

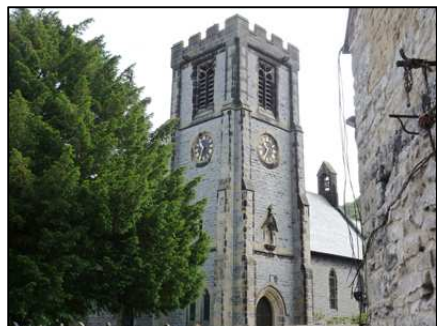
BRADWELL PARISH COUNCIL

Appendix 1 - Bradwell Parish Neighbourhood Plan

2015 - 2030

Draft Submission





Amendments

12th Nov, 2014: Added section for Acknowledgements - forgotten to insert

14th Nov, 2014: page 14 last objective - words reorganised. Page 22 first para after Policy LE1 - "...acceptable and **they** comply with.....". Page 25 - last objective changed in line with the Page 13 change (above). Page 33 - duplicated paragraph (penultimate on page) deleted. Page 35 - policy E3 second bullet - corrected "uses" to "users". (Working review of Plan).

11th December:

- Amended H2 to refer to LE2 to cross reference Newburgh Development (feedback from Adele).
- Amended preamble to policy H2 paragraph 1 to clarify priority of possible use of Newburgh site (feedback from Adele)
- Appendix 5 modified to include SSSI and National Character Area (NCA) information (feedback from Natural England).

16th December:

- Slight changes to preamble for Appendix 1
- Amendments and changes to definitions in the Glossary

18th December:

- Various minor changes after review of NEC response from Middleton
- H1, H2 and LE2 Changes agreed at PDNPA meeting on 18th December, 2014
- Changes suggested by Friends of the Peak in their response of 15th December, 2014

23rd December:

- Changes in response to Brian Taylor e-mail this date

31st December:

- Policy H3 amended for farm buildings development
- "Elderly" replaced by "Older People"

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What is This Document and How to Comment On It?

This is a draft Neighbourhood Plan setting out planning policies and community projects. You are requested to comment on it.

The Neighbourhood Plan and all evidence documents can be viewed on the Parish Council website at: http://www.bradda.org/N_Plan.htm

Your comments can be made to any member of Bradwell Parish Council (available at this link) http://www.bradda.org/Documents/Residents_Information_Sheet_250713.pdf

or by e-mail to the Parish Clerk <mailto:stevelawless@supanet.com> or in writing to
Bradwell Parish Council
Rose Lea, Hugh Lane,
Bradwell, Derbyshire S33 9JB; Phone:- 01433 620329

1. Introduction

A Neighbourhood Plan is a new type of planning document which aims to give local people a nationally recognised input for what happens in their area during a specific time period. It is part of a new approach to planning which was defined in the Government's 'Localism Act' which came into force in April 2012.

Bradwell Parish Council intends to ensure that local people are involved in the choices which will help to shape their neighbourhood. This Neighbourhood Plan sets out a vision for Bradwell Parish which reflects the views and feelings of local people who have a real interest in their community. It has been produced by Bradwell Parish Council following extensive public consultation.

This Plan was compiled following an examination of local housing needs, employment opportunities and local businesses, opportunities for tourism, sustainable transport movement and maintaining and improving the rural environment and countryside within the Parish.

In November 2012 the Newburgh Master Development Plan for their mixed brown field/green field site in Bradwell village was updated and resubmitted to PDNPA, the first submission having been in December 2008. Well coordinated local opposition to the proposals, led by Bradwell Parish Council and another dedicated village group - Bradwell and the Newburgh Development (BaND) resulted in the Planning Authority receiving almost 300 letters of objection. The planning application was withdrawn by Newburgh on the day the planning committee was to sit.

During this period a Bradwell Parish Plan had been developed and the Parish Council decided to become the first Parish in Peak District National Park to produce a Neighbourhood Plan under the Government's new Localism Act (2011). The Parish Council therefore established a Neighbourhood Planning Committee to ensure the involvement of the wider community in producing the plan.

2. Non-Planning and Land Use Proposals

A Neighbourhood Plan is intended primarily to deal with issues of planning and land use. In the course of consultations with residents and businesses a wide range of ideas was put forward. These were all intended to help improve our area and community for the benefit of everyone. These ideas also included requirements which are non-planning and land use. These important non-planning and land use proposals have not been forgotten, but cannot be included as formal policies in the Plan. The formal policies are in the format of grey boxes and are preceded by a reasoned justification. Other ideas and projects, which are not policies, are captured in the [Community Plan](#) (**Appendix 2**).

Appendix 5 contains a list of Heritage Assets and Listed Buildings in Bradwell, including Sites of Special Scientific Interest (SSSI) and Natural Character Areas (NCA).

This document contains some technical references and acronyms. These terms are referenced by a footnote the first time they appear in the document, and an explanation is given in the Glossary at the rear of the document.

Acknowledgements

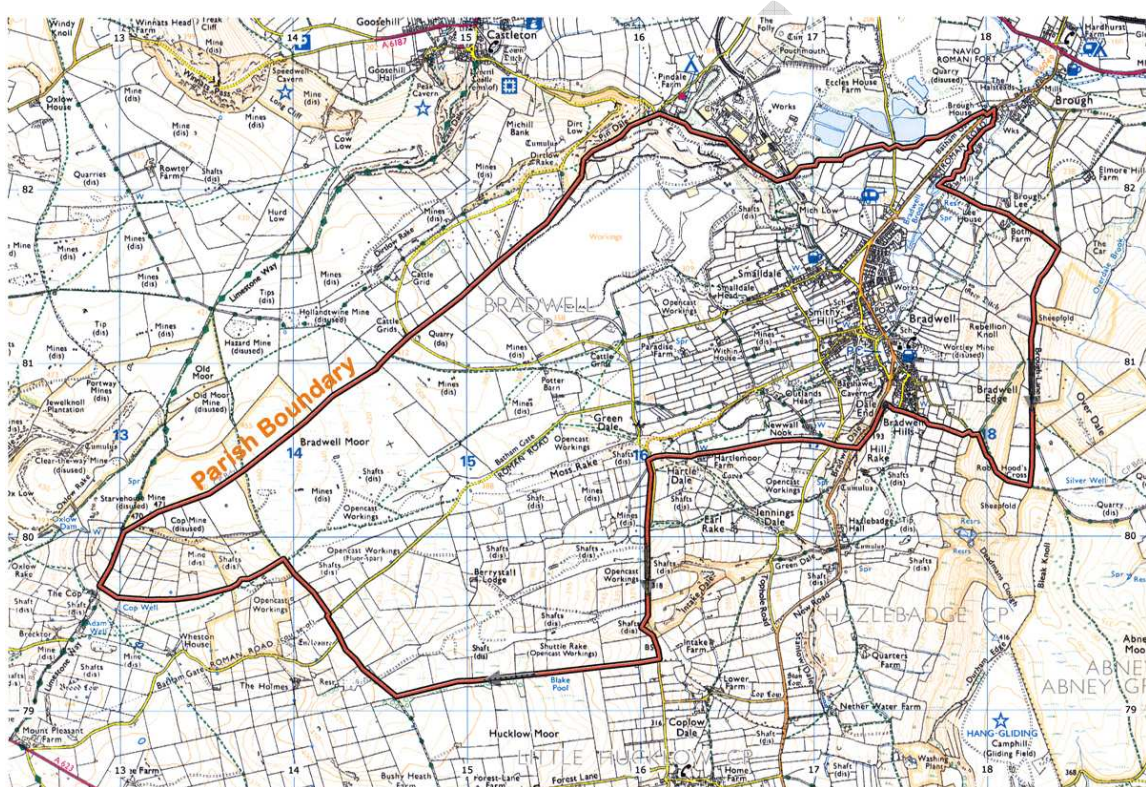
The Plan Development group would like to thank everyone who contributed, and the many people who are still contributing, to the preparation of this Plan

3. Neighbourhood Plan Area

The geographical area of the Neighbourhood Plan is the same as that defined by the boundary of Bradwell Parish, which is shown with a red boundary on the map in Figure 1 and which covers an area of 8.79 square kilometres.

Bradwell Parish was defined as the Neighbourhood Area on 8th March, 2013 following an application by Bradwell Parish Council and ratification by Peak District Planning Authority.

Figure 1 - Parish Boundary



4. Timeline

This initial draft of the Neighbourhood Plan has now been completed (November 2014). There will now be a six weeks consultation period during which residents are encouraged to make additional contributions or request changes.

After the consultation period, and once any agreed amendments have been made, the plan will be submitted to Peak District National Park Authority (PDNPA), in January 2015. PDNPA will then:

- Check that proper procedure has been followed
- Confirm that the Plan is in broad agreement with both the National Planning Framework and the PDNPA Local Development Framework
- Conduct a six-week public consultation where residents, stakeholders and other interested persons or organisations can comment on the draft Neighbourhood Plan. An assessment of the views and comments on the draft Neighbourhood Plan will be made and the Plan will be amended accordingly. This revised Neighbourhood Plan will be the examination version
- The Neighbourhood Plan will be submitted for examination. The examination will be carried out by a suitably qualified Planning Inspector who will take views on the Neighbourhood Plan, examine the evidence on which the Plan is based and ensure it conforms to all legal requirements. If the Neighbourhood Plan is approved by the examiner it can proceed to a referendum
- Arrange for a public referendum to be held on whether or not the Neighbourhood Plan should be adopted. A simple majority in favour of those voting will allow the Neighbourhood Plan to be adopted and form the Planning Policy Document for Bradwell Parish

5. Bradwell Parish

Bradwell is a delightful Derbyshire village in the Hope Valley containing clusters of cottages and character houses. These spread up the sides of a deep gorge before opening out onto lush meadows. The main street follows Bradwell Brook, crossing it at one point in a narrow section controlled by traffic lights. Here you can find a small parade of local shops including a post office, newsagent, bread shop, fish and chip shop, convenience store and other services.

It is thought that the name Bradwell could originate from 'Broadwell' and probably refers to the ancient Grey Ditch nearby which was used as a defence from early Peakreels. Nowadays however the village is more affectionately known as 'Bradda' to its residents, who form a strong-knit local Community. The majority of Bradwell's smaller cottages date from the 18th/19th centuries. Initially there were separate areas of the village such as Bradwell Hills, Smalldale, Towngate and Hollowgate, containing a hotchpotch of individual properties accessed by a maze of narrow lanes and gennels (alleyways), some stretching up steep banks towards Bradwell Edge to the east or Bradwell Moor to the west.

Before England was unified, Bradwell was in border country between Northumbria and Mercia, and in the 5th and 6th century the Grey Ditch was built as a defensive wall from Mam Tor to Shatton Edge. It is still visible on the northern edge of the village. 'Eden Tree' caravan site, near the original workhouse, was known as 'Edwin's Tree' because of a legend that a King Edwin of Northumbria died there.

Bradwell (Bradewelle) and Hazelbadge are shown in the Domesday Book as belonging to William Peveril, King William's bastard son. At that time the Domesday Survey of AD1086 showed a population of only eight villagers. Other early settlements on Bradwell Hills and Smalldale have now fused with the old Bradwell centred on Towngate and Hollowgate, to form today's Bradwell. Very few buildings built before 1800 remain, although Smalldale Hall, Hazelbadge Hall in Bradwell Dale and some outlying farms have Tudor or earlier origins. The White Hart (built 1676) is the oldest surviving public house in the village. Most of the 19th century dwellings are artisan cottages.

The village was part of the Hope Parish but acquired its own Anglican Parish Church of St. Barnabas' in 1868. It is a small building of stone in the Perpendicular style, consisting of a chancel, nave and vestry-organ chamber. An embattled tower in a decorated style was added between 1888 and 1891 at a cost of £1,004 which contains a selection of bells and a clock given by the executors of Mr E M Wass. The pulpit and altar rails have early 18th century carved panels, said to come from a college chapel. A donation of £100 was given towards the cost of building the church by Samuel Fox and nearby stands St Barnabas Church School which was built in 1872.

Bradwell was a non-conformist stronghold: John Wesley preached in Towngate in 1747. The Wesleyan Chapel (1807) became the Methodist Church but the Primitive Methodist Chapel (1845) is now a dwelling. The earliest Chapel (Presbyterian) dates back to 1662 and is now used by Bradwell Scouts. Unitarians were also strong in Bradwell. The churches are deeply involved in the community and although regular congregations are falling, they draw support from many villagers at social events and in practical help.

Mining and mineral extraction have provided work in the Bradwell area since pre-historic times. In many homes they supported subsistence hill farming for centuries. In Roman times the principal material mined was lead, and mining settlements were controlled and protected by the garrison at Anavio (Brough) just north of the present village. Roman lead ingots were sent along the Derwent and Trent rivers to Brough on Humber to be exported all over the

Roman Empire. It is reputed that the Romans often imported French or Italian convicts to do 'hard labour' in the metal mines, known as 'damnati in metalia'. Roman coin hoards have been found locally and the location of the Samuel Fox restaurant marks the site of a medicinal spring, originally Roman but revived in Georgian times.

The lead mining created a steady increase in population from the Middle Ages and by the seventeenth century Bradwell had grown to be quite a sizeable village, with over 150 people recorded as paying Easter dues on their livestock in the Parish of Hope in 1658 (Evans, 1912). The village continued to grow, particularly from the mid-seventeenth to mid-nineteenth centuries. It had reached 1,130 by 1821 (Piggot, 1828-9) and 1,364 by 1861 (White, 1862).

Lead mining dramatically decreased from the middle of the nineteenth century and the population had dropped to only 837 by 1891, exacerbated by a serious illness which killed many residents between 1861 and 1870 (Bradwell Historical Society, 2008). Since then the village has grown in stages, with new dwellings usually associated with local projects requiring housing for the work force. Between 1935 and 1943 the Ladybower Dam was constructed near to the village of Bamford, with a number of construction workers being housed in Bradwell. In 1929 G and T Earle opened a cement works and then in 1939 Isaac Middleton founded Newburgh Engineering, a precision engineering company which has been located in the village ever since. These industries helped the population to grow to 1,500 residents in 2008 (Kelly, 1912).

