

# Introduction

Welcome to the Consultation Drop-in Event for R N Wooler & Co's proposed plans for land off Skipton Road, Bradley.

The site is allocated for 24 houses in the Craven District Council Local Plan and the recently adopted Bradley Neighbourhood Development Plan contains additional site specific policies for the development. Bradley residents will have been consulted on the Neighbourhood Development Plan and Craven Local Plan as it has progressed through various stages of production.

The purpose of the Consultation Drop-in Event is to provide more information on R N Wooler & Co's proposed plans for the site and seek views on these plans.

The plans have been prepared by Skipton-based Architects and Planners Rural Solutions. Production of the consultation plans have included:

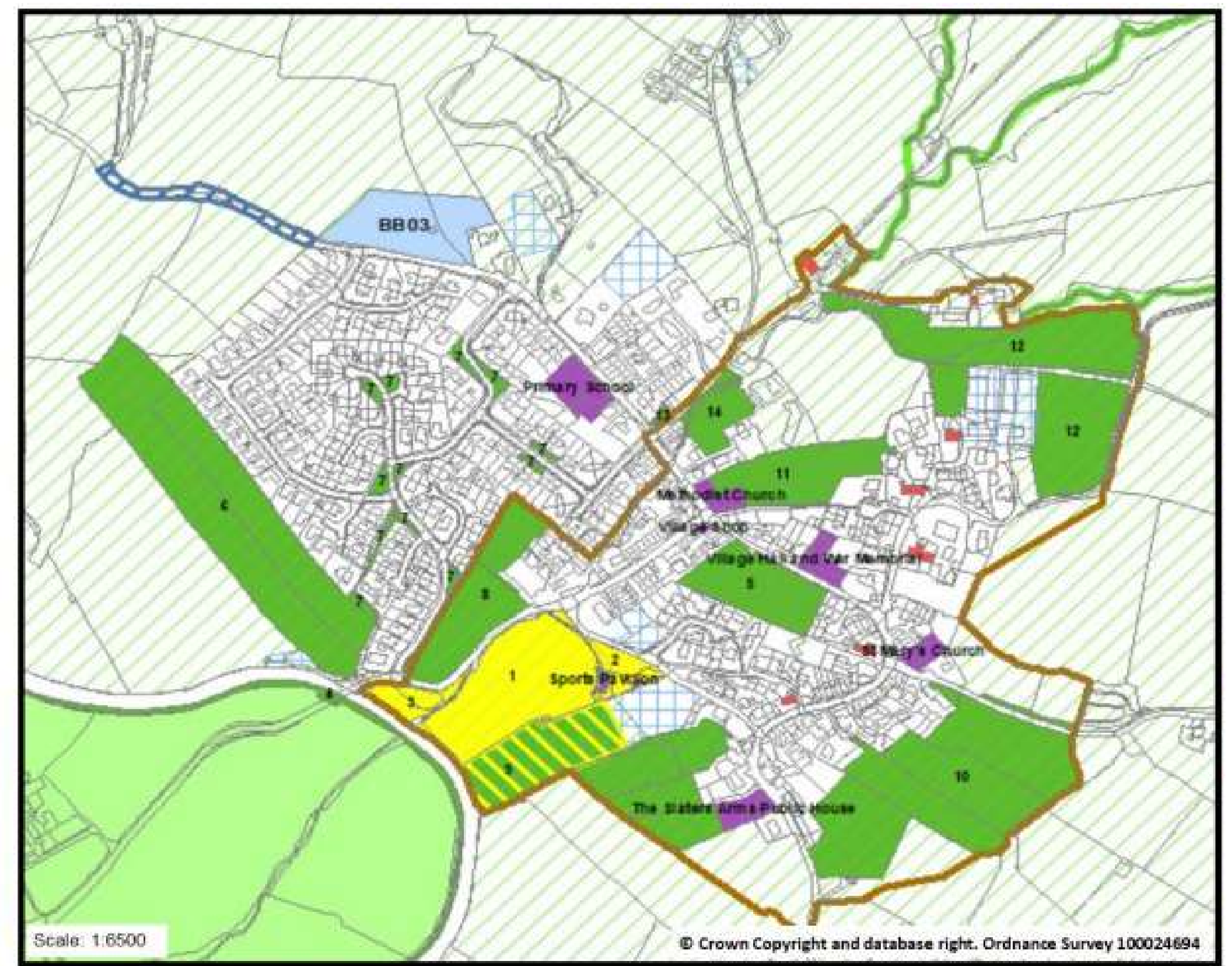
- A review of Craven Local Plan and Bradley Neighbourhood Plan policies relating to the site.
- An assessment of the village vernacular and house types.
- A detailed topographical survey of the site.
- A tree survey and ecological survey.
- A landscape visual assessment of the site.
- Flood risk assessment and drainage design work by Cross Hills based engineers Paul Waite Associates.
- Consultation with a representative of North Yorkshire County Council Highways Team.
- A presentation of earlier plans to members of Bradley Parish Council, with amendments to reflect some of the comments received.

If you have any questions in relation to the plans, please ask representatives of R N Wooler & Co or Rural Solutions. If you have any feedback a written feedback form is provided.

