

Bradleys Both Parish Council Neighbourhood
Development Plan
Up to 2032

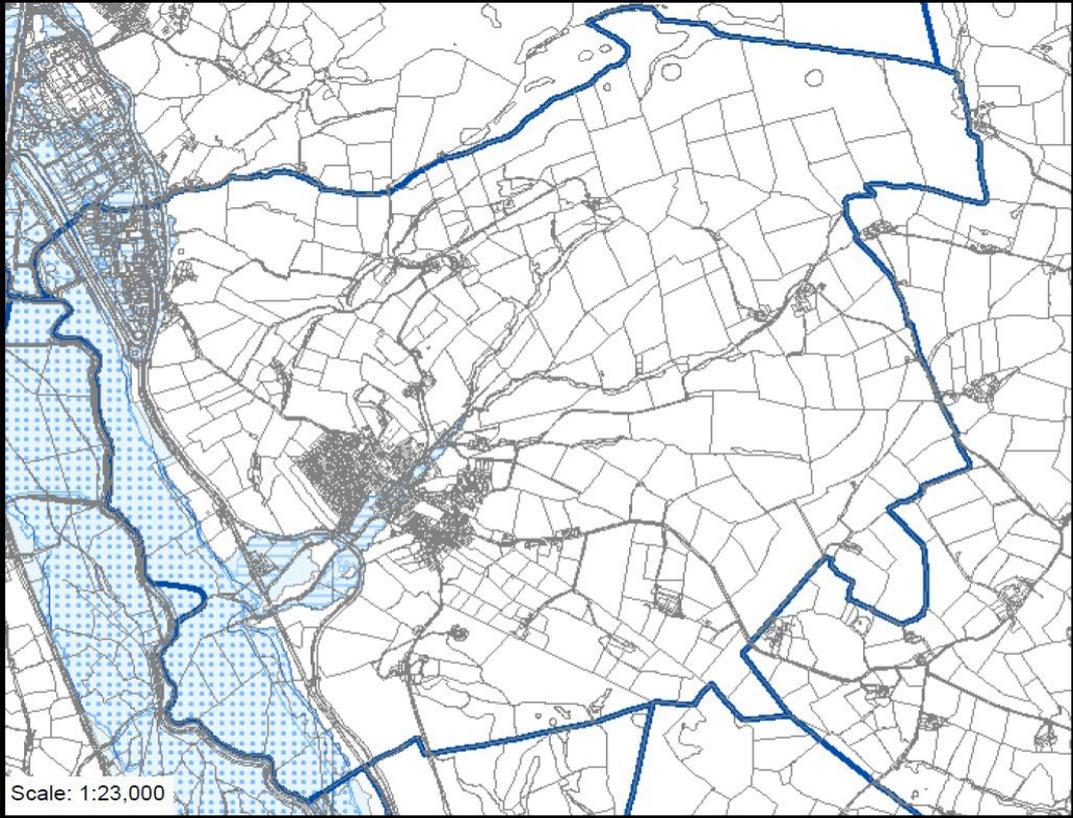
Following the making/adoption of the Bradleys Both Neighbourhood Plan in November 2023 it became apparent to the Parish Council that an important Local Green Space (LGS) land to the east of College Road and up to and including the extension of the burial ground known as Sweet Croft (site reference 15) needed to be included in the list of LGSs in the NDP. This appendix and the tables herein reflects the inclusion of that LGS.

Submission version February 2026

Appendices

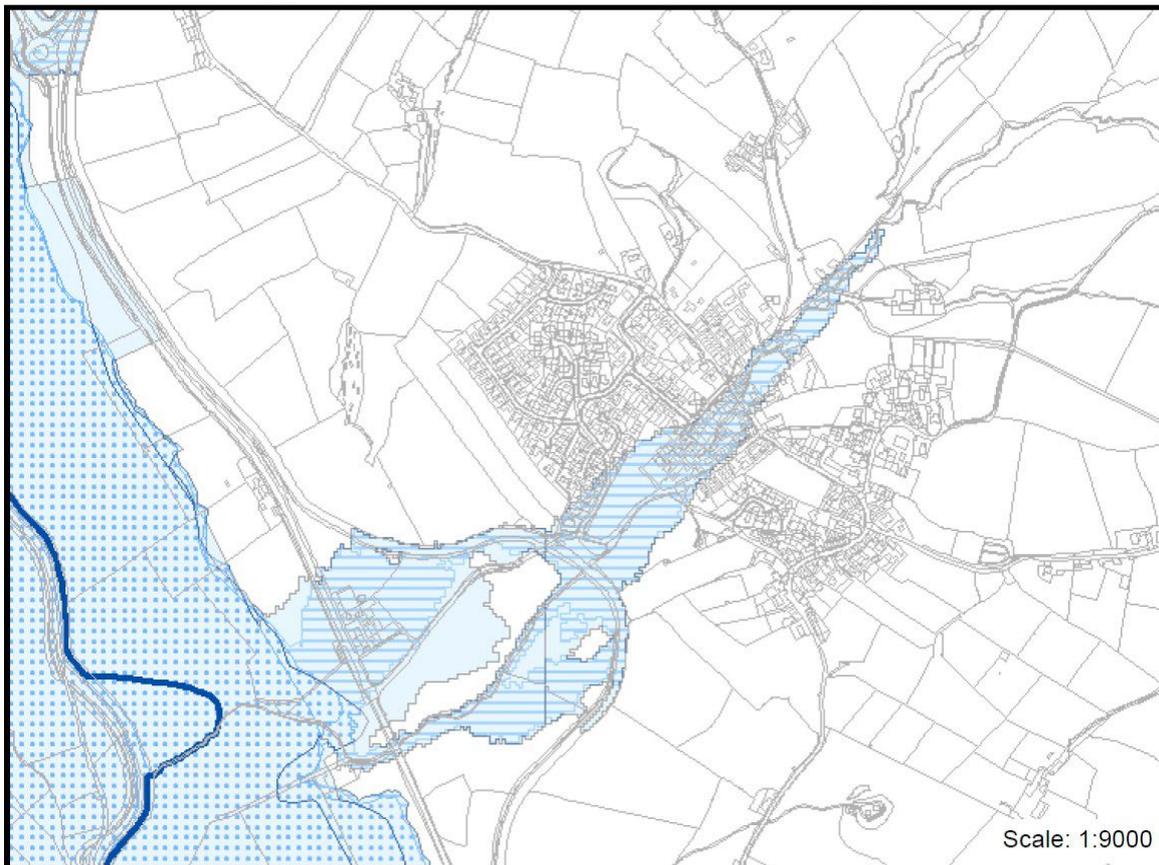
APPENDIX 1 – Environment Agency Flood Zone Map for Bradley Note this will be subject to change – please refer to <https://flood-map-for-planning.service.gov.uk>