Light industry also developed in the 19th century, including optical works, hatters, weavers and cobblers. Samuel Fox, inventor of the 'paragon' umbrella frame, was born in the village in June 1815 at 15 Water Lane and was a great benefactor, employing many local people in his Sheffield and Stocksbridge works. When Samuel's business flourished he relocated to Sheffield where he founded the huge Stockbridge Works, but he never forgot his Bradwell upbringing, giving land for the site of the churchyard and vicarage and providing for the poor of the parish by leaving a trust fund of £1,000, the interest from which was to be allocated annually to the needy. Light engineering is still an important part of the 100 or so businesses in the village.

Another of Bradwell's claims to fame is Bradwell's Dairy Ice Cream which has been produced in the village for well over 100 years and is distributed all round the country. Tubs of ice cream and delicious cones can still be purchased from the tiny cottage shop where the recipe was invented in the front parlour by Grandma Hannah Bradwell all that time ago. Modern day Bradwell has severe on street parking problems due to the way the village has developed over the years and because of its topography.

6. Vision

Our long term vision for Bradwell Parish, based on extensive public consultations is for it to be:

A sustainable community made up of people of all ages;

Although the population as a whole is ageing, we want to ensure that Bradwell continues to be a community of all ages. We want people to be able to start and raise families here and for young people to be able to grow and develop without having to leave the Parish. We also want to ensure that older people can enjoy fulfilling lives here.

By “sustainable”, we mean a community where there is a healthy balance between community, economic and environmental needs. This includes providing opportunities for local employment and for the growth of local businesses.

A place that has grown with the times, but where development has been carefully managed to be in keeping with our heritage and to protect and enhance the environment of our Peak District location;

We want to ensure that development in and around our village protects and enhances the special landscape character of the National Park and the quality of life here. This means making the most of our assets, making appropriate improvements and managing growth to minimise/prevent negative impacts.

A working community with a vibrant economy made up of a balance of businesses and services for both residents and visitors;

We need to ensure that the service needs of residents are met and that Bradwell provides an environment which encourages people to set up a range of businesses, providing employment opportunities for local people. Visitors to our area make a valuable contribution to the Hope Valley economy. While we welcome tourism, we want to ensure that Bradwell’s economy does not become dependent on tourism.

A connected community with access to viable options for using public transport and technology for work, health, education and leisure;

Connectivity attracts investment and it is important that Bradwell does not become isolated. Connectivity also gives people choices and supports sustainability.

By “connectivity” we mean both transport and electronic communication. This therefore covers issues relating to public transport, mobile phone signal, television reception and broadband speeds.

These strategic visions are translated into policy objectives which are expressed below in relation to each policy.

7. How the Neighbourhood Plan fits into the Planning System

Neighbourhood Plans must have regard to national policy and be in general conformity with local policies. The principal local policies are the Peak District National Park Authority's Local Development Framework Core Strategy and several policies in the "Local Plan 2003". There are a number of documents offering specific planning advice in the form of Supplementary Planning Documents. All current policies and guidance can be found on the PDNPA web portal <http://www.peakdistrict.gov.uk/planning>.

In line with the national requirement for sustainable growth, communities can, through neighbourhood plans, provide for more than the number of houses set out by local planning policies, but not for less. On this basis, the Neighbourhood Plan provides for the delivery of a maximum number of homes between 2015-2030.

This Plan does not identify or allocate housing sites because the entirety of the Parish lies within the Peak District National Park and, in accordance with the Core Strategy, there is no requirement for the Park to provide a targeted housing supply.

The Neighbourhood Plan gives local people the power to influence where new housing and employment should go, and how the planned area should develop and change.

The policies in this Plan are in general conformity with national and local policies and should be read as a whole. Development proposals will be considered in relation to all relevant policies in the plan and a balanced assessment will be made in determining whether any proposal is acceptable.

8. Evidence for Policies

There is a need to establish a clear link between plan policies and the evidence to justify them. This link is primarily demonstrated in the [Traceability Matrix](#) (**Appendix 9a**) which lists the results of public consultation outcomes and the [Evidence and Issues Database](#) (**Appendix 9c**) which explicitly links evidence from public consultation, surveys and other plans to the plan policies.

9. Consultation Methods

This plan was developed by Bradwell Parish Council under the Government's Localism Act 2011 which has a set of regulations which Bradwell Parish Council must follow. Regulation 14 requires that Bradwell Parish Council conducts a minimum period of six weeks of formal public consultation on the draft Plan before finalising it and submitting it to the Peak District National Park Authority. This version of the plan is the regulation 14 consultation.

This report sets out:

- Details of how the consultation was undertaken during formulation of the draft plan
- The outcome of these consultations
- An overview of the consultation responses received
- A summary of the responses received, along with replies and an explanation of how the plan was changed in response to these comments.

Whilst discharging our responsibilities under Regulation 14 it is also the objective of this report to demonstrate the lengths Bradwell Parish Council has gone to in order to involve the community at every stage of the process.

The following modes of communication have been used to keep the public informed and engaged as the consultation process was conducted:

The Bradwell News

The Bradwell News is a monthly parish information newsletter which is distributed free of charge to every home in the parish and is also available from Bradwell Post Office, all village pubs and online on the village website at http://www.bradda.org/Bradda_News.htm. Articles and comments related to the status of the plan and announcing opportunities for public engagement and input have appeared in the newsletter on 19 out of 28 editions from February 2012 to October 2014.

Bradwell Parish Council

Council meets in the village on the first Tuesday of each month and meetings are open to the public. They include a "Public Session" where any member of the community may raise topics for consideration by Council. Questions about the Neighbourhood Plan have been discussed at these sessions. All meeting agendas and minutes are posted on the Parish Council Notice Boards. At all Parish Council meetings for several months throughout the consultation period, the Neighbourhood Plan has been an agenda item and the Neighbourhood Plan Committee Chair (or delegate) has reported to Council status and progress with the plan and has answered questions. These reports appear, of course, in published minutes of these meetings.

Annual Parish Meeting

Bradwell Annual Parish Meetings of both 2013 and 2014 were well attended, including Peak District National Park representatives, Derbyshire County and District Councillors and representatives of village organisations. The neighbourhood plan was a prominent item on the meeting agendas and a detailed report given to residents attending the meetings.

Parish Council Notice Boards

A Parish Council Notice Board is located on the Bradwell War Memorial Hall, where all Council Agendas, Minutes, and special meetings are posted, including notices specifically related to the Neighbourhood Plan.

Bradwell Village Web Site

The village website can be found at <http://www.bradda.org/index.htm>. This website is

sponsored by Bradwell Parish Council and during the consultation period regular updates were posted regarding the stage the plan development had reached, feedback summaries for the various surveys which had been conducted, and a timeline for the various stages of the plan. There is also free access on the website for any parish society or club to publicise their events and all Parish Council Agendas/Minutes and important events are listed or promoted.

Lamp Posts

Whilst fly-posting is illegal there has been a long tradition for Bradwell residents, clubs and societies to post notices of their events on lamp posts throughout the village. Bradwell Parish Council has determined a protocol for items displayed in this way and the acceptable period. It is workable, acceptable, effective and supported by the community.

Village Post Office

Bradwell post office maintains a notice board which has been used to communicate plan development status and consultation results.

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10. Summary of Policies

Objective	Policy Index
Housing	
Meet locally assessed housing need.	Policy H1: Provision of Affordable Housing. Policy H2: Housing Development on the Newburgh site.
Ensure that development to meet housing need is carried out as infill within the village built area before using green field ¹ sites.	Policy H3: Develop ‘in-fill’² sites in favour of ‘green-field’³ development
Provide a broad mix of housing types which includes affordable, smaller starter, family (3 to 4 bedrooms) and retirement units.	Policy H4: Provide a Broad Mix of Housing Types
Ensure that new development is of high quality and enhances the character of the village.	Policy H5: High Quality designs for new development which enhance village character
Local Economy	
Support Bradwell’s shops and businesses and safeguard and develop the range of services available to residents to meet their daily needs.	LE1: Protecting employment sites and uses
Develop Improved Local Employment Opportunities.	LE2: Potential development of the Newburgh Site
If a community is to attract and retain high quality employment to the area, digital connectivity for access to online services is vital.	LE3: Support efforts to provide a high quality communications infrastructure.
Transport	
Develop and Promote the use of walking and cycling routes and improve existing footways, footpaths and cycle ways.	T1: Provision of footpaths and cycle ways.
Car parking is seen as vital to supporting businesses, particularly shops, within the village and existing car parking issues caused by commuters and visitors must not be exacerbated.	T2: Provision and retention of parking spaces

¹ See Glossary

² See Glossary

³ See Glossary

Any new developments must not exacerbate the existing parking problem.	T3: Parking for new housing
Any new developments must not exacerbate the existing parking problem. Peak Park policies will attract more visitors to an increasing number of events within the Parish and the National Park. There is a lack of parking space for tourists and visitors.	T4: New car parking facilities
Health, Education and Well-Being	
There is currently no allotment provision within the Parish and a waiting list of around 25 households. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness	HEW 1: Provide allotment space
Designate and Protect Local Spaces	HEW 2: Protect Local Green Spaces
Schools are a vital part of ensuring Bradwell remains a sustainable village. New developments will be required to contribute to local schools	HEW 3: Protect schools
Environment	
Bradwell Parish contains areas at High Risk from both Flooding from surface water and 'Flooding from Rivers and Sea' as identified by the Environment agency.	E1: Applications for new development must meet the local drainage requirements
Bradwell recognises the need for housing for local people but wants to protect the unique character of the environment by allowing for growth whilst ensuring that design quality is high, heritage assets are preserved and that the countryside surrounding the settlements is maintained.	E2: Local design policies
Respect the special character of the village in the installation of renewable energy infrastructure.	E3: Climate change
Control of the manner in which a property is used and how "domestic clutter" can be controlled.	E4: Conversion of buildings to holiday accommodation

Section 1: Housing

Objective: Bradwell recognises the need for local housing. A Housing Needs Survey, conducted in October 2014, identified a need for 12 affordable houses during the next five years. Open market housing is not normally permitted within the Peak District National Park but there is an opportunity to enhance the character and environment of Bradwell by development of the brown field Newburgh site with a mix of industry, open market and affordable housing.

Due to the historic nature of Bradwell village and the informal arrangement of dwellings, many properties do not benefit from dedicated parking facilities. There is therefore a problem with on-street parking throughout the village. It is intended to ensure that any new developments are provided with allocated parking spaces to meet modern day requirements.

The Plan area is subject to flooding and policies are required to ensure that exacting standards are applied to new development to combat flood risk whilst allowing for controlled growth and change.

Objective	Policy Index
Meet locally assessed housing need.	Policy H1: Provision of affordable housing. Policy H2: Housing development on the Newburgh site.
Ensure that development to meet housing need is carried out as infill within the village built area before using green field sites.	Policy H3: Develop 'in-fill' sites in favour of 'green-field' development
Provide a broad mix of housing types which includes affordable, smaller starter, family (3 to 4 bedrooms) and retirement units.	Policy H4: Provide a broad mix of housing types
Ensure that new development is of high quality and enhances the character of the village.	Policy H5: High Quality designs for new development which enhance village character

Policy H1: Provision of Affordable Housing

There is an acknowledged demand for affordable housing throughout the Peak Park and this is recognised in the PDNPA Core Strategy, which encourages its provision in accordance with local housing needs surveys, carried out every 5 years. In cases of individual proposals for one dwelling it is necessary for that individual to demonstrate a personal housing need in order to gain planning permission.

It is intended that the Bradwell Community Land Trust (CLT) be set up to facilitate a number of aspects of this Plan. The CLT would administer monies gained via a legal agreement attached to a planning permission to ensure a phased delivery of local needs affordable housing⁴. The CLT would also be able to receive bequests and donations, including gifts of land, and would manage these on behalf of the community. These monies or land would be

⁴ See Glossary

used by the CLT to develop housing in the village, but not necessarily within the Newburgh site, as one of the primary aims of this plan is to retain a balance between employment and residential land within the Parish.

In order for locally needed affordable housing to be sustained for their intended purpose it is important to give greater certainty that such houses will remain occupied by needs arising in the local community. To allow this policy to operate properly within local authority structures, the definition of the local community is widened to include people from both the parish and adjoining parishes.

Policy H1:

The provision of local needs affordable housing is encouraged, provided it is limited to the needs of the Parish and adjoining Parishes and is based on the current local needs housing survey.

Policy H2: Housing Development on the Newburgh site

The Newburgh Industrial site has long been identified as a possible location for the development of new homes in Bradwell. Much of the site is currently 'brown field'⁵, and it contains a large selection of industrial buildings, which are now underutilized (see [Appendix 9](#)). An overwhelming majority of respondents to the consultations (96%) expressed a preference for the site to be re-developed for job creation. However, it is recognised that this might not be possible. Some residential development of the site could therefore be acceptable if it provided new homes in a good location within walking distance of the village centre.

This plan recognizes that historically demand for affordable houses in the Plan area is a steady and approximately, two to three a year, over the last 5 years. There is scope for the Newburgh site to provide for most of the affordable housing needs of the village during the Plan period. However, as referred to above in policy H1, there needs to be a mechanism to allow supply to meet demand. This would prevent good housing stock either lying idle or being filled with candidates from further afield, restricting their availability for future occupation by local people.

The Bradwell CLT would use any funding to develop housing in the village, but it may not initially be used to develop within the Newburgh site as it is the aim of this plan to retain as much viable employment land as possible in the Parish.