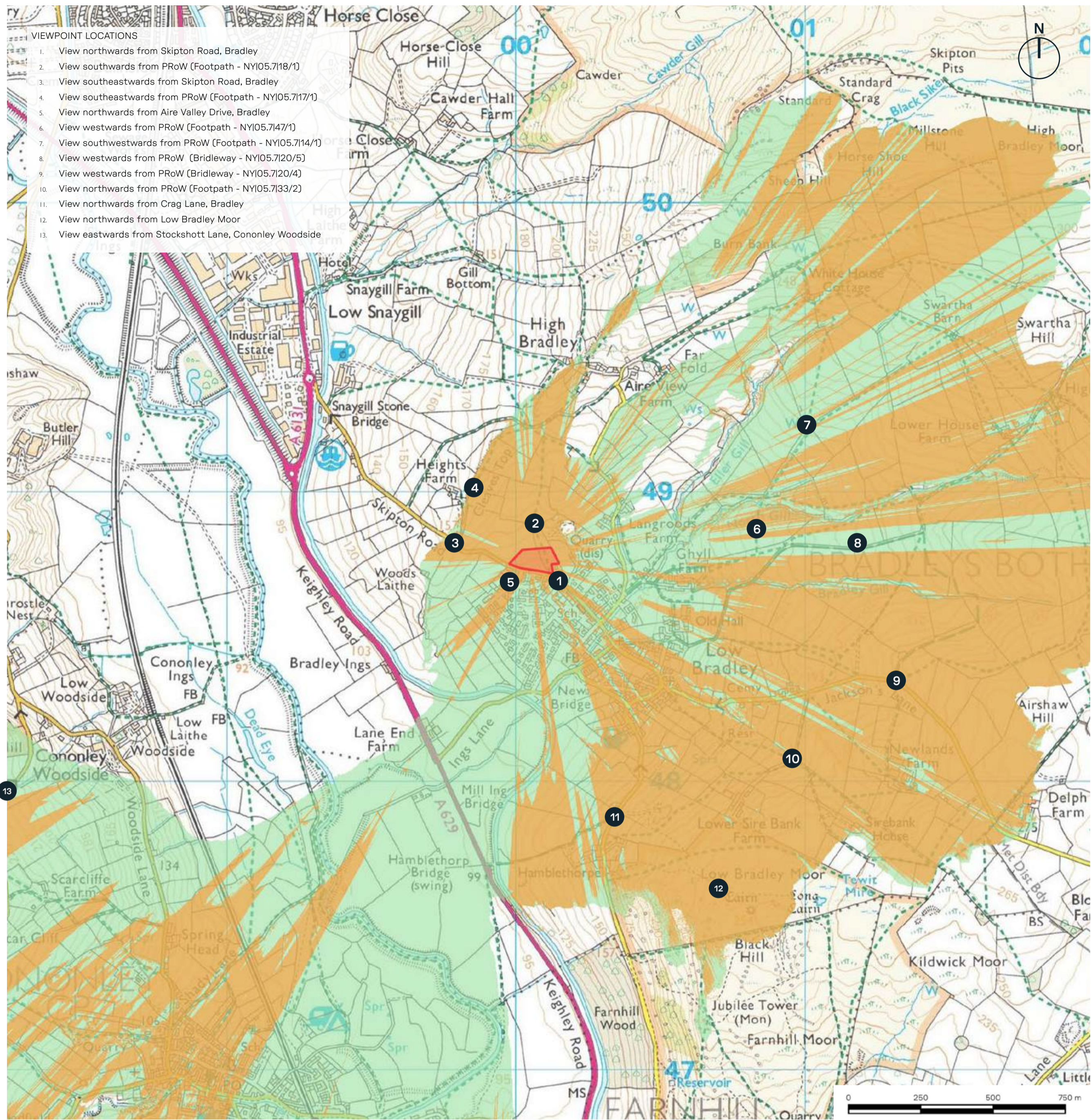


## Bradleys Both Neighbourhood Plan

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.	