Flood Risk Map



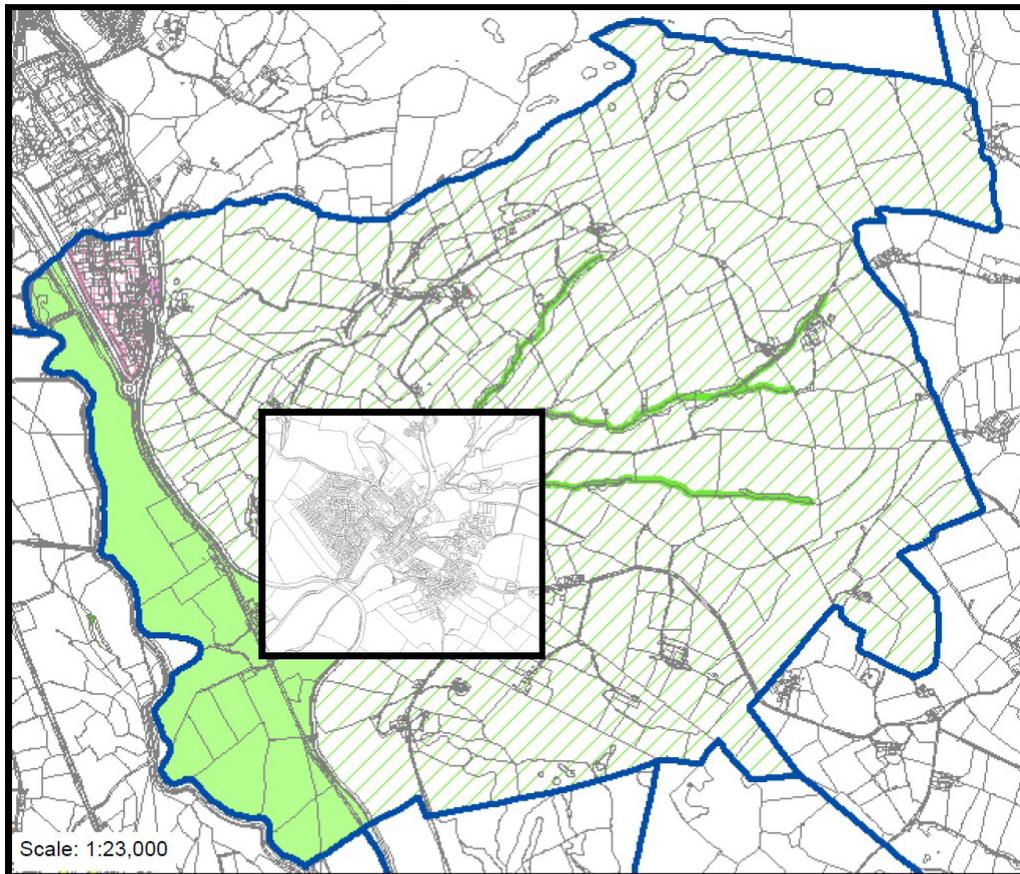
KEY	
	Neighbourhood Area (Parish boundary)
	Flood Zone 1
	Flood Zone 2

Village Centre inset



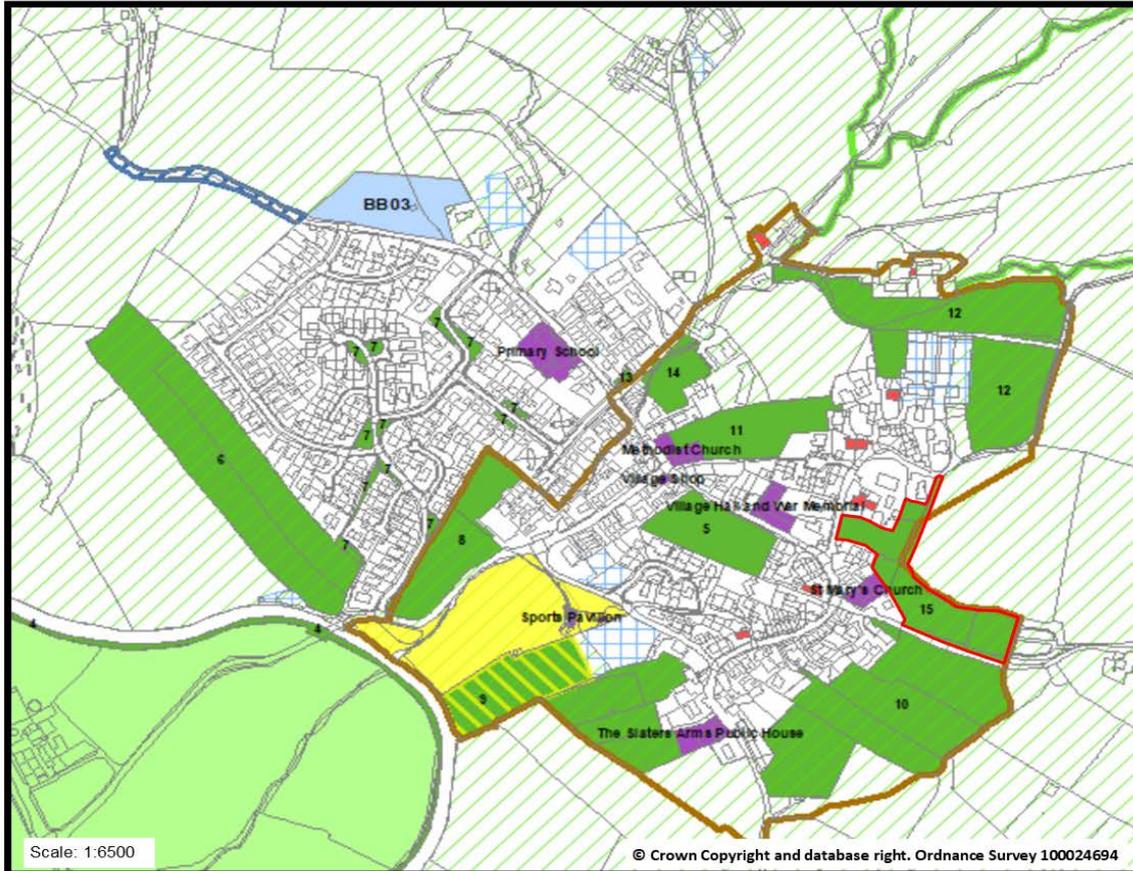
KEY	
	Neighbourhood Area (Parish boundary)
	Flood Zone 1
	Flood Zone 2
	Flood Zone 3a (Craven Strategic Flood Risk Assessment 2017)
	Flood Zone 3b (Functional Floodplain) (Craven Strategic Flood Risk Assessment 2017)

Parish Wide Policies Map



KEY	
	Neighbourhood Area (Parish boundary)
	ENV2: Green Infrastructure Links—Canal Link
	ENV2: Green Infrastructure Links—Gill Links
	ENV3: Conserving the Landscape
	ENV8: Protecting Conservation and Heritage Sites—Listed Buildings
	CFS1: Bradley's Community Facilities
	ELB2: Airedale Business Centre & Acorn Business Park
	Village Inset Map

Village Inset Map



KEY	
	ENV1: Local Green Space * **
	ENV2: Green Infrastructure Links—Canal Link
	ENV2: Green Infrastructure Links—Gill Links
	ENV3: Conserving the Landscape
	ENV8: Protecting Conservation and Heritage Sites—Listed Buildings
	ENV8: Protecting Conservation and Heritage Sites—Conservation Area
	HOU1: Identification of land for housing in Bradley from 2012 to 2032—Housing Allocation
	HOU1: Identification of land for housing in Bradley from 2012 to 2032—Committed Housing Site
	HT2: New Development Infrastructure (Skipton Road Pedestrian Improvement Area)
	CFS1: Bradley's Community Facilities
	CFS2: Creation of new and the extension of existing Sporting and Recreation Facilities—Existing Sporting and Recreation Facility
	CFS2: Creation of new and the extension of existing Sporting and Recreation Facilities—Extension to existing Sporting and Recreation Facility

* LGS 4 Canal Towpath designation relates to the entire length of canal towpath in the Neighbourhood Area.

** Sites 1, 2 and 3 are designated as LGS as well as being identified as existing Sporting and Recreation Facilities. The limitations of a paper mapping means that both layers cannot be shown. Please see the Local Green Space Map at Appendix 3 to view all of the LGS sites, or the Council's interactive mapping to view each layer individually.