Support will be given for new open market housing provided the development meets the requirements set out in the policies of this Plan and the Peak District National LDF¹ which states such housing is only permitted on brownfield sites if it is required to enhance the environment or remove inappropriate land uses. The community is concerned that the level of open market housing is also controlled to a level which allows it to be assimilated into the village in a sustainable manner. The consensus in the village emanating from the consultation stages of the plan is that a maximum of 40 open market dwellings could be

⁵ See Glossary

accommodated on the site. This is the scale of development at which the community feels there is the greatest prospect of addressing the needs of the community without harming the character or capacity of the village in terms of both landscape impact and the potential impact on services.

Any major development proposal for the redevelopment of the site needs to be considered comprehensively in the context of a phased development of the whole site to avoid piecemeal development. This policy for Newburgh development should also be read in conjunction with other policies in the Plan.

Policy H2:

This Plan supports proposals to develop the Newburgh site for the provision of a maximum of 40 open market homes, as part of a mixed use development to enhance the character of Bradwell subject to the following criteria :

- 1. The level of open market housing shall not exceed 40, and there will be a requirement to provide local needs affordable housing at a level in accordance with a financial viability assessment and a current housing needs survey.**
- 2. The affordable dwellings will be delivered by a Community Land Trust, which will receive a commuted sum from the developer commensurate with the provision of the agreed level of affordable housing. It is necessary for the developer to provide land within the site in addition to the commuted sum, in order to allow provision of phased affordable housing provision, either on or off site. The commuted sum will equate to the full build cost of the provision of affordable housing as identified in [Appendix 8a](#)**
- 3. The affordable housing may be provided on the site or appropriate alternative sites within the built area**
- 4. Proposals for housing development must be considered in the context of a mixed use plan for the whole of the Newburgh site - also see Policy LE2.**

Policy H3: Develop 'in-fill' sites in favour of 'green-field'⁶ development

It is necessary to minimise the impact of new development on the built character of the settlement in accordance with the primary statutory purpose of the national park prescribed in the Environment Act 1995.

There has been overwhelming support from the village for infill development within the built area, within local farm yards and on brownfield sites as this has less impact on the landscape character of the park and the built form and character of the village itself. In order for development to be allowed on greenfield sites it will be necessary for developers to demonstrate they can meet the criteria in policy H3.

⁶ See Glossary

Policy H3:

Priority will be given to sites within the built area of Bradwell ([Appendix 1](#)) or conversions of existing stone buildings within farmyards.

Development will not be allowed on greenfield sites outside the built area when any of the following criteria apply :

- **There are available in-fill sites within the built area of Bradwell village**
- **There is a loss of a recreation facility, which is in regular use**
- **The development will cause harm to its ecology or heritage assets**
- **The development is unacceptable in terms of the PDNP Design guide and design policies in this plan**
- **The development will have an adverse impact on residential amenities or traffic safety**

Policy H4: Provide a Broad Mix of Housing Types

It is important that new housing is of a range of different types to provide comprehensively for the village. Many residents in the village who are in unsuitable accommodation are excluded from the current PDNP policy offering local needs accommodation because priority has to be given to people in housing need.

It is recognised that there is a high proportion of older people living in Bradwell. In the last 10 years the number of over 60's in the village has increased by 10%. It is likely, given history and the cost of housing, that this trend will continue. Bradwell has 41 dwellings specifically provided for older people ([Appendix 7](#)) by Registered Social Landlords⁷ but no local residential or nursing home facilities.

Many of these older people currently occupy houses larger than their needs. It is important that the Parish provides homes suitable for the needs of older people wishing to downsize. There is also a need for new, larger properties for families wishing to move to larger houses.

It is the intention that these objectives could be realized in the event of development of the Newburgh site and any similar brownfield sites of over 3 dwellings where open market housing can be justified in terms of site enhancement, in accordance with the national park Core Strategy policy HC1 C.

Policy H4:

New housing developments for schemes of more than 3 dwellings must provide an overall balanced mix of different housing types, including starter homes, family sized 3 and 4 bedroom homes and homes/units suitable for the older.

Homes for older people could be in the form of Residential Institutions, including sheltered accommodation, independent living and care homes.

⁷ See Glossary

Policy H5: High Quality designs for new development which enhance village character

Bradwell has significant heritage assets, which reflect its National Park status. Proposals for new housing must be of high quality and of a design which is in keeping with the character of the immediate surroundings, particularly sites within the Conservation Area and heritage assets identified in the Conservation Area Appraisal⁸. Development proposals must actively demonstrate in “Design and Access Statements” how they comply with the policies set out in this Plan.

All development will be assessed in relation to the PDNP Design Guide and design policies in the Local plan and Core Strategy. In addition there are specific design issues pertinent to Bradwell and this Plan is concerned to ensure that it’s sense of place and local character is maintained and enhanced.

The village is noteworthy for its eclectic mix of architecture which displays the evidence of the various different stages of the development of the local vernacular. There is a distinct informality to the form, scale and layout of buildings and the density and “grain” of development varies considerably. The variations in building lines and the informal juxtaposition of buildings is particularly evident. It is necessary that this eclectic and informal arrangement of buildings and their design is maintained and that new development is not designed as a single solution but seeks to both replicate and invent, design themes in the vernacular tradition.

Policy H5:

Proposals for housing development will be considered in relation to the following criteria:

- 1. The design and layout of development shall reflect the eclectic mix of the buildings in the village in terms of their scale, layout and juxtaposition**
- 2. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.**
- 3. Land must be allocated to be used for garden or amenity space and should be commensurate with the size and type of dwelling and in conformity with the character of the area**
- 4. Garden and amenity space shall be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy**
- 5. Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council’s Highways requirements**
- 6. Meter boxes, flues, grilles and ventilation ducts should be designed and sited to be unobtrusive and the colour treatment should match the materials used on the remainder of the building**
- 7. Ensure that gutters and pipes are designed and constructed to be within the character of other local structures and are located to minimise their visual impact**
- 8. Lighting schemes shall prevent light spillage and glare and face inwards, away from open landscapes**

⁸ See Glossary

Section 2: Local Economy

Objective: These policies are intended to raise the profile of employment and enterprise within the parish, thus helping to enhance employment opportunities and nurture, retain and grow locally based commerce. They seek to encourage a vibrant local economy based around the key activities of farming, quarrying and minerals extraction, horticulture, tourism, convenience retailing and service provision for the community. They support and encourage businesses to work together and engage with their community with the goal of helping them all develop, promote and secure their own futures.

Objective	Policy Index
Support Bradwell's shops and businesses and safeguard and develop the range of services available to residents to meet their daily needs.	Policy LE1: Protecting Employment Sites and Uses
Develop Improved Local Employment Opportunities	Policy LE2: Potential development of the Newburgh Site
Market the area as an attractive destination by developing publications and website information Improve electronic communication links	Policy LE3: Support efforts to provide a high quality communications infrastructure.

Policy LE1: Protecting Employment Sites and Uses

Attracting businesses to the Parish and encouraging them is important, given the limited amount of local employment opportunities. Proposals to upgrade or extend new or existing employment sites will be supported provided that any impact on the local environment is acceptable and they comply with the policies within this plan.

Opportunities for employment within the village are limited, which contributes to the large numbers of residents commuting away from the village each day. Small-scale local employment sites contribute to the liveliness and activity in the parish and also support trade in Parish shops.

The PDNP Core Strategy policy E1 is aimed at safeguarding existing business land or buildings, particularly tourist and recreation related businesses and those of high quality and in a suitable location. However, the aim of this Plan is to strengthen and focus this approach by protection of all levels of employment and sites. Employment use should remain on such sites unless it is clearly unviable and the site cannot be sold for such use despite reasonable efforts, or they are unsuitable for any type of employment use and create demonstrable problems for occupiers of neighbouring sites.

Policy LE1:

Proposals for the redevelopment or change of use of land or buildings from employment to non-employment use will not be supported unless :

- 1. It can be demonstrated by an independent assessment that the existing use is no longer economically viable AND**
- 2. The site has been marketed at a reasonable price for at least a year and in an appropriate manner and no other suitable employment or service trade uses or interest in acquisition has been expressed OR**
- 3. It can be demonstrated that employment use of the site is detrimental to the living conditions of residents or unacceptable in terms of the impact on the built or landscape character of the National Park**

Policy LE2: Industrial and Business Development of the Newburgh Site

The Newburgh Engineering site presents a significant opportunity for development within the Parish. The site has sufficient space to allow development for a variety of different land uses and it is understood that a redevelopment of this scale, in the context of a village presents a number of acceptable options.

It is important to stress that any proposal will have to conform to adopted development management policies relating to matters such as access, parking and impact on residential amenities. There are particular issues in the village with regard to lack of highway capacity and congestion caused by HGV traffic. It is also important to repeat the policy requirement as applied in Housing policy H2, that any major development proposal must be considered in relation to a comprehensive plan for the redevelopment of the site to avoid piecemeal development.

Appropriate controls will be applied in order to retain the employment generating uses (B1 and B2). This reflects the long term desire of the Bradwell community to be sustained as a living and working community.

Policy LE2:

This plan supports proposals which either propose industrial development, including business (B1) and/or general industry (B2) for the entire site; or provide a mix of different uses, including housing as specified in policy H2.

Small "starter" business units offering opportunities for smaller businesses to locate their operations within the Parish, with the associated employment opportunities are particularly encouraged.

The acceptability of the above uses are subject to a full environmental impact assessment and consideration in relation to adopted development management policies. Proposals, which result in significant levels of HGV traffic leaving the site via the centre of the village, will be resisted.

Proposals for major development must be considered in the context of a comprehensive plan for the whole of the Newburgh site

Policy LE3: Support efforts to provide a high quality communications infrastructure.

The value of high quality communications to the local economy is significant. This relates to mail and parcel services, vehicular responses to purchases (home deliveries) and all electronic means of communication such as internet connectivity and speed and mobile telephone service.

If a community is to attract high quality employment to the area and facilitate more working from home, digital connectivity for access to online services is vital. Only in this way can we hope to build businesses, improve educational opportunities and provide for future developments such as electronic care monitoring for the housebound. This Plan supports any initiatives which work towards the introduction of a faster and more reliable communications infrastructure, and encourages active solutions to any environmental obstacles which may prevent the installation of the appropriate infrastructure.

Policy LE3

On sites for new residential, industrial and business development all new properties should be served by a superfast broadband (fibre optic) connection installed on an open access basis when available unless it can be demonstrated through consultation with British Telecom, or other appropriate body, that this would not be either possible, practical or economically viable.

Section 3: Transport

Objectives: The Plan aims to help control the impact of road traffic on the local community and its heritage assets and promote an increase in the number of journeys undertaken by walking, cycling and public transport.

Bradwell village is relatively isolated and although it benefits from a public bus service, this is infrequent (hourly). The nearest train station is in Hope and there are dangerous stretches for pedestrians or cyclists travelling from Bradwell to this station. It is therefore essential that safe pedestrian and cycle links to Hope Railway Station are developed. These links would also connect with an established pedestrian and cycle way running from Castleton to Hathersage and other national cycle and walking routes. Bradwell has grown through the centuries and much of this historic development has not provided suitable pedestrian routes. Therefore new development must address how residents and workers may access the village's facilities.

There are potentially suitable routes which, with development and co-operation, could make access to Bradwell far safer. These are outside the scope of this Plan but any local initiative to achieve them would be supported. Our suggested areas for consideration are included in [Appendix 3](#).

Connections between the different sections of the village are important as they share a range of community facilities such as shops, medical facilities and schools. In particular, the social fabric of life in the village revolves around movement along the B6049 and any reduction in traffic on this route must be encouraged. Residents support the need for greater access to the countryside surrounding the village on foot and by cycle.

Objective	Policy Index
Develop and Promote the use of walking and cycling routes and improve existing footways, footpaths and cycle ways.	Policy T1: Provision of Footpaths and Cycle Ways.
Car parking is seen as vital to supporting businesses, particularly shops, within the village and existing car parking issues caused by commuters and visitors must not be exacerbated. Parking for housing shall be provided on the basis of 1 space per bedroom.	Policy T2: Provision and Retention of Parking Spaces
Any new developments must not exacerbate the existing parking problem.	Policy T3: Parking for New Housing
Any new developments must not exacerbate the existing parking problem. Peak Park policies will attract more visitors to an increasing number of events within the Parish and the National Park. There is a lack of parking space for tourists and visitors.	Policy T4: New Car Parking Facilities

Policy T1: Provision of Footpaths and Cycle Ways.

Policy T1:

This Plan supports all initiatives which seek to provide footpaths and cycle ways, provided they do not have a negative impact on the local environment, ecology or residential amenities. Proposals to redevelop the Newburgh site must give consideration to the development and improvement of routes and facilities for pedestrians and cyclists.

Policies T2, T3 and T4: Provision and Retention of Parking Spaces

Car parking is seen as vital to supporting businesses, particularly shops, within the village and existing car parking issues caused by commuters and visitors must not be exacerbated. There is strong concern in the village that there is congestion caused by excessive on street parking, which inhibits the free flow of traffic and impedes access for emergency services.

The community considers that the congestion problem warrants stringent controls on parking provision for all new development and the imposition of higher standards of provision than are generally required by the Highway Authority. Furthermore, it is important that there is retention of existing public and private parking arrangements.

Opportunities must be taken, in appropriate cases, to provide more car parking where appropriate by requiring a legal agreement under the term of the Town and Country Planning Act 1990 to allow wider public use of private car parks when these are not in use for their primary purpose.

Policy T2: Retention of Car Parking

Policy T2:

The removal of any current car parking facilities, both public and private, will be strongly opposed.

Policy T3: Parking for New Housing

Policy T3:

Parking for new housing shall be provided on the basis of a minimum of 2 spaces for a 1 bedroom development and 1 extra space for each additional bedroom, subject to good design with respect to the character of the area.