# Existing views analysis



Key views of the Site - VP1



Key views of the Site - VP5



Key views of the Site - VP3



Key views of the Site - VP11



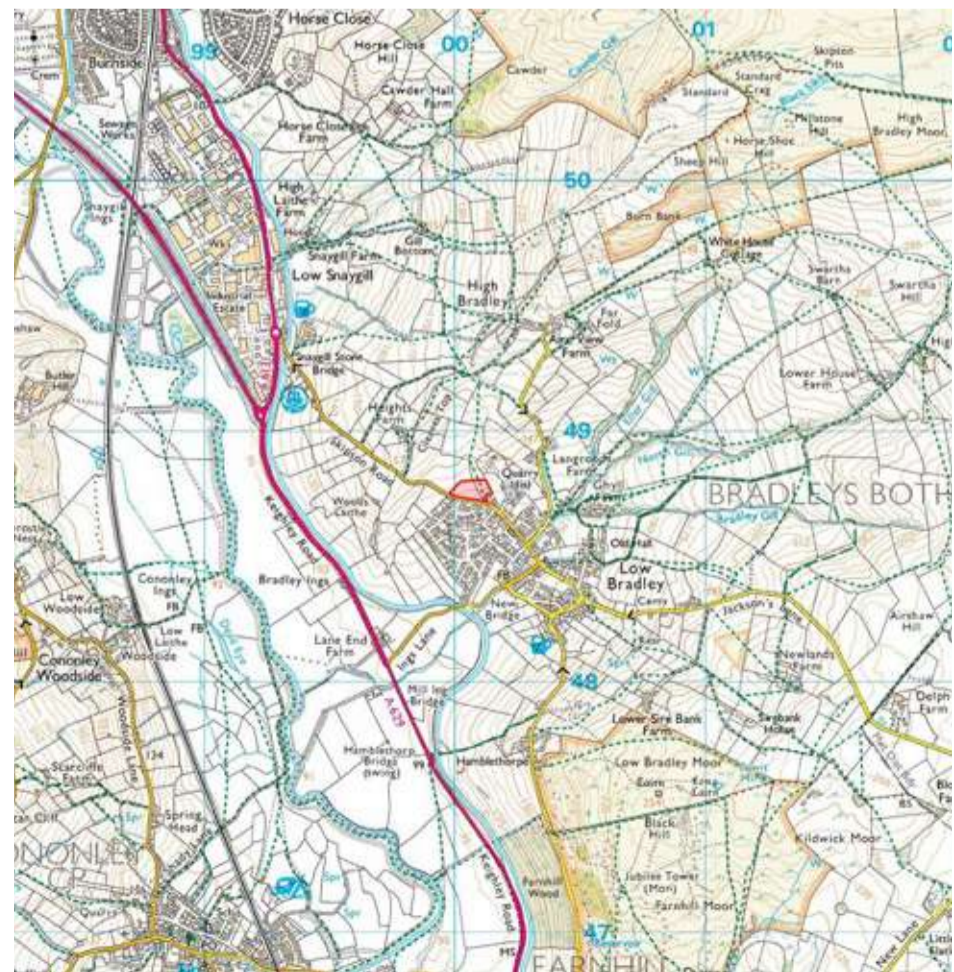
Key views of the Site - VP6



Key views of the Site - VP12



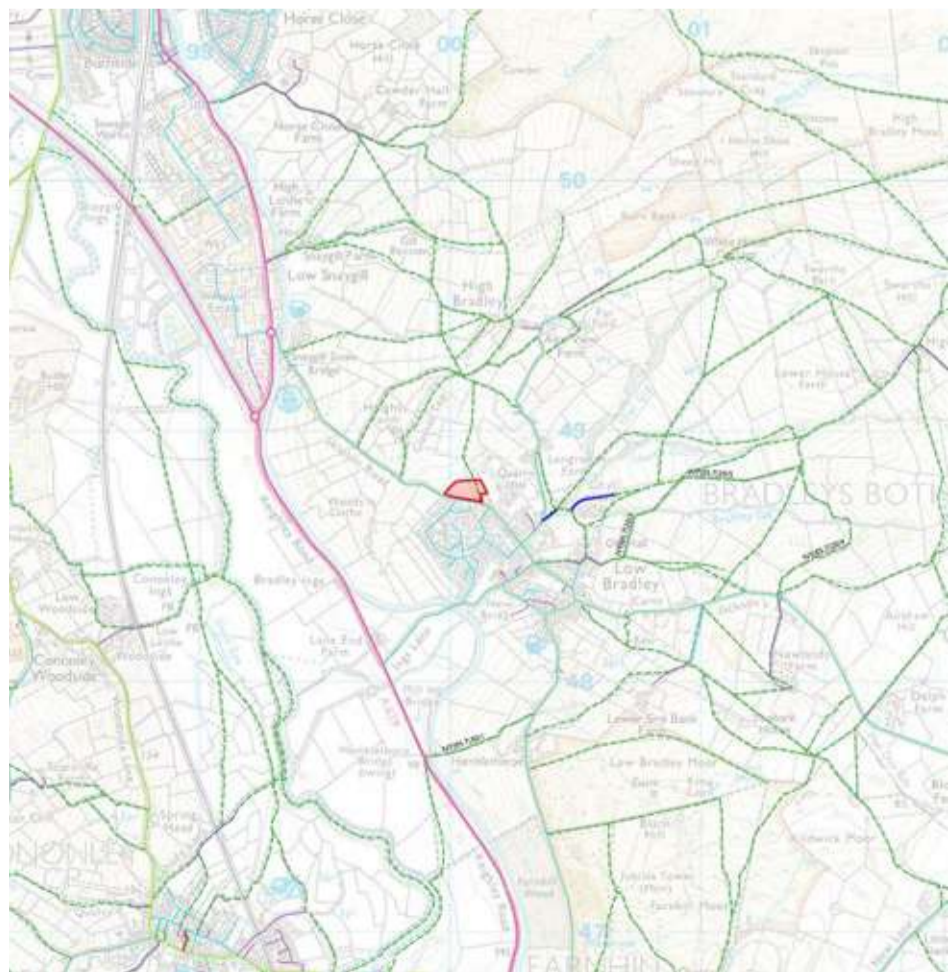
## Landscape baseline



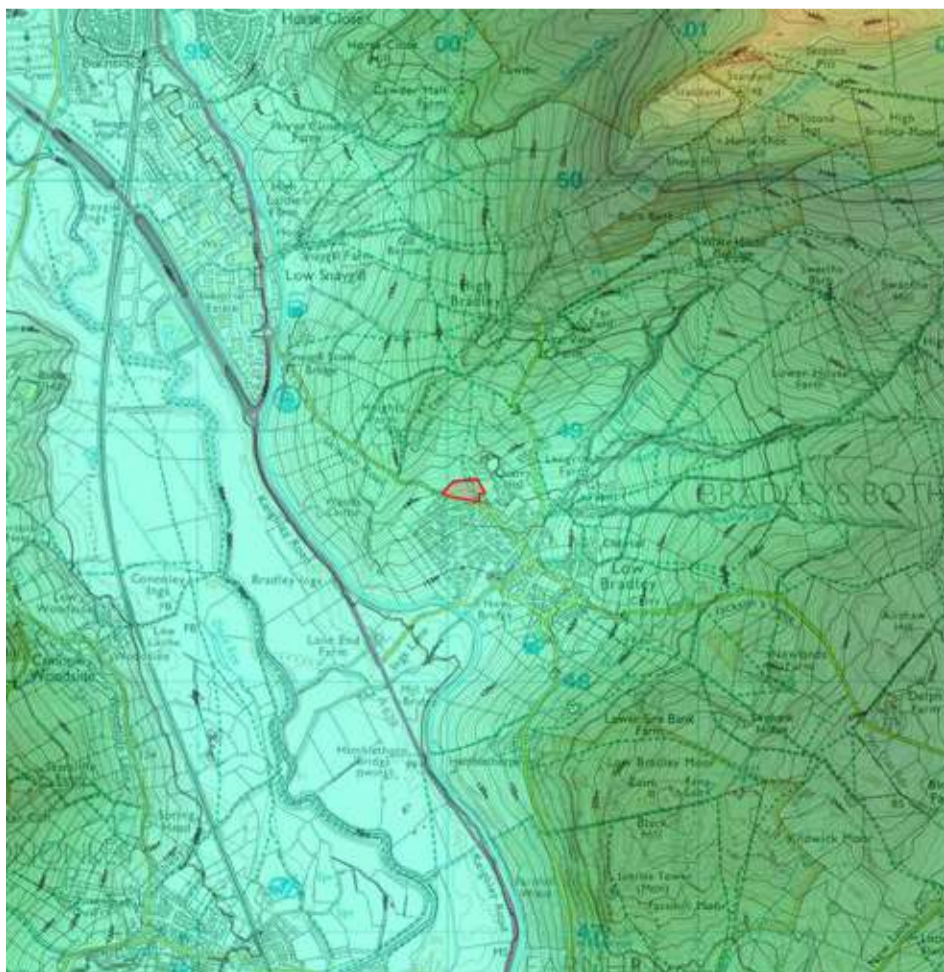
Site location



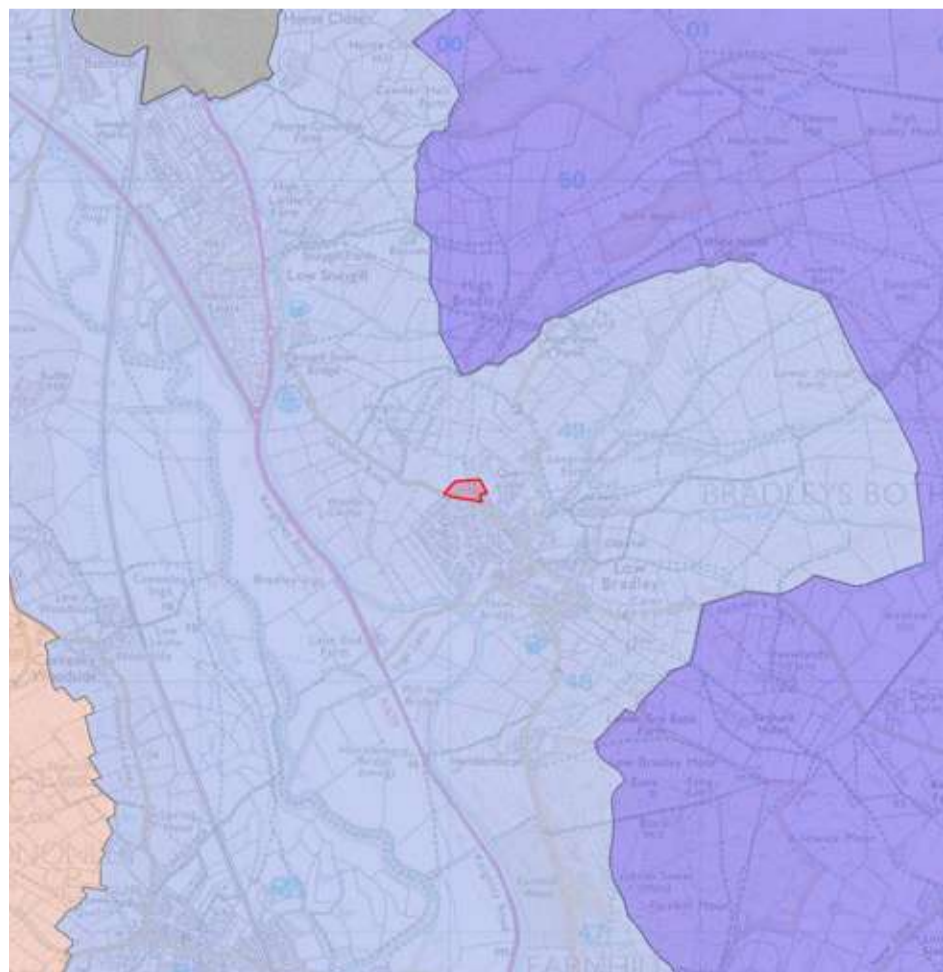
Land use



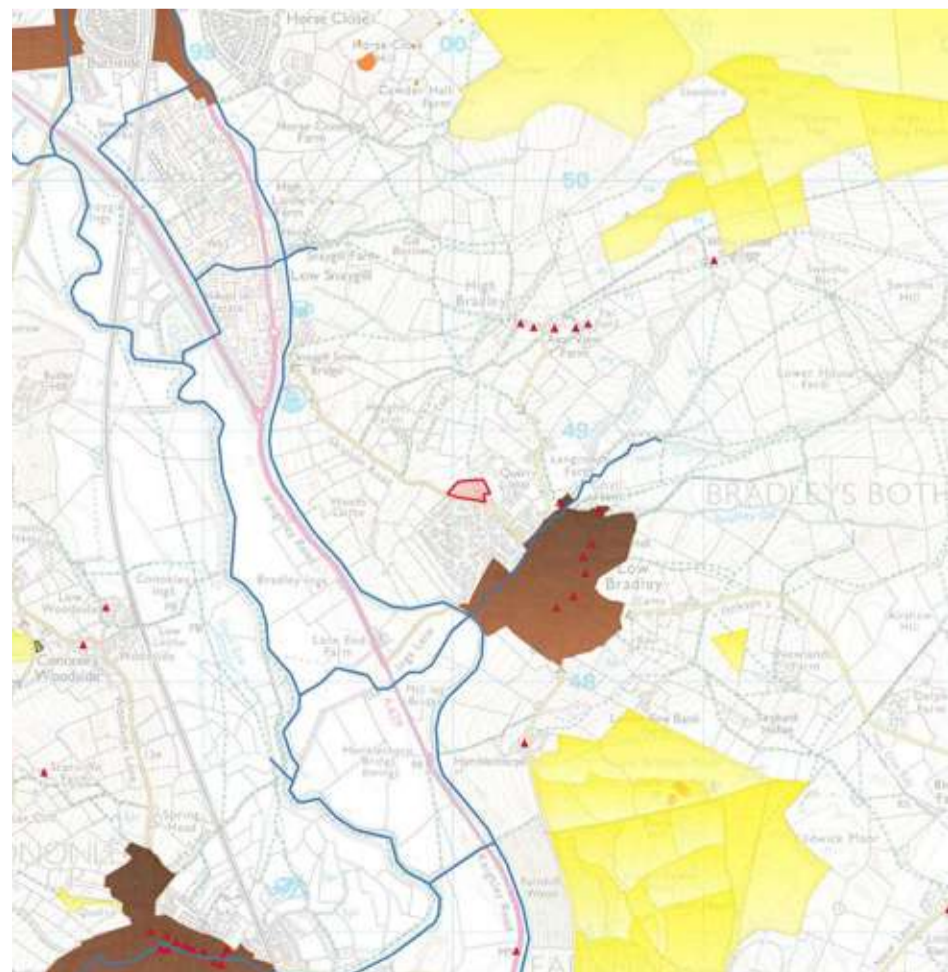
Public rights of way



Landform

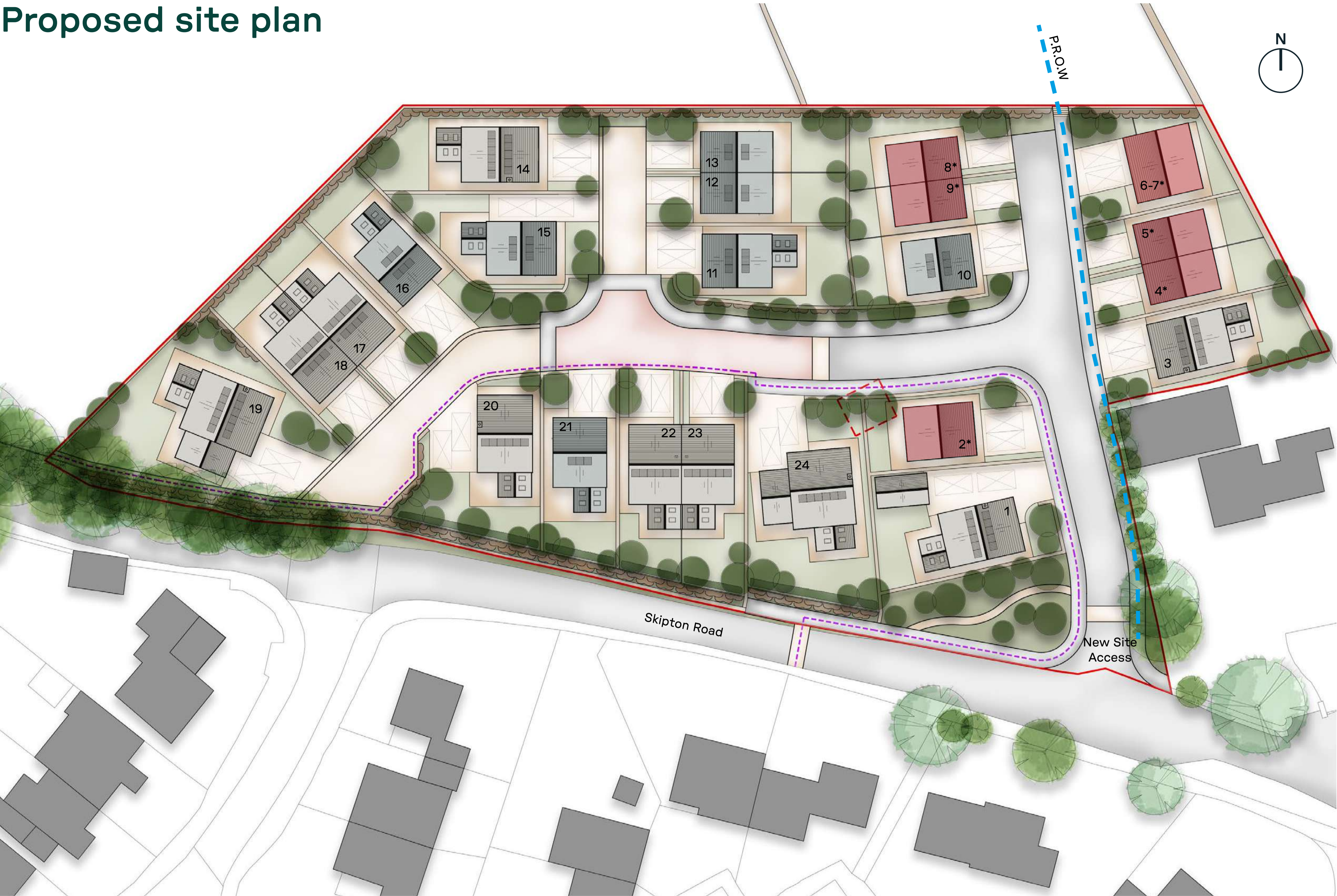


Landscape character



Designations

# Proposed site plan



## Site plan key

- 24 no. Houses
  - 17 no. Private Sale Houses (70%)
  - 7 no. Affordable Houses\* (30%)
- Area of existing boundary planting
  - Proposed native tree planting - c. 100 new trees
