to public transport improvements. (HT5)

Expect new development to improve walking, horse riding and cycling provision in the area. (HT6)

Resist development which would make it difficult to develop the Keighley and Worth Valley Cycleway along its proposed route, while encouraging appropriate development which would contribute to the route’s delivery. (HT7)



More information at
www.haworthcrossroadsstanburyndp.org.uk

Drop In Sessions 7pm—9pm

12th November—Lees Primary School

13th November—Stanbury Village School

22nd November—West Lane Baptist Church

HAWORTH CROSS ROADS & STANBURY NEIGHBOURHOOD DEVELOPMENT PLAN 2019-30

PRE-SUBMISSION DRAFT PLAN – REGULATION 14 CONSULTATION QUESTIONNAIRE

Please circle your answer, add comments if you wish and continue on a separate sheet if necessary

VISION STATEMENT & AIMS

Do you agree with our Vision Statement?

Yes

No

Don't Know

Comments

What do you think of our 10 aims? Please indicate any that you DON'T agree with and tell us why.

BUILT HERITAGE, DEVELOPMENT & DESIGN

Do you agree with Policy BHDD1?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD2?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD3?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD4?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD5?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD6?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD7?

Yes

No

Don't Know

Comments

Do you agree with Policy BHDD8?

Yes

No

Don't Know

Comments

GREEN ENVIRONMENT

Do you agree with Policy GE1?

Yes

No

Don't Know

Comments

Do you agree with Policy GE2?

Yes

No

Don't Know

Comments

Do you agree with Policy GE3?

Yes

No

Don't Know

Comments

Do you agree with Policy GE4?

Yes

No

Don't Know

Comments

Do you agree with Policy GE5?

Yes

No

Don't Know

Comments

COMMUNITY FACILITIES & SERVICES

Do you agree with Policy CF1?

Yes

No

Don't Know

Comments

Do you agree with Policy CF2?

Yes

No

Don't Know

Comments

Do you agree with Policy CF3?

Yes

No

Don't Know

Comments

HOUSING

Do you agree with Policy H1?

Yes

No

Don't Know

Comments

Do you agree with Policy H2?

Yes

No

Don't Know

Comments

Do you agree with Policy H3?

Yes

No

Don't Know

Comments

Do you agree with Policy H4?

Yes

No

Don't Know

Comments

Do you agree with Policy H5?

Yes

No

Don't Know

Comments

Do you agree with Policy H6?

Yes

No

Don't Know

Comments

Do you agree with Policy H7?

Yes

No

Don't Know

Comments

Do you agree with Policy H8?

Yes

No

Don't Know

Comments

EMPLOYMENT & TOURISM

Do you agree with Policy E1?

Yes

No

Don't Know

Comments

HIGHWAYS & TRAVEL

Do you agree with Policy HT1?

Yes

No

Don't Know

Comments

Do you agree with Policy HT2?

Yes

No

Don't Know

Comments

Do you agree with Policy HT3?

Yes

No

Don't Know

Comments

Do you agree with Policy HT4?

Yes

No

Don't Know

Comments

Do you agree with Policy HT5?

Yes

No

Don't Know

Comments

Do you agree with Policy HT6?

Yes

No

Don't Know

Comments

Do you agree with Policy HT7?

Yes

No

Don't Know

Comments

COMMUNITY ACTIONS

Do you have any comments about any of the proposed Community Actions?

THANK YOU FOR YOUR TIME AND CONTRIBUTIONS – THEY ARE GREATLY APPRECIATED

QUESTIONNAIRES MUST BE COMPLETED AND SUBMITTED TO THE PARISH COUNCIL BY 7TH DECEMBER 2018

FORMS MAY ALSO BE COMPLETED USING THE SURVEY MONKEY LINK AT

<https://www.surveymonkey.co.uk/r/JKHKPJ8>

ASPECT OF PLAN COMMENTED UPON	COMMENT MADE	RECOMMENDED RESPONSE	PROPOSED ACTION
Chapter 3 – The NP Preparation Process	CBMDC – (P12) A considerable amount of work has been undertaken on consultation and it would be good to see within the main body of the document how this has shaped the future plan content and policy directions.	DISAGREE – The policy preambles in Chapter 5 include any consultation information which has shaped particular policies. Full information on all consultations, including a detailed narrative on the development of plan/policy content, will be included in the Consultation Statement accompanying the final Submission NP. This is the appropriate vehicle for this information not the NP itself.	NO ACTION
Chapter 4 - Vision	What does "Stanbury will be quietly respective (<i>NB 'progressive and receptive'</i>) to its changing role in a changing world" really mean? You have never adequately addressed the car parking problems in Stanbury since you extended the village school. They all sound fine on paper but I am sure after all the meetings and expenses incurred we will be advised that is is all (or most of it) financially impossible in the present climate. Why no postal address?	NOTED – it means that there will be some inevitable, incremental changes which the plan/the planning system in general cannot prevent, e.g. permitted developments. It should be noted that the PC was not responsible for extending the school. The implementation of the NP's planning policies is in no way dependent on finance – it is a function of CBMDC planning officers. The implementation of community actions does indeed require finance – it is anticipated that some of this will come from the PC's increased CIL receipts as a result of an 'adopted' NP. The PC postal address is on the PC website referenced from Worth Reading. The address is also to be	ACTION – clearly reference PC postal address in all future PC information on the NP.

		found on P13. With hindsight, the address should have been directly referenced from the NP pages of Worth Reading.	
Aim 7	No.7 Green Spaces - Trees, mature trees are very important in the environment a) as visually attractive and give maturity, b) health benefits as they absorb harmful elements.	AGREE – trees, especially mature trees are very important. CBMDC adopted Core Strategy Policy EN5 provides a high level of protection for trees district-wide which the NP cannot strengthen or add to in planning policy terms. Given this, there is no stated aim re trees as there would be no related policy to deliver the aim.	NO ACTION
5.1 Built Heritage Development & Design - General	Historic England - We note and welcome the Built Heritage, Development and Design policies within the Plan, which we consider to be comprehensive and well thought out. CBMDC - Most of the content appears relatively consistent with the NPPF and our policy EN3.	NOTED NOTED	NO ACTION NO ACTION
Policy BHDD1 – Supporting Text	I am concerned that the current conservation area designation for Haworth is now out of date and a review is overdue. Overall lack of context in the plan with regard to the Conservation Area (CA).	AGREE – hence the community actions (P28) re lobbying CBMDC re carrying out such reviews. DISAGREE – the policy preambles for policies BHDD1 and BHDD2 clearly set out the CA context in both cases, including summaries of the key elements of each CA as the basis for the policies which follow. The full CAAs are included in the NP evidence base. Map 2 and Map 3 show the boundaries of the CAs which are also reproduced on The NP Map. The	NO ACTION NO ACTION

		context provided is considered more than adequate. It is not the job of the NP to duplicate the content of the CAAs.	
Policy BHDD1	<p>CBMDC - No reference to Conservation Area Assessments in the heritage policies. Mentioned in the supporting text but will add more weight if added in to the policy. Will help to show the Local Distinctiveness.</p> <p>CBMDC - Consistency needed between content of both policies for the 2 conservation areas.</p> <p>CBMDC - Also worth reflecting on the content of the policies and do they add significant local policy value beyond statutory protection requirements?</p>	<p>NOTED – it is not considered appropriate to reference the CAAs in the policy itself. By doing so it could be argued that they are then also part of the policies and therefore subject to full consultation alongside the policies – this is clearly inappropriate. The CAAs are well-referenced in the supporting text, including summaries of key elements which provide local distinctiveness and the basis for the follow-on policies. It is unclear how the referencing of CAAs in policies would in itself help to show local distinctiveness.</p> <p>NOTED – more information needed re where consistency is considered to be lacking. As the policies relate to 2 different CAs with differing characteristics, there are bound to be policy differences. It should be noted that the policies closely reflect the recommendations of the 2 CAAs, giving statutory status to them on ‘adoption’ as part of the Development Plan.</p> <p>NOTED – policy content closely reflects CAA content. It is considered that the policies do add local value</p>	<p>NO ACTION</p> <p>ACTION – meet with CBMDC officers to obtain more information on inconsistencies.</p> <p>NO ACTION</p>

	<p>Historic England - We note that although the Haworth Conservation Area Appraisal (January 2007) and Stanbury Conservation Area Appraisal (April 2008) include maps showing key views, these are without exception from within the Conservation Areas, and do not include views of the landscape setting of the conservation Areas, nor do they include views of the Conservation Areas from the surrounding landscape. Development on the edges of these settlements, and within the surrounding landscapes could have a harmful effect upon the setting of the Conservation Area. A new section and policy addressing views and vistas should be incorporated into the Neighbourhood Plan, citing both previously identified views, and views <u>of and from</u> the Conservation Areas and the Local Heritage Areas, where development could harm the character of the Conservation or Local Heritage Areas or their setting.</p> <p>Historic England - HA/013 Bramwell Drive (<i>NB Sun Street?</i>)/Marsh Lane. Historic England does not consider that this site should be allocated for development because development will lead the loss or interruption of the panoramic views both into and out of the conservation area. The Haworth Conservation Area Assessment (April 2003) identifies the panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village as being a key component of the “outstanding setting” for the Haworth Conservation Area. This site adjoins the Haworth Conservation Area. The patchwork of fields on this rising land to the south of the village (which has remained virtually intact since the 1894 OS map) is prominent in views towards the settlement from the east. The loss of this open area and its subsequent development would be particularly prominent in views towards Haworth from the opposite hillside and from approaches to the village causing harm to the landscape setting of this important historic settlement. Include the</p>	<p>and will help to improve decision-making re new development so that it makes a positive contribution to CA character.</p> <p>NOTED – the policy does not include any reference to key views/vistas which it could legitimately do – there is no need for a new standalone policy to address this issue. Any such policy reference should relate to all important views, as indicated by HE, and be underpinned by a new appendix detailing all key views.</p> <p>NOTED – relates to more general issue of including key views/vistas in policy and adding underpinning appendix (see immediately above). It should be made clear that the NP is not proposing the allocation of this or any other site for development.</p>	<p>ACTION – group work on surveying/describing/photographing in order to produce new views/vistas appendix.</p> <p>ACTION – group work on surveying/describing/photographing in order to include in new views/vistas appendix.</p>
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	<p>panoramic views of and from the Conservation Areas in the new “Views and Vistas” section mentioned above.</p> <p>Historic England - Site HA/014-Weavers Hill. Historic England does not consider that this site should be allocated for development because development will lead the loss or interruption of the panoramic views both into and out of the conservation area. The patchwork of fields on this rising land to the west of the village (which has remained virtually intact since the 1892 OS map) is prominent in views towards the settlement from the east. The loss of this open area and its subsequent development would be particularly prominent in views towards Haworth from the opposite hillside and from approaches to the village causing harm to the landscape setting of this important historic settlement. Include the panoramic views of and from the Conservation Areas in the new “Views and Vistas” section mentioned above.</p> <p>Historic England - Site HA/015-Brow Top Road. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. The patchwork of fields on this rising land is prominent in views from the gap adjacent to Butt Lane in the otherwise built-up frontage of the eastern side of Main Street in the Haworth Conservation Area. The loss of this open area and its subsequent development would urbanise this rural prospect from the centre of the village causing harm to the setting of this part of the Conservation Area. Include the panoramic views of and from the Conservation Areas in the new “Views and Vistas” section mentioned above.</p> <p>Historic England - HA/022-West Lane. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. The Haworth Conservation</p>	<p>NOTED – relates to more general issue of including key views/vistas in policy and adding underpinning appendix (see above). It should be made clear that the NP is not proposing the allocation of this or any other site for development.</p> <p>NOTED – relates to more general issue of including key views/vistas in policy and adding underpinning appendix (see above). It should be made clear that the NP is not proposing the allocation of this or any other site for development.</p> <p>NOTED – relates to more general issue of including key views/vistas in policy and adding underpinning appendix (see above). It should be made clear that the NP is not</p>	<p>ACTION – group work on surveying/describing/photographing in order to include in new views/vistas appendix.</p> <p>ACTION – group work on surveying/describing/photographing in order to include in new views/vistas appendix.</p> <p>ACTION – group work on surveying/describing/photographing in order to include in new views/vistas appendix.</p>
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	<p>Area Assessment (April 2003) identifies the panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village as being a key component of the “outstanding setting” for the Haworth Conservation Area. This site adjoins the boundary of the Haworth Conservation Area. 70 and 72 West Lane, opposite this site, are Grade II Listed Buildings. This rising field forms part of the landscape setting of the settlement and contributes to the approach to the Conservation Area from the west. There are views across this site towards the Conservation Area from Dimples Lane. There is also a public footpath along the southern boundary of the site to The Parsonage and Church. The loss of this open area and its subsequent development will harm the landscape setting of Haworth and the character of this part of the Conservation Area and harm the character of the public footpath to The Bronte Parsonage. Include the panoramic views of and from the Conservation Areas in the new “Views and Vistas” section mentioned above.</p> <p>Historic England - Site HA/028 (<i>NB Hawkcliffe Farm</i>). Historic England does not consider that this site should be allocated for development because development will lead the loss or interruption of the panoramic views both into and out of the conservation area. The Haworth Conservation Area Assessment (April 2003) identifies the panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village as being a key component of the “outstanding setting” for the Haworth Conservation Area. This site adjoins the Haworth Conservation Area. The patchwork of fields on this rising land to the south of the village (which has remained virtually intact since the 1894 OS map) is prominent in views towards the settlement from the east. The loss of this open area and its subsequent development would be particularly prominent in views towards Haworth from the opposite hillside and from approaches to the village causing harm to the landscape setting of this important historic settlement. Include the panoramic views of and from the Conservation Areas in the new “Views and Vistas” section mentioned above.</p>	<p>proposing the allocation of this or any other site for development.</p> <p>NOTED – relates to more general issue of including key views/vistas in policy and adding underpinning appendix (see above). It should be made clear that the NP is not proposing the allocation of this or any other site for development.</p>	<p>ACTION – group work on surveying/describing/photographing in order to include in new views/vistas appendix.</p>
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	<p>Harworth Group/Barton Willmore - Our Client is very aware of the heritage assets associated with the village of Haworth and they therefore welcome a policy which seeks to ensure that the design of new development within the Conservation Area respects the special characteristics.</p> <p>Harworth Group/Barton Willmore - We believe that the policy as drafted requires some alteration and clarification which can then be reflected in the submission version of the neighbourhood plan. The policy currently states that “ there is scope for modern architectural innovation provided that it reflects the character of Haworth”. Whilst this is welcomed, we would question whether the requirement for modern architecture to ‘reflect’ the character of Haworth, is appropriate and practical. We would suggest that it would be more appropriate to state that it should ‘respect’ the character.</p> <p>Harworth Group/Barton Willmore - In addition, the final sentence of the policy states that “the sympathetic enhancement of this area will be supported and encouraged ” . 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, the 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 above Act.</p> <p>Harworth Group/Barton Willmore - It is considered that the majority of policies have been formed on a logical basis, however, our Client would recommend that alterations are made to the current wording of policies BHDD1, GE4, H5 and H8 and we would request that our duly made concerns are properly considered.</p>	<p>NOTED</p> <p>AGREE – the suggested wording would constitute an improvement to the policy and be better in line with the first part of the policy clause as quoted.</p> <p>DISAGREE – ‘soundness’ is not a test for NPs. The test is whether the NP has “appropriate regard to national policy.” It is considered that the existing wording does have appropriate regard. The act states that it is development that should preserve or enhance not policy. The policy is not in conflict with a neutral approach as it does not require anything; it rather sets out support/encouragement for sympathetic enhancement.</p> <p>NOTED – see comments re individual policy comments.</p>	<p>NO ACTION</p> <p>ACTION – amend policy wording as indicated.</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>BHDD1 The final element - retain important trees. You may wish to retain important trees but if a developer or resident chooses to trim or fell, without a TPO you are powerless to stop them. Don't just state retain, you need to protect.</p>	<p>DISAGREE – this is factually incorrect. Trees in CAs (not subject to TPO) are subject to their own requirements:- “Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a ‘section 211 notice’, 6 weeks before carrying out certain work on such trees, unless an exception applies. The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree”. It should be noted that NP policy cannot exceed national legislation or strategic planning policy EN5 of the adopted CBMDC Core Strategy re tree protection.</p>	<p>NO ACTION</p>
<p>Policy BHDD2</p>	<p>CBMDC - No reference to Conservation Area Assessments in the heritage policies. Mentioned in the supporting text but will add more weight if added in to the policy. Will help to show the Local Distinctiveness.</p>	<p>NOTED – it is not considered appropriate to reference the CAAs in the policy itself. By doing so it could be argued that they are then also part of the policies and therefore subject to full consultation alongside the policies – this is clearly inappropriate. The CAAs are well-referenced in the supporting text, including summaries of key elements which provide local distinctiveness</p>	<p>NO ACTION</p>

	<p>CBMDC - Consistency needed between content of both policies for the 2 conservation areas. Also worth reflecting on the content of the policies and do they add significant local policy value beyond statutory protection requirements?</p> <p>Historic England - We note that although the Haworth Conservation Area Appraisal (January 2007) and Stanbury Conservation Area Appraisal (April 2008) include maps showing key views, these are without exception from within the Conservation Areas, and do not include views of the landscape setting of the conservation Areas, nor do they include views of the Conservation Areas from the surrounding landscape. Development on the edges of these settlements, and within the surrounding landscapes could have a harmful effect upon the setting of the Conservation Area. Add a new section and policy addressing views and vistas should be incorporated into the Neighbourhood Plan, citing both previously identified views, and views <u>of and from</u> the Conservation Areas and the Local Heritage Areas, where development could harm the character of the Conservation or Local Heritage Areas or their setting.</p> <p>How can modern architectural innovation reflect the character of Stanbury given that stone/slate etc are so very expensive these days??</p>	<p>and the basis for the follow-on policies. It is unclear how the referencing of CAAs in policies would in itself help to show local distinctiveness.</p> <p>NOTED – more information needed re where consistency is considered to be lacking. As the policies relate to 2 different CAs with differing characteristics, there are bound to be policy differences. It should be noted that the policies closely reflect the recommendations of the 2 CAAs, giving statutory status to them on ‘adoption’ as part of the Development Plan.</p> <p>NOTED – the policy includes reference to key views/vistas – there is no need for a new standalone policy to address this issue. Policy reference should however ideally be underpinned by a new appendix detailing all key views.</p> <p>NOTED – firstly, it is considered that ‘respect’ is a better word to use than ‘reflect’. Secondly, the cost of</p>	<p>ACTION – meet with CBMDC officers to obtain more information on inconsistencies.</p> <p>ACTION – group work on surveying/describing/photographing in order to produce new views/vistas appendix.</p> <p>ACTION – amend policy wording as indicated.</p>
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	<p>You have already ruined Stanbury by extending the school to such an extent.</p> <p>Very well put, but comments as above.</p> <p>Reference in booklet is to polices BHDD not BHDD???</p>	<p>materials to developers is not a planning policy issue.</p> <p>NOTED – the NP/PC cannot answer for past actions for which neither were responsible. The NP and its policies are designed to shape future actions.</p> <p>NOTED</p> <p>NOTED – meaning of comment is not clear and as such cannot be responded to in any meaningful way.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
Policy BHDD3	<p>CBMDC – (P22) There is no objection to the principle of Local Heritage Areas in the plan, and the inclusion of these 2 areas (<i>NB Brow and Coldshaw</i>) within that designation.</p> <p>CBMDC – the status of the Local Heritage areas is queried. It should be clear how do they meet Historic England’s criteria and that evidence to support their creation should be provided.</p> <p>CBMDC - It was suggested that they could not double up on the Conservation Areas status - the document needs to make it clear that these are not conservation areas.</p>	<p>NOTED</p> <p>NOTED – evidence and compliance with criteria are clearly set out in Appendix 1. It should be noted that HE note and welcome the Built Heritage, Development and Design polices within the plan, which it considers to be comprehensive and well thought out.</p> <p>NOTED – P23 Paras 2 and 3 make it clear that the LHAs are not CAs. There is absolutely no suggestion of the LHAs ‘doubling up on the CA status’ and no overlap between CAs/LHAs – this would clearly be a direct conflict.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>

	<p>CBMDC - It is noted that all the Local Heritage Areas are being treated the same for the purposes of the proposed policy. There should be some degree of local distinctiveness in the policy.</p>	<p>NOTED – BHDD3 affords each of the 4 areas the same LHA status, in the same way that the 2 CAs within the NA (and throughout the district) are afforded the same CA status. It is agreed that policies BHDD4-7 have common elements, reflecting common characteristics as evidenced in Appendix 1 (as CAAs across the NA/district have common elements), but also locally distinctive elements reflecting their differences. BHDD7 covering Murgatroyd LHA is clearly very different to BHDD4-6. All policies could be critically reviewed with a view to increasing their local distinctiveness.</p>	<p>ACTION – review Policies BHDD4-7 with a view to increasing their local distinctiveness.</p>
	<p>CBMDC - It is queried whether Historic England been consulted on the Heritage Assets and Local Heritage Areas?</p>	<p>NOTED – HE are a statutory consultee at Regulation 14 consultation stage and were duly consulted. It should be noted that HE note and welcome the Built Heritage, Development and Design policies within the plan, which it considers to be comprehensive and well thought out.</p>	<p>NO ACTION</p>
	<p>Well done.</p>	<p>NOTED</p>	<p>NO ACTION</p>
	<p>Lack of new housing and larger homes for families to grow into has led to modern extensions of historic properties that are reducing the character of the village. Supporting Conservation areas and adding new heritage areas are welcome as long as realistically priced larger homes are available in the area to for growing families to move to.</p>	<p>NOTED – the allocation of land for new homes will be pursued by CBMDC through its Land Allocations Plan, within the context of the housing target for Haworth set within CBMDC’s adopted Core Strategy (ref</p>	<p>NO ACTION</p>