Policy T4: New Car Parking Facilities

Policy T4:

Any proposals for new car parking facilities will be supported provided:

1. they are acceptable in highway safety terms
2. they are not harmful to residential amenities
3. they are not detrimental to the built or landscape character of the National Park
4. non-residential developments are required to provide sufficient car parking for all employees and visitors
5. there is agreement to share the use of the car park when not required for the primary use

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Section 4: Health Education and Well Being

Objectives: Bradwell is a thriving community which has made great efforts over the years to cater for health, education and wellbeing. There are two playing fields, run by the Parish Council, with modern play equipment and space for ball games of all sorts. These are enjoyed by both residents and visitors.

On behalf of the village the Council already own and maintain various areas:

1	Beggars Plot Playing Field	Playing Field with Play Equipment, Youth Shelter, and Seating. Has 8 entrances and c. 50 Trees
2	Rose Garden	Small Plot next to Netherside managed and maintained by Council
3	Towngate Green	Small Sloping Village Green with Seating Area and Trees
4	Wortley Court	24 Houses for older residents built on land leased on a 500 year lease from Council
5	Soft Water Lane	Small Plot - former British legion site. Proposed to become a Car Park and small allotment area
6	Town Bottom Playing Field	Playing Field, Play Equipment, Youth Shelter and Seating Has 1 entrance and c. 20 Trees
7	Peace Gardens	Sheltered Gardens with seating
8	Dale Quarry	Former Quarry with rough ground and many trees

Bradwell also has an active sport and bowls club. The sports club has successfully applied for and received grants which have been used to develop a multi-use games area, improve the Pavilion, and enhance the skills of helpers. This has opened up the club to a variety of extra sports and flood lighting of the games area has extended its period of use. The sports ground is also used as a base for a number of events spreading out through the Peak Park. While these events are welcomed it does add to the existing parking problems created in the village.

Bradwell has its own Infants and Junior school, along with struggling preschools and toddlers groups. The number of preschool children is still similar to that of 10 years ago but the range is not evenly spread across the years, creating problems with class size and funding. Unless action is taken to attract young families to the village this problem will be seen in infant and Junior school within the life of this plan.

There is currently a recently refurbished doctors surgery within Bradwell. This generally meets the needs of local people, but a number of people do travel to Hope or Tideswell to use the surgeries there. There is no dentist within Bradwell, but there is a dental practice in Hope, about 2 miles away.

This plan seeks to protect the amenities which already exist but also to encourage the development of facilities which will support both population growth and the needs of the existing population. It seeks to ensure that there are adequate medical, educational and recreational facilities for both young and old and to secure the long term future of community facilities which make the Parish special.

Objective	Policy Index
There is currently no allotment provision within the Parish and a waiting list of around 25 households. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.	Policy HEW 1: Provide allotment space
Designate and Protect Local Spaces.	Policy HEW 2: Protect Local Green Spaces
Schools are a vital part of ensuring Bradwell remains a sustainable village. New developments will be required to contribute to local schools.	Policy HEW 3: Protect schools

Policy HEW 1: Provide allotment space

There is currently no allotment provision within the Parish and a waiting list of around 25 households. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.

This Plan wishes to encourage their provision in situations which do not compromise the “valued characteristics”⁹ of the National Park.

Policy HEW1:

Proposals for allotments and associated infrastructure, including access roads, parking areas, paths and sheds will be allowed provided they are not detrimental to the landscape character of the national park or it’s other valued characteristics as identified in Core Strategy policy GSP3.

Policy HEW 2: Protect Local Green Spaces

Bradwell is a rural parish primarily defined by its open spaces, surrounding fields and panoramic views.

The Parish Council has designated the areas shown in [Appendix 4](#) as Local Green Space. The NPPF in paragraphs 76-77 recommends local communities seek to protect these spaces.

These open spaces include children’s playgrounds and areas of passive recreation as well as places, which contribute to the open and pleasant ambience of the area. Residents use them for exercise and children for play, but they also contribute to wildlife biodiversity and habitat and to the setting of the Conservation Area and listed buildings.

⁹ See Glossary

The village has historically resisted any development of these areas. This plan supports that position and opposes any development in these areas. Maintaining existing green spaces encourages biodiversity and reinforces the village identity.

The PDNP policies in the Core Strategy and saved Local Plan protect these areas but they are not defined. This Plan intends to apply specific protection to these defined areas.

Policy HEW2:

The Parish Council has designated areas shown in [Appendix 4](#) as Local Green Space. Proposals for redevelopment of land identified as Local Green Space should not be supported unless:

- **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
- **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
- **the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss**

Development of ancillary buildings to serve the needs of users of local green space will be supported provided there is a proven need, the scale and design are acceptable in terms of the relevant policies and their use relates to the recreational use of the land.

Policy HEW 3: Protect schools

Schools are a vital part of ensuring Bradwell remains a sustainable village. Developments which develop and improve facilities for primary and junior schools in Bradwell, will be supported.

The PDNP Core Strategy offers protection to schools as community facilities. In view of the scope for development at Newburgh it is necessary to safeguard the level of education provision.

Policy HEW3:

Proposals for open market housing must contribute to the provision of any extra education facilities required as a result of the demand generated by the development.

Extra facilities or a commuted sum to pay for such facilities will be required on the basis of advice from the County Council.

Section 5: Environment

Objectives: Bradwell recognises the need for development but wants to protect the unique character of the environment by allowing for growth whilst ensuring that design quality is high, heritage assets are preserved and the countryside surrounding the settlements is maintained. There are significant issues relating to drainage which must be addressed by all new development.

Objective	Policy Index
Bradwell Parish contains areas at High Risk from both Flooding from surface water and 'Flooding from Rivers and Sea' as identified by the Environment Agency.	Policy E1: Applications for new development must meet the local drainage requirements
Bradwell recognises the need for housing for local people but wants to protect the unique character of the environment by allowing for growth whilst ensuring that design quality is high, heritage assets are preserved and that the countryside surrounding the settlements is maintained.	Policy E2: Local Design Policies
Respect the special character of the village in the installation of renewable energy infrastructure.	Policy E3: Climate Change
Control of the manner in which a property is used and how "domestic clutter" can be controlled.	Policy E4: Conversion of Buildings to Residential and Holiday Accommodation

Policy E1: Applications for new development must meet the local drainage requirements

Bradwell Parish contains areas at High Risk from both flooding from surface water and rivers as identified by the Environment Agency. The village has experienced incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The most serious event was in (insert date) and the most recent occurred in (insert date) resulting in the flooding of residential homes and businesses, surcharging of the local foul sewer network and disruption of the local transport infrastructure. The community has strong views on the need to reduce and minimise flood risk and seeks to ensure that potential development does not increase the risk of flooding within the Parishes or to its neighbours.

Development is required to follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of "The SuDS manual 2007"¹⁰ produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365¹¹, or similar future approved standards, will be required to support the design of any infiltration drainage. No building shall be occupied until

¹⁰ See Glossary

¹¹ See Glossary

the complete surface water drainage system serving the property has been implemented in accordance with the agreed details. The manual recommends details of financial management and arrangements for the replacement of major components at the end of the manufacturers' recommended design life. Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual. It is important to ensure that the environment and water quality of the river system within the catchment is either maintained or improved to its highest possible level including seeking to enforce riparian responsibilities.

Policy E1:

No development shall commence until full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority.

The concept of Sustainable Urban Drainage Systems (SuDS)¹² as an alternative to conventional drainage will be required when it can be shown to be suitable for the intended location. No development shall commence until full details of the design, implementation, maintenance and management of the SuDS system is set out in a site-specific maintenance manual which has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers' recommended design life. Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

No development shall commence until full details of the proposed foul water drainage scheme, to include details of its routing, design, and subsequent management/maintenance, have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the foul water drainage scheme has been implemented in accordance with the approved details.

Policy E2: Local Design Policies

The National Park status of the site and its primary purpose to protect landscape character is underpinned by stringent design policies in the PDNP Core Strategy, saved Local Plan Policy and the adopted Design Guide. Bradwell has all the attributes of Peak District vernacular architecture and is set in a spectacular landscape. The PDNP Landscape Character Assessment and Landscape Strategy and Action Plan¹³ provide a framework for considering the impact of development on the landscape character of the village and its environs. These policies need to be adhered to closely and underpin the policies in this Plan.

There is a need to identify design elements which are critical to Bradwell to ensure all new development strengthen its "sense of place".

¹² See Glossary

¹³ See Glossary

New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place. This is important as the different parts of the parish give rise to differing styles, each with their own local strengths and weaknesses. The village centre will remain an important focus for community activity and identity.

The application of Building for Life 12 sets standards which reflect all of the policies in this plan and will allow developers the opportunity to promote their development as being of the highest standard in terms of design principles.

The Conservation Appraisal of the village prepared by PDNP identifies buildings and features in the Conservation area which merit special protection in the consideration of development proposals.

The community considers there has been a lack of design detail and sensitivity to location of new buildings being located in the villages. Buildings often lack the three-dimensional qualities of traditional buildings and often present a bland uniform style.

Dry stonewalls, trees and hedgerows are a major feature of Bradwell and contribute to the open and pleasant feel of the village, the parks, play areas and residential properties. The hedgerows are home to a wide range of species and contribute to the Green infrastructures corridors throughout the village. There is a need to highlight the need for protection of these features.

There is a limited housing stock within the village, which must be capable of adaptation to meet all future needs. The application of 'Building for Life 12'¹⁴ sets standards for adaptability and will allow developers the opportunity to promote their development as being of the highest standard in terms of design principles.

¹⁴ See Glossary

Policy E2:

All new development should take into account PDNPA development plan policies, the PDNPA Design Guide and the Landscape Character Assessment and Landscape Strategy and Action Plan 2009 or any plans or policies, which supersede these documents.

New development must contribute to local character by creating and retaining a sense of place appropriate to its location.

All proposals for new residential development must be accompanied by a current Building for Life assessment and must achieve as many “Greens” as practically possible. Compliance with Building for Life will be taken into account in viability assessments when these are required.

Development within the Conservation Area which affects listed buildings and other heritage assets will not be allowed where it diminishes their architectural or historical significance or affects their setting. Development will be assessed in relation to the [PDNPA Conservation Area Appraisal and Landscape Character Assessment](#) and Landscape Strategy and Action Plan.

Development proposals must be designed to retain dry stonewalls and trees and hedgerows of amenity value.

Development proposals should be accompanied by a survey which establishes the health and longevity of any affected trees or hedgerows and by a management plan to demonstrate how they will be so maintained.

Development should be designed to retain and respect significant views available to the general public.

Policy E3: Climate Change

The Plan supports PDNP’s Core strategy policy and its Supplementary Planning Document for Climate Change and Sustainable Building 2013¹⁵ to ensure that the national park makes the fullest contribution possible to the mitigation of, and adaptation to, climate change and the transition to a low carbon economy. These policies contain extensive detail regarding the appropriate technologies and how they can be effectively incorporated into development schemes, which respect the national parks, landscape character.

This Plan fully endorses those policies but wishes to highlight the need to respect the special character of the village in the installation of renewable energy infrastructure.

¹⁵ See Glossary

Policy E3:

Proposals for energy generating infrastructure using renewable or low carbon energy sources are supported provided that:

- **The siting, scale and design of the energy-generating infrastructure is appropriate to the surroundings and/or building and it shall be located as close as practicable to the buildings it serves. Furthermore, it should not compromise public safety and allows continued safe use of public rights of way;**
- **Adjoining users are not adversely impacted in terms of noise, vibration, or electromagnetic interference;**
- **There is agreement with the local planning authority to remove the energy-generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.**

Policy E4: Conversion of Buildings to Residential and Holiday Accommodation

The Parish is concerned that whilst the existing PDNPA Core Strategy policies HC1 C and RT2 allow the change of use of traditional buildings to residential or holiday accommodation where there is no adverse impact on landscape character, it is difficult to control the manner in which a property is used. "Domestic clutter" such as sheds, outbuildings and engineered access and parking areas can accumulate incrementally without scrutiny and enforcement. There has been much incremental development of this nature over the years which has impacted on the local environment.

It is considered necessary that the policies in this area are extended and made more explicit.

Policy E4:

Proposals for the conversion of buildings to residential and holiday accommodation will only be supported in cases where there is a minimal alteration of the external fabric, curtilage and access to the building and there is no proposed or potential intrusive and detrimental impact on the landscape character of the National Park.