  - Proposed native hedgerow planting - c. 260m
  - Proposed boulder retaining walls
  - Proposed public open space - c. 205m<sup>2</sup>
  - Proposed pedestrian route
  - Public Right of Way (P.R.O.W.)
  - Existing stone barn to be demolished, reclaimed material used to build Plot 1 garage



Figure 1.1: Boulder retaining wall with planting and estate railings.



Figure 1.2: Native hedgerow boundary planting.



Figure 1.3: Local stone boundary walls with native planting.



Figure 1.4: Native tree and shrub planting.



Figure 1.5: Estate railings used along site boundary.



Figure 1.6: Boulder retaining wall with native tree and shrub planting.

# Schedule of accommodation



Plot no.	Type
1	3 Bed - Detached
2* (affordable)	3 Bed - Detached
3	3 Bed - Detached
4* (affordable)	2 Bed - Semi-detached
5* (affordable)	2 Bed - Semi-detached
6* (affordable)	1 Bed - Ground Floor Flat
7* (affordable)	1 Bed - First Floor Flat
8* (affordable)	2 Bed - Semi-detached
9* (affordable)	2 Bed - Semi-detached
10	3 Bed - Detached
11	3 Bed - Detached
12	2 Bed - Semi-detached
13	2 Bed - Semi-detached
14	3 Bed - Detached
15	3 Bed - Detached
16	3 Bed - Detached
17	3 Bed - Semi-detached
18	3 Bed - Semi-detached
19	4 Bed - Detached
20	3 Bed - Detached
21	3 Bed - Detached
22	3 Bed - Semi-detached
23	3 Bed - Semi-detached
24	4 Bed - Detached

Site plan key

24 no. Houses

17 no. Private Sale Houses (70%)

7 no. Affordable Houses\* (30%)

Type A - 1 Bed Flats (2 no.)

Type B - 2 Bed Plots (4 no.)

Type C - 2 Bed Plots (2 no.)

Type D - 3 Bed Plots (1 no.)

Type E - 3 Bed Plots (1 no.)

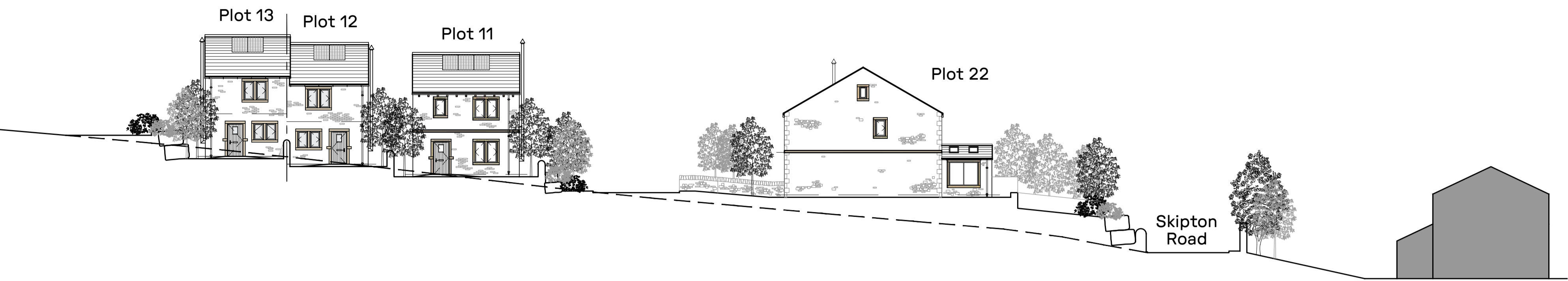
Type F - 3 Bed Plots (4 no.)