	<p>Yes but it is a bit woolly - existing policies have not been strictly adhered to for example with the introduction of large numbers of solar panels to buildings in the area - which look unsightly and will deteriorate over time. CAs etc are fine if they protect what they are intended to do.</p> <p>Historic England - We note that the Neighbourhood Plan Map includes numbered Local Heritage Areas (LHAs), but that this numbering is not replicated in Appendix 1. Amend the LHAs table, to include the appropriate number for each LHA.</p>	<p>NP P40). NP Policy H8 sets policy for housing mix, which includes both 'smaller dwellings (1-2 bedrooms)' and 'medium-sized dwellings (3 bedrooms) for families' – see NP P48.</p> <p>NOTED – the NP can do no more than put the best possible policies into place. The implementation of those policies (whether in existing plans or the NP) is then down to CBMDC planning officers and members. Re solar panels, it should be noted that in many cases fixing solar panels to rooves is likely to be considered as permitted development, meaning that planning permission is not required. There are a few exceptions however, including in CAs where planning consent is required when panels are to be fitted on the principal or side elevation walls and they are visible from the highway. If panels are to be fitted to a building in the garden or grounds they should not be visible from the highway. Other siting requirements apply outside CAs.</p> <p>NOTED – LHA number referencing should be consistent throughout the NP, i.e. in policy, on map and in appendix.</p>	<p>NO ACTION</p> <p>ACTION – amend plan as indicated.</p>
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<p>Policy BHDD4</p>	<p>CBMDC – There is no objection to the principle of Local Heritage Areas in the plan, and the inclusion of these 2 areas (<i>NB Brow and Coldshaw</i>) within that designation.</p> <p>CBMDC - It is noted that all the Local Heritage Areas are being treated the same for the purposes of the proposed policy. There should be some degree of local distinctiveness in the policy.</p> <p>Historic England - We note that although the Haworth Conservation Area Appraisal (January 2007) and Stanbury Conservation Area Appraisal (April 2008) include maps showing key views, these are without exception from within the Conservation Areas, and do not include views of the landscape setting of the conservation Areas, nor do they include views of the Conservation Areas from the surrounding landscape. Development on the edges of these settlements, and within the surrounding landscapes could have a harmful effect upon the setting of the Conservation Area. Add a new section and policy addressing views and vistas should be incorporated into the Neighbourhood Plan, citing both previously identified views, and views <u>of and from</u> the Conservation Areas and the Local Heritage Areas, where development could harm the character of the Conservation or Local Heritage Areas or their setting.</p> <p>Yes but see comments above.</p>	<p>NOTED</p> <p>NOTED – It is agreed that policies BHDD4-7 have common elements, reflecting common characteristics as evidenced in Appendix 1 (as CAAs across the NA/district have common elements), but also locally distinctive elements reflecting their differences. BHDD7 covering Murgatroyd LHA is clearly very different to BHDD4-6. All policies could be critically reviewed with a view to increasing their local distinctiveness.</p> <p>NOTED – the policy does not include any reference to key views/vistas which it could legitimately do – there is no need for a new standalone policy to address this issue. Any such policy reference should relate to all important views, as indicated by HE.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>ACTION – review Policies BHDD4-7 with a view to increasing their local distinctiveness.</p> <p>ACTION – consider addition of new clause covering all key views/vistas relevant to the LHA.</p> <p>NO ACTION</p>
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<p>Policy BHDD5</p>	<p>CBMDC –There is no objection to the principle of Local Heritage Areas in the plan, and the inclusion of these 2 areas (<i>NB Brow and Coldshaw</i>) within that designation.</p> <p>CBMDC - It is noted that all the Local Heritage Areas are being treated the same for the purposes of the proposed policy. There should be some degree of local distinctiveness in the policy.</p> <p>Historic England - We note that although the Haworth Conservation Area Appraisal (January 2007) and Stanbury Conservation Area Appraisal (April 2008) include maps showing key views, these are without exception from within the Conservation Areas, and do not include views of the landscape setting of the conservation Areas, nor do they include views of the Conservation Areas from the surrounding landscape. Development on the edges of these settlements, and within the surrounding landscapes could have a harmful effect upon the setting of the Conservation Area. Add a new section and policy addressing views and vistas should be incorporated into the Neighbourhood Plan, citing both previously identified views, and views <u>of and from</u> the Conservation Areas and the Local Heritage Areas, where development could harm the character of the Conservation or Local Heritage Areas or their setting.</p> <p>The dreadful roads and lanes in Coldshaw have been dreadful since I was born in Cold Street incidentally at the top of Coldshaw, Violet Street and other streets have been treacherous especially for children, prams and the elderly.</p>	<p>NOTED</p> <p>NOTED – It is agreed that policies BHDD4-7 have common elements, reflecting common characteristics as evidenced in Appendix 1 (as CAAs across the NA/district have common elements), but also locally distinctive elements reflecting their differences. BHDD7 covering Murgatroyd LHA is clearly very different to BHDD4-6. All policies could be critically reviewed with a view to increasing their local distinctiveness.</p> <p>NOTED – the policy does not include any reference to key views/vistas which it could legitimately do – there is no need for a new standalone policy to address this issue. Any such policy reference should relate to all important views, as indicated by HE.</p> <p>NOTED – many of the roads/lanes are unadopted. As such, it is the responsibility of residents to address their condition. The option exists to</p>	<p>NO ACTION</p> <p>ACTION – review Policies BHDD4-7 with a view to increasing their local distinctiveness.</p> <p>ACTION – consider addition of new clause covering all key views/vistas relevant to the LHA.</p> <p>NO ACTION</p>
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	See comments above.	apply to CBMDC for adoption thereby passing responsibility to the council. NOTED	NO ACTION
Policy BHDD6	<p>CBMDC - It is noted that all the Local Heritage Areas are being treated the same for the purposes of the proposed policy. There should be some degree of local distinctiveness in the policy.</p> <p>Historic England - We note that although the Haworth Conservation Area Appraisal (January 2007) and Stanbury Conservation Area Appraisal (April 2008) include maps showing key views, these are without exception from within the Conservation Areas, and do not include views of the landscape setting of the conservation Areas, nor do they include views of the Conservation Areas from the surrounding landscape. Development on the edges of these settlements, and within the surrounding landscapes could have a harmful effect upon the setting of the Conservation Area. Add a new section and policy addressing views and vistas should be incorporated into the Neighbourhood Plan, citing both previously identified views, and views <u>of and from</u> the Conservation Areas and the Local Heritage Areas, where development could harm the character of the Conservation or Local Heritage Areas or their setting.</p> <p>If you stick to the proposals.</p>	<p>NOTED – It is agreed that policies BHDD4-7 have common elements, reflecting common characteristics as evidenced in Appendix 1 (as CAAs across the NA/district have common elements), but also locally distinctive elements reflecting their differences. BHDD7 covering Murgatroyd LHA is clearly very different to BHDD4-6. All policies could be critically reviewed with a view to increasing their local distinctiveness.</p> <p>NOTED – the policy does not include any reference to key views/vistas which it could legitimately do – there is no need for a new standalone policy to address this issue. Any such policy reference should relate to all important views, as indicated by HE.</p> <p>NOTED – CBMDC will ultimately be responsible for implementing policies once the NP is ‘adopted’. The PC and</p>	<p>ACTION – review Policies BHDD4-7 with a view to increasing their local distinctiveness.</p> <p>ACTION – consider addition of new clause covering all key views/vistas relevant to the LHA.</p> <p>NO ACTION</p>

	<p>Again there are some significant trees it would be extremely disappointing to see badly pruned or felled. TPOs needed.</p> <p>Perhaps needs some comment re parking.</p> <p>See comments above - not sure how these policies differ from each other - not clear in the booklet.</p>	<p>identified partners/funders will be responsible for seeking to implement the 'community actions'.</p> <p>NOTED – CBMDC’s adopted Core Strategy Policy EN5 ready affords protection to trees which NP policy cannot strengthen. TPO protection for significant trees could be pursued as a community action.</p> <p>NOTED – vague nature of comment makes it impossible to respond in any meaningful way. It should be noted that parking in Cross Roads is already addressed by Policies HT2 and HT3 (P53).</p> <p>NOTED – the booklet is a summary as it states and refers the public to the full NP and where it may be viewed. The full NP makes the policy differences clear.</p>	<p>ACTION – add community action re identification of significant trees in Cross Roads Centre LHA and lobbying of CBMDC re their TPO status.</p> <p>NO ACTION</p> <p>NO ACTION</p>
Policy BHDD7	CBMDC - It is noted that all the Local Heritage Areas are being treated the same for the purposes of the proposed policy. There should be some degree of local distinctiveness in the policy.	NOTED – It is agreed that policies BHDD4-7 have common elements, reflecting common characteristics as evidenced in Appendix 1 (as CAAs across the NA/district have common elements), but also locally distinctive elements reflecting their differences. BHDD7 covering Murgatroyd LHA is clearly very different to BHDD4-6. All policies could be critically reviewed with a view to increasing their local distinctiveness.	ACTION – review Policies BHDD4-7 with a view to increasing their local distinctiveness.

	<p>Historic England - We note that although the Haworth Conservation Area Appraisal (January 2007) and Stanbury Conservation Area Appraisal (April 2008) include maps showing key views, these are without exception from within the Conservation Areas, and do not include views of the landscape setting of the conservation Areas, nor do they include views of the Conservation Areas from the surrounding landscape. Development on the edges of these settlements, and within the surrounding landscapes could have a harmful effect upon the setting of the Conservation Area. Add a new section and policy addressing views and vistas should be incorporated into the Neighbourhood Plan, citing both previously identified views, and views <u>of and from</u> the Conservation Areas and the Local Heritage Areas, where development could harm the character of the Conservation or Local Heritage Areas or their setting.</p> <p>Well thought through, but perhaps working with BMDC Countryside service a strategy is needed for sites of rural importance and management of.</p> <p>As above.</p>	<p>NOTED – the policy does include reference to key views/vistas – there is no need for a new standalone policy to address this issue.</p> <p>NOTED – a community action could be added regarding establishing joint working with CBMDC Countryside to manage/enhance the LHA’s open areas.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>ACTION – add community action as suggested.</p> <p>NO ACTION</p>
Policy BHDD8 – Supporting Text	<p>Historic England - Haworth, Cross Roads and Stanbury Neighbourhood Plan area is situated 15.3 Km/9.5 miles to the west-north-west of Bradford, and contains 3 grade I & II* listed buildings and 81 grade II listed buildings, 1 grade II Registered Historic Park as well as the Haworth and Stanbury Conservation Areas.</p>	<p>NOTED – add extra detail to policy preamble (P25).</p>	<p>ACTION – add extra detail as indicated.</p>
Policy BHDD8	<p>CBMDC - It is queried whether Historic England been consulted on the Heritage Assets and Local Heritage Areas?</p>	<p>NOTED – HE are a statutory consultee at Regulation 14 consultation stage and were duly consulted. It should be noted that HE note and welcome the Built Heritage, Development and Design polices within the plan, which it considers to</p>	<p>NO ACTION</p>

	<p>CBMDC – (P26) The non-designated heritage asset content is welcomed and appears to encompass a broad and diverse range of assets. Whilst most appear to be supported by varied justification set against recognised criteria, one consideration is whether the identified assets represent comprehensive coverage across the plan area, or a subjective selection. This may need more consideration. There is probably no compelling reason for a fully comprehensive coverage, but exclusion of assets of equal significance to those included could de-value the approach or make it contentious. An objective and unambiguous approach needs to be demonstrated.</p>	<p>be comprehensive and well thought out.</p> <p>NOTED – the coverage is considered to be as comprehensive as possible. The candidate list was drawn from local knowledge and published literature by local experts. Not all candidates were included in the final list following assessment and informal sites consultation. Further candidates have been put forward through this Regulation 14 consultation and will be similarly assessed (see below). Given the length of the list (60+ assets) and the 80+ listed buildings in the NA it is considered unlikely that there are many more candidate assets which remain unassessed. Some may of course come to light but not to the extent that the approach would be devalued/made contentious. It is worth pointing out that the listed buildings register is never comprehensive as new listings are added regularly (e.g. Cross Roads Park Memorial Building in late 2018). The same is true of local lists compiled by local authorities. Such additions do not appear to devalue the approach or render it contentious. The assessment process is considered to be sufficiently objective and unambiguous. It should be noted that the approach has not</p>	<p>NO ACTION</p>
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	<p>CBMDC - It was noted that Bradford does not currently have a local list – mainly due to the scale of the assessment that would need to be carried out throughout the District. It was felt that the non-designated heritage assets in the NP would require further evidence to support their inclusion on a local list. . There is a clear need to justify reasons for designating them and in logical and consistent manner. If considering one would need to look at all the buildings in the area with the same characteristics. Would prefer to see them listed in an Appendix with a simple policy that can support their protection and enhancement.</p> <p>CBMDC - In addition was noted that the policy includes some features that planning does not have the power to protect.</p> <p>CBMDC - Furthermore it was highlighted that the proposed list could raise expectations of local residents, whilst owners could feel there building was at threat of being a non-designated heritage asset.</p>	<p>been questioned by Historic England which welcomes the Built Heritage, Development and Design policies within the plan, which it considers to be comprehensive and well thought out.</p> <p>DISAGREE – it is considered that the justification for the identification of assets is sufficiently logical and consistent. The approach has not been questioned in any way by Historic England during the Regulation 14 consultation. A simple policy already exists in the form of adopted Core Strategy Policy EN3 as referenced in the NP (P25) – BHDD8 builds on this basic policy.</p> <p>DISAGREE – this is disputed and no information is provided in support of the assertion, i.e. what features? As the policy refers only to the impacts of development on the listed assets, it is difficult to see how the policy relates to any non-planning impacts. It should be noted that the policy wording is consistent with NPPF para 197.</p> <p>NOTED – unclear how expectations could be raised – in what way? Owners have been consulted through the Regulation 14 process and in many cases informally beforehand. Owners of any properties to be</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>CBMDC - The list could be condensed</p> <p>CBMDC - The list could be justified further.</p> <p>CBMDC - There is also work required from the Local Planning Authority side to support local listing where a joint approach can be progressed with local communities to identify non-designated local heritage assets.</p> <p>CBMDC – (P27) Cross Roads (continued) – note second line which includes two potential listings.</p> <p>Historic England - We note that the Neighbourhood Plan Map includes numbered Non-Designated Heritage Assets (NDHA's), but that this numbering is not replicated in Policy BHDD8. Amend Policy BHDD8, to include the appropriate number for each NDHA.</p>	<p>added to the submission NP will be consulted informally beforehand and will have subsequent consultation opportunities at Regulation 16 stage and examination. Any further assets would only be added as part of an overall NP review process.</p> <p>DISAGREE – the list already represents a reduced list as a result of the assessment of a longer list of candidate assets.</p> <p>DISAGREE – it is considered that the justification for the identification of assets is sufficiently logical and consistent. The approach has not been questioned in any way by Historic England during the Regulation 14 consultation.</p> <p>NOTED – this is not a matter for the NP to pursue.</p> <p>NOTED – this is a typo which will be rectified in the final submission plan.</p> <p>AGREE – NP Map and policy should include appropriate site referencing.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – amend identified typo (P27).</p> <p>ACTION – replicate map site referencing in the final submission policy.</p>
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	<p>Diocese of Leeds/Alyn Nicholls - Draft Policy BHDD8 is concerned with the protection and enhancement of local heritage assets. It states that the particular significance of any non-designated heritage asset (including its setting) will be taken into account when considering the impact of any development proposal on such an asset. It goes on to say that any conflict between the asset's conservation and any aspect of the proposal should be avoided or minimised. The policy then lists non-designated assets. The church (<i>NB Our Lady and St Joseph's Catholic Church</i>) is listed under the heading "Haworth". There is no specific reference to the presbytery within the policy.</p> <p>Diocese of Leeds/Alyn Nicholls - It is acknowledged that a Neighbourhood Plan is an appropriate vehicle to identify non-designated heritage assets. For designated heritage assets such as listed buildings and conservation areas, Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 introduce statutory requirements to have special regard to preserving the character and setting of the heritage asset. That statutory duty does not apply to non-designated heritage assets. However, paragraph 197 of the National Planning Policy Framework 2018 ("the NPPF") indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (1 Page 25 of the draft Neighbourhood Plan refers to NPPF paragraph 135. This is a reference to the 2012 version of the NPPF. The corresponding paragraph (which is identical) is paragraph 195 of the NPPF 2018.)</p> <p>Diocese of Leeds/Alyn Nicholls - The identification of the church as a non-designated heritage asset renders any development proposals affecting the church subject to national policy within the NPPF paragraph 195 and Core Strategy Policy EN3: The Historic Environment, as relevant within the decision-making process. It must be recognised that identification of the church as a non-designated</p>	<p>AGREE – the policy does not include the church presbytery as a non-designated heritage asset.</p> <p>AGREE – policy supporting text needs to be amended to reflect the new NPPF. It should be noted that the pre-submission plan was drafted when submission of the NP before 24/1/19 was still a possibility – NPs submitted before this date are not required to relate to the new NPPF.</p> <p>DISAGREE – the policy wording does not introduce a significant constraint to future development. Rather it requires that the significance of the asset be taken into account when considering the impact of any</p>	<p>NO ACTION</p> <p>ACTION – amend NPPF paragraph reference as indicated.</p> <p>NO ACTION</p>
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	<p>heritage asset introduces a significant constraint to future development which may have implications for the ability to respond to changing community needs. Consequently, the designation may compromise the role of the church as a community facility in the future.</p> <p>Diocese of Leeds/Alyn Nicholls - The second point is that it must be recognised that the designation will impose a constraint on development and as such raises the potential for further improvements that would enhance the role of the church as a community facility to be inhibited or prevented.</p> <p>Although policy BHDD8 goes some way to protect non-designated heritage assets I feel without full conservation area heritage protection some buildings may well continue being at risk.</p> <p>Not sure.</p> <p>Under Haworth have included Mill Hey Methodist, Our Lady of Lourdes. Why not Lees Methodist and St. Johns (<i>NB St James</i>) under Cross Roads?</p> <p>I welcome this policy which hopefully will go some way to protect the future of the Non-Designated Heritage Assets as assessed by the NDP Steering Group, at least until such a time the current Conservation Area can be reviewed. The former Bronte Cinema is a building of particular interest, given its current condition, which includes many</p>	<p>development proposals and that any conflicts should be avoided or minimised. The church is identified as an asset on its merits as set out in Appendix 2. The policy does not include any onerous requirements.</p> <p>DISAGREE – the policy wording should not inhibit or prevent any enhancement of the church as a community facility; rather the policy is designed to shape/guide any enhancement in keeping with the building’s heritage characteristics.</p> <p>NOTED – the policy goes as far as it can, within the context of national and adopted strategic policy, to protecting NDHAs. For NDHAs within CAs or LHAs there is additional protection. The NPs community actions (P28) commit to lobbying for CA status for the 4 LHAs.</p> <p>NOTED</p> <p>NOTED – both are listed by Historic England so already enjoy a higher level of protection as designated heritage assets.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – incorporate any extra detail into the assessment at Appendix 2.</p>
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	<p>original features, of ornate plaster and wood work, from when it was constructed in 1923. It is quite rare that such an example should still exist, especially when cinema operation ceased there more than 60 years ago, being used in that time as the home of a scrap warehouse.</p> <p>Please can you asses the following as I feel they all have merit from a non designated built heritage point of view:- Hollins Farm, Barcroft Farm, Greenhead Farm, Syke Lane, Woodlands Railway Bridge, Vale Cottages and sunday school.</p> <p>why when propeitys Myrtle Farm and Barns, Myrtle Grove House, Mryrtle Lodge,and bocking mill that has mostly demolished. all were originally owned by the Haggas Family. why has the above Myrtle Farm and Barns not been included in the historical value?</p> <p>Yes good idea if it is adhered to.</p>	<p>NOTED</p> <p>NOTED</p> <p>NOTED – adherence to the policy will be the job of CBMDC planning officers who will be responsible fo their implementation in relation to planning applications affecting the listed NDHAs.</p>	<p>ACTION – carry out assessments of candidate NDHAs as suggested.</p> <p>ACTION – carry out assessment of Myrtle Farm and Barns as suggested.</p> <p>NO ACTION</p>
Community Actions	<p>CBMDC – (P22) There are persistent references to lobbying BMDC to consider The Brow and Coldshaw for conservation area designation. These areas have been previously considered by the Council and we do not perceive any fundamental change in policy or circumstances which would justify reconsideration, or a different outcome to that arrived at previously.</p>	<p>NOTED – as a matter of fact there is a single reference to lobbying on P28, which is then summarised in the ‘project delivery plan’ table on P59. It is considered that the additional/ updated evidence prepared in support of the NP is sufficient grounds for requesting a re-consideration of possible CA status by CBMDC.</p>	<p>NO ACTION</p>
5.2 Green Environment - General	<p>CBMDC - It was noted that the Policy Intentions Document made reference to the Railway Children Walk. It was queried as to why this had not been carried forward in the draft plan.</p>	<p>NOTED – the original policy intention (‘Policy CSFGS5’) referred to protecting a corridor to allow</p>	<p>NO ACTION</p>