APPENDIX 3 – LOCAL GREEN SPACE ASSESSMENT

Significance and Rationale for Designation

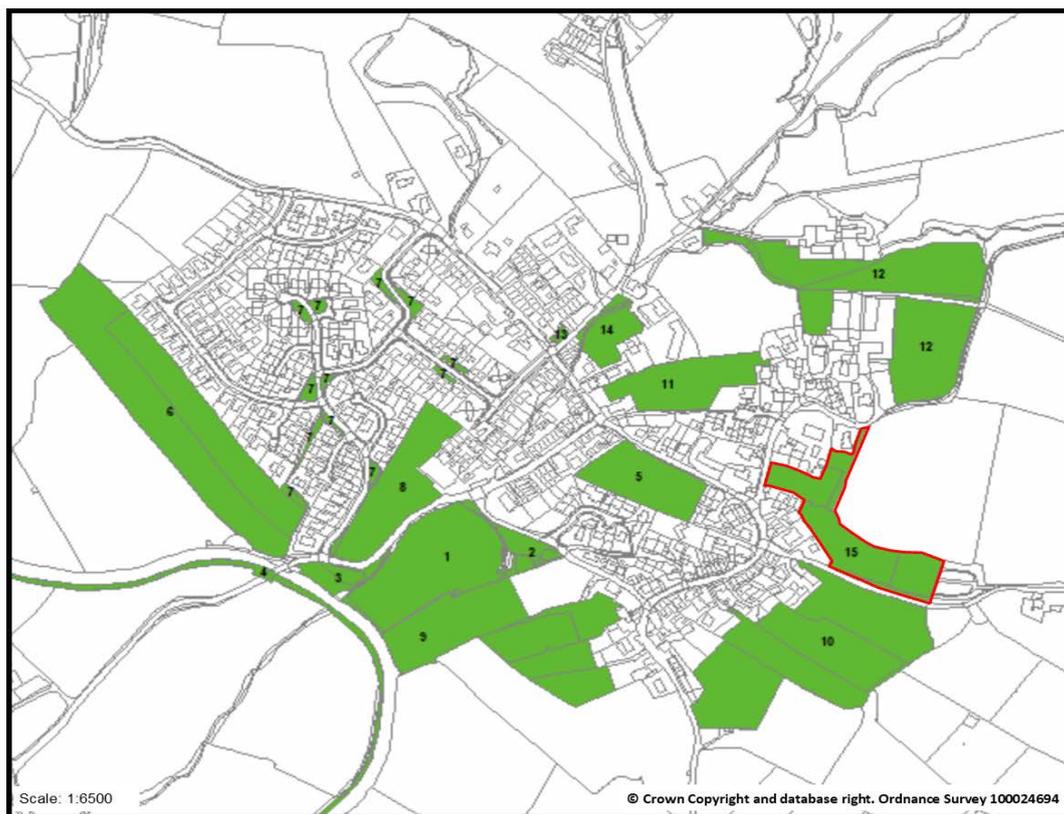
Over the last several decades Bradley's green space has been significantly reduced by housing and retail development. What is essentially a rural place has suffered from the building of a housing estate twice the size of the original village and on the western edge of the parish a substantial industrial and retail park. Further, within the boundary of the conservation area considerable erosion of green spaces has occurred over time. Taken together these changes have diminished the tranquility and amenity once enjoyed and informed the parish of the precarious nature of the green spaces left to be enjoyed by the village.

Maintaining the character and harmony within the conservation area of Low Bradley is seen as a critical and fundamental element of the plan. The heritage and visual amenity value of this area is highly valued by the community. The erosion of green spaces since the conservation order of 1974 has not only reduced the amenity and freedom to roam once enjoyed, it has also eroded its balance and created vehicular congestion no longer acceptable to the community or its safety. See Highways and Transport section 3.4.

The southern canal aspect is important to maintaining the rural feel of the village and landscape which supports canal barge businesses from Skipton, Silsden and Snaygill. The canal provides considerable amenity for the community and walkers, picnickers, cyclists and holiday makers. Ensuring the maintenance of this visual aspect from the canal is seen as an essential part of the justification for local green spaces in the NDP as it provides important views into the village and particularly the Conservation Area. The balance of historic buildings in Low and High Bradley set in a natural green environment has engaged an ever-increasing use by holiday makers, fell, canal and dog walkers alike. It is important to retain this balance for the amenity and landscape value so important to parishioners and visitors. Proximal with the historic village and conservation area, the 1960's housing development has a number of small green spaces designed originally to reduce the impact of tarmac and concrete. These spaces have a high recreation status between the clusters of houses and break the regimentation and blandness of the streets. These spaces are important and highly valued by residents who nurture their greenness and appreciate their amenity.

Full account of inputs from the parish consultation, the Low Bradley Conservation Area Appraisal of 2023 carried out by Craven District Council, and observations from other interested parties have been made. The following paragraphs explain the assessment process that was undertaken to select the Local Green Spaces of this NDP.

Local Green Space Policies Map



KEY	
	ENV1: Local Green Space *

* LGS 4 Canal Towpath designation relates to the entire length of canal towpath in the Neighbourhood Area.

Local Green space assessment

The sites proposed as Local Green Spaces as part of Policy ENV.1 of the NDP have been assessed in accordance with paragraphs 100-103 of the NPPF and the methodology set out in the CDC Local Green Space Assessment (January 2017 and amended methodology for publication Dec 2017). This comprises three tests as summarised below. If sites fail to meet the requirements of the first two tests then they are not assessed as part of test 3. Test 3 also has a range of sub criteria. Table 1 below sets out the LGS sites which have been proposed as part of the development of the BBNP and assessed each of these against tests 1 and 2. Table 2 then assesses the sites which satisfy the criteria of tests 1 and 2 against the sub criteria of test 3. This table also identifies any evidence that supports the assessment.

Test 1 – Whether the site is in close proximity to the community it serves. The recommended Local Green Space should normally be within easy walking distance (300m of the community it serves). Sites which are entirely isolated from the community will not be considered appropriate. Some discretion may be needed depending on the topography of the area, mobility and size of the community the green space serves, the size and function of the green space itself, why the area is seen as special and the value placed upon it by the community.

Test 2 – Whether the site is an extensive tract of land. There is no size threshold for the identification of Local Green Spaces but CDC expects the size of the area to reasonably relate to the community that it serves. This will include having clearly defined edges and not blanket designation of open countryside.

Test 3 – Whether the site is demonstrably special to the local community and holds a particular local significance in terms of beauty, historic significance, recreational value, tranquillity or richness of wildlife.

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TABLE 1 – ASSESSMENT OF PROPOSED LGS SITES AGAINST TESTS 1 AND 2

LGS Site Ref	Site Address	Site protected by LP policy INF3	Test 1 Is the site reasonably close to the community it serves?	Test 2 Is the site local in character and not an extensive tract of land?	Planning History	Does the site pass tests 1 & 2?
1	Sports Ground, Matthew Lane/ Ings Lane	Yes	Yes. It is located within the village and bordered by main arterial roads and adjacent to housing areas	Yes. It relates well to the area it serves and has well defined edges (canal, roads).	No permissions for uses that would conflict with LGS designation	Yes
2	Children's Play Area and Sports Ground, Matthew Lane/ Ings Lane	Yes	Yes. It is located within 300m of the edge of the village.	Yes. It relates well to the area it serves and has well defined edges (Matthew Lane and adjacent housing site).	No permissions for uses that would conflict with LGS designation.	Yes
3	Picnic/ canal area Ings Lane	No	Yes. It is located within 300m of the edge of the village.	Yes. It relates well to the area it serves and has well defined edges (canal, and Ings Lane).	No permissions for uses that would conflict with LGS designation	Yes
4	Canal towpath	No	Yes. It is located within 300m of the edge of the village.	Although the land extends for a considerable distance it is a linear and contained route and so is not considered to constitute an extensive tract of land.	No permissions for uses that would conflict with LGS designation	Yes
5	The Green,	No	Yes, it is located	Yes. It is well	No permissions for	Yes

	Braimes Field, Lidget Road		centrally within the village and surrounded by housing	related in scale and location being central within the village and surrounded by housing	uses that would conflict with LGS designation	
6.	Rear of Ings Drive	No	Yes. It is located within 300m of the edge of the village and is adjacent to properties on Ings Drive and Aire Valley Drive	Yes. The linear form of the land is tightly aligned to the rear of existing residential properties and is proportionate to the scale of the village.	See planning history table below.	Yes
7.	Various green spaces within the 1960s developed housing area of Bradley	No	Yes. It sits within an established residential area.	Yes. The sites are small and relate well in scale to the adjacent housing areas.	No permissions for uses that would conflict with LGS designation	Yes
8.	Mill field between Ings Drive and Ings Lane	No	Yes. It is within close proximity to significant numbers of residential properties.	Yes. It is well related in scale and the location is adjacent to existing residential properties on Ings Drive and the former Mill building.	No permissions for uses that would conflict with LGS designation	Yes
9.	Junction of Crag Lane and Main Street and land between Meadow Close and Leeds to Liverpool Canal	No	Yes. It immediately adjoins the edge of the village and is close to significant numbers of residential properties.	Yes. The north western part is well defined between the existing new housing development and the canal. The remainder is more tightly drawn around the edge of the village.	See planning history table below.	Yes