Type G - 3 Bed Plots (4 no.)

Type H - 3 Bed Plots (4 no.)

Type J - 4 Bed Plots (2 no.)

# Proposed site characteristics



Section CC



Section DD



Sipton Road Elevation



Figure 2.1: Local random coursed stone.



Figure 2.2: Stone slate roof with stone chimney.



Figure 2.3: Local coursed stone.



Figure 2.4: Stone heads and cills.



Figure 2.5: Stone detailing.



Figure 2.6: Blue slate roof.



## Key

Existing ground level

# Proposed house types

**House Type B - 2 Bed**  
**Material palette**  
Walls - Local coursed stone  
Doors & Windows - Painted timber  
Roof - Blue slate  
Rainwater goods - Black metal



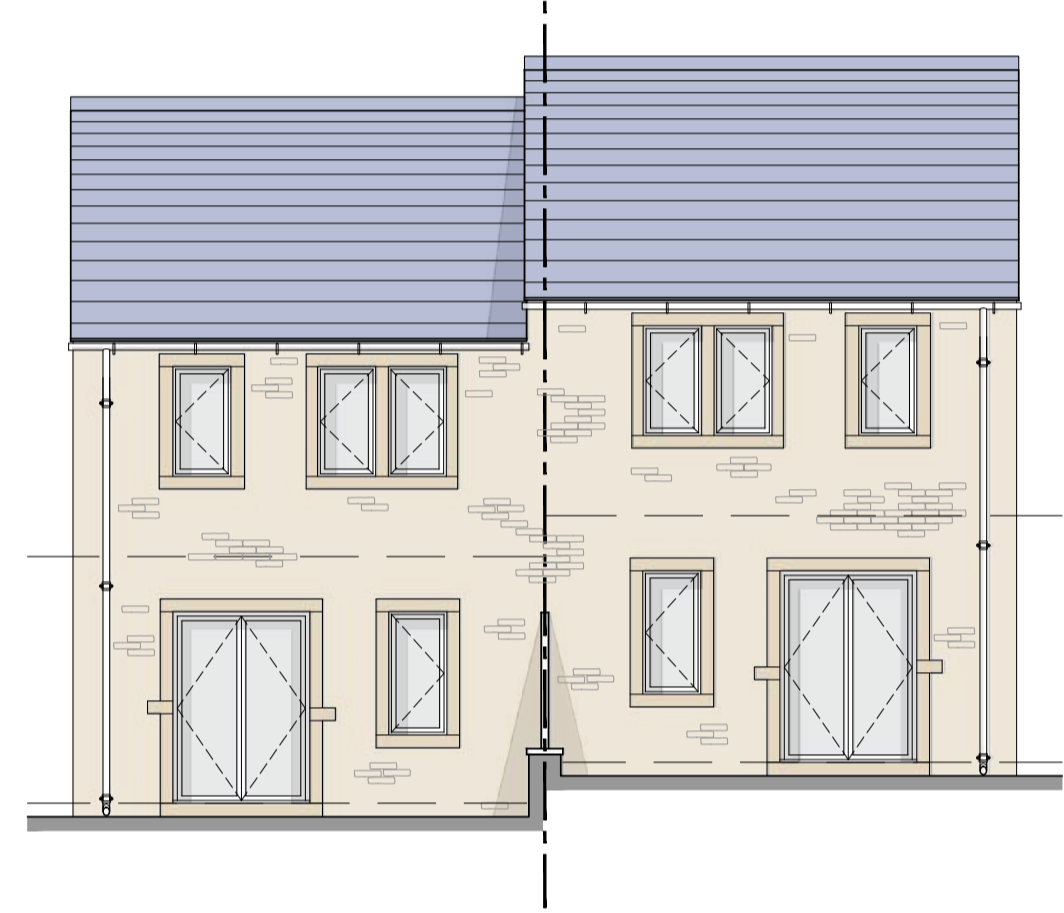
Random  
coursed local  
stone



Blue slate roof



Front Elevation

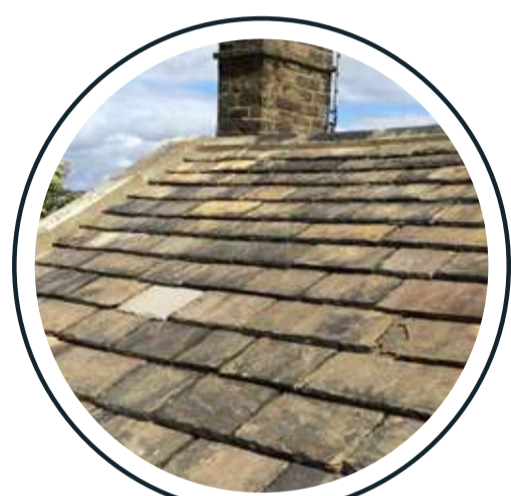


Rear Elevation

**House Type H - 3 Bed**  
**Material palette**  
Walls - Local random coursed stone  
Doors & Windows - Painted timber  
Roof - Stone slate with solar PV  
Rainwater goods - Black metal  
Chimney - Local random coursed stone