	<p>CBMDC - Using mapped information within each section (where relevant) would help legibility – it is noted that GI is detailed on the Neighbourhood Plan Map.</p> <p>CBMDC - Allotments could have their own policy. Needs to distinguish between Statutory list of allotments and community allotments. To develop an allotment site would need to prove there is no demand or that there is provision elsewhere.</p>	<p>completion of the walk and supporting development that would contribute to completion. On further consideration, it was agreed that the walk was in fact already complete and that as such the intention was redundant.</p> <p>NOTED – further detail as to what mapped information would in particular help legibility would assist in deciding whether to take any action in response to the comment.</p> <p>NOTED – it is unclear to which policy/policies this comment relates, i.e. which policy/policies are considered lacking, such that a standalone policy is required. Policy GE2 includes a number of allotment sites to be protected as LGS – it is considered that this policy is sufficiently robust to afford the required protection without a standalone allotments policy. Policy GE4 encourages development which would bring about more allotment provision to address a deficiency identified by CBMDC – it is considered immaterial in this context whether such a site would be statutory or community. There is no policy in support of developing, i.e. building on existing allotment sites as the final part of the comment seems to suggest.</p>	<p>ACTION – meet with CBMDC officers to obtain more information on required mapping information.</p> <p>NO ACTION</p>
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	<p>CBMDC - All developments, plans and projects in the area should identify and mitigate the impacts on biodiversity and have regard for Section 15 (paragraph 170) of the NPPF which includes the statement: Planning policies and decisions should contribute to and enhance the natural and local environment by: ‘..... providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;’ It goes on to say in paragraph 175: ‘Local planning authorities should apply the following principles: ...if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;’ Information needs to be provided within the Neighbourhood plan to ensure it is in line with the NPPF.</p>	<p>DISAGREE – the NPPF does not state/ require that all NPs must have policies on biodiversity. This is clearly evidenced by the fact that many ‘made’ plans do not include such policies, indeed some plans focus only on a single or limited number of issues, e.g. housing. NPs are community-led and legitimately deal only with those issues raised by the community in question. The NP does address biodiversity wherever relevant/appropriate in relation to its ‘Green Environment’ policies, i.e. GE1 Green Infrastructure (in respect of habitat networks); GE2 Local Green Space (in respect of the protection of green spaces of particular value to the community by virtue – in part - of their wildlife value; GE3 LGS Enhancement (in respect of implicit encouragement for enhancement which would improve wildlife value where such enhancement is appropriate); GE4 New Green Space (in respect of encouraging provision of more natural/semi-natural open space); GE5 Land at Sugden Reservoir (in respect of identifying an opportunity for community green space use of a site, based on its biodiversity interest). As such, it is considered that the NP already has “appropriate regard to national policy” (NB the basic condition test)</p>	<p>NO ACTION</p>
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	<p>CBMDC - The main comment we have is that biodiversity is not adequately evidenced or considered within the plan. The Neighbourhood plan has acknowledged the importance of Biodiversity in several sections of the plan, however it is not set out clearly within the Introduction and opening sections of the plan and it is generally only discussed as part of the green infrastructure requirements which is not always appropriate.</p> <p>CBMDC - The plan lies within an area which is of local, national and international importance for Biodiversity and this, in our view needs to be fully acknowledged as a Neighbourhood Plan is often an important point of reference within developments plans. West Yorkshire Ecological Records Centre provides free information and data for neighbourhood plans to enable a full evidence basis for submission of the plans. It is our view that this should be requested and used to properly integrate Biodiversity within the Neighbourhood plan.</p> <p>CBMDC - The Neighbourhood includes the following hierarchy of Protected sites.</p> <ol style="list-style-type: none"> 1) Sites of International Importance. South Pennine Moors SAC and SPA 2) Sites of National Importance South Pennine Moors SSSI (underlying the SAC and SPA) 	<p>and that no further provision of information is required for the NP to be in line with the NPPF.</p> <p>DISAGREE – see above. It is considered that the NP’s is appropriately considered and evidenced in respect of the biodiversity dimensions of its Green Environment policies.</p> <p>NOTED – the area’s biodiversity importance is fully acknowledged in the supporting text to Policy GE1 (P29). Equally, the existing suite of adopted strategic policies already in place to protect that importance is also acknowledged. NP biodiversity policies cannot add to this existing level of protection. It is considered that biodiversity is already properly integrated within the NP in relation to the biodiversity dimensions of its Green Environment policies and that there is no need to request any further information to add to the NP’s existing evidence base in this regard.</p> <p>NOTED - the NP references all sites listed in the comment, with 3 of the local sites covered by detailed NP policies. The protection required by NPPF is already comprehensively provided by adopted Core Strategy</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>3) Sites of Local importance (Local Wildlife Sites)</p> <ul style="list-style-type: none"> • Brow Moor with Sugden End • Penistone Hill • Airedale Spring Mill Pond • Baden street, Howarth <p>More details of these sites and why they were notified can be obtained from the records centre. The National Planning Policy Framework includes all these sites are requiring protection within the planning system.</p> <p>CBMDC - In addition the importance of these sites, (above), and other woodland, grassland and wetland features within the habitat network which has been identified throughout the Bradford District should be acknowledged and the connectivity of these habitats identified as important to maintain biodiversity in the area and provide resilience against climate change.</p> <p>CBMDC - The Neighbourhood also has habitats which support a large number of protected and otherwise notable species. The SPA (and surrounding farmland) supports internationally important bird species which are recognised in the SC8 policy of the Bradford Local plan, (which is acknowledged within the draft Neighbourhood plan) however other important assemblages of ground nesting and other birds occur throughout the plan area and loss of open semi improved grassland fields to development will impact on these species significantly. In addition populations of reptiles (mainly adders and common lizard), hares and bats are known to be present in this area.</p> <p>There is a need for an environmental impact assessment with a view to identifying important landscape features, probably applying for tree preservation orders.</p>	<p>Policy EN2 – a strategic planning policy which NP policy cannot strengthen.</p> <p>NOTED – the NP’s green infrastructure policy (GE1) identifies and covers the importance of habitat connectivity to biodiversity and maps green infrastructure at a local level. The importance of sites/habitats and their protection is already comprehensively provided for by adopted Core Strategy Policy EN2 – a strategic planning policy which NP policy cannot strengthen.</p> <p>NOTED – the protection of ‘Habitats and Species Outside Designated Sites’ is already comprehensively provided for by adopted Core Strategy Policy EN2 – a strategic planning policy which NP policy cannot strengthen.</p> <p>NOTED – an EIA is not a requirement for NPs. However, the NP has already been subject to a EU screening</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – add community action re identification of significant trees in the NA and</p>
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		<p>opinion report in respect of the need for a Strategic Environmental Assessment, which concluded that such an assessment was not necessary. The final NP will also be subject to a sustainability assessment prior to its submission to CBMDC. Such assessments do not work to identify important landscape features – these have already been largely identified through previous work and are substantially covered by the provisions of Policy GE1. The potential protection of further trees via TPOs is something that could be pursued as a community action.</p>	<p>lobbying of CBMDC re their TPO status. Include setting up of working group to oversee and need to prioritise work in terms of areas/ sites, e.g. identified development sites, LHAs etc.</p>
Policy GE1	<p>CBMDC - There could be some conflict between this policy and Core Strategy Policy EN2 for those sites which are covered by more than one designation. Different policies tests may lead to confusion as to how an application for development should be considered.</p> <p>CBMDC - The intention to protect the Worth Valley is noted, although it was queried how this was to occur. No reference has been made to the Keighley & Worth Valley Railway, which acts a key wildlife corridor</p>	<p>NOTED – it is common for sites to be covered by more than one designation within plans. The comment states that there “could be some conflict between” GE1 and Core Strategy EN2, but no evidence is actually presented nor the view explicitly stated that GE1 is not in general conformity with the strategic elements of the Local Plan (i.e. the actual basic conditions test) in support of this statement. It is considered that GE1 is in general conformity as required.</p> <p>DISAGREE – The Worth Valley GI as shown on The NP Map will be given protection under the terms of Policy GE1 as is clearly stated. The</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	<p>and link between Green Infrastructure areas. It was suggested that the policy could be retitled “Local Green Infrastructure”.</p> <p>Green Emmott Trust/Dickman Assoc - In regard to their land holdings at Mytholmes Lane they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p> <p>Green Emmott Trust/Dickman Assoc - In regard to their land holdings at Baden Street they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p> <p>Green Emmott Trust/Dickman Assoc - Our clients’ land at The Hayfields would make suitable small/medium housing site within the existing settlement boundary.</p> <p>Diocese of Leeds/Alyn Nicholls - Policy GE1 of the Neighbourhood Plan applies to “Green Infrastructure” that seeks to protect land from development that would sever its operation as part of a multi-functional wildlife, amenity and recreational network. The policy</p>	<p>importance of the Keighley & Worth Valley Railway is clearly stated in Appendix 3 (P94) where each element of GI is fully described, based on earlier NE work as referenced. All elements of GI correspond to the GI identified in the 2009 NE work as referenced and on which the GI underpinning Core Strategy Policy SC6 is based. To retitle it ‘LGI’ would be in conflict with SC6, be inaccurate and be a source of confusion.</p> <p>NOTED – objections are dealt with in response to more detailed comments/objections made elsewhere in this table in relation to individual policies.</p> <p>NOTED – objections are dealt with in response to more detailed comments/objections made elsewhere in this table in relation to individual policies.</p> <p>NOTED – the NP will not contain any housing allocations – as such, this is not an issue for this plan. Policy GE1 would not necessarily preclude housing development on this site.</p> <p>DISAGREE – the draft NP Map shows the GI designation in detail not diagrammatically. It is however considered that presentation of the</p>	<p></p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – the built-up areas of Haworth and Cross Roads to be shown on the final submission NP Map at a larger</p>
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	<p>states that any development adjacent to or permitted within “Green Infrastructure” should include measures to enhance or extend it where appropriate. However, on the draft Neighbourhood Plan Map this designation is in diagrammatic form only. The plan does not therefore provide a clear indication of the land to which the policy applies. To avoid ambiguity and provide clarity, boundaries for the “Green Infrastructure” should be identified or in the alternative, the notation should be removed from the Neighbourhood Plan Map.</p> <p>Diocese of Leeds/Alyn Nicholls - These representations focus on three matters which have direct bearing on Our Lady of Lourdes Church and the presbytery. The first matter is the “Green Infrastructure” designation. This is diagrammatic only and as such the Neighbourhood Plan does not provide a clear indication about the specific area to which the policy applies. If this designation is included within the plan it should show detailed boundaries to provide clarity to landowners about whether a specific site falls within the scope of the policy. Alternatively, the designation should be removed from the Neighbourhood Plan Map.</p> <p>Final paragraph should include, word protect - to protect, enhance or extend.</p> <p>I believe that an important area of green space has been omitted from the green infrastructure, namely the area bounded by West Lane, Dimples Lane and the lane from Dimples Lane to the Weavers Hill car park area.</p>	<p>final submission NP Map at a larger scale, with GI boundaries clearly shown, would aid clarity and legibility.</p> <p>DISAGREE – the draft NP Map shows the GI designation in detail not diagrammatically. It is however considered that presentation of the final submission NP Map at a larger scale, with GI boundaries clearly shown, would aid clarity and legibility.</p> <p>DISAGREE – the protection element is already provided in the 1st policy clause.</p> <p>NOTED – GI faithfully reflects the mapping work done by NE in its 2009 study. That work excludes the area in question and as such, that area is excluded in the NP as there is no evidence to support its inclusion. The responder presents no evidence to support its inclusion. It should be noted that the area in question is already designated as Green Belt.</p>	<p>scale, with GI boundaries clearly shown.</p> <p>ACTION – the built-up areas of Haworth and Cross Roads to be shown on the final submission NP Map at a larger scale, with GI boundaries clearly shown.</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>Green Emmott Trust/Dickman Assoc - Furthermore, the 'Green Infrastructure' (green diagonal dotted lines in the NDP map key) is a matter for consideration and allocation at the Local Plan i.e. Bradford City Council level not in the NDP. This is clearly stated in policies SC6 and EN1 of BCS. It is pre-empting the proper planning process and should be removed. We therefore object to this annotation in relation to our clients' site at Mytholme Lane, but also to their land at The Hayfields and Baden Street.</p>	<p>DISAGREE – both Policies SC6 and EN1 refer to the definition/ identification of GI in Local Plan documents – as the NP will form part of the Local Plan once 'made', it is therefore clearly a Local Plan document. As such there is no-pre-emption as asserted. It should be noted that CBMDC have not objected to the inclusion/definition of GI within the NP. No evidence is presented as to why the land indicated should not be included within GI.</p>	<p>NO ACTION</p>
<p>Policy GE2 – Supporting Text</p>	<p>CBMDC - The NPPF sets out the criteria for the designation of Local Green Space. This designation should only be used where the space is:</p> <ul style="list-style-type: none"> • In reasonably close proximity to the community it serves. • Demonstrably special to the local community and hold particular local significance... • Local in character and is not an extensive tract of land. 	<p>AGREED – it is considered that sites listed under Policy GE2 meet the NPPF criteria.</p>	<p>NO ACTION</p>
<p>Policy GE2</p>	<p>CBMDC - The Local Green Spaces are numbered on the Policies map but both the list of sites in the policy and in Appendix 4 are not numbered. It would be useful for the lists to be numbered so that they can be cross referenced with the map.</p> <p>CBMDC - What are the special circumstances?</p>	<p>AGREE – NP Map, policy and appendix should include appropriate site referencing.</p> <p>NOTED – the special circumstances are those relating to Green Belt as set out in the NPPF and as referenced in NP P31, para 2 (NB NPPF para refs to be updated in final submission NP).</p>	<p>ACTION – replicate map site referencing in the final submission policy and Appendix 4.</p> <p>ACTION – update NPPF para refs as indicated.</p>

	<p>CBMDC - Stating development will not be permitted means that rules out anything being developed in these areas. Need to have enabling and facilitating terms used instead.</p>	<p>DISAGREE – the policy wording is entirely consistent with the Green Belt type protection to be afforded LGS as set out in the NPPF. This permits development in the very special circumstances set out in the NPPF.</p>	<p>NO ACTION</p>
	<p>CBMDC - List includes sites that may be protected under other policies.</p>	<p>NOTED – LGS criteria as set out in NPPF do not preclude the LGS designation of sites also protected/covered under other policy designations. LGS criteria are very distinctive, meaning that the basis for LGS designation is likely to be different to the basis for designation under other policies.</p>	<p>NO ACTION</p>
	<p>CBMDC - Need to establish distinction between those areas protected for Recreational value and those due to visual features.</p>	<p>DISAGREE – LGS criteria require no such distinction to be made. A LGS is a LGS – the justification for the designation of individual sites against the criteria is set out in Appendix 4. That justification for any site is likely to rely on a number of factors rather than a single factor such as recreational or visual (NB ‘visual’ is not a specified criterion).</p>	<p>NO ACTION</p>
	<p>CBMDC - Including gardens – may be a problem for the house owner if they wanted to extend their house for example.</p>	<p>NOTED – LGS criteria do not preclude the inclusion of private land such as gardens within designated LGS. If a privately-owned site (garden or otherwise) meets LGS criteria, then it may be so designated. Any application for development,</p>	<p>NO ACTION</p>