Appendices

- 1. Built Area for Bradwell Village - Rationale and Map**
- 2. Community Plan**
- 3. Cycle Paths and Access Routes (Maps)**
- 4. List of Local Green Spaces (reference policy HEW2)**
- 5. Listed Buildings in Bradwell**
- 6. Age Distribution Analysis for Residents of Bradwell**
- 7. Local housing for older and needy people**
- 8. Bradwell Community Land Trust**
 - a. Calculation for "Commuted Sum"**
- 9. Glossary**
- 10. Ancillary Documents**
 - a. Traceability Matrix**
 - b. Link to Bradwell Conservation Area**
 - c. Evidence Database**
 - d. Results of Village Surveys**
 - e. Results of 2014 Housing Needs Survey**
 - f. List of village organisations and businesses**
 - g. Map of the Newburgh site**

Appendix 1 - Bradwell Village "Built Area"

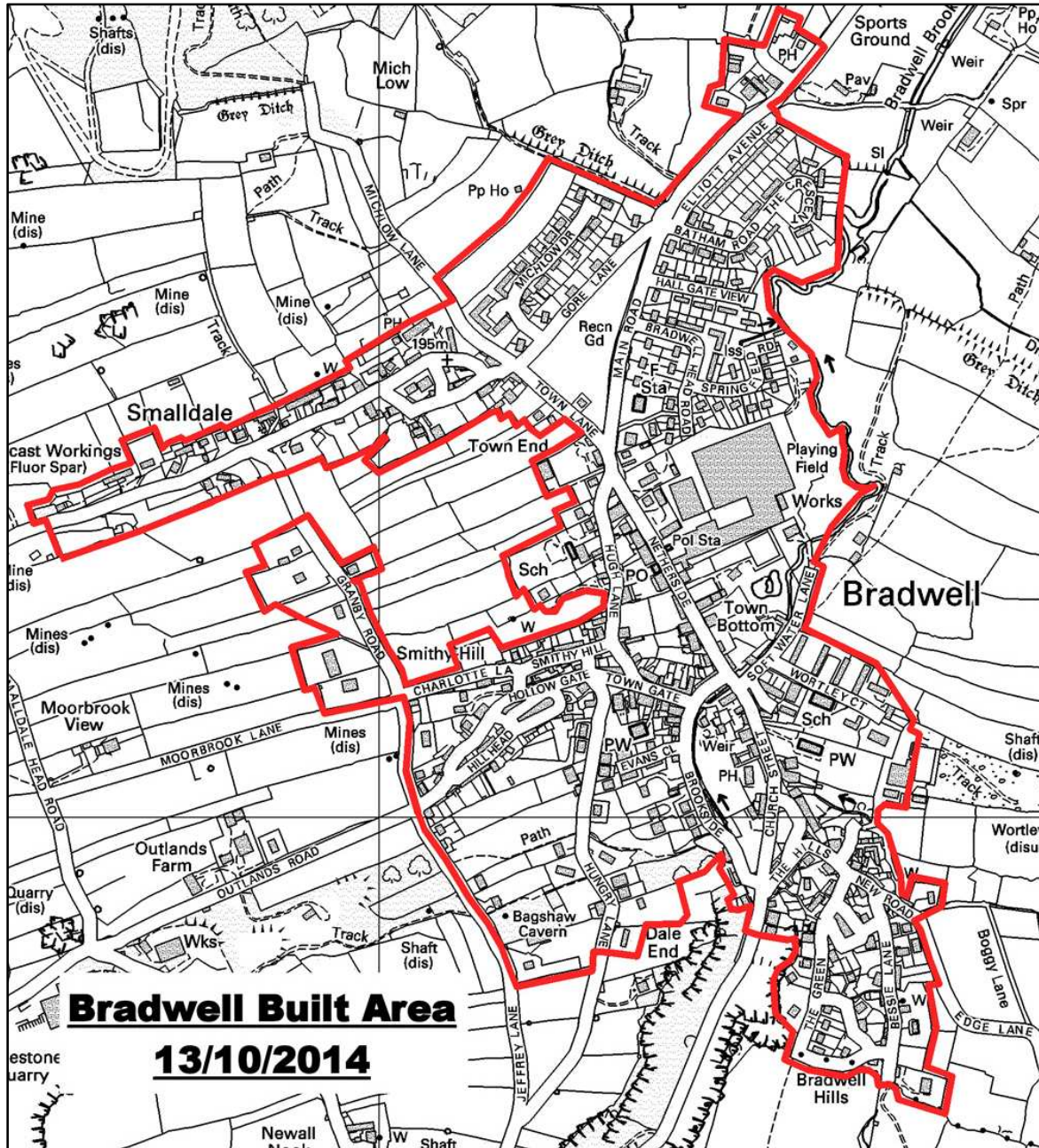
During the consultation period, and in the survey 80% of respondents stated that they wished for any future development to be carried out as 'in-fill'¹⁶, before using 'green field'¹⁷ sites. In order to clarify what is determined by 'in-fill' it was necessary to clearly define the built area of Bradwell. Bradwell comprises a central, developed area, plus outlying smaller developments within the parish boundary which do not form part of the recognised village scene. The attached map identifies the built area of Bradwell village and is the result of agreement with residents at a meeting on 2nd October, 2014.

The intention was to include all buildings which are considered to be part of the village whilst omitting green field areas. One area of 'green field' and one area of 'brown field'¹⁸ are included because they have been identified as possible areas for development in previous studies by PDNPA. The general view of the 2nd October meeting was to maintain these within the plan for development.

¹⁶ See Definitions on page 4

¹⁷ See Definitions on page 4

¹⁸ See Definitions on page 4



Appendix 2 - Community Plan

Introduction

This Community plan, part of the Bradwell Parish Neighbourhood Plan, covers areas which are important to the community but which are not covered by the Localism Act (2011). The conclusions have been formed based on feedback from residents, business owners and organisation members through open public meetings and questionnaires. New policies are supported by the Parish Council.

This plan will help to expand and support the shared vision for our community and the aims and objectives previously laid out in the 2013 Bradwell Parish Plan. The vision comes from the community and demonstrates to local authorities and agencies what are the wishes of the community, plus making proposals for how they can be achieved.

The purpose of the Community Plan is to communicate an extended vision, beyond just planning, of how those who live and work in Bradwell Parish want it to be, or to remain, over a period of time, taking into account the environmental, economic and social issues it faces.

It covers in one document those subjects which influence how the Parish wishes to move forward, to enable those who read the Plan to appreciate and support the views and ideas of the Parish. Although not planning based, it is included here to support the policies within the document and provide guidance should related matters arise not covered in the main part of the Neighbourhood Plan.

This Community Plan combines the objectives of the Parish plan with non-planning items identified in the latest round of consultations.

As a guide, objectives are from the Parish Plan and are reproduced here for completeness.

Policies starting with “CP” are policies which expand on the original Parish Plan objectives or are in addition to them. Policies starting with “CP” are supported by the Parish Council and will be used to guide their decisions.

All other policies refer to the Bradwell Parish Neighbourhood Plan.

Supporting and Enhancing the Bradwell Parish Plan (BPP)

The Bradwell Parish Neighbourhood Plan (BPNP) will be an adopted legal document and the main body of it can only deal with planning issues, i.e. the use of land. Therefore, there are areas of the Bradwell Parish Plan which still remain to be accomplished.

The Parish Plan Vision was updated and embedded in the BPNP.

This Community Plan allows views and ideas to be expressed on what the Parish wants to do to preserve and enhance its quality of life. For example:

- Community and retail services and facilities
- Road, traffic and transport issues
- Matters of health, social well-being and education
- The local economy

Potential projects are identified in this Community Plan. When they are ready to become Action Plans they can be pursued with Bradwell Parish Council, Local Authorities, Public and Private Bodies and, where required, seek support from funding agencies.

There is no guarantee of a project moving forward. However, with a Community Plan demonstrating a need which the majority of residents want, it is more likely to gain support than a Parish without a Plan.

From the various sections of the Parish Plan the following objectives have been included in the Bradwell Parish Neighbourhood Plan.

DRAFT

Plan Sections

a) Business

Bradwell must ensure that businesses can thrive and develop in the village and that the essential services required by the community are maintained. Achieving this requires that the support infrastructure is in place to allow existing businesses and retail services to continue to thrive and for new small and medium sized businesses to be established. There is a need to identify and encourage the use of possible locations for starter and expansion units, taking account of how close they need to be, what is considered a fair commuting distance and whether people walk or cycle.

PP Objective 1: Create a “Bradwell Chamber of Commerce” to promote and enhance the ability of local businesses to thrive.

PP Objective 2: Ensure any redevelopment of the Newburgh site includes business start-up and expansion units for businesses suited to its village location. Identify and promote other locations for such units. Consider exploiting the use of Brownfield sites or redundant buildings and support the development of Stretfield Mill.

Note: Objective 2 has been included in policy LE1

PP Objective 3: Encourage and support apprenticeships and youth employment in the Parish.

PP Objective 4: Increase the self-sustainability of the village, for example to reduce the need to travel for food and groceries.

Policy CP1: Support business expansion

Attracting businesses to the Parish and encouraging them is important given the limited amount of local employment opportunities. Proposals to upgrade or extend new or existing employment sites will be supported provided that any impact on the local environment is acceptable and complies with the policies within this plan.

Policy CP2: Retain existing businesses

The village centre in Bradwell is an essential part of the fabric of life for many residents. A wide variety of different local retail outlets and businesses are vital if the village is to continue to be a vibrant, growing community. Although a certain amount of "out of town" shopping must be expected, it is vital that the local shops are supported and encouraged to ensure their survival.

This Plan seeks to support and promote local shops and businesses and recognises the importance that easy parking makes to their success.

Change of use from retail (A1) to financial and professional (A2) and from retail (A1) to food and drink (A3, 4 and 5) uses at ground level will be supported:

- provided it can be demonstrated that the change satisfies an identified community need and its establishment would enhance the village centre's "convenience and destination appeal" or demonstrate tangible community benefit
- A shop window display frontage in keeping with the character of the area is maintained
- No individual retail outlet is so large that it endangers the trade of other businesses

Change of use from business to residential will not be supported unless the business has been advertised for sale at a reasonable market price for a period of not less than one year and no buyer has been found.

b) Communications

All forms of communication are becoming increasingly important, even more so for rural communities. High speed broadband opens considerable opportunities for businesses but with the increase in home shopping, Internet banking and home entertainment streaming it will soon be essential for every household in the 21st century. Good mobile phone reception is also essential, as are reliable land lines.

PP Objective 1: Ensure a suitable level of "digital connectivity" which allows the village to thrive, grow and which meets the same standards as are available in major cities. Improve mobile telephone and digital radio and TV (Freeview) reception in the valley. **Note: Objective 1 has been included in LE3**

PP Objective 2: Investigate alliances with adjoining parishes for overlapping projects.

PP Objective 3: Maintain a Post Office in the future which continues to support the needs and aspirations of both retail and commercial customers.

c) Transport

Reliable and efficient transport links (public and private) are essential for a rural economy to survive and prosper. Bus and train services must be at useful time intervals and at reasonable cost.

It is also essential that the road system is capable of meeting the needs of all users and that the Parish is consulted on any planned changes, particularly on parking restrictions and traffic calming measures.

We need to maintain and increase the use of pathways and cycle ways.

PP Objective 1: Reduce danger to pedestrians on the narrow road at Brough by provision of a footpath and/or single file traffic lights.

Note: Objective 1 has been included in policy T1

PP Objective 2: Install a pedestrian controlled crossing on the main road for safe access to the 'Beggars Plot' playground.

PP Objective 3: Maintain a public transport service, increase the frequency and times of the train connections. Ensure the road system is fit for purpose.

Policy CP3: Develop better services and improved planning of public transport

Improvements to the services and better coordination between rail, bus and community transport are essential if residents are to be expected to use these services as an alternative to private cars.

This Plan supports any initiative which seeks to develop improved services and better coordination between the various public transport services.

Policy CP4: Maintain current traffic flow restrictions and on-street parking facilities.

The B6049 runs through the centre of Bradwell and forms a link between the A6181 and the A623. It is therefore part of a main route between Sheffield and Manchester and attracts a significant amount of traffic. The introduction of traffic lights at a pinch point and the provision of on-street parking bays has been effective in calming traffic, as demonstrated by the fact that there have been no serious traffic incidents within the area since the introduction of these controls. The safety of both motorists and pedestrians is paramount and therefore villagers do not want to see changes to this successful traffic system. On street parking bays also provide passing motorists with a means of using the village shops, increasing their trade as a result.

This Plan supports the principle of using pinch points and 'on-street' parking bays for traffic calming on Netherside and Church Street. Any proposals to remove or reduce these passive measures will not be supported.

d) **Housing**

All objectives identified within the Parish Plan have been supported or extended in the Bradwell Parish Neighbourhood Plan.

e) **Buildings**

The Parish of Bradwell is built upon an industrial background, which makes for a strong and diverse community. The village does not want to lose this identity. Brownfield sites within a National Park are a very rare resource and need to be preserved for their potential for future commercial enterprise, even though the demand may not exist at present. Develop these sites for domestic use and you lose forever the development opportunities which a Brownfield site provides. The long term sustainability of our community depends on a balance between the development of housing, commerce and employment.

PP Objective 1: Promote the industrial use of our brownfield sites.

Note: Objective 1 has been included in H3

The re-use of "brownfield sites" for a mixed use of potential housing and creation of jobs was one of the key drivers for the Neighbourhood Plan.

PP Objective 2: Identify buildings and structures in the Parish worthy of preservation.

Policy CP5: Retain Assets of Community Value

The Parish Council will support proposals which enhance the viability and/or community value of the properties registered as Assets of Community Value. The PDNP Core Strategy policy HC4 resists proposals which result in the loss of community facilities such as shops and pubs, unless it can be clearly demonstrated that operation of an asset, or the ongoing delivery of the community value of the asset, is no longer needed, is available elsewhere or is not economically viable. Typically, this would mean the site has been offered at a reasonable market price for at least a year and that no interest in acquisition has been expressed or any other suitable employment or service trade uses identified.

Buildings registered as Assets of Community Value are recognised as significant in the economic and social viability of the villages. Loss of any of the few remaining shops in Bradwell would have a significant impact on the community. The four public houses are part of the social fabric of the village, as are the two community halls. Each asset is a major feature of daily life for residents, playing a central part in the vitality of the Parish and contributing to the sense of community.

Bradwell is in the process of creating a Community Land Trust (CLT). Proposals brought forward by the CLT, which promote the objectives of this plan, will be supported.

f) Environment

We are fortunate to live in an area of outstanding natural beauty. Bradwell Brook is a unique limestone stream and it would be beneficial to raise awareness of its special qualities. The brook through the village requires regular cleaning and in the adjacent fields has a thriving colony of water voles. We need to protect this environment.

We also need to maintain and improve the appearance of the village; this requires the continuing support and active involvement of all residents to, for example, clean up after their dogs, remove litter, and keep gardens clean and tidy.

PP Objective 1: Help groups and individuals with energy conservation projects.

Note: Objective 1 has been included in E3

PP Objective 2: Maintain and improve Bradwell Parish's rich flora and fauna.

Note: Objective 2 has been included in E2

PP Objective 3: Promote collaboration between landowners and residents to preserve and enhance the habitat.

g) Services, Education and Infrastructure

The Parish wishes to support and improve the assets we currently have, including the Police Station, the Fire Station, the Pre-school, Infants and Junior Schools, the Post Office, our Shops, Pubs and Churches.