10.	Land between Crag Lane and Silsden Road	No	Yes. It adjoins the edge of the village and shares a boundary with domestic properties to the north.	Yes. The land is viewed within the immediate context of the village as it rises significantly to the south east.	See planning history table below.	Yes
11.	Land to the rear of the Methodist Church, Skipton Road.	No	Yes. It is within close proximity to significant numbers of residential properties.	Yes. It relates well to the area it serves and has well defined edges and predominantly bound by residential properties.	No permissions for uses that would conflict with LGS designation	Yes
12.	Land to the north of College Road, College Court and College Crescent.	No	Yes. It is located within 300m of the edge of the village.	Yes. It relates well to the area it serves and has well defined edges with a walled access track to the east.	No permissions for uses that would conflict with LGS designation	Yes
13.	Junction of Skipton Road and Mill Lane	No	Yes. It occupies a central position within the village	Yes. It is a small parcel of land bound by roads and domestic properties.	No permissions for uses that would conflict with LGS designation	Yes
14.	Land to the south east of Mill Lane	No	Yes. It is located within 300m of the edge of the village.	Yes. It relates well to the area it serves and has well defined edges predominantly bound by domestic properties.	No permissions for uses that would conflict with LGS designation	Yes
15.	Sweet Croft and land to the east of College Road	No	Yes. It is located within 300m of the edge of the village.	Yes. The site lies on the village edge and comprises two fields, one being Sweet Croft, a public space forming part of the village burial ground.	No permissions for uses that would conflict with LGS designation.	Yes

TABLE 2 – ASSESSMENT OF PROPOSED LGS SITES AGAINST TEST 3

LGS Site Ref	Site Address	Test 3a					Test 3b			LGS Designation?
		Historic Significance	Richness of Wildlife	Recreation Value	Beauty	Tranquillity	Other	Evidence of Local Support		
1	Sports Ground, Matthew Lane/ Ings Lane	The site provides an important open aspect allowing views from the canal towpath into the CA and to the former mill	Not significantly rich in wildlife	The site is used for cricket, football and other local recreation groups e.g. local fitness groups, rounders	The cricket/ sports ground site makes a strong contribution to sense of place and character of the village	Does not offer a place for quiet reflection/ enjoyment		See consultation statement	Yes	
2	Children's Play Area/ Sports Ground Matthew Lane	The site provides an important open aspect allowing views from the canal towpath into the CA and to the former mill	Not significantly rich in wildlife	Used for equipped play area and ancillary parking	Makes a strong contribution to sense of place and character of the village	Does not offer a place for quiet reflection/ enjoyment		See consultation statement	Yes	
3	Picnic/ canal area Ings Lane	The site provides an important open aspect allowing views from the canal towpath into the CA and to the former mill	Used as a nesting site for Swans. Includes trees	Used as a picnic area and to view the canal	The site is an attractive canal side greenspace which includes planted areas and maintained grass and trees.	Offers a place for quiet reflection with benches looking onto the water		See consultation statement	Yes	
4	Canal	The canal and	Hedgerows	Used by	The site	Does not		See	Yes	

	Towpath	towpath are part of the historical development of the village.	and trees align the route.	walkers, cyclists for exercise and recreation	benefits from attractive views towards and away from the village.	offer a place for quiet reflection/enjoyment		consultation statement	
5	The Green, Braimes Field, Lidget Road	The site is prominently located within and makes an important contribution to the character of the Conservation Area	Not significantly rich in wildlife	N/A	Framed by housing and occupies a prominent position within the conservation area. It provides a green visual break and is framed by houses.	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes
6	Rear of Ings Drive	Part of the LGS comprises a medieval long field. See Bradley Village Character Assessment.	Some wildlife potential with dry stone wall boundaries and native hedgerows	No	The site maintains medium range views to the canal from Bradley village	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes
7.	Various green spaces within the 1960s developed housing area of Bradley	No	Not significantly rich in wildlife	The spaces provide small areas for children's informal play	The spaces provide soft landscaping within the built-up residential area	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes
8.	Mill field between	The Bradley Village	Not significantly	No	Makes a strong	Does not offer a place		See consultation	Yes

	Ings Drive and Ings Road	Conservation Area Appraisal (2016) identified the space as making a strong contribution to the character of the conservation area. It is a prominent green space within the Conservation Area and also allows views towards the former mill building from Ings Lane and the canal towpath thereby important in interpretation of the historical development of the village.	rich in wildlife		contribution to sense of place and character of the village	for quiet reflection/enjoyment		statement	
9.	Junction of Crag Lane and Main Street and land between Meadow Close	The Bradley Village Conservation Area Appraisal (2016) identified the	The land contains a series of mature trees, hedgerows and dry	No	Makes a strong contribution to sense of place and character of the village	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes

	& Leeds and Liverpool canal	land as making a strong contribution to the character and appearance of the Conservation Area. The land provides views towards the former mill building and houses on Matthew Lane from the canal towpath thereby important in interpretation of the historical development of the village.	stone walls which will provide wildlife habitat.						
10.	Land between Crag Lane and Silsden Road	The Bradley Village Conservation Area Appraisal (2016) identified the space as making a strong contribution to the character of the conservation	The land contains a series of mature trees, hedgerows and dry stone walls which will provide wildlife habitat.	Public rights of way exist over parts of the land and these are well used by walkers.	Makes a reasonable contribution to sense of place and character of the village	The site is accessible by PROW and so provides an area for quiet reflection.		See consultation statement	Yes

		area. It provides important views/vantage points into the village and therefore allows interpretation of the historical development.							
11.	Land to the rear of the Methodist Church, Skipton Road.	The land is within the Conservation Area and The Bradley Village Conservation Area Appraisal (2016) identified the space as contributing to the character of the conservation area.	The land contains a series of mature trees along its Southern boundary, and dry stone walls which will provide wildlife habitat.	No	A PROW passes along the southern boundary and so the site is visible and makes a contribution to sense of place and character of the village.	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes
12.	Land to the north of College Road, College Court and College Crescent.	The Bradley Village Conservation Area Appraisal (2016) identified the space as making a strong	The land contains a series of mature trees along its Eastern boundary, and dry stone walls which will	No	A PROW passes to the east of the site and through part of the northern section. This provides good views	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes

		contribution to the character of the conservation area.	provide wildlife habitat.		back towards the village and therefore makes a strong contribution to sense of place and character of the village				
13.	Junction of Skipton Road and Mill Lane	The Bradley Village Conservation Area Appraisal (2016) identified the space as providing a dynamic view into the conservation area.	Not significantly rich in wildlife	The land provides a recreational space for the occupants of the adjacent residential properties.	The land allows views into the Conservation Area and therefore makes a good contribution to the character of the village.	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes
14.	Land to the south east of Mill Lane	The Bradley Village Conservation Area Appraisal (2016) identified the space as making some contribution to the character and appearance of the conservation	Not significantly rich in wildlife	No	The land allows views into the Conservation Area from Mill Lane and also carries the Middle Beck. It therefore makes a good contribution to the character of	Does not offer a place for quiet reflection/enjoyment		See consultation statement	Yes

		area. It is also identified as providing a dynamic view into the CA.			the village.				
15.	Sweet Croft and land to the east of College Road.	The Bradley Village Conservation Area Appraisal (2023) identifies the site as making a strong contribution to the character of the conservation area (within which it lies). There is public access to Sweet Croft. This view is shared and supported by Historic England (see Consultation Statement). Lower Bradley has developed since at least the late C17 as a non-nucleated polyfocal settlement comprising a series of farmsteads of	The larger part of the site is pasture and provides potential nesting grounds for birds such as curlews and hunting grounds for Barn Owls which are present in this area. The eastern end of the site is part of the village burial ground and has now been planted with mixed hedges and other trees which can be expected to provide a valuable habitat for a variety of species.	The eastern end of the site adjoins the village burial ground and is open to the public.	The site provides views into the Conservation Area and, more distantly, up the Aire Valley to the north. It therefore makes an important contribution to the character of the village.	The site is secluded and the eastern end of the site, Sweet Croft, is open to the public for quiet reflection.	The village landscape of Low Bradley has been determined by its historic open spaces (see 'Historic Significance') which make the site a unique contribution to the current appearance of the village.	See consultation statement.	Yes.