	<p>CBMDC - Neighbourhood Plan Map Ref 11 (<i>NB Allotments Off Main Street</i>) - This site is an unallocated piece of land in the RUDP. This site may be more appropriately designated as open space under the allotments typology.</p> <p>CBMDC - Ref 126 (<i>NB Baden Street Woodland</i>) - This site is covered by the following allocations/designations in the RUDP: 1. Safeguarded Land 2. Site of Local Conservation Importance 3. Green Belt The designation of this site as Local Green Space would stop part of the safeguarded site coming forward. However, this part of the site is also designated as a Bradford Wildlife Area. The remaining part of the site is already covered by the Green Belt. The site is included in the SHLAA as HA/016 but it is acknowledged only part of the site could come forward for residential development due to the existence of the woodland. There is no planning permission on the site.</p> <p>CBMDC - Ref 127 (<i>NB Ebor Mill Nature Reserve</i>) - This site is designated as a Bradford Wildlife Area in the RUDP. This could qualify as a LGS.</p> <p>CBMDC - Ref 128 (<i>NB Garden to Worthside House</i>) - The site has no designation in the RUDP. Appendix 4 notes the historical significance of this site.</p> <p>CBMDC - Ref 129 (<i>NB Gas Street Community Garden</i>) - The site has no designation in the RUDP. This site may be more appropriately designated as open space.</p>	<p>including an extension (if not permitted development) would then need to be justified in terms of the very special circumstances required by Green Belt policy.</p> <p>NOTED – this would not constitute a conflict with its LGS designation. No evidence is presented as to why the site should not be designated LGS.</p> <p>NOTED – the LGS designation of the ‘safeguarded land’ portion of the site constitutes a conflict and requires amendment of the LGS boundary. The Green Belt status of the remainder of the site also requires that the benefits of LGS designation over and above Green Belt status be demonstrated.</p> <p>NOTED</p> <p>NOTED</p> <p>NOTED – open space designation would not constitute a conflict with its LGS designation. No evidence is</p>	<p>NO ACTION</p> <p>ACTION – amend LGS boundary as indicated. Review assessment at Appendix 4 to show why additional LGS designation warranted.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>CBMDC - Ref 130 (<i>NB Hall Green Baptist Church Burial Grounds</i>) - This site has no designation in the RUDP. The site is within the Haworth Conservation Area. This site would be more appropriately designated as open space under the cemeteries typology. The boundary as drawn also includes the Church building.</p> <p>CBMDC - Ref 131 (<i>NB Haworth Brow – Dean St/Portland St</i>) - This site has no designation in the RUDP. The details in appendix 4 describes part of the site as allotments but it is unclear where these are. The site would be more appropriately designated as open space under the amenity green space typology. However, this site is included in the SHLAA as HA/007. It is noted that although the site is available there are no plans to bring it forward for development at the present time.</p> <p>CBMDC - Ref 1 (<i>NB Haworth Central Park</i>) - This site is designated as a Recreation Open Space in the RUDP. It is also listed as a Historic Park and Garden by Historic England. The site is in the Haworth Conservation Area. This site has a clear historical and local value and therefore could be suitable as a LGS, although it is already protected by a number of existing designations.</p> <p>CBMDC - Ref 2 (<i>NB Haworth Cricket Pitch</i>) - This site is designated as a playing field and Green Belt in the RUDP and is within the Haworth Conservation Area. It is unclear what additional protection the LGS designation would provide to this site.</p>	<p>presented as to why the site should not be designated LGS.</p> <p>NOTED – open space designation would not constitute a conflict with its LGS designation. No evidence is presented as to why the site should not be designated LGS. The boundary should exclude the church building, although the LGS criteria do not preclude the inclusion of buildings within LGS boundaries.</p> <p>NOTED – open space designation would not constitute a conflict with its LGS designation. No evidence is presented as to why the site should not be designated LGS. The site does not include formal allotments – as such the Appendix 4 assessment should be amended and the use of the terms garden or smallholdings substituted. The areas of the site in such use should also be specified.</p> <p>NOTED – existing designations applying to the site do not preclude its additional designation as LGS.</p> <p>NOTED - the Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status be demonstrated.</p>	<p>ACTION – redraw boundary on final submission NP Map to exclude the church building.</p> <p>ACTION – amend Appendix 4 assessment as indicated.</p> <p>NO ACTION</p> <p>ACTION – review assessment at Appendix 4 to show why additional LGS designation warranted.</p>
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	<p>CBMDC - Ref 132 (<i>NB Haworth Old Hall Grounds</i>) - This site has no designation in the RUDP. The site has historical value as it provides the setting for Haworth Old Hall.</p> <p>CBMDC - Ref 133 (<i>NB Haworth Primary School Grounds</i>) - The reference number on the map is incorrect (<i>i.e. site is referenced incorrectly as 134</i>). Part of this site is designated as fields in the RUDP. This site also covers Haworth Primary School – the boundary of this site would need to be checked. The site is within the Haworth Conservation Area.</p> <p>CBMDC - Ref 134 (<i>NB Haworth Tennis Courts</i>) - The reference number on the map is incorrect (<i>i.e. site is shown incorrectly as 133</i>). This site has no designation in the RUDP. This site is mainly occupied by tarmaced sports areas. The site may be more appropriately designated as open space under the outdoor sports typology.</p> <p>CBMDC - Ref 135 (<i>NB Land at Haworth Village Hall</i>) - This site has no specific designation in the RUDP. The site is within the Haworth Conservation Area. The site is used in conjunction with the village hall. This site may be more appropriately designated as open space.</p> <p>CBMDC - Ref 136 (<i>NB Land to Rear of Main Street</i>) - This site has no specific designation in the RUDP. The site is within the Haworth Conservation Area. This site may be more appropriately designated as open space.</p> <p>CBMDC - Ref 137 (<i>NB Mytholmes Lane Village Green Space/The Donkey Fields</i>). Designated Open Space K/OS7.7 land is important to</p>	<p>NOTED</p> <p>NOTED – site map referencing is incorrect and needs to be amended on the final submission NP Map. The boundary should exclude the school building, although the LGS criteria do not preclude the inclusion of buildings within LGS boundaries.</p> <p>NOTED – site map referencing is incorrect and needs to be amended on the final submission NP Map. Open space designation would not constitute a conflict with its LGS designation. No evidence is presented as to why the site should not be designated LGS.</p> <p>NOTED - open space designation would not constitute a conflict with its LGS designation. No evidence is presented as to why the site should not be designated LGS.</p> <p>NOTED - open space designation would not constitute a conflict with its LGS designation. No evidence is presented as to why the site should not be designated LGS.</p> <p>NOTED – Appendix 4 assessment reference to ‘NP wildlife corridor’</p>	<p>NO ACTION</p> <p>ACTION – amend map referencing on final submission NP Map. Redraw boundary on final submission NP Map to exclude the school building.</p> <p>ACTION – amend map referencing on final submission NP Map.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – amend Appendix 4 assessment as indicated.</p>
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	<p>the setting of Haworth. In the SHLAA HA/023 however classified as unsuitable. Document cites wildlife value as part of NP Wildlife Corridor but this is a proposed designation not an adopted one. Location the centre of the settlement supports recreational and tranquillity criteria.</p> <p>CBMDC - Ref 3 (<i>NB Mytholmes Rec</i>). Small play area which is designated GB under GB1. Adjacent SHLAA site HA/006 though not considered to be achievable. I would question if is demonstrably special as could be replicated should there be need and already offered significant protection as part of the GB.</p> <p>CBMDC - Ref 12 (<i>NB Rawdon Road Allotments</i>). Designated allotments in centre of settlement so meet guidance in PPG.</p> <p>CBMDC - Ref 138 (<i>NB West Lane Baptist Church Burial Grounds</i>). Within Conservation Area and the setting of a Listed building (church), well connected to local area.</p> <p>CBMDC - Ref 139 (<i>NB West Lane Methodist Chapel</i>). Green Belt and within Conservation Area. Closed burial grounds to rear of Church on edge of settlement. Not clear what additional protection LGS designation would provide.</p> <p>CBMDC - Ref 140 (<i>NB Woodlands Estate (Land to East of Sun Street/Ivy Bank Lane)</i>). Designated as Village Greenspace in UDP "An area of parkland that contributes to the attractive setting of Haworth, particularly from the Keighley and Worth Valley Railway to the east." Part of the Conservation Area. In the setting of Grade II Listed Building – Woodlands. HA/011-12 in the SHLAA though considered unsuitable.</p>	<p>should be amended to a more generic reference to likely value in light of mapping work in NE 2009 study.</p> <p>NOTED – Appendix 4 assessment needs to be revisited in order to review evidence for the site’s ‘demonstrable specialness’. The Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status also be demonstrated.</p> <p>NOTED</p> <p>NOTED</p> <p>NOTED – Appendix 4 assessment needs to be revisited as the Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status be demonstrated.</p> <p>NOTED</p>	<p>ACTION – review assessment at Appendix 4 re 'demonstrable specialness' and to show why additional LGS designation warranted.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – review assessment at Appendix 4 to show why additional LGS designation warranted.</p> <p>NO ACTION</p>
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	<p>Private land with no public access although it has historical and biological value.</p> <p>CBMDC - Ref 5 (<i>NB Cross Roads Park</i>). Partially designated as Recreation Open Space within a settlement K/OS2.4. Includes a restored bowling pavilion and a war memorial and is a well-used asset. A good candidate and seems the sort of place this designation is best intended for.</p> <p>CBMDC - Ref 7 (<i>NB Land Adj Longacres Park</i>). Query map as current boundary includes the actual park. Northern part of the site is Green Belt and the southern is designated as Open Land in Settlement K/OS7.7. Unclear what additional protection LGS designation would provide. Unsure whether it is demonstrably of special local interest. HA/004 in the SHLAA, it is noted that although the site is available there are no plans to bring it forward for development at the present time.</p> <p>CBMDC - Ref 9 (<i>NB Land off Bingley Road</i>). Small green area on edge of settlement, predominantly Green Belt. Whilst some evidence is given it is unclear whether it could be considered demonstrably special to local community. HA/034 in SHLAA, It is noted that although the site is available there are no plans to bring it forward for development at the present time. The site would be more appropriately designated as open space under the amenity greenspace typology.</p> <p>CBMDC - Ref 141 (<i>NB Land Off Halifax Road</i>). Within settlement limits, limited access and community value being used as an informal garden/recreation space by a small group of houses. No other formal</p>	<p>NOTED</p> <p>NOTED – LGS boundary needs to be checked against park boundary. Appendix 4 assessment needs to be revisited in order to review evidence for the site’s ‘demonstrable specialness’. The part Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status also be demonstrated.</p> <p>NOTED - Appendix 4 assessment needs to be revisited in order to review evidence for the site’s ‘demonstrable specialness’. The predominant Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status also be demonstrated. Open space designation would not constitute a conflict with its LGS designation.</p> <p>NOTED – Appendix 4 assessment should be revisited to review robustness in light of comments. Open space designation would not</p>	<p>NO ACTION</p> <p>ACTION – meet with CBMDC officers to obtain information on definitive park boundary. Review assessment at Appendix 4 re ‘demonstrable specialness’ and to show why additional LGS designation warranted as well as Green Belt status.</p> <p>ACTION – review assessment at Appendix 4 re ‘demonstrable specialness’ and to show why additional LGS designation warranted as well as Green Belt status.</p> <p>ACTION – review Appendix 4 assessment as indicated.</p>
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	<p>protection. This site may be more appropriately designated as open space.</p> <p>CBMDC - Ref 6 (<i>NB Lees School Field</i>). Designated as Playing Fields (OS3) in UDP. Clear community value as local gala held here.</p> <p>CBMDC - Ref 4 (<i>NB Longacres Park (Massey Fields Play Area)</i>). Query the boundary as the actual park area is adjacent Massey Fields residential street but on plan this forms part of site 7 (Land Adjacent to Longacres Park). Designated as Green Belt, localised use, small park for local residents. Unsure whether LGS would offer any extra benefit. This site may be more appropriately designated as open space.</p> <p>CBMDC - Ref 142 (<i>NB Murgatroyd Wood</i>). Green Belt land with a blanket TPO, out with settlement boundaries. Private woodland. Large tract of land on edge of settlement with limited accessibility. Would suggest this is not a good candidate for LGS.</p> <p>CBMDC - Ref 13 (<i>NB Stanbury Cemetery</i>). Designated Green Belt and Site of Local Conservation Importance K/NE9.71. Out with settlement boundaries and could not be considered in close proximity to the community serves. As the site already benefits from significant</p>	<p>constitute a conflict with LGS designation.</p> <p>NOTED</p> <p>NOTED – LGS boundary needs to be checked against park boundary. Appendix 4 assessment needs to be revisited in order to review evidence for the site’s ‘demonstrable specialness’. The Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status also be demonstrated. Open space designation would not constitute a conflict with LGS designation.</p> <p>NOTED - the Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status be demonstrated. Assessment should also be revisited in light of site size. Site performed well against all assessment criteria (ref Appendix 4). Blanket TPO, private ownership and limited access do not in themselves render the site ineligible as LGS.</p> <p>NOTED - the Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status be demonstrated. Assessment should also be revisited</p>	<p>NO ACTION</p> <p>ACTION – meet with CBMDC officers to obtain information on definitive park boundary. Review assessment at Appendix 4 re ‘demonstrable specialness’ and to show why additional LGS designation warranted as well as Green Belt status.</p> <p>ACTION – review assessment at Appendix 4 to show why additional LGS designation warranted as well as Green Belt status and to re-assess size eligibility.</p> <p>ACTION – review assessment at Appendix 4 to show why additional LGS designation warranted as well as Green Belt status and to re-assess</p>
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	<p>protections and due to its location it is not considered to be a good candidate for a LGS.</p> <p>CBMDC - Ref 8 (<i>NB Stanbury Playground</i>). Designated Green Belt. Playground in a small settlement and only formal green space in the village. The site may be more appropriately designated as open space under the provision for children typology.</p> <p>CBMDC - It was suggested that these could be merged into one policy for Local Green spaces?</p> <p>Historic England - Site HA/007-Portland Street. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. The patchwork of fields on this rising land is prominent in views from the gap adjacent to Butt Lane in the otherwise built-up frontage of the eastern side of Main Street in the Haworth Conservation Area. The loss of this open area and its subsequent development would urbanise this rural prospect from the centre of the village causing harm to the setting of this part of the Conservation Area. Designate this land as "local Green Space".</p> <p>Historic England - Site HA/008-Ashlar Close. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which</p>	<p>in light of comment re proximity to the community. Existing designations do not preclude LGS designation if site meets LGS criteria.</p> <p>NOTED - the Green Belt status of the site requires that the benefits of LGS designation over and above Green Belt status be demonstrated. Open space designation would not constitute a conflict with LGS designation.</p> <p>DISAGREE – NPPF provides only for the protection of identified LGS sites. As such, it is considered that this dimension be kept separate any additional policy provision in respect of enhancement.</p> <p>AGREE – this site is already proposed for designation (as 'Haworth Brow – Dean Street/Portland Street') as LGS in Policy GE2.</p> <p>NOTED – site should be assessed as a candidate LGS in light of evidence presented.</p>	<p>issue of close proximity to community.</p> <p>ACTION – review assessment at Appendix 4 to show why additional LGS designation warranted as well as Green Belt status.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – assess 'Ashlar Close' site as a candidate LGS.</p>
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	<p>makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. The patchwork of fields on this rising land is prominent in views from the gap adjacent to Butt Lane in the otherwise built-up frontage of the eastern side of Main Street in the Haworth Conservation Area. The loss of this open area and its subsequent development would urbanise this rural prospect from the centre of the village causing harm to the setting of this part of the Conservation Area. Designate this land as “local Green Space”.</p> <p>Historic England - HA/011 & HA/012 –Sun Street. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. This site is identified in the 2007 Haworth Conservation Area Appraisal as being a ‘Key Open Space’ in the Conservation Area. Designate this land as “local Green Space”.</p> <p>Historic England - HA/013 Bramwell Drive/Marsh Lane. Historic England does not consider that this site should be allocated for development because development will lead the loss or interruption of the panoramic views both into and out of the conservation area. The Haworth Conservation Area Assessment (April 2003) identifies the panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village as being a key component of the “outstanding setting” for the Haworth Conservation Area. This site adjoins the Haworth Conservation Area. The patchwork of fields on this rising land to the south of the village (which has remained virtually intact since the 1894 OS map) is prominent in views towards the settlement from the east. The loss of this open area and its subsequent development would be particularly prominent in views towards Haworth from the opposite hillside and from approaches to the village causing harm to the landscape setting of this important historic settlement. Designate this land as “local Green Space”.</p>	<p>AGREE – this site is already proposed for designation (as ‘Woodlands Estate(Land to East of Sun Street/Ivy Bank Lane)’) as LGS in Policy GE2.</p> <p>DISAGREE – a cursory assessment of this agricultural site suggests that it would not meet NPPF LGS eligibility criteria – it is likely to be viewed as an ‘extensive tract of land’; not in close proximity to the community (barring a few residential properties to the north); has no recreational value; no known wildlife/infrastructure value; no known inherent historical value; and at best limited public access. Its landscape value in relation to the CA and associated historical setting for the CA is unlikely on its own to constitute a demonstrably special site of value to the local community.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
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	<p>Historic England - Site HA/014-Weavers Hill. Historic England does not consider that this site should be allocated for development because development will lead the loss or interruption of the panoramic views both into and out of the conservation area. The patchwork of fields on this rising land to the west of the village (which has remained virtually intact since the 1892 OS map) is prominent in views towards the settlement from the east. The loss of this open area and its subsequent development would be particularly prominent in views towards Haworth from the opposite hillside and from approaches to the village causing harm to the landscape setting of this important historic settlement. Designate this land as "local Green Space".</p> <p>Historic England - Site HA/015-Brow Top Road. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. The patchwork of fields on this rising land is prominent in views from the gap adjacent to Butt Lane in the otherwise built-up frontage of the eastern side of Main Street in the Haworth Conservation Area. The loss of this open area and its subsequent development would urbanise this rural prospect from the centre of the village causing harm to the setting of this part of the Conservation Area. Designate this land as "local Green Space".</p> <p>Historic England - HA/022-West Lane. Historic England does not consider that this site should be allocated for development because development will lead to the loss of a building or other element which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm. The Haworth Conservation Area Assessment (April 2003) identifies the panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village as being a key component of the</p>	<p>It should be noted that the site is already designated Green Belt.</p> <p>NOTED – site should be assessed as a candidate LGS in light of evidence presented (and in light of 25% of site – east portion - being designated 'village green space' in the RUDP and site being in close proximity to centre of Haworth village).</p> <p>NOTED – site should be assessed as a candidate LGS in light of evidence presented (and in light of site's wooded nature, bi-secting path and position within green infrastructure as identified by 2019 EN study).</p> <p>NOTED – site should be assessed as a candidate LGS in light of evidence presented.</p>	<p>ACTION – assess 'Weaver's Hill' site as a candidate LGS.</p> <p>ACTION – assess 'Brow Top Road' site as a candidate LGS.</p> <p>ACTION – assess 'West Lane' site as a candidate LGS.</p>
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	<p>“outstanding setting” for the Haworth Conservation Area. This site adjoins the boundary of the Haworth Conservation Area. 70 and 72 West Lane, opposite this site, are Grade II Listed Buildings. This rising field forms part of the landscape setting of the settlement and contributes to the approach to the Conservation Area from the west. There are views across this site towards the Conservation Area from Dimples Lane. There is also a public footpath along the southern boundary of the site to The Parsonage and Church. The loss of this open area and its subsequent development will harm the landscape setting of Haworth and the character of this part of the Conservation Area and harm the character of the public footpath to The Bronte Parsonage. Designate this land as “local Green Space”.</p> <p>Historic England - Site HA/028 (<i>NB Hawkcliffe Farm</i>). Historic England does not consider that this site should be allocated for development because development will lead the loss or interruption of the panoramic views both into and out of the conservation area. The Haworth Conservation Area Assessment (April 2003) identifies the panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village as being a key component of the “outstanding setting” for the Haworth Conservation Area. This site adjoins the Haworth Conservation Area. The patchwork of fields on this rising land to the south of the village (which has remained virtually intact since the 1894 OS map) is prominent in views towards the settlement from the east. The loss of this open area and its subsequent development would be particularly prominent in views towards Haworth from the opposite hillside and from approaches to the village causing harm to the landscape setting of this important historic settlement. Designate this land as “local Green Space”.</p> <p>Green Emmott Trust/Dickman Assoc - In March 2018 we responded on behalf of our clients to your NDP ‘informal Sites consultation’ which only asked us about our clients’ land to the west of Main Street which is currently used as allotments (Site number GS14 but now shown as Site 11 on the Neighbourhood Plan Map as part of this consultation).</p>	<p>DISAGREE – a cursory assessment of this agricultural site suggests that it would not meet NPPF LGS eligibility criteria – it is not in close proximity to the community; has no recreational value; no known inherent historical value; and at best limited public access. Its landscape value in relation to the CA and associated historical setting for the CA, plus its position within green infrastructure as identified by 2019 EN study, are unlikely on their own to constitute a demonstrably special site of value to the local community. It should be noted that the site is already designated Green Belt.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p>
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	<p>We confirmed their broad agreement to this being a Local Green Space but also pointed out the inconsistencies with the NPPF which at that time was the 2012 version. The NPPF2018 at paras 99 and 100 refers specifically to Local Green Space:</p> <p>'99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.</p> <p>100. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.'</p> <p>Given this site west of Main Street is within the settlement boundary and within the Conservation Area as well as adjacent to one of the main footpath links from the Main car park to the Parsonage it is in close proximity to the community it serves and is not an extensive tract of land and provides a local community resource. The Trustees confirm their broad agreement to this land being allotments and Local Green Space and being included in NDP policy GE2.</p> <p>Green Emmott Trust/Dickman Assoc - In our response in March 2018 to the informal request form regarding the allotments site west of Main Street we commented that NDP policy GE2 only refers to 'very special circumstances' but did not reflect fully the intent of the NPPF 2012 (paras 87 & 88). In NPPF 2018 firstly para 101 explains the relation of Local Green Space and Green Belt and paras 140 and 141 reiterate former paras 87 & 88 of NPPF2012. Para 141 of NPPF20018 states: "Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other</p>	<p>DISAGREE – Policy GE2 refers to 'very special circumstances'. P31 para 2 clearly explains that this relates to those 'very special circumstances' as set out in the NPPF (NB para numbers to be updated in final submission NP). As such, the NP fully reflects the intent of the NPPF.</p>	<p>NO ACTION</p>
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	<p>harm resulting from the proposal, is clearly outweighed by other considerations.'</p> <p>Green Emmott Trust/Dickman Assc - Our clients' site at West Lane is a rarity in Haworth - a flat site. It is in easy walking distance of the main services and facilities and is on a bus route. It would make an ideal location for residential development and given its sustainable location and proximity to the village centre potentially suitable for senior accommodation.</p> <p>Green Emmott Trust/Dickman Assc - Our clients support the continued use of their land west of Main Street as allotments.</p> <p>Green Emmott Trust/Dickman Assc - In regard to their land holdings at Baden Street they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p> <p>Green Emmott Trust/Dickman Assc - In regard to their land holdings at Mytholmes Lane they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p> <p>Green Emmott Trust/Dickman Associates - Continuing on the matter of our clients' land and Local Green Space we turn to their land off Mytholmes Lane (shown as site 137 Mytholmes Lane Village Greenspace/Donkey Field on the map accompanying this consultation). The proposed allocation as Local Green Space seems to be a 'carry over' from the out of date Bradford Open Space 2008 spreadsheet and the site name used in the 2008 document and used</p>	<p>NOTED – the NP is silent on this site. The NP does not and will not include any land use allocations. It should be noted that the site is designated Green Belt and that as such, the NP could not allocate the site for housing or any other purpose even if this were considered desirable, as NPs cannot alter Green Belt boundaries.</p> <p>NOTED</p> <p>NOTED – objections are dealt with in response to more detailed comments/objections made elsewhere in this table in relation to individual policies.</p> <p>NOTED – objections are dealt with in response to more detailed comments/objections made elsewhere in this table in relation to individual policies.</p> <p>DISAGREE – the site designation is not a 'carry over' from the previous CBMDC list/map. Site was subject to an independent 2018 assessment as a candidate LGS site against NPPF LGS criteria as set out in Appendix 4 (NB criteria have not changed</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>on the NDP Plan whilst including ‘greenspace’ in the name does not equate to it being ‘Local Green Space’ which is a specific planning designation. Our clients’ object most strongly to this allocation and seek the removal of Local Green Space allocation from their land at Mytholmes Lane as the allocation is not policy compliant and is not based on an up to date assessment as required by NPPF para 96. Our clients seek its removal from the list in NDP policy GE2. Considering the site against the criteria set out in NPPF it does not meet with the most up to date national criteria for allocation as Local Green Space nor the criteria for Local Green Space in Policy EN1 of the adopted Bradford Core Strategy 2017(BCS).</p> <p>Green Emmott Trust/Dickman Assoc - The Green Emmott Trust’s land off Mytholmes Lane is an extensive tract of agricultural land let to a tenant farmer as grazing land. It has no distinctive quality, it is a farmer’s field. By that fact alone it will not have any ecological value. It has public footpaths on 2 sides (East and West) but is, in itself, private land. It is a large triangular parcel within the Haworth settlement boundary in a highly sustainable location which has the potential to offer investment opportunities which have been identified as required in Haworth in the adopted BCS.</p> <p>Green Emmott Trust/Dickman Assoc - Our clients’ site at Mytholmes Lane should be removed from the list in NDP policy GE2 and Appendix 4.</p> <p>Green Emmott Trust/Dickman Assoc - Our clients’ site at Mytholmes Lane should be removed from the list in NDP policy GE2.</p>	<p>between 2012 and 2018 NPPF). No evidence has been offered as to why the site designation is not policy compliant, i.e. in relation to NPPF LGS criteria. Similarly, no evidence is offered as to why the site designation does not meet with the LGS criteria in Core Strategy Policy EN1 (NB derived as they are/must be from NPPF). It is considered that the designation is in general conformity with the strategic elements of the Local Plan as required by basic conditions.</p> <p>NOTED – the site has been assessed (Appendix 4) as having wildlife (ecological) infrastructure value by virtue of its position within Green Infrastructure as identified in NE’s 2009 study (ref P30). It is capable of community enjoyment by virtue of its 2 flanking public footpaths. Ownership is not a NPPF criterion for LGS designation. Assessment should be revisited in light of site size and comment that it is an extensive tract of land. The NP does not and will not include any land use allocations.</p> <p>NOTED - assessment should be revisited in light of site size and comment that it is an extensive tract of land.</p>	<p>ACTION – review assessment at Appendix 4 to re-assess size eligibility.</p> <p>ACTION – review assessment at Appendix 4 to re-assess size eligibility.</p>
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	<p>NDP policy GE2 still excludes, when in fact it should include, the explanation of what is meant by and how to assess ‘very special circumstances’ in line with NPPF2018. We object to this lack of clarity in policy GE2.</p> <p>Sounds dodgy and vague.</p> <p>Paragraph 2 Local Green Space is good and very important. Under list of sites we have Hall Green Baptist Burial Ground, under Cross Roads, equally important, possibly more so Lees Methodist Church grounds, not least benefit to residents or Lees Worth Court, importance in size and mature trees.</p> <p>An important area of Local Green Space has been omitted from the list, namely the land bounded by housing on the South side of West Lane and the parsonage area, West Lane, Dimples Lane and the lane from Dimples Lane to the Weavers Hill car park. This area meets all of the qualifying criteria for a Local Green Space: 1. Adjacent to existing properties: It is adjacent to properties on West Lane. 2. Local or</p>	<p>DISAGREE – Policy GE2 refers to ‘very special circumstances’. P31 para 2 clearly explains that this relates to those ‘very special circumstances’ as set out in the NPPF (NB para numbers to be updated in final submission NP). For policy to explain this would constitute an unnecessary duplication of NPPF. It is considered that there is no lack of clarity; rather there is full and appropriate regard to national policy as required in basic conditions.</p> <p>DISAGREE – the policy wording is concise and precise within the context of what is permissible under the terms of national planning policy on LGS as set out in the NPPF.</p> <p>NOTED – Lees Methodist Church Grounds were assessed as a candidate LGS site and rejected. Lees Worth Court is a new candidate site suggestion, but local knowledge indicates it will not meet LGS criteria. Leeds Methodist Grounds should be re-assessed in light of evidence presented.</p> <p>NOTED – a cursory assessment of this agricultural site suggests that it is unlikely to meet the NPPF LGS site size eligibility criteria, i.e. it is likely to be viewed as an ‘extensive tract of land’. In view of the evidence</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – re-assess Lees Methodist Church Grounds as candidate LGS.</p> <p>ACTION – assess/re-assess sites as candidate LGS as indicated.</p>
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	<p>Community value: Used by hikers on the way from the parsonage to Top Withins, used by dog walkers, used as a picnic site in summer by tourists and locals and as a sledging venue in the snow in Winter. 3. Landscape value: Scenic grassland often photographed by tourists. Tourists also enjoy the view of the Victorian villas on West Lane and the Worth valley in the background. The open area view is enjoyed by anyone walking along West Lane. 4. Historic value: Old stone footpath leading from parsonage to the moors and Top Withens possibly trod by the Brontes. 5.Recreational Value: walking, dog walking, picnicing and sledging in winter. 6. Wildlife or green infrastructure value: Rabbits live on the site and pheasants and birds are always present. Clearly linked to the open countryside of Penistone Hill to the West. Sheep are usually grazing in the field. I strongly recommend that this site should be designated as a Local Green Space.</p> <p>Particularly keen on protecting "Haworth Brow – Dean Street/Portland Street" from any development.</p> <p>Impossible to do this. Green Belt status does not offer ultimate protection - it is graded and can be downgraded - not sure what purpose this policy could achieve save giving residents false hopes re protecting an area that could be taken back.</p>	<p>presented however, an assessment should be carried out, and consideration given to whether part(s), if not the whole, of the site may be eligible. It should be noted that the site is already designated Green Belt.</p> <p>NOTED</p> <p>DISAGREE – what is effectively Green Belt status for the listed sites gives them the best available protection against development. There is no such thing as ultimate protection within the context of current national planning policy. Unlike pure Green Belt designation conferred by CBMDC through its Local Plan, the LGS designations are conferred by the NP, prepared by the parish council and could only be removed by the parish council through a NP review.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy GE3	CBMDC - It was suggested that these could be merged into one policy for Local Green spaces?	DISAGREE – NPPF provides only for the protection of identified LGS sites. As such, it is considered that this dimension be kept separate from any	NO ACTION

	<p>CBMDC - The policy wording should be tightened to ensure that it does not have unintended consequences. It would be useful to clarify that development which is acceptable in principle means development which meets the requirements of the policies in the NDP and Local Plan. Suggested alternative wording: <i>“Development which would result in the enhancement of a designated Local Green Space site where improvement is needed, and which complies with other policies in this Neighbourhood Plan and the Local Plan will be encouraged”</i>.</p> <p>Comments above also apply.</p> <p>Comments as GE2.</p>	<p>additional policy provision in respect of enhancement.</p> <p>AGREED – the suggested policy wording represents an improvement to the existing wording.</p> <p>NOTED</p> <p>NOTED</p>	<p>ACTION – amend policy wording as suggested.</p> <p>NO ACTION</p> <p>NO ACTION</p>
Policy GE4	<p>CBMDC - It is important to clarify the terminology used in the plan. There is potential for confusion through the use of the term ‘Green Space’. The plan makes reference to the Bradford Open Space Assessment as part of the evidence base and the policy makes reference to typologies which are associated with open space. The policy refers to Green Space which could be confused with the ‘Local Green Space’ designation. It would be more appropriate for the Policy to be renamed to Provision of New Open Space and for the policy refer to open space rather than green space. Does the policy wording need to be stronger? Does the Steering Group just want to encourage the provision of new open space or does it want to support it or require it?</p> <p>Green Emmott Trust/Dickman Assoc - They also object most strongly to its (<i>NB Land at Mytholmes Lane</i>) inclusion in NDP policy GE4 as amenity greenspace for the reasons set out herewith.</p>	<p>NOTED – the suggested policy re-wording represents an improvement to the existing wording. It is considered that a stronger policy ‘requiring’ particular specified types of green (open) space to be provided by any type of development (i.e. not just housing) would exceed, i.e. not be in general conformity with, Core Strategy Policy EN1. As such the intention is to encourage (NB it is considered that ‘supported’ in the final line should be amended to ‘encouraged’).</p> <p>DISAGREE – Policy GE4 is a generic policy encouraging the provision of new green space of particular types linked to new development, with a specific support for amenity</p>	<p>ACTION – amend policy wording as suggested.</p> <p>NO ACTION</p>

	<p>They also object to its inclusion in NDP policy GE4 as amenity greenspace for the reasons set out in this letter of objection.</p> <p>Harworth Group/Barton Willmore - Whilst our Client is generally supportive of the provision of new greenspace within developments the contents of Policy GE4 require further clarification, in particular, how the policy would be utilised in the determination of planning applications given Bradford Council have a relevant policy on the provision of greenspace within the adopted Core Strategy.</p> <p>Policy GE4 states that “development acceptable in principle , which would result in or contribute to the provision of new green space, in the following categories, will be encouraged ” . There are instances where the provision of greenspace is not practically possible on new developments and a financial contribution can be paid in lieu of on-site provision, an approach which is advocated in Policy EN1 of the Core Strategy.</p> <p>We would question the requirement of Policy GE4 as it appears to conflict with Policy EN1 of the Core Strategy, which is a more thorough policy and provides support for both on-site and off-site provision in order to enhance greenspace provision.</p> <p>For example, the policy as drafted provides no guidance as to how an application which provides a financial contribution in lieu of on-site provision will be viewed in the context of the neighbourhood plan. As such, we would advise that this policy is either deleted, or greater clarification is provided to address the issues above.</p> <p>Harworth Group/Barton Willmore - It is considered that the majority of policies have been formed on a logical basis, however, our Client would recommend that alterations are made to the current wording of</p>	<p>greenspace in the Mytholmes area of north Haworth. It does not specify or relate to any particular piece of land, including land in the ownership of the Green Emmott Trust. As such, the objection is unnecessary as the policy does not relate to the site indicated.</p> <p>NOTED - Policy GE4 is a generic policy encouraging the provision of new green space of particular types linked to new development, with a specific support for amenity greenspace in the Mytholmes area of north Haworth. It does not require such provision (hence the absence of the word ‘require’ in the policy). As such, it does not preclude financial contributions in lieu and is considered to be in full conformity with Core Strategy Policy EN1.</p> <p>NOTED – see comments re individual policy comments.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
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	<p>policies BHDD1, GE4, H5 and H8 and we would request that our duly made concerns are properly considered.</p> <p>Doesn't the open space, with footpath, behind Mytholmes and leading across towards the park count?</p> <p>Although see comments above. Allotments have different protection but again can be taken back by councils need to NSALG on board with this policy.</p>	<p>NOTED – the land in question is not designated open space. As such, it does not 'count' towards the area's open space provision.</p> <p>NOTED – it is unclear of the comment's relevance to the policy's encouragement of new allotment provision.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy GE5	<p>CBMDC - This policy relates to a specific site that the Steering Group wish to see brought back into use as a new green space. Is the site in public ownership? Is the site likely to be delivered for the proposed use? Should the policy wording be strengthened to restrict other types of development on this site?</p> <p>CBMDC - The wording of the policy provides criteria if the site is developed for green space purposes - but it doesn't restrict the site for other types of development. The Steering Group may want to strengthen the wording of the policy to address this issue.</p> <p>CBMDC - It was queried whether the reservoir surplus to requirements and whether the proposal will come forward in the plan period together any infrastructure to make supported? It is noted that it is not included on the Green Infrastructure list. It was also queried as to whether it should an allocation.</p>	<p>NOTED – the policy is aspirational and does not allocate the site for the suggested use. As such it is considered not possible to strengthen the wording to preclude other types of development. It should be noted that the site is in Green Belt and part of a Site of Local Wildlife Importance, hence already restricting permissible development. The site ownership is split between Skipton Properties (reservoir) and Holmes/Greenhead Farm (field to east). Skipton properties have indicated in the past their openness to angling use of the reservoir, subject to conditions.</p> <p>NOTED – the policy is not an allocation – as such there is considered to be no issue of deliverability within the plan period. The site is proposed as Green</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	ie the need for a management plan, with phased policies as the site develops.	Infrastructure under Policy GE1 (ref NP Map). The reservoir was a mill supply reservoir (NB mill now long gone) never a drinking supply reservoir. NOTED – a management plan is considered essential if the policy aspiration for the site becomes a reality.	NO ACTION
Policy CF1	<p>CBMDC - The policy states that every change of use of commercially provided community facilities should demonstrate that it is no longer viable has been market for its current use for the period of 1 year. It is felt that policy wording should be clearer regarding these circumstances to aid interpretation and decision making.</p> <p>Diocese of Leeds/Alyn Nicholls - The draft Neighbourhood Plan Map identifies the church and church house as a community facility (Blue No. 41) and the church as a non-designated heritage asset (Blue No. 149). Draft Policy CF1: Protection and Enhancement of Community Facilities, states that development that would result in the loss of identified community facilities (identified on the Neighbourhood Plan Map and detailed in Appendix 6 of the Neighbourhood Plan) should involve the provision of alternative equivalent facilities elsewhere within the neighbourhood area whenever a sufficient level of continuing community need is identified. The policy goes on to state that a commercially provided community facility will constitute an exception where it can be demonstrated that operation of an existing facility is no longer viable in terms of market attractiveness following the marketing of the facility for at least one year. Appendix 6 to the Neighbourhood Plan simply provides a list of identified community facilities. The church and church house are one of nine community facilities falling under the heading “Religious”.</p>	<p>NOTED – further information as to what exactly needs clarifying and how would be useful.</p> <p>NOTED – the simple list of community facilities at Appendix 6 is underpinned by an evidence base document detailing the community services provided by each facility, based in many cases on information provided by those facilities. Policy supporting text should be amended to include reference to this document.</p>	<p>ACTION – meet with CBMDC officers to obtain more information on clarification needed.</p> <p>ACTION – amend policy preamble to include reference to evidence base document as indicated.</p>