PP Objective 1: Encourage and promote the use and development of the facilities we have.

PP Objective 2: Create a focal area for the village and improve the appearance of the main road.

PP Objective 3: Work with the schools, colleges and businesses to produce "fit for purpose" education that provides for the aspirations of our young and meets business needs. Provide

support and mentoring services and seek the co-operation of the Parish Council to support to new business.

h) Sports and Leisure

Socially the village is very active, with a diversity of volunteer-led organisations, activities and sports. These have many and varied facilities which need support on an on-going basis. Facilities include the Methodist Hall, the Memorial Hall, two playing fields, sports grounds and an all-weather MUGA pitch, all of which need to be constantly assessed and updated.

We want families and young people to be able to grow and develop without having to leave the Parish. We also want to ensure that older people can continue to enjoy fulfilling lives here.

PP Objective 1: Social Bradwell – improve the availability of information by increased use of the website with full details of all village organisations and links to their websites. A monthly diary will be available both on the website and displayed in the village.

PP Objective 2: Establish village allotments.

Note: Objective 2 has been included in HEW1

PP Objective 3: Extend and modernise the sports pavilions. This objective is supported in policy CP8 below.

PP Objective 4: Establish an OAP drop-in centre and an Internet café which could be a multi-use facility including the Youth Club and Pre-school.

Policy CP6: Protect existing and increase leisure opportunities.

Our outdoor spaces are seen as vital to maintaining a happy and healthy community. Surveys have shown how much the open spaces and leisure facilities in and around Bradwell mean to residents and visitors.

Existing open spaces including playing fields, outdoor sport and recreational land should not be built on. However, creation of further parking around the sports club would be encouraged.

Development of recreational buildings and leisure facilities will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the residential amenity of surrounding residential properties is acceptable.

Policy CP7: Support independent living.

Support for home help initiatives.

12.5% of the community are aged over 65 (2011), an increase of 10% since 2001. Provision of services for older people are limited and not considered sufficient to meet the demands of our ageing population.

New, converted and extended independent living and care homes will be supported by this plan, provided that the design and scale of development is in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

It is considered that this would be a suitable use for all or part of the current Newburgh site. This plan will also support any technological advances which can be deployed within Bradwell to enable people to remain in their own homes. The availability and nature of these advances may change significantly over the next 15 years, but typically today this may mean better communication and more automated home help.

i) Culture and Tourism

Bradwell has a valuable and interesting heritage, including Roman remains, the Grey Ditch and Bagshawe Cavern. It is the home of the original Bradda Beaver hat factories and the birthplace of Samuel Fox. A number of books have been published about the village and modern cultural activities include the Well Dressings, a Community Orchard, drama groups and folk singing.

Bradwell welcomes visitors but does not wish to become a tourist village. However, it is recognised that there are many rural activities close by and that visitors will come. We also recognise that many of our local businesses depend on visitors to survive and this will be supported by improvements to the appearance of the village.

PP Objective 1: Produce a leaflet of walks and places of interest for new residents and visitors and make the village more attractive for tourists and visitors.

PP Objective 2: Build a car park for both villagers and visitors. This will also improve the prospects of more events in the village halls.

PP Objective 3: Support our Memorial Hall to ensure future sustainability including the establishment of markets and trade fairs.

Policy CP8: Encourage better local signage in the Parish

Improving signage to promote the facilities available in the Parish will support businesses, improve the ability of suppliers to deliver their products and aid tourism.

Developments which provide improved publicity and signage relating to the promotion of the parish facilities will be supported provided that they enhance their surroundings, and do not impact negatively on the environment.

Policy CP9: Protect Schools.

Schools are a vital part of ensuring Bradwell remains a sustainable village.

Developments which develop and improve facilities for primary and junior schools in Bradwell will be supported.

This plan will not permit redevelopment of the local school buildings unless better alternative facilities are provided within the Parish.

Appendix 3 - Cycle Paths and Access Routes

Rationale

Pedestrian and Cycle access to Bradwell is difficult and dangerous due to the topography of the B6049 which links the A6187 at Brough with the A6 near to Taddington, via Tideswell.

There are two cycle/pedestrian routes near to Bradwell, the Hope route which follows the line of the A6187 and the Monsal Trail which currently runs from Bakewell to the A6 at Topley Pike.

The aims of the Bradwell access routes are to provide:

- Safe pedestrian and cycle access to the Hope trail and hence to the Hope Railway Station
- Cycle access to Tideswell avoiding the busy and steep B6049
- To link the Monsal Trail with the Hope Valley cycle route and therefore provide safe access to tourist attractions such as Castleton, Hathersage and the Derwent dams via the Touchstone Trail.

The Preferred Route – marked in yellow – 7.9 miles

The B6049 passes through Brough and between points SK182825 and SKL179824 the road is very narrow and has no footpath. Large vehicles frequently meet on this section and cannot pass. The route proposes to utilise an existing footpath and would necessitate the construction of a bridge over the Bradwell Brook at point SK179823 and negotiated use of land to link the current footpath on Batham Gate with an existing footpath at point SK179824. There is also the possibility of a negotiated passage through the Vincent Works which would eliminate the need for this bridge.

The route then utilises quiet roads and an existing footpath along Earl Rake between points SK169802 and SK 160800 in order to meet the A 623 at Lane Head. Great care is needed in order to cross the A623 at this point.

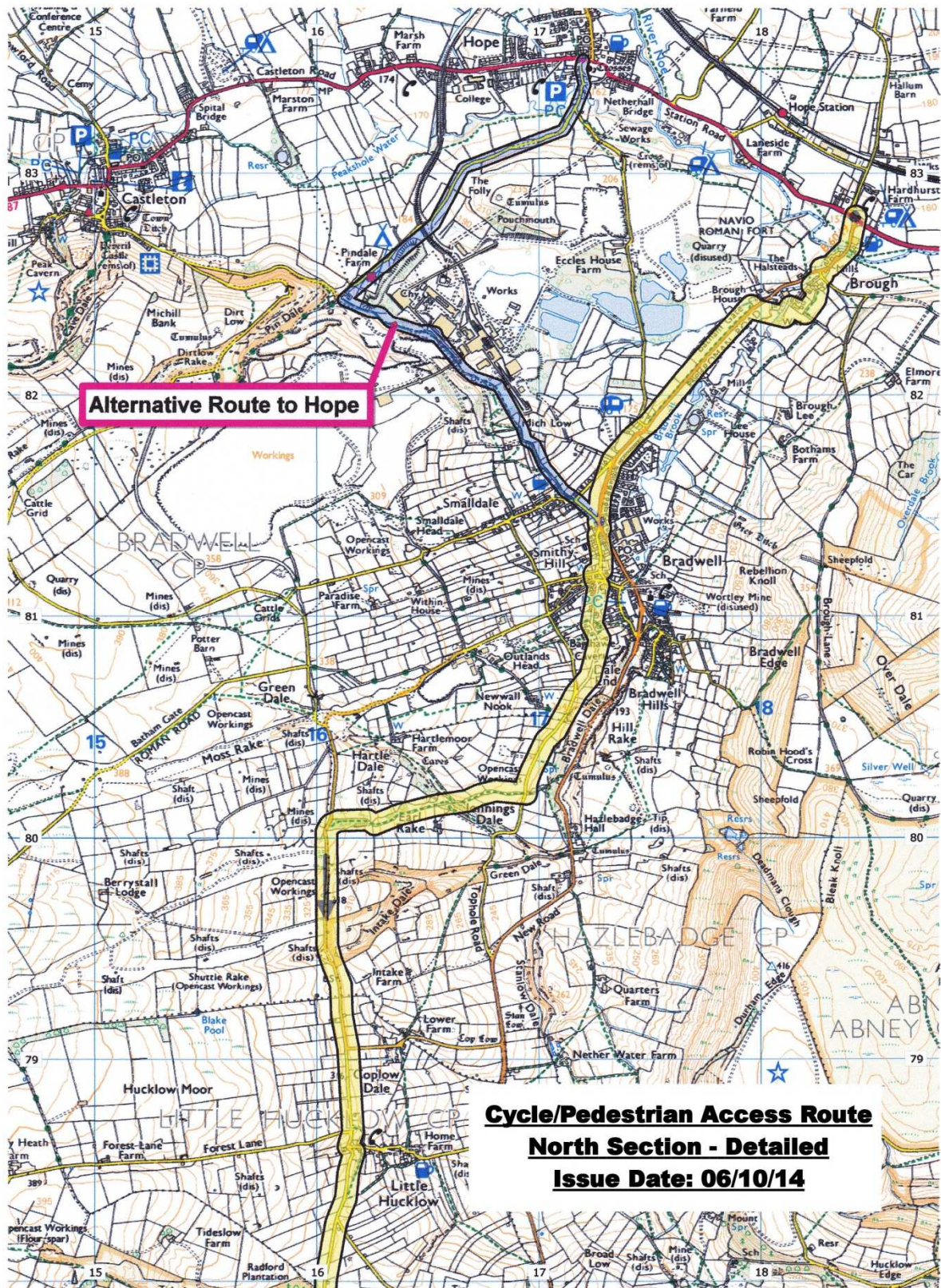
From Lane Head the route follows the quiet Conjoint Lane and a bridle path to meet the road passing through Litton Dale. Here there is currently a footpath at the side of the road leading to the B6049.

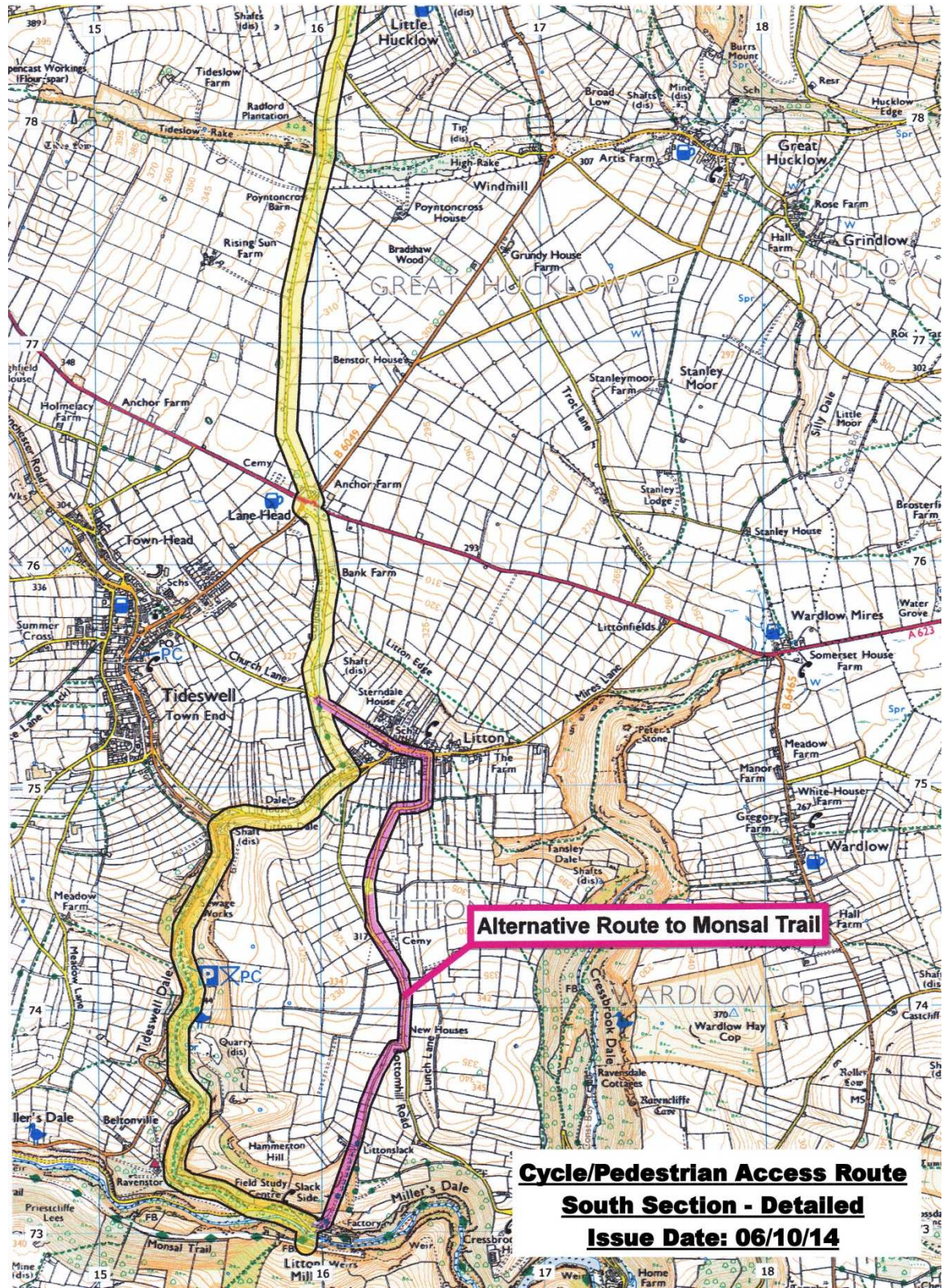
At point SK 155749 there is a concessionary footpath leading to point SK153743 where an existing footpath and bridle way leads Litton Mill where an existing bridge provides access to the Monsal trail.

The alternative route to Monsal Dale uses quiet roads and a bridle path to reach Litton Mill. This route utilises a very steep hill which is un-surfaced and therefore is only suitable for mountain bikes. However it has the advantage that permission for the use of a concessionary path by cyclists is avoided.

The alternative route from Bradwell to Hope uses an existing bridle path through the Hope Construction Materials works. It would therefore require some means of separating the users from the works traffic. It also has the disadvantage for pedestrians that it is considerably longer and unlit for most of its length.