		which College House (formerly College Farm) is one. It is next to the site in College Road and is listed Grade II. The green spaces which bisect the village are a result of this development pattern and the west part of this site is one of those spaces							
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BRADLEY NEIGHBOURHOOD PLAN – LOCAL GREEN SPACE ASSESSMENT

Planning History Search

Site	Planning History	Implication for Potential Local Green Space Designation
1	N/A	N/A
2	N/A	N/A
3	N/A	N/A
4	N/A	N/A
5	N/A	N/A
6	2019/20095/FUL - Change of use from agricultural grazing land to residential curtilage Class C3 as an extension of curtilage to 31 Aire Valley Drive, Low Bradley. 31 Aire Valley Drive. Approved with conditions 11.03.19.	COU squares off a part of land which was part of proposed LGS 6. Exclude this from the proposed LGS designation.
7	N/A	N/A
8	N/A	N/A
9	2018/19476/FUL – Proposed dwelling. Land off Matthew Lane. Withdrawn 14.08.18.	No implications as application withdrawn
10	11/2016/17608 - Outline application for the construction of detached 2 storey private dwelling with garage inc diversion of a public footpath. All matters reserved with the exception of access. Withdrawn 30.01.17.	No implications as application withdrawn
11	N/A	N/A
12	N/A	N/A
13	N/A	N/A
14	N/A	N/A
15	N/A	N/A

APPENDIX 4 - Site Brief for Land at Skipton Road, Bradley

The land at Skipton Road shown as BB03 on the policies map at Appendix 2 of this NDP is allocated for future housing development in the Craven District Council Local Plan. This has therefore established the principle of the development of the site for housing. The Local Plan sets out some Development Principles for the site including retention of existing boundary walls and access location but it does not set site specific design criteria to guide and inform future planning applications. In order to ensure that the future development responds to the local context and objectives of this NDP Policy HOU1 (Land at Skipton Road), requires that applications to develop this site will be expected to conform with the requirements of this site brief.

Site Constraints and Opportunities:

Land Quality:

The site comprises approximately 0.8 Ha of grade 3 agricultural land (good to moderate). It is not located in, adjoining or adjacent to the National Park or Forest of Bowland Area of Outstanding Natural Beauty (ANOB). The site is close to an old quarry.

Accessibility:

Access to the site is adjacent to Skipton Road and it is less than a mile from the A629. The site is close to one of the four access roads to the village, so may not significantly increase traffic through the village. A public footway (NYCC Ref: 05.7/18/1) passes Skipton Road towards High Bradley.

Flood Risk

The majority of the site is in Flood Zone 1 (low probability of risk of flood) but surface run off during peak rainfall events washes across Skipton Road.

Ecology

There are no known conservation or biodiversity issues with the site but there is a stone barn that should be checked for bats and barn owls.

Physical characteristics

There are no listed buildings within or adjoining the site. There are some trees and hedges on the site boundary. It may be possible to conserve the trees and manage planting within the site as part of any development scheme.

Topographically, the site is gently sloping south facing and it is considered that the site could be developed in a way that harmonises with existing features. There are wide views in and out of the site. The site has been highlighted as possibly being in a potential safeguarding area for minerals including sandstone and shallow coal (NYCC minerals). However, it is quite unlikely that the site will ever be used for mineral extraction.

The site is large enough to deliver sufficient homes needed to meet the villages needs over the plan period including affordable housing. There are concerns about dominance because of site elevation. Development of the site would extend the village of Low Bradley to the north (but not significantly extend the village boundary). There is an existing residential area to the south of the site and a number of dwellings set within large curtilages to the east. It is therefore considered that a scheme could be developed that would be well related to the existing built up area.

The site is supported by Bradleys Both Parish Council as it is away from, but within easy walking distance of, the main village centre. It is the intention that its location should not add to village centre parking or increased traffic flow through the village centre.

Infrastructure

The site is close to Bradley's Both primary school. There is no known significant infrastructure crossing the site, e. g. power lines or pipelines and no utility services are available. New housing development should provide road and footway improvements to Skipton Road..

New Housing Development Design

The site forms a key position at the north western entrance to the village. Due to its location, topography and visibility high quality, sensitive design and landscaping for the site will be required. A high quality development has the potential to enhance the built environment of the village and reinforce the traditional vernacular. It also has the potential to create an attractive 'gateway' development at one of the main access points into the village.

Community Engagement and the Design Process

Prior to any application for the future development of the site applicants should engage with the local community (by directly approaching the Parish Council, elected ward members and undertaking wider publicity within the village. The community engagement should seek and wherever possible incorporate the views of the local community to directly inform the design of the development and should be structured using the national *Building for a Healthy Life* (2020) 12 Considerations. This should also have regard to the Bradley Character Assessment (2023), the National Design Guide and National Model Design Code. A BfHL assessment shall be prepared and submitted with any application for planning permission for the site.

Design Parameters

The planning application should adhere to the following locally specific design parameters:

- The existing small stone barn on site shall be retained and reused in the development. The barn is an integral feature of the site, reflecting its historic agricultural use and its retention is appropriate as such, unless otherwise robustly justified. A precedent exists at the opposite side of Skipton Road for a small traditional building to be reused in a residential development.
- The route of the public right of way passing through the site shall be maintained in its current location unless otherwise robustly justified.
- Tree planting should be incorporated within the development with planting undertaken in the first planting season following the first occupation of houses within the site and with the use of specimens of at least 1.5m in height planted on public land within the development where they will have the opportunity to develop. Private gardens should also include tree planting where possible. This will ensure that the development sits well within the landscape and reflects the character of the village, particularly the historic core, where buildings are interspersed with mature trees.
- New housing should be carefully designed and sited to avoid undue loss of amenity to existing and future occupants of adjacent houses. New windows should be positioned at least 21 metres from facing habitable room windows and a minimum of 13 metres from private gardens of adjacent houses to prevent overlooking and loss of privacy. A reduced distance may be appropriate where there are established intervening features such as trees or other obstacles or where the topography reduces the impact of the built development. Two storey blank walls of new dwellings should be located a minimum of 13 metres from facing habitable room windows of adjacent houses to prevent overbearing impacts. A reduced distance may be appropriate dependent on orientation, levels and the juxtaposition of the proposed development to adjacent properties.

- Buildings shall be juxtaposed and / or avoid regular, straight building lines in order to avoid a suburban layout. This reflects the traditional character of the village, particularly within the historic core where buildings are set at different angles to the road, with juxtaposed roof slopes a key feature of views into the village.
 - The development shall use the highest standards of natural stone and slate materials. As a local example, the material used in the development shall be of a standard not less than the Lidget Croft development opposite Bradley Village Hall. A variety of natural slate / stone slate roofing materials may be used in order to provide diversity.
 - A variety of hard surfacing materials appropriate to the character of the village should be used in the development rather than just tarmac.
 - A variety of boundary treatments for new houses on the site shall be used to add to the character of the development and reflect the character of the village. Within the village, boundary treatments vary from dry and wet stone walls, walls with railings atop, hedges etc.
 - The majority of houses should incorporate chimneys. The majority of historic properties within the village have chimneys and this is a feature of views into the village.
- The internal layout of the site should be designed in such a way as to minimise cars dominating the development. This may be done through:
 - Ensuring that all houses have sufficient levels of off-road car parking;
 - Off-setting garages attached to the sides of houses, behind their frontages, allowing cars to park at the side of rather than in front of houses; • Incorporating measures to prevent or discourage on-street/on-kerb parking
 - The use of tree planting within gardens and within roadside positions
 - As part of the site's development a hard surfaced public footway should be provided along the entire Skipton Road site frontage. Subject to viability assessment the footway should be continued along Skipton Road from the site's north western boundary to a point opposite the entrance sign to Bradley village (as identified on the Village Inset Map of the Parish wide Policies map). This will allow a safe off road walking route for pedestrians alongside part of Skipton Road, which is relatively well-used by pedestrians, despite there being no footway at present. The length of footway will contribute to the long-term aspiration to provide a safe walking route from the village to the southern edge of Skipton.
 - A planning application for the site shall be accompanied by a Landscape Visual Impact Assessment (applying the Landscape Institute's GLVIA3 or other industry recognised methodology demonstrating how the development has been designed to take into account views from roads and footpaths in the local area. In particular it should be demonstrated that:
 - The design of the site ensures that roads within it, as well as parked cars, are screened from external view by buildings where possible;
 - Appropriate boundary treatments to the site are used, predominately dry stone walls;
 - Planning applications shall also include a site specific flood risk assessment and set out appropriate mitigation measures including Sustainable Urban Drainage Systems to ensure the site does not increase surface run off rates during periods of peak rainfall.