	<p>Diocese of Leeds/Alyn Nicholls - This policy designation presupposes that the current use of the (<i>NB Roman Catholic Church</i>) church house is as a community facility. The policy also places significant limitations on the future use of the church house (and indeed church) if it becomes surplus to the requirements of the Diocese.</p> <p>Diocese of Leeds/Alyn Nicholls - Policy CF1 cannot apply to the church house because it is presently in residential use. The Neighbourhood Plan designation cannot change the lawful use of the building. Furthermore, if the house becomes surplus to requirements it could be sold on the open market as a house. The reality is that the house is not in a community use and as a consequence, the designation in the draft Neighbourhood Plan should be removed.</p>	<p>NOTED - The information supplied to the PC by the facility (NB the parish priest) in respect of the church/church house includes the following:-“the adjacent church house (which) has the downstairs turned into a meeting room with a kitchen and toilet facilities. The plan moving forward, as there is no longer a resident priest, is to sell the house and build a new hall attached to the church. This will be purpose-built and much more suitable to what the church has at present”. This is the basis on which the church house is listed as a facility. The plan as indicated above would satisfy the policy, suggesting that it would not constitute a significant limitation on future use as the intention would seem to be to act in accordance with the policy. All that said, it is accepted that the church house is not a community facility and that as such it should be removed from the Appendix 6 listing.</p> <p>NOTED – the information as supplied to the PC (ref evidence base document referenced above) indicated that the church house is in community use. If this is not the case, then the church house should be omitted from the listed facility.</p>	<p>ACTION – remove church house from appendix 6 listing under ‘Religious’ P128.</p> <p>ACTION – remove church house from appendix 6 listing under ‘Religious’ P128.</p>
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	<p>Diocese of Leeds/Alyn Nicholls - The identification of the church house as a community facility in the Neighbourhood Plan raises expectations that the operation of draft Policy CF1 will exercise control over the use of the house if it becomes surplus to requirements. The role of the church as a community facility is acknowledged. It will be the subject of significant new investment through the implementation of the improvements granted planning permission on 4 December.</p> <p>Diocese of Leeds/Alyn Nicholls - The second matter is the identification of the church and presbytery as community assets. The lawful use of the presbytery is as a dwelling house. It does not have a community use and therefore it should not be designated as such.</p> <p>Since you already failed to save the much needed fire station, I have no faith in you keeping to this policy and I'm not alone in this.</p> <p>Shame about the fire station, a further general store seems a bad choice on what will be a dangerous corner.</p> <p>The presbytery known as Craven Royd also referred to as the church house in Appendix 6 and community asset 41 should not be listed as a community asset. This house is a private residence for the parish priest. Also the intention is to sell this house to provide the funds necessary to construct an extension to Our Lady of Lourdes church that will have facilities for the parishioners. Classification of the house</p>	<p>NOTED – see immediately above.</p> <p>NOTED – see immediately above.</p> <p>DISAGREE – the NP cannot answer for what is past and for what occurred when the NP and this policy were not in force. The policy when adopted will represent a key plank in attempting to prevent further losses at the hands of development (NB not losses per se). The implementation of the policy however rests with the planning officers of CBMDC in the determination of planning applications not with the PC.</p> <p>NOTED – the NP cannot be answerable for past decisions on which it had no bearing.</p> <p>NOTED – the information as supplied to the PC (ref evidence base document referenced above) indicated that the church house is in community use. If this is not the case,</p>	<p>ACTION – remove church house from appendix 6 listing under 'Religious' P128.</p> <p>ACTION – remove church house from appendix 6 listing under 'Religious' P128.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>ACTION – remove church house from appendix 6 listing under 'Religious' P128.</p>
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	<p>as a community asset will impare the sale value and consequently the ability to construct a genuine community asset. Planning permission for the extension has already been granted. Please remove the church house from the list of community assets.</p> <p>It seems foolish in such a key tourist area to get rid of the tourist information centre. This is surely a key feature in Haworth, one of the jewels in the area and a highly visited village.</p>	<p>then the church house should be omitted from the listed facility.</p> <p>AGREE – this is not a decision of the PC or its NP.</p>	NO ACTION
Policy CF2	<p>If you want a library why didn't you turn the fire station into one? It's because the builders on the council want to build NEW buildings and you think we are not aware of this.</p> <p>Lees Methodist & Haworth Methodist churches already have library provision.</p> <p>Library and indoor facilities are essential.</p> <p>Facilities for young people are desperately needed in Haworth to help stop groups of youths hanging round and causing troubles in parks, green spaces and back roads.</p> <p>See comments on bringing empty properties back into community use.</p>	<p>NOTED – the desire for a library comes from the community during NP consultations carried out by the PC. It is backed up by consultancy evidence produced for CBMDC. Past decisions regarding the fire station and what may/may not be the stance of CBMDC on the matter referred to are not relevant to the NP.</p> <p>NOTED – these are acknowledged to provide useful local 'book swap' type services but do not and cannot be expected to deliver the level of provision of a public library.</p> <p>NOTED</p> <p>NOTED</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
Policy CF3	<p>CBMDC - The intention of the policy is welcome, however consideration needs to be given about the potential impact of</p>	<p>NOTED – the policy intention fully reflects CBMDC's own strategic policies referenced in the policy</p>	NO ACTION

	<p>broadband and telecommunications apparatus on its surroundings including the landscape and built heritage.</p> <p>No partly. I note Stanbury broadband is bottom of the list!!!</p> <p>Broadband essential for residential and commercial use in this day and age.</p> <p>Yes if only BT needs to instructed to afford this to all residents rather than other private companies which provide this service but at a price.</p>	<p>preamble, with additional specific local reference. As such it is in general conformity with the strategic elements of the Local Plan as required by basic conditions. The provisions of other NP policies, together with other strategic policies, will together ensure that undesirable impacts are avoided or mitigated.</p> <p>NOTED – it is unclear what ‘list’ Stanbury broadband is ‘bottom of’. The policy relates only to broadband provision linked to new development not to any programmes of broadband roll-out being implemented independently of new development.</p> <p>AGREE</p> <p>NOTED – the policy relates only to broadband provision linked to new development not to any programmes of broadband roll-out being implemented independently of new development, e.g. by BT/private companies.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
Community Actions	<p>Haworth brow is already overcrowded. Until you sort out the infrastructure: more sewers, better roads, more doctors’ surgeries, more schools, life in Haworth is going to be even more stressful.</p>	<p>NOTED – the condition of roads and traffic congestion are addressed under ‘community actions’ (P56). It is acknowledged that there is no spare patient capacity at Haworth Medical Centre, but there is physical/space capacity if more GPs could be added</p>	<p>NO ACTION</p>

		to the practice. Equally it is acknowledged that all 3 primary schools are close to or at capacity, but physical space exists at both Haworth and Lees to add temporary classrooms. Any sewer problems are the responsibility of sewer operators and cannot be addressed through the NP. No evidence has been presented re any such problems.	
5.4 Housing - General	<p>Harworth Group/Barton Willmore - If the Forum do retain development briefs, we would advise that consideration is given to our Clients land at Sun Street, Haworth (SHLAA Ref: HA/013), which is an excellent site which has no physical constraints.</p> <p>Paragraph 4 of the booklet circulated is not accurate - NDPs can influence housing numbers and they can and do prevent development taking place on sites that local residents oppose. Depending on where the NDP is in the 'approval process' they can influence planning applications and appeals - there are numerous case law examples of this and where NDPs have opposed proposed developments - and this usually attracts interest beyond the immediate locality.</p>	<p>NOTED – should the site in question be a likely allocated site within CBMDC’s emerging Land Allocation Plan within a timescale appropriate to the progress of the NP, then consideration could be given to such a development brief type approach.</p> <p>DISAGREE – housing numbers are set by strategic policies in Local Plans – in the case of Haworth by adopted Core Strategy Policy HO2 (as stated in the NP P40 para 2). NDPs must be in general conformity with the strategic elements of the Local Plan, as required by the basic conditions test. Further, NDPs cannot propose less development than that proposed in the adopted Local Plan. It is agreed that NDPs can influence decisions on planning applications and appeals in respect of individual housing proposals. This is different to influencing housing numbers.</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	<p>Apparently we need more new houses, for whom I am not sure? Most of the new developments currently are of the luxury type and do not address the very people we are surely trying to accommodate? I talk not of "Social Housing" either, I refer to reasonably priced homes that can be bought over 25-years with an affordable mortgage (Ah, the good old days!).</p> <p>The leaflet quite rightly states that our villages "are special places". This is why we should ensure sympathetic "small-pocket" development and making use of existing buildings and "brown-field" sites. There is little sense in building large amounts of expensive houses in villages with little employment and compromised road infrastructure - they will not remain "special" anymore.</p>	<p>NOTED – the need for new homes and the numbers of new homes needed are determined by CBMDC and set out in adopted strategic planning policy which this NP must be in general conformity with. The issue of housing mix for Haworth is addressed by Policy H8 and provides for smaller dwellings of the type suggested.</p> <p>NOTED – the house building target for Haworth (as set by CBMDC which the NP cannot challenge) is unlikely to be delivered by ‘small pocket’ development on its own or by brownfield sites on their own or in combination with ‘small pockets’. NP Policies H3 (Lees Lane North) and H4 (Ebor Mills) do however recognise the key part that brownfield sites should play and set out criteria to try to ensure sympathetic and workable development schemes.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
<p>Policy H1-H4 - Supporting Text</p>	<p>Green Emmott Trust/Dickman Assoc - Whilst the BCS indicates at least 400 new dwellings to Haworth during the BCS plan period the site allocations document is still to be consulted upon and evidence of a 5-year housing Land Supply meeting the new NPPF criteria will need to be prepared and consulted upon as Strategic policies with which the NDP has to be in general conformity with.</p>	<p>NOTED – the NDP must be in general conformity with the strategic elements of the Local Plan, i.e. the adopted plan at the time of examination. Given the likely timescales of the NDP and Core Strategy review, it is highly likely that the currently adopted Core Strategy, with its target of at least 400 new dwellings, will be the plan in force at this time.</p>	<p>NO ACTION</p>

	<p>Historic England - The Neighbourhood Plan only deals sites H1, H2, H3 & H4 (site H4 has now been redeveloped). Historic England has raised concerns about a number of other sites around Haworth.</p>	<p>NOTED – HE concerns re other sites are addressed in the grid sections relating to policies BHDD1 and GE2. NB what is the current situation re Ebor Mills (H4)? Clarification sought from HE.</p>	<p>?????</p>
Policy H1	<p>CBMDC - This site is identified as safeguarded land in the Bradford Replacement UDP – Site Ref: K/UR5.31. It covers 2.97ha and is new greenfield site, revised from that allocated for housing in the adopted UDP and located on the edge of the urban form. Investment in drainage infrastructure and retention of trees on site are required. It consists of steeply sloping fields with mature trees across. The site’s topography acts as a constraint to development which will limit the sites potential but are not unsurmountable. There are no other SHLAA policy constraints.</p> <p>Harworth Group/Barton Willmore - It is noted under the supporting text for the ‘Housing Sites – Development Requirements and Aspirations’ that whilst the Neighbourhood Plan itself does not propose to allocate land for residential development and acknowledges that the Site Allocations Plan prepared by Bradford Council would be the relevant document for allocating new sites. We therefore object to the proposal to include policies H1 – H4, which provide development briefs for four sites which the Neighbourhood Plan states are “ e x p e c t e d t o b e c o n f i r m e d f o r h o u s i n g development through the Land Allocations Plan ” . To the best of our knowledge Bradford Council are a number of years away from adopting the Site Allocations Plan, and no draft has been published which identifies these as draft sites and as such no evidence exists for the Neighbourhood Forum to make the assumption that the sites are expected to be allocated. To include policies regarding these sites is to presuppose that they are going to be allocated, and there is no evidence to underpin this approach.</p>	<p>NOTED</p> <p>NOTED – it is accepted that the 4 sites in question may yet not be allocated via the emerging Land Allocations Plan. The evidence for nonetheless including them in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments. All policies are caveated with the opening wording:- “in the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan etc” so will only come into effect in that event. It</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	<p>Harworth Group/Barton Willmore - Whilst it is understood that the Neighbourhood Forum would like to have development briefs for allocated sites, it is unnecessary to do so as this would be covered by Policy H5 (New Housing Development – Key Guiding Principles).</p> <p>Harworth Group/Barton Willmore - Although this site is currently designated as safeguarded land within the Replacement Unitary Development Plan, this does not necessarily mean that it is a more suitability and deliverable site when compared to non-safeguarded land located elsewhere in the locality.</p> <p>As part of our representations to the Issues and Options version of the Site Allocations Plan, we undertook an assessment of all sites included within the Strategic Housing Land Availability Assessment (SHLAA), utilising a proforma to ensure consistency. Development Planning Limited, a transport consultancy assessed the potential access options and sustainability credentials for each site and this fed into the site assessments.</p> <p>The assessment undertaken by Development Planning Limited concluded that the site has major access constraints that could prevent it from coming forward without third party land. The assessment undertaken by Development Planning Limited, noted the following:</p>	<p>should be noted that the Qualifying Body for the NP is a PC not a Neighbourhood Forum as the area is parished.</p> <p>DISAGREE – Policies H1-H4 clearly cover specific considerations regarding the 4 sites in question. Policy H5 clearly covers generic considerations potentially relevant to any allocated site. While there may be some small overlap due to inevitable common concerns across sites within a local area, it is clear that they are different. The assertion that the policies are ‘unnecessary’ is completed refuted.</p> <p>NOTED – the potential existence of other more suitable/deliverable sites is not a concern for the NP; neither are issues which may lead to the site in question not being allocated – the NP is not allocating sites for housing development. The policy will only come into effect should the site principle of residential development be accepted.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
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	<p>“ Worsted Road – existing on street parking observed on both sides of Worstead Road restricting traffic to single file over 60m. Visibility from Worstead Road is over third party land of the church. Worstead Road does not appear to meet design standards.</p> <p>Car park access next to Worstead Road – there appears to be insufficient width to accommodate an access that meets design standards. Visibility is restricted by existing mill building. The car park access does not appear to meet design standards”.</p> <p>Questions around the deliverability of this site have to be raised, particularly in the current planning context in Bradford, where the Council have for some time been unable to demonstrate a 5 year housing land supply, and as such must look favourably upon applications for sustainable residential development. There are a number of instances around the district where applications for residential development on safeguarded land have been approved. It is unclear why the landowner has not come forward with an application, however this should not be ignored and should be investigated further.</p> <p>Harworth Group/Barton Willmore - As currently drafted, our Client does have concerns regarding the approach to policies H1 – H4, particularly as the Neighbourhood Plan is not seeking to allocate sites, but by including development briefs for four sites which they believe will be allocated, this is contradictory and not a sound approach. There are concerns that if the Neighbourhood Plan is adopted in its current form and Bradford Council adopt the Site Allocations Plan without these sites included, the Neighbourhood Plan would be out of date and ineffective.</p>	<p>DISAGREE – ‘soundness’ is not a test for NDP policies, nor is there any contradiction. The policies are clearly caveated and will only take effect should the site principle of residential development be accepted via a site allocation or as otherwise stated. It is considered that the approach meets the 4 basic conditions tests. The policies of a NDP are examined against the Local Plan in force at the time. It is not then uncommon for certain NDP policies to be overridden by subsequently adopted plans where there is a conflict – indeed as time moves on, this is an inevitability – in fact an inevitability of the</p>	<p>NO ACTION</p>
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	<p>Harworth Group/Barton Willmore - Notwithstanding this, there are constraints and deliverability issues associated with the four sites identified in policies H1 – H4 and they should not be supported by the Neighbourhood Forum, simply because they are currently safeguarded, allocated or located within the settlement boundary.</p> <p>Good .TPOs mentioned for first time.</p> <p>Whilst the areas will have to accept a housing quota this needs to be looked at in conjunction with existing infrastructure and empty homes - all too often developers provide commuted sums but that money goes elsewhere ie out of the area so local communities and residents get no benefits and experience more pressure on existing services.</p>	<p>planning system as circumstances are evolving all the time. Such specific conflicts/overriding would not then render an entire NP out-of-date or ineffective. These are not legitimate grounds for concern.</p> <p>NOTED – issues which may lead to the sites in question not being allocated are not NDP concerns - the NP is not allocating sites for housing development. The policy will only come into effect should the site principle of residential development be accepted. The development of the 4 sites is not supported (note the caveated wording which commences each policy); rather development requirements and aspirations are set out in the event of allocation. The evidence for their inclusion in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments.</p> <p>NOTED</p> <p>NOTED – the NP addresses issues of local infrastructure as far as it is able. Issues of strategic infrastructure are a matter for CBMDC/national government. Empty homes are</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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		addressed as far as they can be under 'community actions' (P48). Money linked to development (CIL) is addressed on P58.	
Policy H2	<p>CBMDC - This site is identified in the Bradford Replacement UDP – Site Ref: K/H1.36. It covers 1.4ha and is a revised site from adopted UDP. A part brownfield, part greenfield site within the settlement. Planning permission was historically granted for residential use. Full planning consent to construct 33 dwellings on the site has now expired. Owner’s intentions not currently known. Small area TPO at southern end of site. Formerly allocated for housing in RUDP K/H1.36. No immediate impact on heritage assets, impact on setting of listed Ebor Mill could be mitigated to an acceptable level.</p> <p>Harworth Group/Barton Willmore - It is noted under the supporting text for the 'Housing Sites – Development Requirements and Aspirations' that whilst the Neighbourhood Plan itself does not propose to allocate land for residential development and acknowledges that the Site Allocations Plan prepared by Bradford Council would be the relevant document for allocating new sites. We therefore object to the proposal to include policies H1 – H4, which provide development briefs for four sites which the Neighbourhood Plan states are “ e x p e c t e d t o b e c o n f i r m e d f o r h o u s i n g development through the Land Allocations Plan ” . To the best of our knowledge Bradford Council are a number of years away from adopting the Site Allocations Plan, and no draft has been published which identifies these as draft sites and as such no evidence exists for the Neighbourhood Forum to make the assumption that the sites are expected to be allocated.</p> <p>To include policies regarding these sites is to presuppose that they are going to be allocated, and there is no evidence to underpin this approach.</p>	<p>NOTED</p> <p>NOTED – it is accepted that the 4 sites in question may yet not be allocated via the emerging Land Allocations Plan. The evidence for nonetheless including them in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments. All policies are caveated with the opening wording:- “in the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan etc” so will only come into effect in that event. It should be noted that the Qualifying Body for the NP is a PC not a</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	<p>Harworth Group/Barton Willmore - Whilst it is understood that the Neighbourhood Forum would like to have development briefs for allocated sites, it is unnecessary to do so as this would be covered by Policy H5 (New Housing Development – Key Guiding Principles).</p>	<p>Neighbourhood Forum as the area is parished.</p> <p>DISAGREE – Policies H1-H4 clearly cover specific considerations regarding the 4 sites in question. Policy H5 clearly covers generic considerations potentially relevant to any allocated site. While there may be some small overlap due to inevitable common concerns across sites within a local area, it is clear that they are different. The assertion that the policies are ‘unnecessary’ is completed refuted.</p>	<p>NO ACTION</p>
	<p>Harworth Group/Barton Willmore - This site has been allocated for residential development since 2005 and despite obtaining planning permission for the development of 33 units, the site remains undeveloped 13 years later. It should not automatically be assumed that the site is suitable or deliverable, particularly as no development has been forthcoming, just because it has previously been allocated. In fact, serious questions must be asked about why this site has not been developed as there may be deliverability issues. For example, if the site is to be accessed via Midgley Drive, it is noted that the only potential access is capped and the adopted highway does not adjoin the boundary of the site and this may lead to a ransom situation if the landowners are not in control of this parcel of land. This is considered to be the only suitable access to the site as topography and changes in levels appear to make access directly from Lees Lane difficult.</p>	<p>NOTED – issues which may lead to the site in question not being allocated are not NDP concerns – the NP is not allocating sites for housing development. The policy will only come into effect should the site principle of residential development be accepted.</p>	<p>NO ACTION</p>
	<p>Harworth Group/Barton Willmore - As currently drafted, our Client does have concerns regarding the approach to policies H1 – H4, particularly as the Neighbourhood Plan is not seeking to allocate sites, but by including development briefs for four sites which they believe will be allocated, this is contradictory and not a sound approach.</p>	<p>DISAGREE – ‘soundness’ is not a test for NDP policies, nor is there any contradiction. The policies are clearly caveated and will only take effect should the site principle of residential</p>	<p>NO ACTION</p>

	<p>There are concerns that if the Neighbourhood Plan is adopted in its current form and Bradford Council adopt the Site Allocations Plan without these sites included, the Neighbourhood Plan would be out of date and ineffective.</p> <p>Harworth Group/Barton Willmore - Notwithstanding this, there are constraints and deliverability issues associated with the four sites identified in policies H1 – H4 and they should not be supported by the Neighbourhood Forum, simply because they are currently safeguarded, allocated or located within the settlement boundary.</p>	<p>development be accepted via a site allocation or as otherwise stated. It is considered that the approach meets the 4 basic conditions tests. The policies of a NDP are examined against the Local Plan in force at the time. It is not then uncommon for certain NDP policies to be overridden by subsequently adopted plans where there is a conflict – indeed as time moves on, this is an inevitability – in fact an inevitability of the planning system as circumstances are evolving all the time. Such specific conflicts/overriding would not then render an entire NP out-of-date or ineffective. These are not legitimate grounds for concern.</p> <p>NOTED – issues which may lead to the sites in question not being allocated are not NDP concerns - the NP is not allocating sites for housing development. The policy will only come into effect should the site principle of residential development be accepted. The development of the 4 sites is not supported (note the caveated wording which commences each policy); rather development requirements and aspirations are set out in the event of allocation. The evidence for their inclusion in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined</p>	<p>NO ACTION</p>
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	<p>Good TPOs mentioned - will housing here cause a link up of Cross Roads/Lees & Haworth? It is important that the break is kept.</p> <p>As above H1.</p>	<p>against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments.</p> <p>NOTED – the development of the site in question would essentially be infill between housing to both east and west. Open land to the west of Cryer Meadows preserves the gap between Cross Roads and Haworth.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy H3	<p>CBMDC - This appears to be contrary to Core Strategy Policy TR2 Parking Policy and Appendix 4, which stipulates an average of 1.5 spaces per unit.</p> <p>CBMDC - This site is identified in the Bradford Replacement UDP – Site Ref: K/UR5.12. It covers 1.93ha A new greenfield site, allocated for housing on the adopted UDP and located on the edge of the settlement. Development of the site would be restricted by the need</p>	<p>DISAGREE – Policy TR2 states that new developments be assessed against the indicative parking standards in Appendix 4, not that they adhere rigidly to them. Further, NDPs must be in general conformity with the strategic elements of the Local Plan, not rigid conformity. Thirdly, NPPF 2018 para 106 allows for the setting of residential parking standards “where there is a clear and compelling justification that they are necessary for managing the local road network.” It is considered that the supporting evidence set out in Appendix 7 constitutes such a clear and compelling justification.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	<p>to protect its ecological value. The western section of the site is a designated Bradford Wildlife Area. The whole site is allocated as Safeguarded Land in the RUDP - K/UR5.12. TPO's affect most of the site - all but the central section. COUNTRYSIDE TEAM: Designated as Local Wildlife Site (with slight boundary change - to check). WY Ecology Service recommend remove from consideration. Footpaths across site would need accommodating. Uneven and wooded area. Allocated as Safeguarded Land in RUDP. Much of site located in Bradford Wildlife area and is covered by tree preservation order. The landowner considers that around 0.6ha of the site could come forward for residential without affected the trees</p> <p>Green Emmott Trust/Dickman Assoc - Our clients land at Baden Street is shown edged yellow on the NDP map but in part also overlaps with site 126 'Baden Street woodland'. Firstly, it is important to note that our clients land lies entirely within the existing Haworth settlement boundary and the portion of the site directly accessed off Baden Street is Previously Developed land (PDL). During the SHLAA 2015 process, we responded to that consultation stating that development would be on the portion that was PDL and that the wooded area (the westerly section) would be retained.</p> <p>Green Emmott Trust/Dickman Assoc - As noted earlier in this response 'Green Infrastructure' is a matter for consideration and allocation at the Local Plan i.e. Bradford City Council level not in the NDP as indeed is housing site allocations other than those of sites of less than 1 ha overall which could be considered as small/medium infill sites for quicker delivery.</p>	<p>NOTED – the LGS designation (LGS Site 126) of the 'safeguarded land' portion of the site constitutes a conflict and requires amendment of the LGS boundary. The Green Belt status of the remainder of the site also requires that the benefits of LGS designation over and above Green Belt status be demonstrated.</p> <p>DISAGREE – Core Strategy Policies SC6 and EN1 refer to the definition/ identification of GI in Local Plan documents – as the NP will form part of the Local Plan once 'made', it is therefore clearly a Local Plan document. As such there is no-pre-emption as asserted. It should be noted that CBMDC have not objected to the inclusion/definition of GI within the NP. No evidence is presented as to why the land indicated should not be included</p>	<p>ACTION – amend LGS boundary as indicated. Review assessment at Appendix 4 to show why additional LGS designation warranted.</p> <p>NO ACTION</p>
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	<p>Green Emmott Trust/Dickman Assoc - Deliverability is a key factor in regard to housing sites in NPPF2018 and fundamentally is a strategic matter not an NDP matter, as indeed is viability. Requirements placed by authorities on developments cannot be so onerous as to undermine delivery of those schemes. As our clients' site at Baden Street exceeds 1ha it is not a matter for the NDP but for the City Council to consider in their Allocations DPD. Policy H3 should be deleted as high level policy in the adopted BCS already sets out the strategic principles, and the bullet points in policy H3 of NDP are matters which are already covered elsewhere in planning legislation and in determining of applications, thus it is superfluous and should be delete.</p> <p>Green Emmott Trust/Dickman Assoc - In terms of NDP policy H3 Baden Street, Policy HT4 and Appendix 7 then these seem to be placing an undue and unjustified burden on any future development scheme at Baden Street. It is apparent that even though parking provision has been made for the town houses it is not used for car parking as noted at Appendix 7 of NDP: 'When the town houses were built an off-street parking area with garages was constructed at the end of the street. The garages are not used for vehicles and most are in a state of disrepair and the land has become overgrown and again not now used for vehicles.' (our highlight).</p> <p>The parking remedy it seems is already in the gift of those who own the garages and parking area to ensure that provision is used for its intended purpose.</p>	<p>within GI. The NP does not include any housing site allocations.</p> <p>NOTED – the NP is not allocating any housing sites. As such, in principle deliverability and viability are CBMDC/Land Allocations Plan issues. None of the policy requirements in Policies H1-4 are considered onerous enough to undermine scheme delivery, indeed they largely reflect development constraints identified by CBMDC in the latest SHLAA. H3 sets out local requirements not strategic principles. Together with H1,2 & 4, it is typical of the sort of requirements policies to be found in Local Plans and NPs nationally. It is considered to meet basic conditions.</p> <p>DISAGREE – the policy requirements (NB re trees and wildlife interests) largely reflect the development constraints as identified by CBMDC in the latest SHLAA. The additional footpath requirement could hardly be described as an undue and unjustified burden. Ref the remaining parking issue, Core Strategy Policy TR2 states that new developments be assessed against the indicative parking standards in Appendix 4. NPPF 2018 para 106 allows for the setting of residential parking standards “where there is a clear and compelling justification that they are</p>	<p>NO ACTION</p> <p>ACTION – add a community action re investigating the feasibility of tackling/reinstating the disused/degraded garage area, in discussion with landowners and local residents.</p>
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	<p>Green Emmott Trust/Dickman Assoc - Our clients' land at Baden Street is PDL and policy HO6 of the BCS gives priority to development of PDL and states: 'This will mean achieving the maximum possible overall proportion of housing development on previously developed land'.</p>	<p>necessary for managing the local road network." It is considered that the supporting evidence set out in Appendix 7 constitutes such a clear and compelling justification. A community action re tackling/ reinstating the area for resident use could be added.</p>	
	<p>Green Emmott Trust/Dickman Assoc - In regard to their land holdings at Baden Street they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p>	<p>NOTED – this is not in dispute. The NP states nothing to the contrary. The amount of land allocated for development (if any) will be determined by CBMDC's Land Allocation Plan, not the NDP. It should be noted that NDP Policy H7 supports high density development of the sort envisaged.</p>	<p>NO ACTION</p>
	<p>Green Emmott Trust/Dickman Assoc - In regard to their land holdings at Baden Street they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p>	<p>NOTED – objections are dealt with in response to more detailed comments/objections made elsewhere in this table in relation to individual policies.</p>	<p>NO ACTION</p>
	<p>We write to you all today to lodge our official objection to the proposed development of new houses off Baden Street listed under the Housing policy H3. Please see attached signed objections from many of the residents living on Baden Street, Haworth. Please also note we attended the meeting held at the parish church 3 weeks ago and we were informed we had 6 weeks to lodge our objections, today we have received our copy of the Worth Reading Magazine which states the consultation ended 7th December 2018. (x22)</p>	<p>NOTED – Policy H3 does not propose the development of new houses off Baden Street. As such, the objection is invalid as the focus of the objection does not exist in the policy. The policy commences with the wording:- "in the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan..." and then goes on to set out requirements for any such</p>	<p>NO ACTION</p>