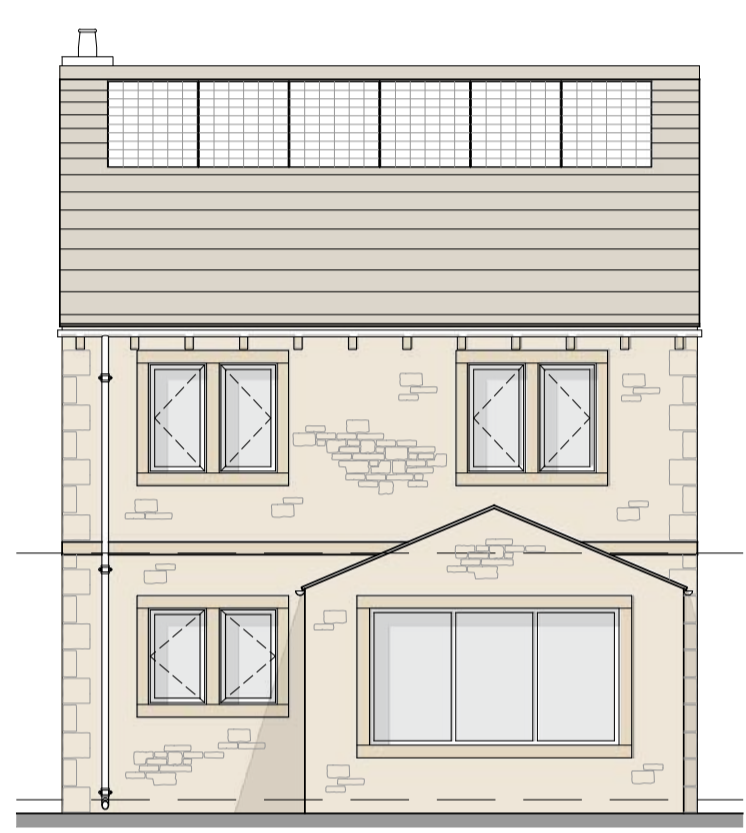
Random  
coursed local  
stone



Stone slate roof



Front Elevation

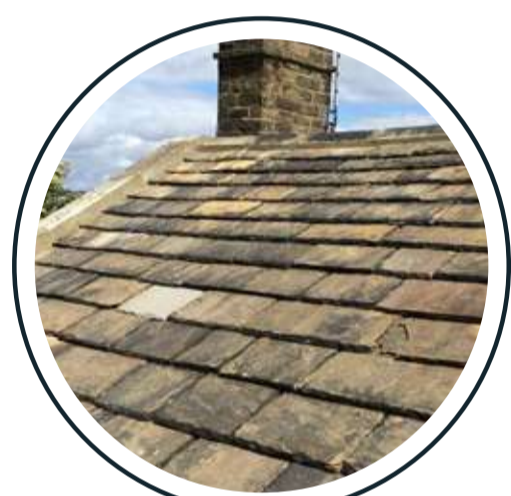


Rear Elevation

**House Type J - 4 Bed**  
**Material palette**  
Walls - Local random coursed stone  
Doors & Windows - Painted timber  
Roof - Stone slate with solar PV  
Rainwater goods - Black metal  
Chimney - Local random coursed stone



Random  
coursed local  
stone



Stone slate roof



Front Elevation



Rear Elevation

## Bradley local vernacular



## R N Wooler previous developments



# Drainage & Environmental sustainability

## Drainage

The plans for the site have been developed based on close working with Cross Hills based engineers PWA Associates.

The plans have been developed to incorporate the following Sustainable Urban Drainage Systems:

- Private drainage is proposed to collect the surface water run off from the privately owned areas.
- Surface water run off from the proposed adopted highway is to be captured by gullies and directed towards the cellular tank which will hold the flows until they leave site at a restricted rate.
- Both highways and private drainage is to discharge into the adoptable network which will consist of piped network, cellular storage crates, flow control device and an offsite connection into the highway drainage
- Permeable surfaces - all driveways to be a resin bound surface.
- New areas of native tree and hedgerow planting to assist with preventing fast surface runoff.
- Rainwater recycling - water butts fitted to downpipes.

Water is known to currently run-off the land and into Skipton Road at times of heavy rainfall. The drainage system proposed will help to attenuate water run off.

## Environmental sustainability

The plans for the site to include the following sustainability measures:

- High levels of insulation to match or better current building regulations - Wooler’s development in Embsay achieving EPC A ratings.
- Solar PV panels - Orientation to maximise output from panels.
- Air source heat pumps.
- Use of locally sourced materials / labour.
- Planting of c.100 new native trees.
- Planting of c.260m new native hedgerows.
- Green corridors to promote wildlife habitats and movements. Bat and bird boxes to be installed where appropriate.
- EV charging points
- Dedicated bin and cycle storage
- Reclaimed material from stone barn to be reused - existing stone walls to be repaired and reinstated where possible.