Low Bradley Conservation Area Appraisal August 2016

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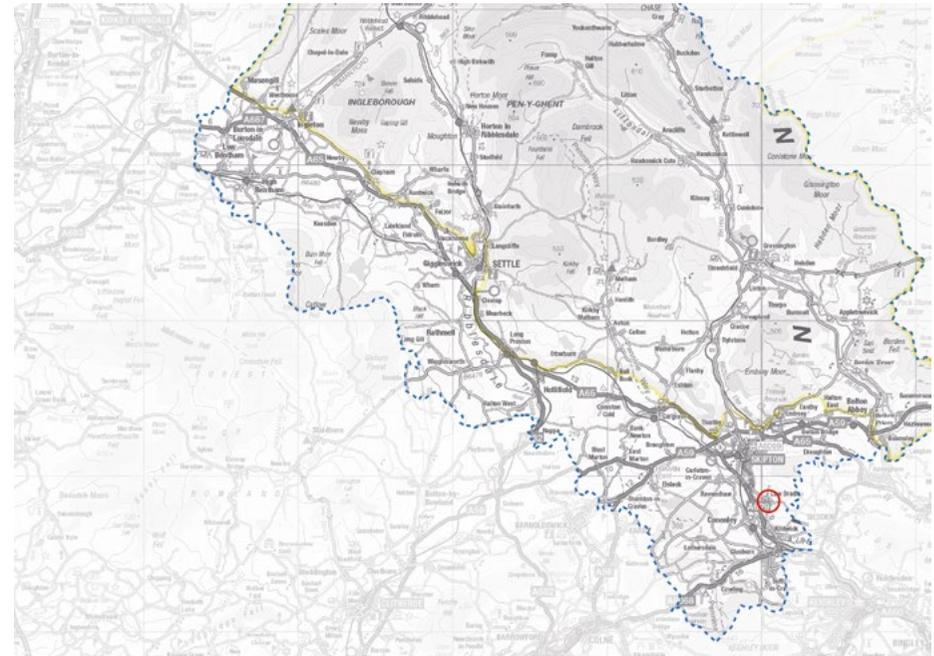


Introduction

How to use this document

This Conservation Area Appraisal should be read in conjunction with the document *Introduction to Craven Conservation Area Appraisals*, which can be downloaded from the Craven District Council website. This document contains an explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms of Craven.

When viewed as a pdf document, this Appraisal includes an interactive map with a series of layers that can be activated using the menu panel that appears on the left-hand side of the report. Refer to the *Introduction* document for advice about how to reveal this menu panel. These layers, which can be turned off and on in any combination, illustrate aspects of the Appraisal that are described in the text. These elements are: the conservation area boundary, Victorian Ordnance Survey maps, listed buildings, key buildings, significant views, open space analysis and woodland. At any time the map can be found by clicking the MAP button on the bottom right corner of every page.



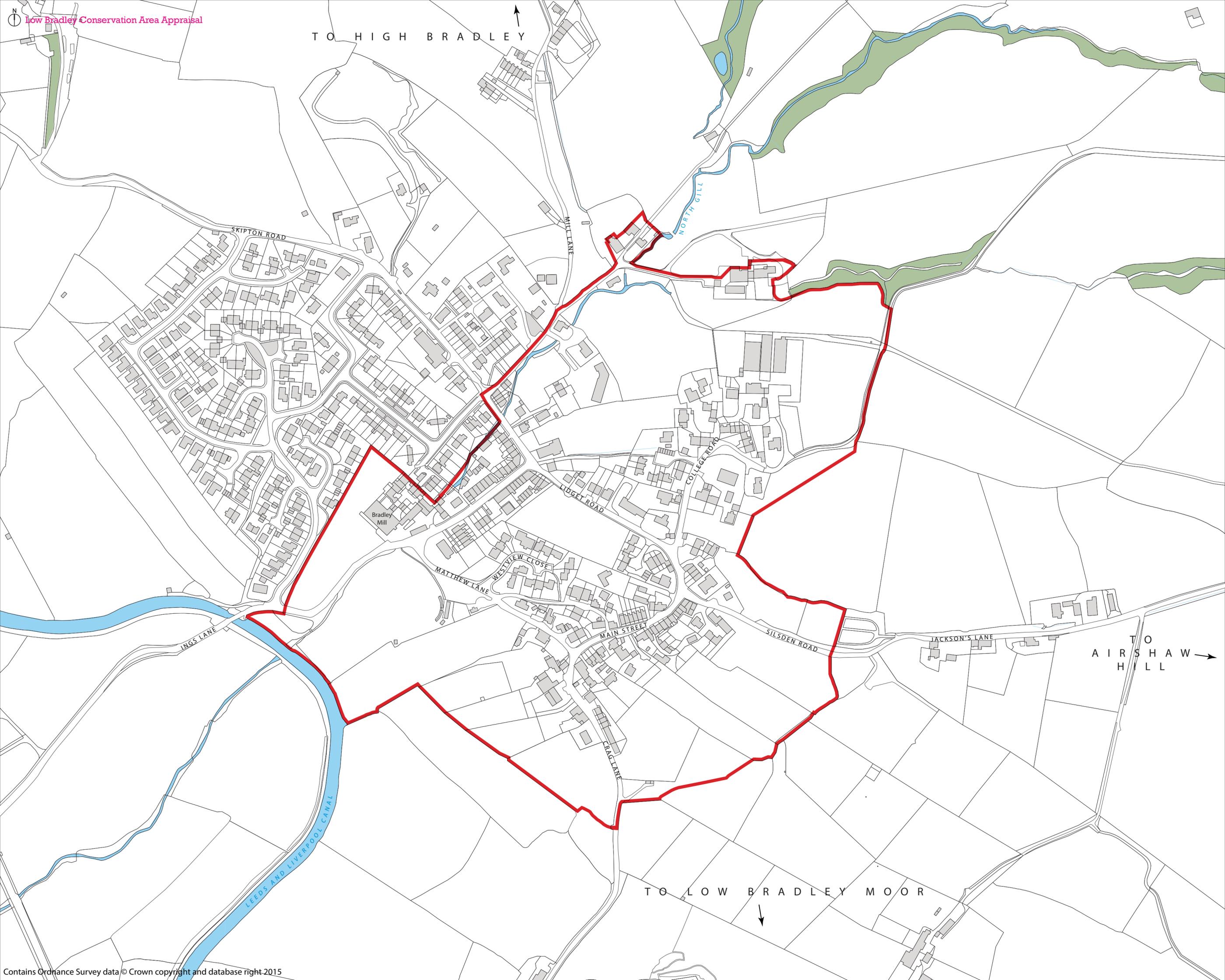
Location of Low Bradley

Overview of the conservation area

Bradley is composed of High Bradley and Low Bradley, known collectively as Bradleys Both. Low Bradley is located to the south-east of the two and is a picturesque former wool and mill village with the Leeds and Liverpool Canal running to its southwest. The Conservation Area encompasses the historic settlement of Low Bradley and its immediate surrounding open countryside.