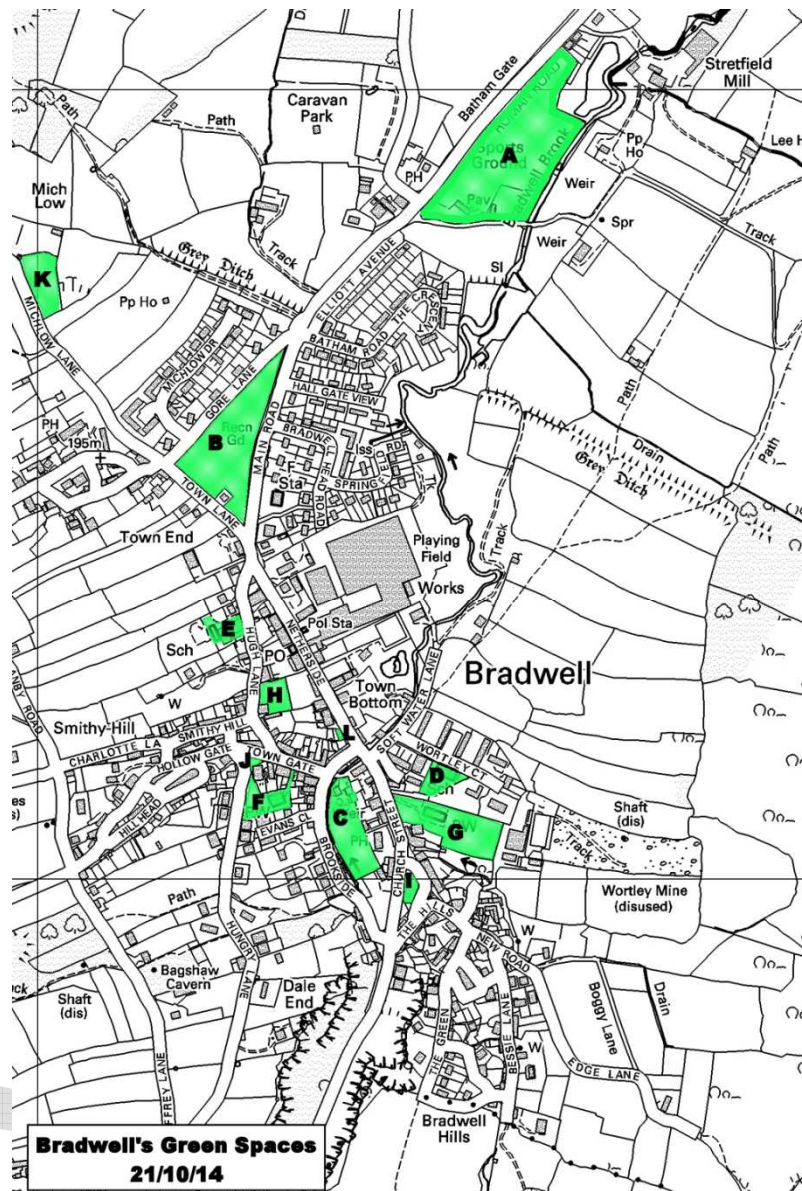




Appendix 4 - Local Green Spaces

Map Ref	Description	Grid Ref	Location
A	Bradwell Sports Field	SK 176 819	Stretfield Road, Bradwell
B	Beggars Plot	SK 172 816	Main Road, Bradwell
C	Town Bottom	SK 174 811	Brookside, Bradwell
D	Bradwell CE (C) Infants School	SK 175 811	Church Street, Bradwell
E	Bradwell Junior School	SK 172 813	Hugh Lane, Bradwell
F	Bradwell Methodist Church	SK 173 811	Towngate, Bradwell
G	St. Barnabas Anglican Church	SK 175 81	Church Street, Bradwell
H	Bradwell Primitive Methodist	SK 173 812	Hugh Lane, Bradwell
I	Peace Garden	SK 175 810	Church Street, Bradwell
J	Towngate Green	SK 173 812	Towngate, Bradwell
K	Community Orchard	SK 170 817	Michlow Lane, Bradwell
L	Rose Garden	SK 174 812	Netherside, Bradwell

Bradwell Parish Neighbourhood Plan



Appendix 5 - Heritage Assets and Listed Buildings in Bradwell

Heritage Assets

There are three **Sites of Special Scientific Interest (SSSIs)** within the Bradwell Parish boundary:

Bradwell Dale and Bagshaw Cavern



Bradwell Meadows



South Lee Meadows



In addition we know that there are other areas within the Parish being considered for SSSI status, specifically the field structure adjacent to Softwater Lane.

The neighbourhood plan will resist and avoid any proposal or activity likely to damage or destroy the interest features of these nationally designated sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geo-diversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. Bradwell parish falls within NCA52:White Peak. Natural England has recently updated the information on this NCA which can be found at the Natural England publications website at this address:

<http://publications.naturalengland.org.uk/search?q=bradwell&num=100>

Listed Buildings

Name: **BROOK HOUSE**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1087831

Location: BROOK HOUSE, BROOKSIDE, SK 18 SE PARISH OF BRADWELL
BROOKSIDE, 1/2 (East Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT
Grade: II
Date first listed: 12-Oct-1984

Summary of Building

Sunday school, now house. 1826, converted 1978. Rendered stone with painted stone dressings and stone slate roof with stone gable end stacks. Two storey, four bay building with C20 porch added to south. Brook now runs under the building through segmental arched tunnel. West facade has four C20 windows with raised lintels and impost blocks. Above, four pointed windows with raised hoods and imposts. Gothic tracery glazing in upper section with small pane casements below. East elevation has four similar windows above and below, with similar glazing.

Listing NGR: SK1737781038

Map

National Grid Reference: SK 17377 81038

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1087831.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:24.

Name: CHURCH OF ST BARNABAS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1087832

Location: CHURCH OF ST BARNABAS, CHURCH STREET, SK 18 SE PARISH OF BRADWELL CHURCH STREET, 1/4 (East Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT
Grade: II
Date first listed: 12-Oct-1984

Summary of Building

Church. 1867-8 by CC Townsend, tower added 1888-91. Coursed, squared, rock-faced limestone with gritstone dressings and quoins. Plinth. Steeply pitched Westmorland slate roofs. Pierced terracotta ridge tiles to nave. Gabled bellcote to east gable of nave. Ridge crosses to chancel and nave gables. Stone coped gables with moulded kneelers. South-west tower, nave, lower chancel and north vestry. West elevation has three stage tower with stepped, full-height, corner buttresses. Central pair of trefoil headed lancets to ground floor.

Stringcourse and single central lancet above. Clock face over. Further stringcourse with louvred, flat headed, 2-light bell openings with flowing tracery to all sides, over. Moulded stringcourse with gargoyles to all sides above and embattled parapets. To north, nave with steps up to central, continuously moulded, double chamfered doorcase with hoodmould. Plank door. Two large lancets over, with recessed central quatrefoil window between to top.

Two flush bands of contrasting gritstone in gable. North elevation has diagonal stepped buttress to western corner and five tall lancets. To east, later north vestry with flat headed 4-light chamfered mullion window with pointed lights and central major mullion. To either side, gabled corner buttresses. Pointed doorcase and trefoil headed lancet to east wall of vestry. East window of three stepped chamfered lancets. Diagonal buttresses either side. Two contrasting gritstone bands in gable. Below, stone plaque inscribed 'AD 1867 THS XP'. Two chamfered lancets to south chancel wall. Stepped buttress between chancel and nave. Nave has four similar lancet windows. Projecting tower to west has pointed south door with chamfered jambs, moulded top and hood over. Above, nodding ogeed niche. Interior has wide chamfered chancel arch with wooden tie across, supporting crucifix. Crown post roof.

Chancel has organ bay to north with trefoil headed piscina beyond to east. East window has roll moulded arches on thin shafts. Cusped wooden altar and altar back. To south, three seats set in arched recesses. Early C18 carved panels reused in pulpit and as chancel rails. C19 stone font with octagonal stem and bowl.

Listing NGR: SK1750481081

Map - National Grid Reference: SK 17504 81081

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1087832.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:24.

NAME: SIDNEY COTTAGE, HUNGRY LANE

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1110006

Location: SIDNEY COTTAGE, HUNGRY LANE, SK 18 SE PARISH OF BRADWELL
HUNGRY LANE, 1/6 (West Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT
Grade: II
Date first listed: 12-Oct-1984

Summary of Building

House. Late C18, restored c1970. Coursed limestone rubble. Gritstone dressings and quoins. Stone slate roof. Three stone gable end stacks. Two storeys, three bays, that to south recessed. Flush doorcase with C20 glazed door. To either side, 2-light flush mullion windows with C20 casements. Similar window beyond to south. Above, three similar windows.

Listing NGR: SK1726181141

Map - National Grid Reference: SK 17261 81141

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1110006.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:24.

NAME: SMALLDALE HALL AND SMALLDALE HALL FARMHOUSE AND ATTACHED BARN

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1110007

Location: SMALLDALE HALL AND SMALLDALE HALL FARMHOUSE AND ATTACHED BARN, SMALLDALE, SK 18 SE PARISH OF BRADWELL SMALLDALE, 1/7 (North Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 12-Jul-1967

Date of most recent amendment: 12-Oct-1984

Summary of Building

House, now two houses. 1670 with later C17 addition and various later alterations. Coursed limestone rubble with gritstone dressings and quoins. Stone slate roofs, except southern pitch of Hall roof, to west, in slate. Central stone ridge stack and stone gable end stacks, also small stone ridge stack to west. Moulded stone copings and kneelers to west gable. Two storey building with two bay farmhouse to east and three bay hall to west. Farmhouse has chamfered flush quoined, four-centred arched doorcase to west, with inset panel on lintel inscribed 'IH 1670' and hoodmould over. To east, a 2-light recessed and chamfered, formerly 4-light, mullioned window returned hoodmould, now with C20 casements. Similar window beyond to east also with C20 casements, and inserted C20 doorcase beyond. Above, low 3-light recessed and chamfered mullion window with hoodmould over, formerly 4-light, now with C20 casements. To west, remains of 4-light recessed and chamfered mullion window with hoodmould, now western light blocked and C20 casements in remainder of window, all mullions removed. Beyond, to west, blocked 2-light window with hoodmould. Attached to east, lower C19 barn with three doorcases with timber lintels and plank doors, also numerous breathers. Bracketed stone fireplace with moulded hood to western ground floor room. Hall, to west, has ovolo moulded quoined western doorcase with

C20 panelled door. To east, recessed window, formerly 3-light, now with horizontal sliding sashes, and beyond, single light recessed window with C20 casement. Beyond again, to east, a line of quoins and a recessed and chamfered window with hoodmould and C20 casements. Above, similar window. Beyond line of quoins to west, two tall recessed and chamfered windows, eastern one with sliding sash, western one with fixed lights; these were probably made up of re-used C17 pieces in C19.

Listing NGR: SK1669081394

Map - National Grid Reference: SK 16690 81394

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1110007.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:24.

NAME: THE WHITE HART INN

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1110008

Location: THE WHITE HART INN, TOWNGATE, SK 18 SE PARISH OF BRADWELL
TOWNGATE, 1/9 (North Side)

County: Derbyshire
District: Derbyshire Dale
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 12-Oct-1984

Summary of Building

House, now public house. 1676, considerably altered in mid C19. Rendered stone with painted stone dressings and slate roof with brick gable end stacks. Stone coped gable with plain kneeler to east. Two and a half storeys, two bay building with central quoined doorcase and panelled door. To either side, C19 plain sashes in raised surrounds. Beyond, to east, a triangular datestone inscribed 'IC 1676'. Above, two similar sashes. Above again two C17 recessed and chamfered openings with C19 casements. Single storey C20 lean-to to east with small window. Interior - ground floor rooms much altered.

Listing NGR: SK1729081173

Map - National Grid Reference: SK 17290 81173

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1110008.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:24.

NAME: METHODIST CHURCH 1.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1110009

Location: METHODIST CHURCH, TOWNGATE, SK 18 SE PARISH OF BRADWELL
TOWNGATE, 1/10 (South Side)

County: Derbyshire
District: Derbyshire Dales

District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 12-Oct-1984

Summary of Building

Wesleyan Chapel, now Methodist Church. 1807, restored and extended 1891. Coursed limestone rubble with gritstone dressings and raised quoins. Plinth to west. Continuous plain bands to first floor and eaves. Stone slate roof, except chancel roof of slate. Stone side wall stack to chancel. Stone coped east gable with moulded kneelers. Three bays. East elevation - four steps up to four columned Tuscan portico with balustraded parapets of 1891. Behind, semi-circular headed raised doorcase. C20 double plank doors with traceried fanlight over. To either side, semi-circular headed margin light sashes in raised surrounds. Three similar windows over. Pedimented gable above with central plaque inscribed 'Wesleyan 1807, restored 1891'. North and south sides each have three similar sashes above and below. Small projecting chancel bay to west with similar windows. All sashes have coloured glass in margins. Interior - gallery to west, and part of north and south on cast iron columns.

Listing NGR: SK1730681102

Map - National Grid Reference: SK 17306 81102

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1110009.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:25.

NAME: STANLEY HOUSE AND ATTACHED STABLEBLOCK

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1110010

Location: STANLEY HOUSE AND ATTACHED STABLEBLOCK, TOWNGATE, SK 18 SE
PARISH OF BRADWELL TOWNGATE, 1/11 (South Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 07-Feb-1975

Summary of Building

Pair of small houses, now one, with attached stableblock. Early C19 with later C19 addition. Tooled, coursed, squared gritstone with gritstone dressings and raised gritstone quoins. Hipped stone slate roof with lead flashings and large stone ridge end stacks, also a stone side wall stack to west. Plinth and coved eaves cornice to main part of house, castellated parapets to western addition. Two storeys, two bay building of L-plan with western addition. Northern street elevation has two adjoining flush quoined doorcases with continuous moulded hoods and panelled doors. To either side, glazing bar sashes in flush surrounds.