	<p>Baden street is an already congested road with cars parked on both sides of the road. Any additional traffic, in particular construction traffic will have an detrimental effect on our quality of life and will pose a threat to the safety of our children who enjoy playing on the road and surrounding areas. We hope and expect due consideration of the residents is taken into account when the decision is made on this matter. We appreciate your support on this matter, and look forward to this matter resulting in a satisfactory conclusion. (x22)</p> <p>Harworth Group/Barton Willmore - It is noted under the supporting text for the 'Housing Sites – Development Requirements and Aspirations' that whilst the Neighbourhood Plan itself does not propose to allocate land for residential development and acknowledges that the Site Allocations Plan prepared by Bradford Council would be the relevant document for allocating new sites. We therefore object to the proposal to include policies H1 – H4, which provide development briefs for four sites which the Neighbourhood Plan states are “ e x p e c t e d t o b e c o n f i r m e d f o r h o u s i n g development through the Land Allocations Plan ” . To the best of our knowledge Bradford Council are a number of years away from adopting the Site Allocations Plan, and no draft has been published which identifies these as draft sites and as such no evidence exists for</p>	<p>development. An objection of the sort made should be directed at the Land Allocations Plan at the appropriate consultation stage should such an allocation be proposed by that plan. Residents at the meeting were informed of the 6 week consultation stage and of the deadline date for receiving comments. This date was also clearly displayed in 2 editions of Worth Reading and on the PC's NDP website.</p> <p>NOTED – the issue of congestion/additional traffic, including construction traffic is not addressed as a development requirement. An additional requirement/requirements could be crafted to cover this issue.</p> <p>NOTED – it is accepted that the 4 sites in question may yet not be allocated via the emerging Land Allocations Plan. The evidence for nonetheless including them in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments. All policies are caveated with the opening wording:-</p>	<p>ACTION – add new requirement(s) to policy covering the issues indicated.</p> <p>NO ACTION</p>
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	<p>the Neighbourhood Forum to make the assumption that the sites are expected to be allocated. To include policies regarding these sites is to presuppose that they are going to be allocated, and there is no evidence to underpin this approach.</p> <p>Harworth Group/Barton Willmore - Whilst it is understood that the Neighbourhood Forum would like to have development briefs for allocated sites, it is unnecessary to do so as this would be covered by Policy H5 (New Housing Development – Key Guiding Principles).</p> <p>Harworth Group/Barton Willmore - This site is unsuitable for residential development, being almost entirely covered in mature trees. The fact that this site is located within the existing settlement boundary is not a satisfactory reason to offer support to its development. It is understood that the entirety of the woodland is covered by a tree preservation order meaning the trees cannot be removed, which significantly reduces the deliverable area and would lead to a convoluted development, which is enclosed within a woodland, which in turn would impact upon the amenity of future occupants through restricted natural light. Furthermore, the root protection areas associated with the trees cannot be compromised and this will further reduce the developable area.</p>	<p>“in the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan etc” so will only come into effect in that event. It should be noted that the Qualifying Body for the NP is a PC not a Neighbourhood Forum as the area is parished.</p> <p>DISAGREE – Policies H1-H4 clearly cover specific considerations regarding the 4 sites in question. Policy H5 clearly covers generic considerations potentially relevant to any allocated site. While there may be some small overlap due to inevitable common concerns across sites within a local area, it is clear that they are different. The assertion that the policies are ‘unnecessary’ is completed refuted.</p> <p>NOTED – issues which may lead to the site in question not being allocated are not NP concerns – the NP is not allocating sites for housing development or supporting this or any other possible allocation. The policy will only come into effect should the site principle of residential development be accepted as stated. It is considered that the policy as written will meet the basic condition concerning sustainable development – the policy will be subject to a</p>	<p>NO ACTION</p> <p>ACTION – add new requirement to policy covering the issue indicated.</p>
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	<p>For the above reasons alone the site is not suitable or developable, however there are further access constraints associated with the site. Development Planning Limited’s assessment of the site confirms that “Baden Street is a narrow terraced street with on street car parking on both sides, leading to single file vehicular access over a length of around 120m. Including the stated development density, Baden Street would be providing access to around 50 properties (including off Alma Street). Street Design Guide requires a minimum of 5.5m plus footways. This width increases if on street parking is required to be accommodated, which it is.”</p> <p>We would strongly recommend that the Neighbourhood Forum reconsider their support for this site, which cannot be considered suitable or deliverable. The continued support of such sites would not comply with the ‘basic conditions’, which seek to ensure that “the making of the order contributes to the achievement of sustainable development”.</p> <p>Harworth Group/Barton Willmore - As currently drafted, our Client does have concerns regarding the approach to policies H1 – H4, particularly as the Neighbourhood Plan is not seeking to allocate sites, but by including development briefs for four sites which they believe will be allocated, this is contradictory and not a sound approach. There are concerns that if the Neighbourhood Plan is adopted in its current form and Bradford Council adopt the Site Allocations Plan without these sites included, the Neighbourhood Plan would be out of date and ineffective.</p>	<p>sustainability assessment prior to finalisation. The issue of site access is not addressed as a development requirement. An additional requirement could be crafted to cover this issue.</p> <p>DISAGREE – ‘soundness’ is not a test for NDP policies, nor is there any contradiction. The policies are clearly caveated and will only take effect should the site principle of residential development be accepted via a site allocation or as otherwise stated. It is considered that the approach meets the 4 basic conditions tests. The policies of a NDP are examined against the Local Plan in force at the time. It is not then uncommon for certain NDP policies to be overridden by subsequently adopted plans where there is a conflict – indeed as time moves on, this is an inevitability – in fact an inevitability of the planning system as circumstances are evolving all the time. Such specific</p>	<p>NO ACTION</p>
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	<p>Harworth Group/Barton Willmore - Notwithstanding this, there are constraints and deliverability issues associated with the four sites identified in policies H1 – H4 and they should not be supported by the Neighbourhood Forum, simply because they are currently safeguarded, allocated or located within the settlement boundary.</p> <p>Concern of egress from this site.</p> <p>As above H1.</p>	<p>conflicts/overriding would not then render an entire NP out-of-date or ineffective. These are not legitimate grounds for concern.</p> <p>NOTED – issues which may lead to the sites in question not being allocated are not NDP concerns - the NP is not allocating sites for housing development. The policy will only come into effect should the site principle of residential development be accepted. The development of the 4 sites is not supported (note the caveated wording which commences each policy); rather development requirements and aspirations are set out in the event of allocation. The evidence for their inclusion in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments.</p> <p>NOTED - the issue of site egress/access is not addressed as a development requirement. An additional requirement could be crafted to cover this issue.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>ACTION – add new requirement to policy covering the issue indicated.</p> <p>NO ACTION</p>
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<p>Policy H4</p>	<p>CBMDC - Mill buildings in partial use. There has been recent interest in bringing this site forward for residential conversion. Majority of the Site (all but the NE section) is designated as village greenspace in RUDP the remainder to the NE side is green belt. Flood zone 3a affects the western fringe of site and tree preservation order affects site along NE boundary. Ebor Mills, several listed structures remain on site. The buildings require a long term sustaining use and construction of a complementary built form to replace the demolished mill. Protection of built heritage will be the primary consideration on this site.</p> <p>Historic England - The Neighbourhood Plan only deals sites H1, H2, H3 & H4 (site H4 has now been redeveloped).</p> <p>Harworth Group/Barton Willmore - It is noted under the supporting text for the 'Housing Sites – Development Requirements and Aspirations' that whilst the Neighbourhood Plan itself does not propose to allocate land for residential development and acknowledges that the Site Allocations Plan prepared by Bradford Council would be the relevant document for allocating new sites. We therefore object to the proposal to include policies H1 – H4, which provide development briefs for four sites which the Neighbourhood Plan states are “expected to be confirmed for housing development through the Land Allocations Plan”. To the best of our knowledge Bradford Council are a number of years away from adopting the Site Allocations Plan, and no draft has been published which identifies these as draft sites and as such no evidence exists for the Neighbourhood Forum to make the assumption that the sites are expected to be allocated.</p> <p>To include policies regarding these sites is to presuppose that they are going to be allocated, and there is no evidence to underpin this approach.</p>	<p>NOTED – NB what is latest situation re this site? Clarification sought from HE..</p> <p>NOTED – HE concerns re other sites are addressed in the grid sections relating to policies BHDD1 and GE2. NB what is the current situation re Ebor Mills (H4)? Clarification sought from HE..</p> <p>NOTED – it is accepted that the 4 sites in question may yet not be allocated via the emerging Land Allocations Plan. The evidence for nonetheless including them in the NP includes their previous/still existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments. All policies are caveated with the opening wording:- “in the event that the principle of residential development is accepted via a site allocation in the Land Allocations Plan etc” so will only come into effect in that event. It should be noted that the Qualifying</p>	<p>????</p> <p>????</p> <p>NO ACTION</p>
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	<p>Harworth Group/Barton Willmore - Whilst it is understood that the Neighbourhood Forum would like to have development briefs for allocated sites, it is unnecessary to do so as this would be covered by Policy H5 (New Housing Development – Key Guiding Principles).</p>	<p>Body for the NP is a PC not a Neighbourhood Forum as the area is parished.</p> <p>DISAGREE – Policies H1-H4 clearly cover specific considerations regarding the 4 sites in question. Policy H5 clearly covers generic considerations potentially relevant to any allocated site. While there may be some small overlap due to inevitable common concerns across sites within a local area, it is clear that they are different. The assertion that the policies are ‘unnecessary’ is completed refuted.</p>	<p>NO ACTION</p>
	<p>Harworth Group/Barton Willmore - Whilst it is acknowledged that there are existing buildings on this site and it therefore represents a partial brownfield site, this does not in itself mean that the site is suitable for residential development.</p> <p>Ebor Lane is in parts very narrow and does not allow two cars to pass and is substantially below the required carriageway width of 5.5m with the Street Design Guide. A narrow footpath is located on one side of the carriageway leading from the site to the junction Lees Lane, but this is not sufficient width to enable a pram to travel safely along the route. There are no footways on Ebor Lane leading from the site towards the junction of Victoria Avenue.</p> <p>As such, this site is not pedestrian friendly and offers inadequate vehicular access with little scope to improve the situation. The road network cannot accommodate a residential development of circa 60 dwellings, as suggested within the SHLAA.</p> <p>This site is not considered to be suitable or achievable and it is recommended that alternative sites are considered.</p>	<p>NOTED – issues which may lead to the site in question not being allocated are not NP concerns – the NP is not allocating sites for housing development or supporting this or any other possible allocation. The policy will only come into effect should the site principle of residential development be accepted as stated.</p>	<p>NO ACTION</p>

	<p>Harworth Group/Barton Willmore - In summary, the four sites which the Neighbourhood Forum have identified in policies H1 – H4 all have serious constraints to delivery which means they are not suitable or achievable. It is advised these policies are removed from the plan and Policy H5 be relied upon to guide the design of new residential development in the area. This provides flexibility and will ensure that the Neighbourhood Plan is not out of date when Bradford Council adopt the Site Allocations Plan and potentially do not allocate any of the aforementioned sites.</p>	<p>NOTED – issues which may lead to the site in question not being allocated are not NP concerns – the NP is not allocating sites for housing development or supporting this or any other possible allocation. The policy will only come into effect should the site principle of residential development be accepted as stated. The issues of Policies H1-H4 vs H5 and of the allocation of sites other than those covered in H1-H4 rendering the plan out-of-date are addressed above in relation to Policies H1,2 and 3.</p>	<p>NO ACTION</p>
	<p>Harworth Group/Barton Willmore - However, if the Neighbourhood Forum wish to retain development briefs, we would strongly recommend that they incorporate our Clients site (SHLAA Ref: HA/013), which is a suitable and deliverable site, which has no physical constraints, unlike the sites referenced in policies H1 – H4. The Vision Document attached to these representations demonstrates the suitability of the site and should give the Neighbourhood Forum comfort that a high quality development would be delivered on this site if it was allocated for housing.</p>	<p>NOTED – there is no current evidence for including the site in question in the NP, i.e.no existing RUDP status (safeguarded/previously identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP). In addition, the site’s SHLAA assessment suggests it is unlikely to be allocated. In the event of proposed allocation within a timescale appropriate to the progress of the NP to ‘adoption’, inclusion of the site on the same basis as sites already included could be considered.</p>	<p>NO ACTION</p>
	<p>Harworth Group/Barton Willmore - As currently drafted, our Client does have concerns regarding the approach to policies H1 – H4, particularly as the Neighbourhood Plan is not seeking to allocate sites, but by including development briefs for four sites which they believe</p>	<p>DISAGREE – ‘soundness’ is not a test for NDP policies, nor is there any contradiction. The policies are clearly caveated and will only take effect</p>	<p>NO ACTION</p>

	<p>will be allocated, this is contradictory and not a sound approach. There are concerns that if the Neighbourhood Plan is adopted in its current form and Bradford Council adopt the Site Allocations Plan without these sites included, the Neighbourhood Plan would be out of date and ineffective.</p> <p>Harworth Group/Barton Willmore - Notwithstanding this, there are constraints and deliverability issues associated with the four sites identified in policies H1 – H4 and they should not be supported by the Neighbourhood Forum, simply because they are currently safeguarded, allocated or located within the settlement boundary.</p>	<p>should the site principle of residential development be accepted via a site allocation or as otherwise stated. It is considered that the approach meets the 4 basic conditions tests. The policies of a NDP are examined against the Local Plan in force at the time. It is not then uncommon for certain NDP policies to be overridden by subsequently adopted plans where there is a conflict – indeed as time moves on, this is an inevitability – in fact an inevitability of the planning system as circumstances are evolving all the time. Such specific conflicts/overriding would not then render an entire NP out-of-date or ineffective. These are not legitimate grounds for concern.</p> <p>NOTED – issues which may lead to the sites in question not being allocated are not NDP concerns - the NP is not allocating sites for housing development. The policy will only come into effect should the site principle of residential development be accepted. The development of the 4 sites is not supported (note the caveated wording which commences each policy); rather development requirements and aspirations are set out in the event of allocation. The evidence for their inclusion in the NP includes their previous/still existing RUDP status (safeguarded/previously</p>	<p>NO ACTION</p>
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	<p>It is difficult to see how you can provide safe motorised access to the site as it is already dangerous to drive by.</p> <p>Provision of wider access is vital. Skipton Properties already appear to be doing some low key work! Is this acceptable?</p> <p>As above H1.</p>	<p>identified) (NB NDPs are examined against the adopted Local Plan which includes the saved policies of the RUDP) and/or their SHLAAA assessments.</p> <p>NOTED – the policy requires that any developer finds a way to do so.</p> <p>NOTED - what is the current situation re Ebor Mills (H4)? Clarification sought from HE..</p> <p>NOTED</p>	<p>NO ACTION</p> <p>?????</p> <p>NO ACTION</p>
Policy H5	<p>CBMDC - It is noted that most of these principles outlined in the policy would already be taken into account when assessing any application for residential development.</p> <p>Green Emmott Trust/Dickman Assoc - NDP policies H5 New Housing Development, guiding principles, H6 New Housing development on non-allocated sites, H7 Housing Densities and H8 Housing Mix are venturing into areas which are already covered by higher level policy and legislation including BCS adopted policies and are therefore unnecessary and should be deleted. They are overly prescriptive and demonstrate a lack of understanding of the development process in addition to conflicting with NPPF criteria for viability and deliverability.</p>	<p>NOTED – it is considered that this fact in itself does not invalidate the policy. The policy is considered to meet the basic conditions.</p> <p>DISAGREE/NOTED – “venturing into areas” addressed by adopted higher level policy (which one(s)?) and legislation (which?) does not render Policy H5 unnecessary. It is considered that the policy meets the basic conditions. It should be noted that CBMDC have not raised these objections to the policy. It is acknowledged that policy could be construed by an examiner as overly prescriptive as suggested – could be softened by substituting ‘should’ or something similar for ‘shall’ in line 1.</p>	<p>NO ACTION</p> <p>ACTION – ‘soften’ wording by substituting ‘should’ or something similar for ‘shall’ in line 1 of policy.</p>

	<p>Harworth Group/Barton Willmore - In general our Client supports the provision of a policy which seeks to ensure good quality developments are delivered within the settlement. However, our Client does have concerns with certain elements of this policy.</p> <p>The policy states “the delivery of all necessary highways improvements up front before any construction works commence on site”. Unfortunately, this request is unreasonable and is not in accordance with any national or local planning guidance and as such the policy is unsound as currently drafted.</p> <p>It is widely accepted that highways mitigation is dealt with via Section 106 legal agreements and relevant and suitable trigger points for the delivery of infrastructure improvements are agreed through such documents. The delivery of new development is difficult and cash flow issues need to be managed and in many instances, it is not possible to invest in infrastructure before any development takes place. This part of the policy should be deleted.</p> <p>Harworth Group/Barton Willmore - The policy also states, “the protection of existing Public Rights of Way and cycle paths ”. Our Client agrees with the general thrust of this matter, however, there are instances where footpaths have to be diverted and the policy should be amended to acknowledge this.</p> <p>Harworth Group/Barton Willmore - Our Clients final issue with this policy relates to the following matter:- “ protection of on-site trees subject to Tree Preservation Orders and retention of any other mature trees on site and their protection via Tree Preservation Orders ” . Whilst our Client is generally supportive of the retention of trees, it is not appropriate to seek a TPO on trees which have been retained through a planning policy. This is onerous and not the correct procedure to follow and ultimately, if trees need to be protected, they can be through conditions attached to the decision notice. This reference should therefore be deleted from the policy.</p>	<p>NOTED – acknowledged that policy could be construed by an examiner as unreasonable as suggested – could be softened by substituting ‘should’ or something similar for ‘shall’ in line 1.</p> <p>DISAGREE – it is protection of the PROW that is the issue here, not the protection of any existing route. Diversion would be an acceptable means of complying with the policy requirement.</p> <p>NOTED – acknowledged that policy could be construed by an examiner as onerous as suggested – could be softened by substituting ‘should’ or something similar for ‘shall’ in line 1 or by some other rewording.</p>	<p>ACTION – ‘soften’ wording by substituting ‘should’ or something similar for ‘shall’ in line 1 of policy.</p> <p>NO ACTION</p> <p>ACTION – ‘soften’ wording by substituting ‘should’ or something similar for ‘shall’ in line 1 of policy.</p>
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	<p>Harworth Group/Barton Willmore - In addition, the provision of Policy H5 negates the requirement for policies H1 – H4, as this is a policy which seeks to deliver good quality design on allocated housing sites. It is totally impossible!!! to comply with these guideline principles.</p> <p>Harworth Group/Barton Willmore - It is considered that the majority of policies have been formed on a logical basis, however, our Client would recommend that alterations are made to the current wording of policies BHDD1, GE4, H5 and H8 and we would request that our duly made concerns are properly considered.</p> <p>Brown field sites should be used as much as possible to maintain green spaces.</p> <p>Agree with the preservation and access requirements but you state that you want to "protect green spaces of local community value" and</p>	<p>DISAGREE – the issue of Policies H1- H4 vs H5 is addressed above in relation to Policies H1, 2 and 3. To state that it is impossible to comply with these guideline principles is an exaggeration. They are presented as ‘guideline’ principles not hard and fast requirements. Acknowledged that policy could be construed by an examiner as ‘onerous’ as suggested – could be softened by substituting ‘should’ or something similar for ‘shall’ in line 1 or by some other rewording.</p> <p>NOTED – see comments re individual policy comments.</p> <p>AGREE – however it is not the NP which will decide which housing sites (brown or green field) will be allocated – this will be done by CBMDC through its Land Allocations Plan. NP policies H2 and H4 address possible development on 2 sites with brown field status (in whole or part). The NP’s ‘Green Environment’ policies aim to maintain many areas of green space.</p> <p>DISAGREE – there is no contradiction in terms of what can be achieved</p>	<p>ACTION – ‘soften’ wording by substituting ‘should’ or something similar for ‘shall’ in line 1 of policy.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>also "ensure that new housing and commercial sites are developed in the best possible way, relative to their characteristics, surroundings and neighbouring uses" but also that you or residents don't have any say over which sites will be used for housing or overall numbers.. this seems contradictory.</p> <p>Derelict brownfield sites such as Ebor Mill should have to be developed first before any green spaces are even added to a shortlist.</p> <p>As above H1.</p>	<p>through NP policies. The 'Green Environment' policies of this plan, together with Housing Policies H1-H5 deliver on the 2 aims reproduced in the comment. Neither the NP, the PC outside of its NP work or residents can change currently agreed housing numbers as set out in CBMDC's adopted Core Strategy. Both the PC through its general planning role and residents will be able to have a say on which sites will be used for housing through CBMDC's consultation on its forthcoming Land Allocations Plan.</p> <p>NOTED – certainty re which sites are to be developed will be accompanied by site phasing provisions in the CBMDC's Land Allocations Plan, once adopted. These are not NP issues.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy H6	<p>Green Emmott Trust/Dickman Assoc - NDP policies H5 New Housing Development, guiding principles, H6 New Housing development on non-allocated sites, H7 Housing Densities and H8 Housing Mix are venturing into areas which are already covered by higher level policy and legislation including BCS adopted policies and are therefore unnecessary and should be deleted. They are overly prescriptive and demonstrate a lack of understanding of the development process in addition to conflicting with NPPF criteria for viability and deliverability.</p> <p>Greenfield sites within Haworth used by locals for dog walking, children playing etc should be kept for this purpose, green spaces</p>	<p>DISAGREE – "venturing into areas" addressed by adopted higher level policy (which one(s)?) and legislation (which?) does not render Policy H6 unnecessary. It is considered that the policy meets the basic conditions. It should be noted that CBMDC have not raised any objection to the policy.</p> <p>AGREE – Policy GE2 of the NP seeks to protect 21 sites within Haworth</p>	<p>NO ACTION</p> <p>NO ACTION</p>