Designation date: 1979

TO HIGH BRADLEY



TO AIRSHAW HILL

TO LOW BRADLEY MOOR



1.0 Character

1.1 Historic & contemporary development

- The 1891 OS map (see the map at the front of this Appraisal) shows that development was largely restricted to the main roads through the village. Most densely developed was Main Street and there was no development at all along Matthew Lane at that time. Small clusters of development away from the main streets existed around Old Hall and Mill Lane.
- There are some small modern infill housing developments, notably Westview Close and Lidget Croft which form small closes. The latter of these particularly disrupts the consistent linear form of the historic development though the buildings themselves relate to the rest of the Conservation Area adequately.
- Towards the edges of the historic settlement, particularly to the north and northwest, are former farm buildings which do not relate to the street so closely and tend to be surrounded by more open space.

- You are often aware, if not overtly, of the large twentieth-century housing estate to the north-west, where Low Bradley has expanded (this is outside the Conservation Area boundary).

1.2 Spatial and built character

- The Conservation Area has a tight-knit historic urban grain which gets denser towards the centre of the Conservation Area. Most houses on the central streets front on to the back of the pavement or are set slightly back, behind a small front garden enclosed by dry stone walling.
- Most of the streets curve gently, creating attractive views, full of promise. The consistency of the use of stone for the buildings and walls is a strong characteristic of the Conservation Area and District at large.

- The buildings are by and large two and three-storey houses with pitched roofs of varying size, age and grandeur (Old Hall is the only really grand house). Many were originally associated with the wool and cloth industry of the area, either as part of the cottage industry or later as homes for the industry's workers.
- There are also many examples of converted farm buildings. Some were agricultural buildings attached to the farmhouse, others were detached, most are recognisable as former farm buildings from the remains of their arched cart entrances. A few survive in their original use.
- Other uses which tend to occupy distinctive building types include the two places of worship and one, possibly converted, former chapel on Crag Lane, the public house on Crag Lane and the Village Hall.
- Bradley Mill is now flats but its size, position and chimney make it an important visual landmark as well as an important aspect of the village's history.

1.3 Materials and palette

- Walls: Gritstone coursed and uncoursed;
- Window reveals: Gritstone, sometimes tooled
- Gateposts: Gritstone monoliths
- Roofing: Westmorland slates; Grey slates (Yoredale sandstone)
- Windows: Timber windows: traditionally casements but sashes used widely in the nineteenth century; numerous instances of historic windows having been replaced with upvc, these detract from the character of the Conservation Area
- Pavements: Stone paving as well as extensive areas that have been replaced with tarmac, granite kerbs
- Road surfaces: Asphalt

- Street furniture: Street lighting is generally galvanized steel columns.
- Other: Some good surviving ironwork on front boundaries



Grey slates



Millstone grit

1.4 Key buildings and structures

- Bradley Mill, Ings Lane - Unlisted
- Methodist Church, Skipton Road - Unlisted
- St Mary's Church, Silsden Road - Unlisted
- Old Hall, College Road – Grade II



Bradley Mill, Ings Lane



Methodist Church, Skipton Road



St Mary's Church, Silsden Road



Old Hall, College Road

1.5 Relationship with other settlements

To the north-west of the Conservation Area are extensive estates of largely twentieth-century housing. This does not enhance the character of the Conservation Area and means there are no real views out to the northeast.

High Bradley is half a kilometre away to the north and forms a small group of buildings which are not easily visible from Low Bradley.

2.0 Landscape and Open Space

2.1 Overview

Although the centre of the historic settlement within the Conservation Area has a dense urban grain, the surrounding landscape is nearly always visible in views from it. There are also still areas of open pasture within the village that often afford longer views to the landscape beyond and are a reminder of the historic settlement pattern (visible on nineteenth century Ordnance Survey maps). Consequently, landscape and open space are an integral part of the character of the Low Bradley Conservation Area.

2.2 Methodology

The following categories have been used to assess the contribution of open space to the Conservation Area and are shown as a layer on the map at the front of this Appraisal:

Purple: Open space that makes a strong contribution to the character and appearance of the Conservation Area

Yellow: Open space that makes some contribution to character and appearance of the Conservation Area

Brown: Open space that makes no or negligible contribution to character and appearance of the Conservation Area

Areas of open space and individual fields that need particular comment or have been identified as making a less than strong contribution to the character and appearance of the Conservation Area have been numbered for reference in the descriptions below. Refer to the 'open space analysis' layer on the Appraisal map that can be accessed from the button on the bottom right corner of the page.

2.3 Open space assessment

West side of the Conservation Area: south of Skipton Road and north of Ings Lane

*With the exception of those areas immediately adjacent to the 20th Century housing, predominantly makes a **strong contribution** to character and appearance*

- On the west side of the Conservation Area is a large mid-twentieth century estate that is a continuous part of the settlement of Low Bradley. Beyond are fields and the Leeds-Liverpool Canal.
- The parts of the fields (F6 and F7) that immediately adjoining the twentieth-century housing estate make a very **limited contribution** to the character of the Conservation Area. They are physically separated from it by the extensive housing development. These fields are experienced on the approach into the Conservation Area from the swing bridge on Ings Lane, just outside its boundary: the fields are visible from here on the

edge of the twentieth-century development, the end of which comes between F7 and Ings Lane. F7 therefore makes a **negligible** contribution.

- From this position, it is possible to see the landscape rising beyond the whole settlement of Low Bradley from the northwest round to the southeast. Beyond F6, the fields are part of this continuous belt of landscape and therefore contribute strongly to the wider character of the settlement and the Conservation Area.
- Away from the later housing estate, westwards the fields contribute greatly to the character of the Conservation Area. The open fields up to Woods Laithe are highly visible from Ings Lane, and with the Canal, form part of the wider landscape setting of the Conservation Area.

South side of the Conservation Area: between Ings Lane and Silsden Road

Predominantly makes a **strong contribution** to character and appearance

- To the south of the settlement there are long views across the Aire Gap towards the lower Pennines (e.g. **HD1**) (these views can be appreciated from throughout the Conservation Area). The Leeds-Liverpool Canal is visible (mainly because of the belt of trees running along it) in the middle distance, it then loops close to the settlement on its southwest side.
- The boundary of the settlement of Low Bradley along this southern side has changed very little in the past few centuries. The historic pattern of tofts and crofts (see *Introduction to Craven Conservation Area Appraisals*) survives well with their drystone walls. This field pattern can be seen from the Canal and Ings Lane to the southwest.
- Most of this land to the south makes a strong contribution to the character of the Conservation Area which can be experienced from numerous public routes: Ings Lane, the Canal tow path, Crag Lane and Silsden Road as they enter the settlement from the landscape on this side. The open space between the historic settlement and the Canal visually links the two and represents their historic relationship. The views south and southeast from Matthew Lane towards the Canal and across the Aire Gap beyond are also aesthetically of value.
- Within the loop of the Canal one of the large fields (F8) is surrounded by dense tree belts and is not easily visible from the approach to the Conservation Area from Ings Lane or from the Conservation Area itself. It has therefore been identified as making **less of a contribution** than the other, more visible, fields.

East side of the Conservation Area: between Silsden Road/ Jacksons Lane and North Gill

*Predominantly makes a **strong contribution** to character and appearance*

- The landscape on the east side of the Conservation Area rises to the east towards Low Bradley Moor and northeast towards Airshaw Hill. Within the settlement you are aware of the topography as Main Street rises to the northeast and there are constant views (**MF2, MF3**) between the buildings out to the landscape.
- Jackson's Lane is a historic route in to the Conservation Area from the East; from here there are views of the village nestled between the hills (**MD2**).
- The character of the village periphery on this east side has not substantially changed since the end of the nineteenth century and, like the south side, the field boundaries are the surviving boundaries of the medieval tofts and crofts (see *Introduction to Craven Conservation Area Appraisals*).
- The basic pattern of historic development with the sites of Old Hall, Bradley Gill, and the former site of Bradley Mill (see north side of the Conservation Area below), slightly detached from the main cluster of the historic settlement with open fields around them survives and is important to the Conservation Area's character and appearance.
- The open space on the east side of the Conservation Area is therefore an essential aspect of the character of the Conservation Area.