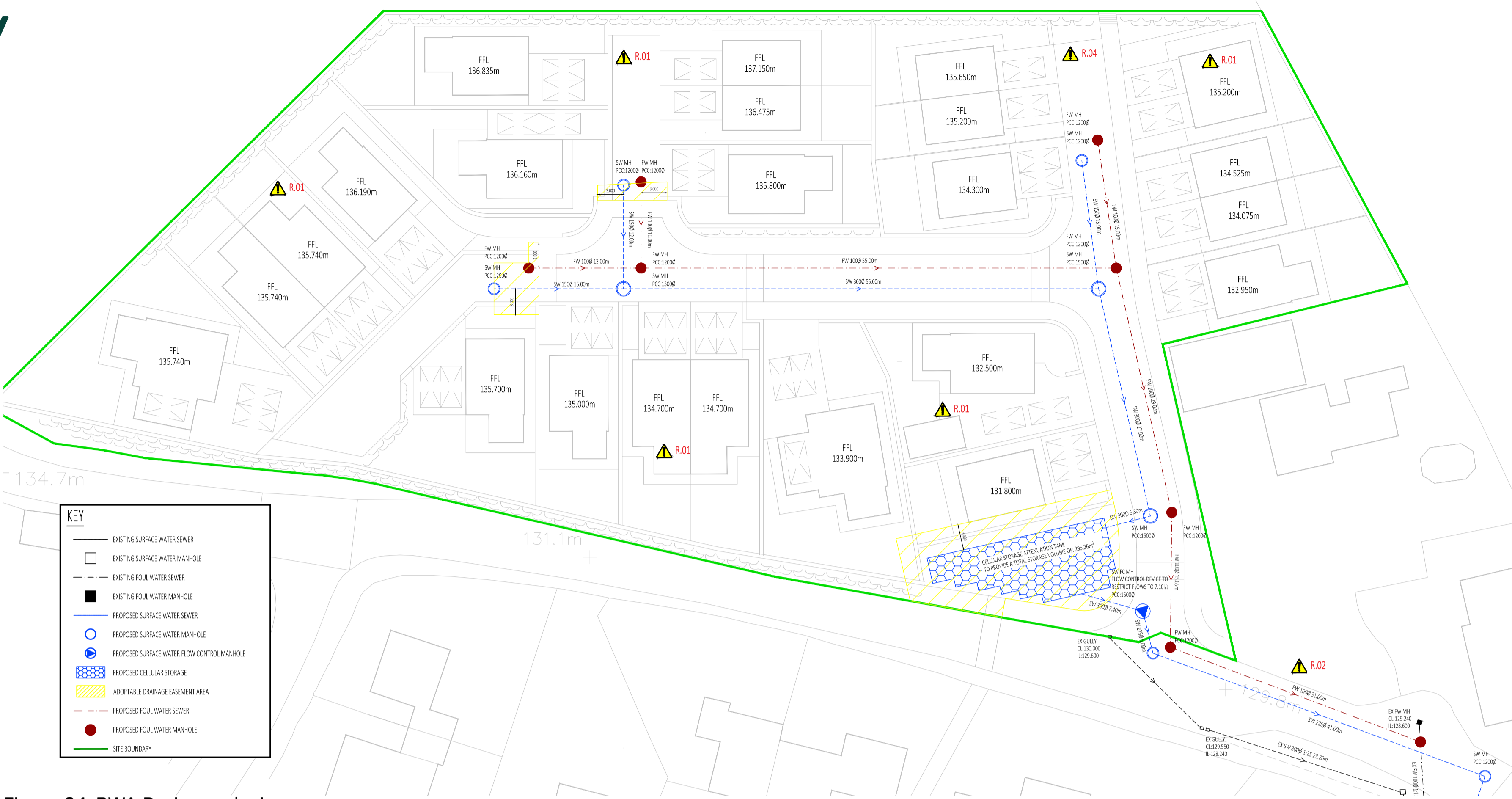


Figure 3.1: PWA Drainage design.



Figure 3.2: EV charging points.



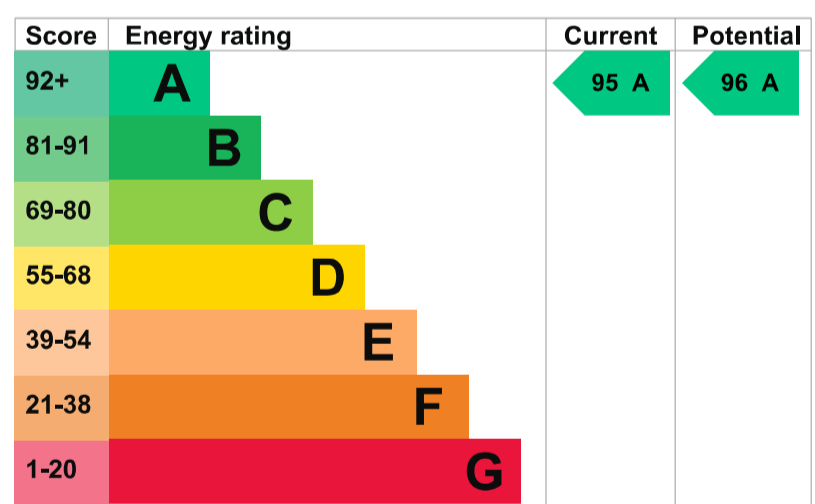
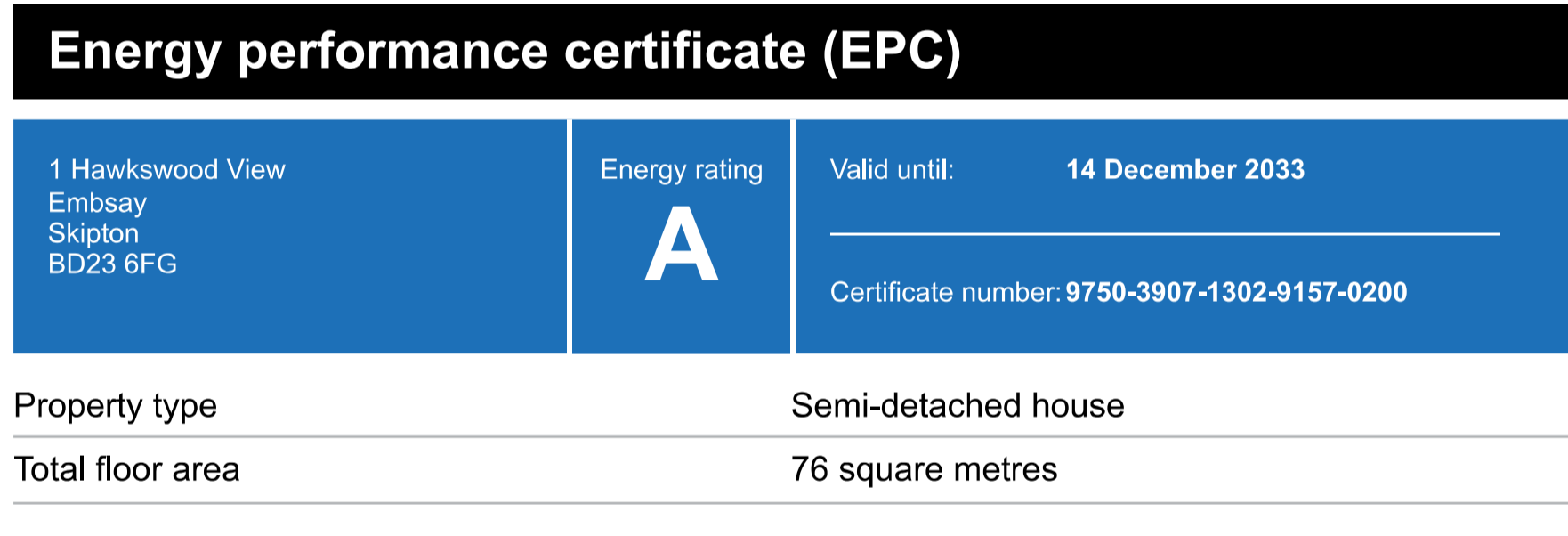
Figure 3.3: Permeable surface - resin bound driveways.



Figure 3.5: Air source heat pump.



Figure 3.6: Solar PV roof panels.



For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Figure 3.4: EPC Rating - Wooler’s Embsay development



Figure 3.7: Reclaimed materials from stone barn / walls to be reused on the site.