	<p>outside the village are simply dangerous for most to access due to lack of footpaths.</p> <p>As above H1.</p>	<p>for these and other open space purposes.</p> <p>NOTED</p>	<p>NO ACTION</p>
Policy H7	<p>CBMDC - The bungalow development that would like to seen would not be possible with this density policy of ' in excess of 30 dwellings'.</p> <p>Green Emmott Trust/Dickman Assoc - NDP policies H5 New Housing Development, guiding principles, H6 New Housing development on non-allocated sites, H7 Housing Densities and H8 Housing Mix are venturing into areas which are already covered by higher level policy and legislation including BCS adopted policies and are therefore unnecessary and should be deleted. They are overly prescriptive and demonstrate a lack of understanding of the development process in addition to conflicting with NPPF criteria for viability and deliverability.</p> <p>Why don't you bring some prisoners from overcrowded jails, teach them to build council houses then we will all benefit instead of letting private builders line their pockets.</p> <p>Needs to be strictly controlled this smacks of Developer benefits only.</p> <p>I would prefer 'medium' instead of 'high' density to ensure the infrastructure can cope. Roads, power, drains may need to be enhanced to dream with the extra capacity.</p>	<p>????? – the meaning of this comment is unclear.</p> <p>DISAGREE – “venturing into areas” addressed by adopted higher level policy and legislation (which?) does not render Policy H7 unnecessary. It is considered that the policy meets the basic conditions. It should be noted that CBMDC have not raised any objection to the policy. It should also be noted that the policy supports the trust’s aspirations in respect of its Baden Street site – see comment at H4.</p> <p>NOTED – the meaning of this comment in relation to this policy, indeed the NP as a whole, is unclear.</p> <p>DISAGREE – the policy is a direct response to the community’s expressed wish to maximise development on brownfield land and minimise the take of Green Belt/green field land – ref P46 para 2.</p> <p>NOTED – the policy refers to neither medium nor high density. 30 dwellings per hectare is a minimum already required by adopted Core</p>	<p>ACTION – meet with CBMDC officers to obtain clarification.</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>

		Strategy policy. H7 encourages more than this as a direct response to the community's expressed wish to maximise development on brownfield land and minimise the take of Green Belt/green field land – ref P46 para 2. This is subject to development reflecting the nature of individual sites, with regard for example to infrastructure capacity.	
Policy H8	<p>CBMDC - Policy is considered to be prescriptive about the number of bedrooms and as such may be hard to implement and could have implications for any proposals to extend dwellings in future. The term 'Dwellings for rental' needs to be clarified based on evidence of local rental needs – it should clear whether the dwellings would be for social rent, affordable rent, shared ownership or another ownership model. Overall the policy is considered locally distinctive but needs further development.</p> <p>Green Emmott Trust/Dickman Assoc - NDP policies H5 New Housing Development, guiding principles, H6 New Housing development on non-allocated sites, H7 Housing Densities and H8 Housing Mix are venturing into areas which are already covered by higher level policy and legislation including BCS adopted policies and are therefore unnecessary and should be deleted. They are overly prescriptive and demonstrate a lack of understanding of the development process in addition to conflicting with NPPF criteria for viability and deliverability.</p> <p>Harworth Group/Barton Willmore - As currently drafted our Client objects to the content of this policy. The adopted Core Strategy</p>	<p>NOTED – policy wording should be reviewed in the light of comments made and further discussion held with CBMDC with a view to some possible amendment.</p> <p>DISAGREE – “venturing into areas” addressed by adopted higher level policy and legislation (which?) does not render Policy H8 unnecessary. It is considered that the policy meets the basic conditions. It should be noted that CBMDC have not raised any in principle objection to the policy, but rather have praised its local distinctiveness. Policy wording should be reviewed in the light of this and other comments made.</p> <p>DISAGREE – the policy is clearly in general conformity with Policy HO8,</p>	<p>ACTION – review policy and meet with CBMDC officers to discuss further with a view to some possible amendment.</p> <p>ACTION – review policy with a view to some possible amendment.</p> <p>NO ACTION</p>

	<p>includes policy HO8 which provides guidance on housing mix in the District. It is clear that a mix of house types and sizes should be provided, which isn't disputed, however, it states this should be based upon local evidence contained within the SHMA and market demand. This is not reflected adequately within Policy H8, which makes no provision for market demand. The policy states that "developments consisting primarily of large (4 bedroom) detached dwellings will be resisted ", which is unacceptable and goes against the generally thrust of the policy, which is to deliver a mix of housing sizes.</p> <p>Harworth Group/Barton Willmore - It is considered that the majority of policies have been formed on a logical basis, however, our Client would recommend that alterations are made to the current wording of policies BHDD1, GE4, H5 and H8 and we would request that our duly made concerns are properly considered.</p> <p>How can you enforce the number of dwellings for rental?</p> <p>Impossible to control Developer want to deliver a range to meet their costs and areas would lose the sense of a mixed village community.</p>	<p>as set out on P47 paras 2 and 3. Clauses B and C NB not quoted by the objector) expressly provide for robust local evidence as a basis for detailed policy and the role of NPs in providing guidance on local housing mix. The policy does not preclude large (4 bedroom) dwellings as an element of housing mix, but rather resists primarily large dwelling developments, which by definition would not deliver a mix.</p> <p>NOTED – see comments re individual policy comments.</p> <p>NOTED – the policy does not seek to 'enforce' (NB the wording is 'expected to provide'), neither does it specify a number of dwellings, but rather steers the development towards having 'an emphasis' on rental dwellings.</p> <p>DISAGREE – strategic level CBMDC policy already adopted in Core Strategy to control the range. NP policy builds on this, within its context and based on up-to-date local evidence.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	Also can the plan feasibly enforce how much new accommodation is "rented accommodation, both affordable and at market value" if they will be developed by housing developers who will inevitably market new properties as 'executive' and high-spec and then sold to private owners (who could rent or sell them according to their own plans)?	NOTED – the policy does not seek to 'enforce' (NB the wording is 'expected to provide'). Neither does the policy relate to "rented accommodation, both affordable and at market value" (NB unclear where the quote comes from) – it refers to 'dwellings for rental'. It should be noted that this term is to be revisited as part of an overall policy wording review with a view to possible amendment.	ACTION – review policy with a view to some possible amendment.
Community Actions	Addressing and utilising empty homes and properties - there are a number of empty properties through the areas covered in the proposed NDP and it does not clearly outline how these properties will be brought back into use to enable them to be fully utilised. The design of the properties is in keeping with the areas and are of general heritage value. CPO powers can be utilised by Councils including Parish Councils and Community Groups (and funding is available to the latter 2 groups) to make this happen. In Stanbury alone there are at 4 properties owned by an individual they have fallen into disrepair and are lying empty - they could be brought back in to use to provide affordable housing for local residents i.e. before more new housing is built disused and neglected properties should be used.	NOTED – a 'community action' is identified in the NP (P48) re tackling and reducing the number of empty homes in the NA. It should be noted that this is a non-planning action reflecting the fact that this is not a planning policy issue. As such, it will not form part of the statutory 'made' NP. The NP has no remit to require that empty homes be brought back into use before more new housing is built. Some of the ideas put forward suggest the need for a 'strategy' to be developed in order to tackle the issue.	ACTION – amend existing community action to 'develop a strategy with actions to address the issue of empty homes in the NA'.
5.5 Employment & Tourism - General	CBMDC - In Policy Intentions document mentioned an Arts and Crafts building. Are there reasons why this did not appear in this section?	NOTED – the idea was mentioned briefly in the text but was not embodied in a policy intention. There was no further support for the idea – it was dropped from the NP as a consequence.	NO ACTION

<p>Policy E1</p>	<p>CBMDC - This Policy is not considered fully in conformity with Core Strategy Policy EC5: City, Town, District and Local Centres. Hotels are main town centre uses (leisure) and thus any application for such a development will be subject to the requirements of EC5. Hotel development should be prioritised using sequentially preferentially approach in the following locations:</p> <ol style="list-style-type: none"> 1. Within Local Centre boundaries Haworth (Main Street), Haworth (Mill Hey) and Cross Roads; 2. The edge of the above centres; 3. Out of the above centres; <p>Suggested alternative wording: "There is an opportunity for hotel development within the Neighbourhood Area. Any such development must should be located within or adjacent to existing settlements, the Local Centres of Haworth Main Street, Haworth Mill Hey and Cross Road, then edge of centre locations, and only if suitable site are not available should out of centre sites be considered; be of a size relative to the size of existing settlements and should have regard to the following:-"</p> <p>CBMDC - In addition it was considered that without identifying a site it is difficult to see how policy would be delivered. It was questioned as to whether a study had been undertaken to examine the need for hotel accommodation as evidence is need to back up the community consultation. In Haworth, it was noted that there have been planning applications for changing of use of hotel accommodation into self-catering units.</p> <p>CBMDC - The 4 criteria set out in the policy are that would be considered as standard by development management. No greater strength of assessment can be gained from this policy.</p>	<p>NOTED – while the policy need only be in 'general conformity' with EC5, it is considered that the suggested re-wording constitutes an improvement to the existing wording.</p> <p>DISAGREE – the policy is an aspirational and criteria-based policy which is capable of delivery should a suitable development proposal come forward. There is no study to support the policy. It is in general conformity with applicable Core Strategy policies (ref NP P 50, para 2), subject to the proposed re-wording (see immediately above), specifically PN2. The evidence for PN2 would it is assumed also support E1.</p> <p>NOTED – it is considered that this fact in itself does not invalidate the policy. The policy is considered to meet the basic conditions.</p>	<p>ACTION – amend policy wording as suggested.</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>CBMDC - As well as the suggestion above, alternative options may include having hotel accommodation provision as a community aspiration</p> <p>CBMDC - or having a more generalised policy relating to supporting the visitor economy and/or the provision of visitor accommodation. Such a policy would assist the council's Development Management team when making decisions on proposals that involve the loss of Bed & Breakfast or visitor accommodation.</p> <p>Employment opportunities are vital if young people are to remain or be attracted to our villages. Instead of being silent I believe we can be proactive. The efforts in the Yorkshire dales could be copied\adapted for our area.</p> <p>Important it is within the built area, unless somewhere like Ponden Mill site.</p>	<p>NOTED – it is considered that a planning-based aspirational policy is preferable and carries more weight. It is already backed up by a community action – ref P50.</p> <p>NOTED – such a policy could usefully be included, as suggested, in addition to the existing policy.</p> <p>NOTED – Core Strategy policies, as set out on P49, paras 4 and 5, already say all that can reasonably be said from a planning policy perspective on this matter – there is nothing more pro-active which NP planning policy can add . No information is provided re efforts in the Yorkshire Dales. As such it is impossible to judge whether the example could be usefully followed in the NA. Research could be undertaken to establish whether the Dales experience offers any pointers to possible policy/ community actions in this regard.</p> <p>AGREE – policy is already strong in this regard, but will be further strengthened through the suggested re-wording set out above (see 1st comment in this section – P85).</p>	<p>NO ACTION</p> <p>ACTION – add policy as indicated.</p> <p>ACTION – undertake research as indicated with a view to possible NP policy/community action additions.</p> <p>ACTION – amend policy wording as suggested above.</p>
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	<p>There are sufficient B&B places.</p> <p>Don't know not in booklet but Haworth does bring in a good revenue to the area and therefore should be supported by the Council i.e. making the PC pay for public toilets is ridiculous and the farce relating to parking!</p>	<p>NOTED – there is no evidence presented to support this assertion. CBMDC evidence, presented during this consultation, indicates that hotel accommodation is being lost due to conversion to self-catering.</p> <p>NOTED – booklet referred the public to both the PC's NDP website and to a range of public locations where the full NP could be viewed. The public toilets have been subject of an asset transfer to the PC which is now responsible for their management. The comment re parking is vague/ non-specific and as such it is not possible to give any meaningful response.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
<p>5.6 Highways & Travel - General</p>	<p>CBMDC - It was queried whether there is need for more than one policy on car parking.</p> <p>Highways England - Having reviewed the plan, the proposals do not include any specific part of the Strategic Road Network, and the scale of the aspirations outlined in the neighbourhood plan are such that I anticipate at this stage there will not be a detrimental impact on the continued safe operation of the road network under our own jurisdiction, namely the M62 and M606.</p> <p>Highways England - Whilst I would have no formal comments at this point in specific regard to the plan document, looking at the wider picture on behalf of the Secretary of State for Transport, we will be interested to see how this plan contributes to the broader City of Bradford Metropolitan Borough Council Local Plan aspirations for</p>	<p>NOTED – each policy addresses a different aspect of car parking. It is considered that the approach meets the basic conditions.</p> <p>NOTED</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>

	housing and employment growth, and in particular any development impact which <i>could</i> affect the continued safe operation of the Strategic Road Network in the area.		
Policy HT1	<p>CBMDC - HT1 (<i>i.e. on NP Map</i>) are stated as non – neighbourhood plan designations. However, these sites are not designated on the existing RUDP Policies Map or in the Core Strategy. These appear to be allocated through the Neighbourhood Plan. Any allocations/proposals would need to sensitively provided with consideration given to the Conservation area.</p> <p>With the limited supply of land which you seem hell bent on covering with houses, are you sure there is a shortage? Why so many empty houses? Who can afford them?</p>	<p>NOTED – it is acknowledged that none of the HT1 ‘public car parks’ are designated by RUDP or Core Strategy. 3 of the car parks however (Bronte Village/Weavers Hill; Gas Street; & Museum/Parsonage) are listed as public car parks on the CBMDC website. Additionally Dimples Lane and Penistone Hill (and others) are shown as CBMDC Penistone Hill Country Park Car Parks. The railway station car park is privately owned but leased out to and operated by CBMDC. All 6 are existing car parks in operation as such. None are allocated/proposed by the NP.</p> <p>NOTED – the house building target has already been set by CBMDC in its adopted Core Strategy, which this NP cannot oppose. The NP does not allocate any land for housing; rather it anticipates likely allocations by CBMDC and seeks to shape any development of the specified sites in the event of allocation. The explanation re empty homes is not an issue for this NP/the PC – the NP does however seek to address the issue via a community action (P48).</p>	<p>ACTION – delete railway station car park from HT1 list and add to HT2 list. Add other country park car parks to HT1 list. Meet with CBMDC officers to clarify public/ planning status issue.</p> <p>NO ACTION</p>

	<p>How and where can you put more parking spaces??</p> <p>Well yes but the car park at the top of Haworth (<i>NB interpreted as Changegate</i>) should be taken back into council use the problems associated with this CP have been widely reported in the media and it's not good for Haworth and the area!</p>	<p>NOTED – NP Policies HT1 & HT3 simply encourage further parking provision in locations where it is needed (i.e. Haworth centre and at primary schools), subject to the enabling developments themselves being acceptable. Where and through what developments it may come forward is a matter for developers themselves.</p> <p>NOTED – it is not considered feasible for the PC to attempt to take on (NB not a case of 'take back' as not ever in PC control previously).</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy HT2	<p>CBMDC - The policy map does not identify sites for Policy H2. If it is referring to policy H1, please see comment on Policy H1.</p> <p>CBMDC - It is noted that the policy lists a number of car parks but no explanation has been provide as to why they have been included. Also several appear to private rather than public parking areas, which may give rise to how effective the policy would be if proposals for change of use come forward.</p> <p>Concerned that Lees Methodist Church car park is included. This is in use 7 days a week, serving pre-school 5 days a week and Craft & Chat group, meeting point & other groups, including tenant of school house. Already problems with cars relating to Lees Primary School.</p>	<p>DISAGREE – the policy map does identify all Policy HT2 sites – ref map, key and sites list.</p> <p>NOTED – the explanation is provided at P52 para 1. All are private rather than public car parking areas. The policy is considered to meet the basic conditions.</p> <p>NOTED – it is understood that the 'concern' is not with the listing as a private car park, but rather with its unofficial use over and above its intended use.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
Policy HT3	<p>Green Emmott Trust/Dickman Assoc - More as observations on the NDP document than specifically with reference to our clients' interests we note that NDP Policy HT3 proposes more car parking/drop off</p>	<p>NOTED – HT3 seeks to deal with acute local problems as evidenced (P52/para 2 & Appendix 8) in parallel</p>	<p>NO ACTION</p>

	<p>areas for the primary schools, whilst HT6 wants to see walkways, riding and cycle routes improved. NPPF encourages improved health and well-being which walking or cycling to and from school would do and encourage exercise.</p> <p>Good luck with this.</p> <p>This already causes a major problem with parents & children at Lees Primary school using Lees Methodist Church private car park, conflict of usage.</p>	<p>with community actions to encourage more walking to school (P56). HT6 as noted in the comment accents strongly on further walking/cycling/horse riding provision in line with NPPF. There is not considered to be any internal conflict/contradiction if that is what the comment is implying.</p> <p>NOTED</p> <p>NOTED – policy is intended to address this and other local problems.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy HT4	<p>CBMDC - This appears to be contrary to Core Strategy Policy TR2 Parking Policy and Appendix 4, which stipulates an average of 1.5 spaces per unit.</p> <p>Green Emmott Trust/Dickman Assoc - In terms of Baden Street, Policy HT4 and Appendix 7 then these seem to be placing an undue and</p>	<p>DISAGREE – Policy TR2 states that new developments be assessed against the indicative parking standards in Appendix 4, not that they adhere rigidly to them. Further, NDPs must be in general conformity with the strategic elements of the Local Plan, not rigid conformity. Thirdly, NPPF 2018 para 106 allows for the setting of residential parking standards “where there is a clear and compelling justification that they are necessary for managing the local road network.” It is considered that the supporting evidence set out in Appendix 7 constitutes such a clear and compelling justification.</p> <p>DISAGREE – ref the parking issue, Core Strategy Policy TR2 states that</p>	<p>NO ACTION</p> <p>ACTION – add a community action re investigating the</p>

	<p>unjustified burden on any future development scheme at Baden Street. It is apparent that even though parking provision has been made for the town houses it is not used for car parking as noted at Appendix 7 of NDP: ‘When the town houses were built an off-street parking area with garages was constructed at the end of the street. The garages are not used for vehicles and most are in a state of disrepair and the land has become overgrown and again not now used for vehicles.’ (our highlight).</p> <p>The parking remedy it seems is already in the gift of those who own the garages and parking area to ensure that provision is used for its intended purpose.</p> <p>Green Emmott Trust/Dickman Assoc - Our clients’ land at Baden Street - Policy HT4 conflicts with NPPF para 29, is unduly onerous, unnecessary and should be deleted.</p> <p>Green Emmott Trust/Dickman Assoc - Our clients’ land at Baden Street - Policy HT4 conflicts with the BCS policy HO6, is unduly onerous, unnecessary and should be deleted.</p>	<p>new developments be assessed against the indicative parking standards in Appendix 4. NPPF 2018 para 106 allows for the setting of residential parking standards “where there is a clear and compelling justification that they are necessary for managing the local road network.” It is considered that the supporting evidence set out in Appendix 7 constitutes such a clear and compelling justification. A community action re tackling/ reinstating the area for resident use could be added.</p> <p>DISAGREE – there is no conflict with NPPF para 29 in that HT4 does not relate in any way to the promotion of development, less, more or otherwise (NB as a matter of fact, the housing policies of the NDP are fully in conformity with the adopted Core Strategy housing target – ref housing section). Moreover, HT4 has full and appropriate regard for para 29 in that it “helps shape, direct and help to deliver sustainable development, by influencing local planning decisions.” Further, it is not unduly onerous/ unnecessary – ref response immediately above.</p> <p>DISAGREE – there is no indication given as to how HT4 conflicts with HO6. It is considered that a policy on</p>	<p>feasibility of tackling/ reinstating the disused/ degraded garage area, in discussion with landowners and local residents.</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>Green Emmott Trust/Dickman Assoc - In regard to their land holdings at Baden Street they object most strongly to the proposals and policies regarding them as set out in this NDP consultation document and ask that fair and due weight is given to the justification as to why the NDP policies should be either deleted or amended.</p> <p>Care re egress onto Mytholmes.</p>	<p>car parking standards cannot be in conflict with a policy on maximising the use of previously developed land. The issues of onerousness and being unnecessary seem to be irrelevant in this context.</p> <p>NOTED – objections are dealt with in response to more detailed comments/objections made elsewhere in this table in relation to individual policies.</p> <p>NOTED – it is highly unlikely that there will any egress from this site onto Mytholmes Lane.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
Policy HT5	<p>CBMDC - It is noted that there are no thresholds for the level of development when developer contributions would be sought. Prioritising bus routes to the BRI is not something planning can achieve, although this may be an issue to be addressed elsewhere within the council.</p> <p>CBMDC - The proposed improvements are viewed as desirable, however more definition is needed regarding which are priorities. It is also important to define size thresholds for development to contribute towards additional/improved infrastructure, as it is unlikely they can be sought for every development.</p> <p>All the local buses come within a few minutes of each other. Getting from the Haworth Medical centre via bus is a nightmare. The mini bus leaves Keighley for Stanbury just 5 minutes prior to the hourly bus.</p>	<p>NOTED – issue of thresholds and use of the word ‘prioritised’ in the policy should be reviewed with a view to possible rewording.</p> <p>NOTED – issue of thresholds and use of the word ‘prioritised’ in the policy should be reviewed with a view to possible rewording.</p> <p>NOTED – planning policy cannot address this issue, but it could be encompassed within an expanded community action re public transport improvements.</p>	<p>ACTION – review policy wording as indicated.</p> <p>ACTION – review policy wording as indicated.</p> <p>ACTION – amend community action as indicated.</p>

<p>Policy HT6</p>	<p>CBMDC - The policy states that development that increase pedestrian footfall and/or horse/cycle usage within the local network should contribute to “highlighted improvements”. Clarification is sought on regarding these improvements and where they are listed.</p> <p>CBMDC - The proposed improvements are viewed as desirable, however more definition is needed regarding which are priorities. It is also important to define size thresholds for development to contribute towards additional/improved infrastructure, as it is unlikely they can be sought for every development.</p> <p>Green Emmott Trust/Dickman Assoc - More as observations on the NDP document than specifically with reference to our clients’ interests we note that NDP Policy HT3 proposes more car parking/drop off areas for the primary schools, whilst HT6 wants to see walkways, riding and cycle routes improved. NPPF encourages improved health and well-being which walking or cycling to and from school would do and encourage exercise.</p>	<p>NOTED – highlighted improvements/new desired provision, as set out under ‘community actions’ (P57) should be shown on the NP Map and referenced from the policy. Additionally, last 5 words of clause 2 of policy should be deleted as no priorities are indicated.</p> <p>NOTED - last 5 words of clause 2 of policy should be deleted as no priorities are indicated. Issue of thresholds should be reviewed with a view to possible rewording.</p> <p>NOTED – HT3 seeks to deal with acute local problems as evidenced (P52/para 2 & Appendix 8) in parallel with community actions to encourage more walking to school (P56). HT6 as noted in the comment accents strongly on further walking/cycling/horse riding provision in line with NPPF. There is not considered to be any internal conflict/contradiction if that is what the comment is implying.</p>	<p>ACTION – amend policy wording and NP Map as indicated.</p> <p>ACTION – Amend/review policy as indicated.</p> <p>NO ACTION</p>
<p>Policy HT7</p>	<p>YEs but not in the way of a commuted sum.</p>	<p>NOTED – it is considered that any contribution, whether direct delivery of route/section of route or ring-fenced financial contribution would be acceptable.</p>	<p>NO ACTION</p>
<p>Community Actions</p>	<p>The plan is good. The wider the residents are involved the greater the success. Please try and include is all as the process moves forward.</p>	<p>NOTED – residents will have further opportunities to make written</p>	<p>NO ACTION</p>

	<p>Haworth is a green belt area, development should occur in Keighley Town centre which is run down . Haworth has had one major build at Wydean Mills area and no further housing development should be permitted here.</p> <p>Please see my note regarding CF1.</p> <p>All look very useful.</p> <p>Don't know what they are?</p>	<p>representations at Regulation 16 consultation and examination stages as well as having the final say on the plan at referendum.</p> <p>NOTED – Haworth’s housing target is already fixed by CBMDC in its adopted Core Strategy which the NP cannot oppose. At time of writing, CBMDC has not yet consulted on its proposed housing site allocations, which it will do in its Land Allocations Plan. It remains to be seen whether any of its proposed sites affect Green Belt land.</p> <p>NOTED</p> <p>NOTED</p> <p>NOTED – they are to be found in the full version of the NP which was available on the PC’s NP website and at a range of public deposit points around the villages as referenced in Worth Reading.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
Appendix 1 - LHA	Historic England - We note that the Neighbourhood Plan Map includes numbered Local Heritage Areas (LHAs), but that this numbering is not replicated in Appendix 1. Amend the LHAs table, to include the appropriate number for each LHA.	NOTED – LHA number referencing should be consistent throughout the NP, i.e. in policy, on map and in appendix.	ACTION – amend plan as indicated.
Appendix 2 – NDHA	Historic England - We note that the Neighbourhood Plan Map includes numbered Non-Designated Heritage Assets (NDHA’s), but that this	NOTED – NDHA number referencing should be consistent throughout the	ACTION – amend plan as indicated.