North side of the Conservation Area: Between North Gill and Skipton Road

*Predominantly makes a **strong contribution** to character and appearance*

- The landscape on the north side of the Conservation Area rises quite steeply towards High Bradley. The Conservation Area's northwest boundary runs closely along the course of North Gill, west of which the development dates from the twentieth century.
- This boundary consists almost entirely of twentieth and twenty-first century development. The main exception is the converted former corn mill site which lies on the northwest side of North Gill.
- This recent development to the northwest is continuous with the development within the Conservation Area boundary and separates the landscape to the northwest from the historic development of the Conservation Area.
- Directly north of the former corn mill and around Mill Lane the landscape is clearly visible from within the Conservation Area and there are many glimpsed views out (**MD5**).
- F4 is visible from the Conservation Area and does make **some contribution** as part of its landscape setting but adjoins some of the recent development.
- F5 is further removed from the Conservation Area and is not easily visible from it. It is also directly opposite the twentieth century housing estate and so makes a **negligible** contribution.

Within the Conservation Area

F1

F1 is an historic enclosed field and, along with F2, is a remnant of the open space that existed between the medieval settlement along Main Street and the nineteenth-century development that grew up behind the mill on Ings Lane. There is a good view (**HF2**) from the northeast corner towards the southwest across the field with the Mill chimney prominent beyond and the Aire Valley spreading out beyond the village into the distance. The aspects of this view that make it aesthetically pleasing are also defining characteristics of this Conservation Area. This open space also allows a clear view from the northwest corner of this field on Lidget Road looking across F1 to the hills to the south east.

F1 is a prominent feature of the village that allows significant views across the Conservation Area to the landscape beyond and is both a reminder of the way of the village developed and of its historic agricultural character. It therefore makes a **strong contribution** to the character of the Conservation Area.

F2

This is an historic field with drystone walls, and like F1, it is a remnant of the open space that existed between the medieval settlement along Main Street and the nineteenth-century development that grew up behind the mill on Ings Lane. F2 can only be clearly seen from Skipton Road, across the Methodist Church's car park. It does not have the prominence or some of the aesthetic qualities of F1 but is still a remnant of the historic development and rural character of the Conservation Area. It therefore makes **some contribution** to its character and appearance.

F3

F3 is an historic field that is visible from Mill Lane. It has been developed all around its periphery with housing since 1891 and affords views to the Methodist Church to the southeast (**MD5**). It has aesthetic value with its dry stone wall and the North Gill stream running through it with a belt of attractive trees along it. F3 *contributes* to the experience of travelling along Mill lane and to the rural character of the Conservation Area.

3.0 Views

Refer to the map at the front of this Appraisal

3.3 Highly significant fixed views (HF)

HF1 From the Canal tow path and small park, on the east side of the Bradlley Swing Bridge towards the former Bradley Mill – The trees in the small green open space north east of the Canal form a vista towards the former Mill building which stands prominently. This view is significant for its association with Low Bradley's industrial history and the historic and visual link between the village and the Canal.

HF2 Framed view over the houses looking west from Lidget Road, across the field in the centre of the village to the Mill chimney and countryside beyond – There has always been an open space at the centre of the village around which the development has grown. The field to the south-east of Lidget Road retains a rural character with its rubble stone walling and unlandscaped pasture. The topography of the village

means there are long views from the northeast corner across the field to the south-west, with the rooftops beyond and Bradley Mill's chimney providing a focus, beyond is the Aire Valley and the Lower Pennines.



View south east from Lidget Road (HF2)

3.4 Highly significant dynamic views (HD)

HD1 Approach into the Conservation Area on Ings Lane looking north east towards Bradley Mill. – The approach to the Conservation Area along Ings Lane is bordered by fields with boundaries of rubble stone walls. Ahead, to the northeast, is Bradley Swing Bridge over the Canal and beyond is the former Bradley Mill. This approach incorporates these defining characteristics of the Conservation Area making it significant.

3.1 Moderately significant fixed views (MF)

MF1 South-east through the arch of Mount View to the courtyard and buildings beyond – This is a framed urban view into a domestic courtyard. This is an evocative survival of the village’s historic townscape.

MF2 South-east along the Drive of Sedgemoor House from Main Street to the countryside beyond – The drive is lined with rubble stone retaining walls and leads the eye to the hills to the east. This is one of many views from the historic village core to the countryside beyond.

MF3 From Main Street south-east along Silsden Road to the countryside – This is another view from the historic village into the countryside. It is framed by St Mary’s Church and the stone cottages on the corner of Main Street and Silsden Road.

MF4 From the north-east corner of Ghyll Farm south west over the village and countryside beyond – This is a panoramic view, where you can get a sense of the wider setting of the village in its landscape. The view is over the Aire Valley, surprisingly little of the village is actually that visible due to the topography but the Mill chimney and some of the rooftops can be seen.

MF5 South-east along Matthew Lane from Ings Lane – This view gives a clear impression of the village’s historic boundary. Matthew Lane is developed consistently on its northeast side but on this junction is still undeveloped on its southwestern side and is bounded by a stone wall.

MF6 From Ings Lane north-east towards the Methodist Church – The developed stretch of Ings Lane in the historic village is relatively straight and rises towards the northeast, terminating with a view of the front elevation of the Methodist Church with hills behind. This is a designed bit of townscape that is of aesthetic value and also represents the historic religious values of the village.



MF6

3.2 Moderately significant dynamic views (MD)

MD1 From Matthew Lane south to the Canal and the countryside beyond – Like MF5, this view takes in this aesthetically and historically significant village periphery. The fields (including the recreation ground) between Matthew Lane and the Canal are well-kept and slope gently down to the Canal which is lined with mature trees.



View south west over the Sports Ground (MD1)

MD2 Views into the Conservation Area along Crag Lane and Silsden Lane – There are clear views of the historic village in its landscape context from Crag Lane, the uniformity in the building materials and heights and the prominence of the mill chimney gives the impression of an historic industrial village. From Silsden Lane the view of the village is more restricted by the topography and tree cover.



View south west from Matthew Lane (MD1)

MD3 North-east along Main Street and south-west back down Main Street with its back drop of hills – Main Street is one of the oldest streets of the village and it is lined with buildings of historic value. Looking northeast the winds gently, creating attractive urban views. To the south-west there is the additional backdrop of the valley in the distance.

MD4 Along the Leeds – Liverpool Canal in both directions from the northeast bank – the north bank of the Canal where it loops close to the village is within the Conservation Area, from here there are aesthetically significant views in either direction along the Canal with the valley to the southeast and the hills rising on the northwestern side of the banks. The Canal has an important historic and aesthetic relationship with the village and its unspoilt character is significant to the Conservation Area.

MD5 Views of Mill Lane, with glimpses of open countryside between the buildings.



MD4

4.0 Traffic and Movement

4.1 Pedestrian

The centre of the village is sufficiently quiet and the traffic sufficiently slow during the week that pedestrians can move unimpeded around the village. The pavements are well-maintained but not consistent and often disappear where roads narrow. The instances where there is parking on pavements means pedestrians are inclined to walk on the roads in the centre of village.

4.2 Vehicle

Much of the time there is little traffic in the Conservation Area as it is not really a through-route. Many of the roads in the village are unmarked which enhances the attractive historic character of the Conservation Area.

4.3 Parking

There is not enough residential parking within the village, partly no doubt due to lack of space so it seems to be common to park on the pavements.

The free car park by the Canal is within easy walking distance of the village centre and does not affect any important views or the character of the settlement.

5.0 Recommendations for Further Work

- Identification of buildings that positively /negatively contribute to the character of the Conservation Area.
- Further research into the historic development of the village
- Suggested Article 4 Directions
- Identification of development problems and pressures and potential solutions
- potential to improve area along Ings Lane to reduce pedestrian/vehicle conflict and improve the experience of entering the village from this direction and views of the mill