	<p>numbering is not replicated in Appendix 2. Amend the NDHA's table, to include the appropriate number for each NDHA.</p> <p>Diocese of Leeds/Alyn Nicholls – <i>(NB ref Our Lady & St Joseph's Catholic Church)</i>. Appendix 2 of the draft plan sets out an assessment of non-designated heritage assets. The commentary within Appendix 2 describes the architecture of the church, including its interior. The presbytery is referred to in the paragraph dealing with the history of the church. This may be interpreted that the presbytery is a heritage asset by association with the church. It is therefore important that the description in Appendix 2 should explicitly note that the presbytery does not fall as part of the non-designated heritage asset.</p> <p>Diocese of Leeds/Alyn Nicholls - <i>(NB ref Our Lady & St Joseph's Catholic Church)</i>. The third matter is the identification of the church as a non-designated heritage asset. Two points arise from this: one is that the description of the church in Appendix 2 of the Neighbourhood Plan may be interpreted that the presbytery falls within the designation by association with the church. It is important that Appendix 2 of the plan is amended to explicitly state that the house does not form part of the designation.</p>	<p>NP, i.e. in policy, on map and in appendix.</p> <p>NOTED – assessment should make it clear that presbytery does not form part of the NDHA.</p> <p>NOTED – assessment should make it clear that presbytery does not form part of the NDHA.</p>	<p>ACTION – amend assessment as indicated.</p> <p>ACTION – amend assessment as indicated.</p>
Appendix 3 – GI	<p>CBMDC - In Appendix 3: Green Infrastructure some of the text is repeated.</p>	<p>NOTED – text at top P93 duplicates text at bottom P92 and needs to be deleted.</p>	<p>ACTION – delete text as indicated.</p>
Appendix 4 – LGS	<p>CBMDC - The justification in Appendix 4 for each of the Local Green Space sites does not consider the criteria relating to extensive tracts of land. The NPPG indicates that there are no set rules about how big a Local Green Space can be but reiterates the NPPF stating that blanket designation of open countryside adjacent to settlements will not be appropriate. Providing additional justification in the Appendix to show that these areas are not extensive tracts of land would be useful.</p> <p>CBMDC - The Summary Assessment in Appendix 4 mentions five qualifying criteria but no reference can be found as to what these</p>	<p>AGREE – the assessment should cover this criterion.</p> <p>AGREE – an explanation re methodology would be helpful.</p>	<p>ACTION – amend all assessments accordingly.</p> <p>ACTION – add explanation re methodology and amend</p>

	<p>criteria are, they don't seem to tie in with the NPPF which sets out 3 criteria, as above. A methodology which explains how sites have been assessed would be useful.</p> <p>CBMDC - The NPPG also indicates that consideration should be given to whether there is any additional benefit of designating sites as Local Green Space where they are already protected by the Green Belt. In such cases it is important to identify those areas which are of particular importance to the local community. Some of the suggested Local Green Space sites are already covered by Green Belt. Some of the site comments relating to community value may need to be clarified.</p> <p>CBMDC - Furthermore some of the sites are already designated as open space (Village Green Space) in the RUDP and are afforded protection through that plan. Consideration will need to be given as to whether these sites need to be designated as Local Green Space.</p> <p>CBMDC - The Local Green Spaces are numbered on the Policies map but both the list of sites in the policy and in Appendix 4 are not numbered. It would be useful for the lists to be numbered so that they can be cross referenced with the map.</p> <p>CBMDC – Site Ref 128 (NB Garden at Worthside House) - Appendix 4 notes the historical significance of this site.</p> <p>CBMDC - Ref 131 (NB Haworth Brow – Dean St/Portland St) - The details in appendix 4 describes part of the site as allotments but it is unclear where these are.</p>	<p>Greater clarity as to correspondence between assessment and NPPF criteria would also be helpful.</p> <p>AGREE – assessments for those LGS already within Green Belt should include additional justification re particular benefit to the community where this clearly exists.</p> <p>NOTED – LGS criteria as set out in NPPF (or NPPG) do not preclude the LGS designation of sites also protected/covered under other policy designations. LGS criteria are very distinctive, meaning that the basis for LGS designation is likely to be different to the basis for designation under other policies.</p> <p>AGREE – NP Map, policy and appendix should include appropriate site referencing.</p> <p>NOTED</p> <p>NOTED – assessment should indicate the location of 'allotments' and reference amended to smallholdings/gardens.</p>	<p>assessments ref criteria correspondence as indicated.</p> <p>ACTION – review and amend assessments of LGS within Green Belt as indicated.</p> <p>NO ACTION</p> <p>ACTION – replicate map site referencing in the final submission policy and Appendix 4.</p> <p>NO ACTION</p> <p>ACTION – amend assessment to indicate 'allotments' location and 'smallholdings/gardens'</p>
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	<p>Green Emmott Trust/Dickman Assoc - Our clients seek its (<i>NB Mytholmes Lane Village Greenspace/The Donkey Fields</i>) removal from.....Appendix 4.</p> <p>Green Emmott Trust/Dickman Assoc - Our clients' site at Mytholmes Lane should be removed from the list in NDP Appendix 4.</p>	<p>NOTED - assessment should be revisited in light of site size and comment that it is an extensive tract of land.</p> <p>NOTED - assessment should be revisited in light of site size and comment that it is an extensive tract of land.</p>	<p>ACTION – review assessment at Appendix 4 to re-assess size eligibility.</p> <p>ACTION – review assessment at Appendix 4 to re-assess size eligibility.</p>
Appendix 7 – Baden St	<p>Green Emmott Trust/Dickman Assoc - In terms of NDP policy H3 Baden Street, Policy HT4 and Appendix 7 then these seem to be placing an undue and unjustified burden on any future development scheme at Baden Street. It is apparent that even though parking provision has been made for the town houses it is not used for car parking as noted at Appendix 7 of NDP: 'When the town houses were built an off-street parking area with garages was constructed at the end of the street. The garages are not used for vehicles and most are in a state of disrepair and the land has become overgrown and again not now used for vehicles.' (our highlight) .</p> <p>The parking remedy it seems is already in the gift of those who own the garages and parking area to ensure that provision is used for its intended purpose.</p>	<p>DISAGREE – ref the parking issue, Core Strategy Policy TR2 states that new developments be assessed against the indicative parking standards in Appendix 4. NPPF 2018 para 106 allows for the setting of residential parking standards “where there is a clear and compelling justification that they are necessary for managing the local road network.” It is considered that the supporting evidence set out in Appendix 7 constitutes such a clear and compelling justification. A community action re tackling/ reinstating the area for resident use could be added.</p>	<p>ACTION – add a community action re investigating the feasibility of tackling/ reinstating the disused/ degraded garage area, in discussion with landowners and local residents.</p>
Appendix 9 - Glossary	<p>CBMDC - The terminology of development 'Acceptable in principle' is used in a number of policies. It is suggested that clarity is provided.</p>	<p>AGREE – NP would benefit from further clarification of this term.</p>	<p>ACTION – add definition of term to Glossary.</p>
NP Map	<p>Historic England - We note that the Neighbourhood Plan Map includes numbered Local Heritage Areas (LHAs), but that this numbering is not replicated in Appendix 1. Amend the LHAs table, to include the appropriate number for each LHA.</p>	<p>NOTED – LHA number referencing should be consistent throughout the NP, i.e. in policy, on map and in appendix.</p>	<p>ACTION – amend plan as indicated.</p>

	<p>Historic England - We note that the Neighbourhood Plan Map includes numbered Non-Designated Heritage Assets (NDHA's), but that this numbering is not replicated in Appendix 2. Amend the NDHA's table, to include the appropriate number for each NDHA.</p> <p>CBMDC - There are areas around Lower Laithe Reservoir which are not covered by the Green Infrastructure designation – why have these areas been excluded?</p> <p>CBMDC - The Local Green Spaces are numbered on the Policies map but both the list of sites in the policy and in Appendix 4 are not numbered. It would be useful for the lists to be numbered so that they can be cross referenced with the map.</p> <p>CBMDC - Ref LGS 130 (<i>NB Hall Green Baptist Church Burial Grounds</i>) - The boundary as drawn also includes the church building.</p> <p>CBMDC - Ref LGS 133 (<i>NB Haworth Primary School Grounds</i>) - The reference number on the map is incorrect (<i>i.e. site is referenced incorrectly as 134</i>). This site also covers Haworth Primary School – the boundary of this site would need to be checked.</p> <p>CBMDC - Ref 134 (<i>NB Haworth Tennis Courts</i>) - The reference number on the map is incorrect (<i>i.e. site is shown incorrectly as 133</i>).</p> <p>CBMDC - Ref 7 (<i>NB Land Adj Longacres Park</i>). Query map as current boundary includes the actual park.</p> <p>CBMDC - Ref 4 (<i>NB Longacres Park (Massey Fields Play Area)</i>). Query the boundary as the actual park area is adjacent Massey Fields</p>	<p>NOTED – NDHA number referencing should be consistent throughout the NP, i.e. in policy, on map and in appendix.</p> <p>NOTED – the mapping and boundary definition of Green Infrastructure reflects the mapping work of NE in 2009. It therefore excludes areas excluded in the NE study.</p> <p>AGREE – NP Map, policy and appendix should include appropriate site referencing.</p> <p>NOTED – boundary should be drawn in order to exclude the church building.</p> <p>NOTED – boundary should be drawn in order to exclude the school building and site correctly referenced. Site boundary should also be checked with CBMDC.</p> <p>NOTED – site should be correctly referenced.</p> <p>NOTED – site boundary should be checked with CBMDC.</p> <p>NOTED – site boundary should be checked with CBMDC.</p>	<p>ACTION – amend plan as indicated.</p> <p>NO ACTION</p> <p>ACTION – replicate map site referencing in the final submission policy and Appendix 4.</p> <p>ACTION – amend NP map to exclude church building.</p> <p>ACTION – amend site number reference as indicated. Meet with CBMDC officers to check site boundary.</p> <p>ACTION – amend site number reference as indicated.</p> <p>ACTION – meet with CBMDC officers to check site boundary.</p> <p>ACTION – meet with CBMDC officers to check site boundary.</p>
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	<p>residential street but on plan this forms part of site 7 (Land Adjacent to Longacres Park).</p> <p>CBMDC - The policy map does not identify sites for Policy H2. If it is referring to policy H1, please see comment on Policy H1. <i>(NB it is assumed that comments relate to Policies HT2/HT1).</i></p> <p>Diocese of Leeds/Alyn Nicholls - On the draft Neighbourhood Plan Map the general location of the church and presbytery fall within an area designated as “Green Infrastructure” and subject to Policy GE1. This designation is diagrammatic and does not identify precise boundaries.</p> <p>It includes open land to the south-west of Ebor Lane and also open land to the north of Ebor Lane.</p> <p>Diocese of Leeds/Alyn Nicholls - Ebor Lane comprises a boundary to the Green Belt defined in the current Development Plan. The Neighbourhood Plan does not show land designated “Green Belt”.</p>	<p>DISAGREE – the policy map does identify all Policy HT2 sites – ref map, key and sites list.</p> <p>DISAGREE – the draft NP Map shows the GI designation in detail not diagrammatically. It is however considered that presentation of the final submission NP Map at a larger scale, with GI boundaries clearly shown, would aid clarity and legibility.</p> <p>AGREE</p> <p>NOTED – it is acknowledged that the NP Map does not show Green Belt. Green Belt is an excluded matter for NPs. The extent of Green Belt is shown in the adopted Local Plan (RUDP) and there is no NP policy relating to Green Belt due to its excluded status- for both reasons there is no need to show it on the NP Map.</p>	<p>NO ACTION</p> <p>ACTION – the built-up areas of Haworth and Cross Roads to be shown on the final submission NP Map at a larger scale, with GI boundaries clearly shown.</p> <p>NO ACTION</p> <p>NO ACTION</p>
General – Village Boundary	Historic England - In order to maintain the integrity and character of the settlements within the Neighbourhood Plan Area, it can be helpful to define the boundaries of these settlements, and the boundary of the rural landscape. This would help to concentrate development on appropriate brown field sites within the existing built up areas of the settlements. Add a new section and policy addressing maximum the	DISAGREE – settlement area boundaries can only effectively be defined relative to up-to-date Green Belt boundaries. The definition of the Green Belt boundary is a Local Plan	NO ACTION

	extent of potential development, by defining settlement and rural boundaries and develop polices which control development within these areas.	function and an excluded matter for NPs.	
General - NP	<p>Coal Authority - As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>Coal Authority - According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity including; mine entries and likely unrecorded coal workings at shallow depth.</p> <p>Coal Authority - It is noted that the Neighbourhood Plan does not allocate any specific sites for future development, in its own right, but rather refers sites back to the Local Plan. On this basis we have no specific comments to make on this Draft Neighbourhood Plan.</p> <p>Diocese of Leeds/Alyn Nicholls - These representations are made to ensure that the Diocese can best serve the community in the future. Property assets have to be managed to provide best value having regard to questions such as whether property continues to be fit for purposes, maintenance commitments and opportunities for investment where appropriate. Our Lady of Lourdes Church will benefit from investment as a consequence of the development recently granted planning approval.</p> <p>Diocese of Leeds/Alyn Nicholls - I know that the Diocese are keen to engage in a dialogue responding to the Neighbourhood Plan and they welcome the opportunity to be involved in its preparation. I anticipate that either I or they directly, will be in touch to have further discussions.</p>	<p>NOTED</p> <p>NOTED</p> <p>NOTED</p> <p>NOTED - the management of property assets must necessarily take place within the context of planning legislation and adopted planning policy.</p> <p>NOTED – the diocese will have further opportunities to make written representations at Regulation 16 consultation and examination stages. Church representatives and local members of the congregation resident within the Neighbourhood Area will also have a final say on the plan at referendum.</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>

	<p>Green Emmott Trust/Dickman Assoc - We act on behalf of The Trustees of the Green Emmott Trust, which has a number of landholdings in the Haworth area, namely: a) Allotments to the west of High Street b) Land at West Lane c) Land off Baden Street d) Land off Mytholmes Lane e) Land off The Hayfields We have represented our clients in regard to this Neighbourhood Plan from the start but are disappointed to note that for the most part our clients' views and comments have been ignored.</p> <p>Green Emmott Trust/Dickman Assoc - Firstly, we note that the consultation document has not been updated to take account of NPPF 2018 came into force on 24.7.18. The NDP document is out of date (e.g. on page 31 it refers to NPPF paras 87 and 88 which follows from Policy GE1 Green Infrastructure we therefore surmise the paragraph references are to the now superseded NPPF 2012 which refer to Green Belt matters whereas in the current NPPF those paragraph numbers relate to town centre and village centre uses). It should reflect with current national policy and we therefore have concerns over the relevance of the document. It must be updated. NPPF 2018 Para 13 explains the role of Neighbourhood Plans within the overall policy context and relative to para 11: 'The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.' It continues at para 14 to explain: 'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply8: a) the neighbourhood plan became part of the development</p>	<p>DISAGREE – the assertion that Trust views and comments have for the most part been ignored is strongly refuted. Where specific instances of this (NB with regard primarily if not exclusively to comments re the very special circumstances pertaining to Green Belt development) have been highlighted by Trust consultants, they have been addressed elsewhere in this results grid and there specifically refuted.</p> <p>NOTED – NP needs to be amended to reflect the new NPPF. The pre-submission plan was drafted when submission of the NP before 24/1/19 was still a possibility – NPs submitted before this date are not required to relate to the new NPPF. It is considered that the NP's policies have appropriate regard to national policy as required by basic conditions.</p>	<p>NO ACTION</p> <p>NO ACTION</p>
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	<p>plan two years or less before the date on which the decision is made; b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement; c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years.'</p> <p>Footnote 8 sets out the transitional arrangements in NPPF 2018 Annex 1. Given this NDP is only at Reg 14 stage then those arrangements do not apply as the trigger stage is Reg 15. Paragraphs 28-30 of NPPF 2018 set out the criteria for 'non strategic policies' which includes Neighbourhood Plans. Para 29 states: 'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁶.'</p> <p>Footnote 16 states: 'Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.' Para 30 sets out how non strategic policies should be assessed and thus weight to be given to them. Para 37 of NPPF 2018 explains what basic conditions a Neighbourhood Plan has to meet and the process it needs to go through to come into force. Identifying land for housing is primarily a strategic policy (para 67) though para 68 notes that small and medium size sites can make an important contribution to housing in an area and can be built out relatively quickly. It even notes at para 69 Neighbourhood Plan should consider opportunities for allocating small/medium size sites (i.e. under 1 ha).</p> <p>Green Emmott Trust/Dickman Assoc - Fundamental in NPPF is that evidence and policy should be up to date. Much of Bradford's policy is still emerging even though the Core Strategy was adopted in 2017 the Allocations document and Proposal Map are at very early stages and</p>	<p>NOTED – it is a matter of fact that NDPs must be examined against the adopted Local Plan at the time of examination. As such NDPs must be</p>	<p>NO ACTION</p>
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	<p>are yet to be adopted. The RUDP saved policies were adopted in 2006 and thus are out of date and carry very limited weight. The Open Space spreadsheet dates from 2008 as an evidence base document and likewise has not been updated and is out of date and thus carries very limited weight.</p> <p>Green Emmott Trust/Dickman Assoc - The NDP needs updating to take account of the NPPF2018 and should not deal with matters that are strategic and districtwide.</p> <p>Harworth Group/Barton Willmore - Our Client welcomes the Parish Council's decision to prepare a Neighbourhood Plan for Haworth, Cross Roads & Stanbury and they are keen to work together to create a Plan which is sound. These representations have therefore sought to make comments on the proposed policies and offered ways in which the policies could be amended to ensure that the Plan is found sound.</p> <p>Natural England - Natural England's Yorkshire and northern Lincolnshire Team are not in a position to review the neighbourhood plan at present or to assess the potential impacts on statutory nature</p>	<p>drafted in that context. This NDP does not rely on the 2008 open space spreadsheet referenced but refers to it as an evidence source in relation to Policy GE3 (hence its listing as an evidence base document), while acknowledging it to be out of date and updating its findings on individual sites (P33, para 2).</p> <p>NOTED – NP needs to be amended to reflect the new NPPF. The pre-submission plan was drafted when submission of the NP before 24/1/19 was still a possibility. The general assertion that the NP deals with matters that are strategic/districtwide is generally refuted and specifically refuted in relation to individual policy assertions of this nature elsewhere in this results grid. It should be noted that CBMDC have raised no objections of this nature to any of the NP's policies.</p> <p>NOTED – specific comments made by the consultant on behalf of its client are addressed elsewhere in this results grid in relation to individual policies. It should be noted that soundness is not one of the basic conditions which NPs must meet.</p> <p>NOTED</p>	<p>NO ACTION</p> <p>NO ACTION</p> <p>NO ACTION</p>
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	<p>conservation sites or protected landscapes. If you consider there are significant risks to statutory nature conservation sites or protected landscapes then please re-consult us detailing the areas on which you would like us to provide detailed advice.</p> <p>CBMDC - Firstly, we welcome the publication of the draft Neighbourhood Plan. It is positive that the parish council and the community are preparing this plan to help shape the future development of the area. The work undertaken to date is noted and we wish it be put to the best use in moving the plan forward.</p> <p>CBMDC - Following your correspondence with Stephen Hay, Team Leader (Interim) – Development Plans you will be aware that we are happy to provide further details or assist if you are unclear about any of the points raised. In respect of the future support for neighbourhood planning, we now have additional staffing resources in place within the Local Plan team. For future reference, your contacts are Iain Cunningham, Wendy Brown and Catherine Crosswaite. We are keen to continue working closely with you in developing the next stages of the neighbourhood plan.</p> <p>CBMDC - I would be grateful if you could provide us with an indicative timetable for the next stages in developing the neighbourhood plan, and if you could share responses received from the community and other key stakeholders. Both will assist us in planning our future support and understanding the key issues to be addressed.</p> <p>CBMDC - As mentioned previously, we are more than happy to meet the Parish Council to discuss our comments, when you have had the opportunity to consider them. We will be in touch in the New Year to arrange a suitable date.</p> <p>CBMDC - Text body is very small and hard to read, documents need to be font size 11 or 12 to meet accessibility requirements.</p>	<p>NOTED</p> <p>NOTED</p> <p>NOTED – both results grid and updated project plan can be shared with CBMDC at the appropriate time(s).</p> <p>NOTED – meeting to be held as suggested at appropriate time.</p> <p>NOTED – point size should conform to accessibility requirements.</p>	<p>NO ACTION</p> <p>ACTION – meet with CBMDC officers to clarify comments and obtain further information re comments.</p> <p>ACTION – share draft results grid in advance of officer meeting. Share updated project plan once results grid finalised.</p> <p>ACTION – meet with CBMDC officers to clarify comments and obtain further information re comments.</p> <p>ACTION – address text point size issue in final submitted plan.</p>
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	<p>CBMDC - The colouring of policies works well but black writing on a dark blue background is hard to read.</p> <p>CBMDC - It is suggested there should be clearer links to the policy framework underpinning the draft plan.</p> <p>CBMDC - It is suggested there should be clearer links to the evidence base underpinning the draft plan.</p> <p>CBMDC - A lot of good work has been carried out but a lot of the information is not coming through into the policies.</p> <p>CBMDC - It was also felt that policy wording itself should be clearer in order to aid interpretation.</p>	<p>NOTED – where this applies, i.e. in Highways and Travel section and corresponding portion of ‘project delivery plan’, it should be amended.</p> <p>DISAGREE – it is considered that the policy framework underpinning the draft plan is consistently made clear. Very few if any specific CBMDC policy comments highlight this issue. Where/if they do, they are addressed in detail in respect of those specific policies elsewhere in this results grid.</p> <p>DISAGREE – it is considered that the evidence base underpinning the draft plan is generally clear and robust. Very few specific CBMDC policy comments highlight this issue. Where they do, they are addressed in detail in respect of those specific policies elsewhere in this results grid.</p> <p>????? – it is completely unclear what information is being referred to and where it is considered it is not coming through into policies.</p> <p>NOTED – where specific CBMDC policy comments highlight this issue, they are addressed in detail in respect of those specific policies elsewhere in this results grid.</p>	<p>ACTION – amend policies/ project delivery plan background in final submission plan as indicated.</p> <p>ACTION – meeting with CBMDC officers to clarify any specific examples of this issue.</p> <p>ACTION – meeting with CBMDC officers to clarify any specific examples of this issue.</p> <p>ACTION meeting with CBMDC officers to explain comment and provide specific e.g.s.</p> <p>NO ACTION</p>
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	<p>CBMDC - Development management do not have any say where it is permitted development.</p> <p>CBMDC - Have the statutory bodies been consulted on the Regulation 14 plan?</p>	<p>AGREE – it is not clear to what in the NP this comment relates.</p> <p>NOTED – all statutory consultees at Regulation 14 consultation stage were duly consulted in accordance with regulations.</p>	<p>ACTION meeting with CBMDC officers to explain comment and provide specific e.g.s.</p> <p>NO ACTION</p>
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