To west, in recessed addition, a C20 casement in flush surround. Similar windows in same arrangement above. East elevation has similar single doorcase to centre and similar sashes either side and above to south. Upper northern sash replaced by C20 window. To south rendered stableblock with segmental headed archway, doorcase and window. Above glazing bar sash in flush surround with hayloft opening to south and inserted C20 window to north.

Listing NGR: SK1729981136

Map - National Grid Reference: SK 17299 81136

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1110010.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:25.

NAME: SCOUT HEADQUARTERS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1334888

Location: SCOUT HEADQUARTERS, CHARLOTTE LANE, PARISH OF BRADWELL
CHARLOTTE LANE, SK 18 SE, 1/3 (South Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 12-Oct-1984

Summary of Building

Presbyterian chapel, now scout headquarters. 1754 with C20 additions and alterations. Coursed squared limestone with gritstone dressings and quoins. C20 concrete tile roof. West elevation - three large, raised, square section mullioned and transomed cross windows

with C20 glazing. C20 lean-to to south. East elevation has flush doorcase with plank door. Above, small rectangular stone plaque inscribed '1754'. To either side, similar cross windows to those on west elevation, that to south with remains of C18 glazing. Plain band linking the two lintels. Beyond, to south, roof of abutting house with C19 casement window beyond

Map - National Grid Reference: SK 17116 81158

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1334888.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:25.

NAME: LYNDALE HOUSE

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest

List Entry Number: 1334907

Location: LYNDALE HOUSE, CHURCH STREET, SK 18 SE PARISH OF BRADWELL
CHURCH STREET, 1/5 (East Side)

County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 12-Oct-1984

Summary of Building

House. Early C19. Coursed gritstone rubble with gritstone dressings. Slate roof. Stone gable end stack to south. Two storeys, two bays. Central painted doorcase with double bracketed, moulded hood over. Panelled door. To either side, plain sashes in flush surrounds. Two similar over.

Listing NGR: SK1748681043

Map - National Grid Reference: SK 17486 81043

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1334907.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:25.

NAME: JOINERS COTTAGE

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1334908

Location: JOINERS COTTAGE, TOWNGATE, SK 18 SE PARISH OF BRADWELL
TOWNGATE

1/8 (North Side)
County: Derbyshire
District: Derbyshire Dales
District Type: District Authority
Parish: Bradwell
National Park: PEAK DISTRICT

Grade: II

Date first listed: 07-Feb-1975

Date of most recent amendment: 12-Oct-1984

Summary of Building

Pair of cottages, now one. Late C18. Coursed squared gritstone with bands of limestone. Gritstone dressings and quoins. Slate roof with crested ridge tiles to front. Stone slates to rear pitches. Stone gable end stacks. Two storey, double range plan. Single bay per cottage. Adjoining flush doorcases to centre, both with C20 plank doors. To either side, 3-light flush mullion windows with C19 casements. Above, two similar windows with C20 casements.

Listing NGR: SK1731381167

Map - National Grid Reference: SK 17313 81167

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1334908.pdf

This copy shows the entry on 14-Mar-2014 at 09:55:25.

NAME: THE GREY DITCH

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

List Entry Number: 1017662

County: Derbyshire
District: Derbyshire Dales

District Type: District Authority
Parish: Bradwell
County: Derbyshire
District: High Peak
District Type: District Authority
Parish: Brough and Shatton
National Park: PEAK DISTRICT

Grade: Not applicable to this List entry.

Date first scheduled: 15-Mar-1948

Date of most recent amendment: 29-Jan-1998

Reasons for Designation

A small number of substantial and defensible boundary features have been identified as frontier works marking territories in the early medieval period. Up to 50 examples are known with a fairly wide distribution across England, including examples in southern England, East Anglia, Yorkshire, Derbyshire and along the Welsh border. Identified remains extend over distances from as little as 300m up to as much as 240km in the case of Offa's Dyke. They survive in the form of earthworks and as buried features visible as cropmarks or soilmarks on aerial photographs. They appear often to have been constructed across the natural grain of the landscape and, although many examples consisted of a single bank and flanking ditch, to vary considerably in their form and dimensions, even along different stretches of the same boundary, depending upon local topography.

Evidence from contemporary documentary sources, excavation and survey suggests that they were constructed in the early medieval period between the fifth and eighth centuries AD. Some were relatively ephemeral, perhaps in use for only a few years during periods of local strife; others, such as Offa's Dyke, constructed between Wales and Mercia, have formed long-lived territorial and/or military boundaries in use for several centuries. As a rare monument type of considerable importance to the study of early medieval territorial patterns, all surviving examples are identified as nationally important.

The Grey Ditch is well preserved and is one of only three possible early medieval frontier works in the Peak District. It provides an important insight into activity in the area at this period.

History

The monument includes the linear embankment and adjacent ditch known as The Grey Ditch which is interpreted as an early medieval boundary marker. It forms a composite earthwork oriented WNW-ESE surviving as four distinct sections which, together, form a demarcation line or barrier across the valley of the Bradwell Brook. At its western end the earthwork extends to cross the head of a smaller valley overlooking the village of Hope. The earthwork stands at the northern edge of the limestone region of the Peak District. Within 1km to the

south is the village of Bradwell, with the settlement of Brough-on-Noe a similar distance to the north. As well as forming a line of demarcation across the valleys, it also stands across a ridge at the eastern end of the earthwork and, to the west, incorporates a natural knoll known as Mich Low. The ditch, adjacent to the embankment lies on the north side. The western section of the monument spans the head of a dry valley overlooking the village of Hope. The earthwork in this section is approximately 150m long and forms a distinct lynchet

to the edge of a field, about 1.7m high on the north side, but rising only approximately 0.7m on the south side. To the immediate north is a track, known as Michlow Lane, which may be located in the remains of the ditch, now resembling a slight hollow way. The earthwork in this section is truncated at its eastern end by a track from Bradwell to Hope, a small concreted area adjacent, and by part of Michlow Lane where it deviates, slightly, to the south. A trackway, entering from the north into land attached to Sunnyhill Farm, breaches the embankment close to the centre of this section. At its western end, the earthwork becomes indistinct but there are faint and intermittent traces of a slight ridge rising to the west on sloping ground, visible with low sunlight and extending beyond the area of protection. This may be a continuation of The Grey Ditch, in land which has been ploughed over in recent times. In view of the indistinct nature of these remains they are not included in the scheduling.

Further eastwards, an outcrop known as Mich Low was utilised as the boundary marker, this forms a natural obstacle and is thus not included in the scheduling. A very slight and intermittent ditch crosses the outcrop, together with spoil to its south side. The ditch and spoil follow the line of the earthworks. They may have formed part of the monument but are more likely to be the result of later mineral extraction. To the east of Mich Low the earthwork resumes as a lynchet with a trackway running along the former embankment. To the north is a shallow ditch of varying depth to a maximum of about 0.7m. Close to the western end of this section, an excavation during the 1990s revealed that much of the linear earthwork survives in good condition below ground. Ceramic finds from this excavation enabled the earthwork to be dated to the post Roman period. At the eastern end of this section is the road between Bradwell and Brough-on-Noe which follows the line of Batham Gate, the Roman road to Buxton from the fort at Navio, located less than 1km to the north. The earthwork is absent for approximately 240m east of the road and extending as far as the Bradwell Brook where a small housing estate has been built. To the east of the brook, the embankment is traceable as a distinct field boundary lynchet, about 1m high, with a slight rise of a few centimetres in the ground level to the south. Part of the embankment here has a ruined drystone wall built on it. About 140m east of the brook, the earthwork survives as a ditch and embankment. The bank is about 1.3m high and 7m wide and the ditch about 0.8m deep and 5m wide. This is the longest section of the linear earthwork, running 470m eastwards from the Bradwell Brook. It is truncated in three places where tracks cross the embankment and where the ditch has been bridged with earth. At the eastern end of this section the embankment and ditch become less distinct as the landslope increases to the

east. The final 40m of this section passes rough land with a covering of trees and then terminates as the land shelves steeply upwards to the east. Eastwards, the natural terrain and a minor valley to the north present a natural barrier to passage along the valley side.

The most easterly of the four sections of earthwork is the best preserved where it demarks or defends the top of a ridge to the north of Rebellion Knoll. Here the bank and ditch are 170m long with both ends appearing to be original terminals. A track along the top of the ridge, known as Brough Lane, passes through this section. The embankment stands to a maximum height of 1.5m with a ditch to the north, up to 2.3m deep. The earthwork also defends or forms a line of demarcation across a Roman road from Navio to Buxton, known as Batham Gate. Several similar earthworks, often called 'dykes', are also found in south western Yorkshire. These are believed to have been built by native populations to curb the westerly advance of Anglo-Saxons, during the 5th-7th centuries, or formed a demarcation between the kingdoms of Northumbria and Mercia during the 7th century or later. It is also possible that the Grey Ditch formed a defendable demarcation during the Viking period when Hope came under the control of the English during the early tenth century prior to the submission of the north. All drystone walls, gates and gateposts, the metalling of roads and

pathways and the topsoil of grass verges, are excluded from the scheduling, although the ground beneath these features is included.

MAP EXTRACT

The site of the monument is shown on the attached map extract.

Selected Sources

1. **Book Reference** - *Author:* Guilbert, G and Taylor, C - *Title:* Grey Ditch, Bradwell, Derbyshire: 1992 Excavation - *Date:* 1992 - *Type:* EXCAVATION REPORT
2. **Article Reference** - *Author:* Hart, C R - *Title:* The Kingdom of Mercia - *Date:* 1977 - *Journal Title:* Mercian Studies - *Page References:* 43-61 - *Type:* DESC TEXT
3. **Book Reference** - *Author:* Michelmores, DJH - *Title:* West Yorkshire: an Archaeological Survey to AD 1500 - *Date:* 1981 - *Page References:* 172-5 - *Type:* DESC TEXT

Map

National Grid Reference: SK 16843 81835, SK 17221 81761, SK 17749 81531, SK 18244 81247

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1017662.pdf](#)
This copy shows the entry on 14-Mar-2014 at 09:55:26.

NAME: COP RAKE and MOSS RAKE lead mines 750m north east of Wheston House
This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

List Entry Number: 1019043

Location:

County: Derbyshire

District: Derbyshire Dales

District Type: District Authority

Parish: Bradwell

County: Derbyshire

District: Derbyshire Dales

District Type: District Authority

Parish: Tideswell

County: Derbyshire

District: High Peak

District Type: District Authority

Parish: Castleton

County: Derbyshire

District: High Peak

District Type: District Authority

Parish: Peak Forest

National Park: PEAK DISTRICT

Grade: Not applicable to this List entry.

Date first scheduled: 20-Jun-2000

Date of most recent amendment: Not applicable to this List entry.

Summary of Monument

Reasons for Designation

Approximately 10,000 lead industry sites are estimated to survive in England, spanning nearly three millennia of mining history from the later Bronze Age (c.1000 BC) until the present day, though before the Roman period it is likely to have been on a small scale. Two hundred and fifty one lead industry sites, representing approximately 2.5% of the estimated national archaeological resource for the industry, have been identified as being of national importance. This selection of nationally important monuments, compiled and assessed through a comprehensive survey of the lead industry, is designed to represent the industry's chronological depth, technological breadth and regional diversity. Lead rakes are linear mining features along the outcrop of a lead vein resulting from the extraction of relatively shallow ore. They can be broadly divided between: rakes consisting of continuous rock-cut clefts; rakes consisting of lines of interconnecting or closely-spaced shafts with associated spoil tips and other features; and rakes whose surface features were predominantly produced by reprocessing of earlier waste tips (normally in the 19th century). In addition, some sites contain associated features such as coes (miners' huts), gin circles (the circular track used by a horse operating simple winding or pumping machinery), and small-scale ore-dressing areas and structures, often marked by tips of dressing waste. The majority of rake workings are believed to be of 16th-18th century date, but earlier examples are likely to exist, and mining by rock-cut cleft has again become common in the 20th century. Rakes are the main field monuments produced by the earlier and technologically simpler phases of lead mining. They are very common in Derbyshire, where they illustrate the character of mining dominated by regionally distinctive Mining Laws, and moderately common in the Pennine and Mendip orefields; they are rare in other lead mining areas. A sample of the better preserved examples from each region, illustrating the typological range, will merit protection.

Cop Rake and Moss Rake lead mines 750m north east of Wheston House are well preserved and include a diverse range of components relating to the mining of these veins. Rake workings are now rare and this example is reasonably well preserved. The standing, earthwork, buried and rock cut remains provide evidence for both the historical and technological development of what was once a far more extensive, multi-period mining landscape. The wide range of mining and processing features combined with the historical documentation will enable the development of the mine working and its chronological range to be reconstructed. The rakes, shafts, hillocks and other extraction features provide evidence for successive methods of extraction whilst other processing areas will contain deposits showing the effectiveness of these techniques. The mining remains also provide an insight into the Derbyshire Barmote Court system of mining and the constraints this imposed on the miners of the area. The fact that three mining liberties converge at Cop Rake and each exhibits a slightly different pattern of working is of particular note.

History

The monument includes the earthwork, buried, standing and rock cut remains of Cop Rake and Moss Rake, post-medieval lead mining complexes which include the sites of Starvehouse Mine, New York Mine and Cop Mine. The monument is defined in three areas of protection. The term rake is given to extraction and ore processing features which follow the line of a lead bearing vein. This was a typical form of lead mining in the Peak District. Cop Rake and Moss Rake are aligned roughly east to west and follow the line of lead bearing veins which cut across the Bee Low Limestones.

Cop Rake has been worked since at least the 13th century when there are records documenting the working of Cop Rake, or Wardlow Cop as it was then known. Parts of Moss Rake have been worked from at least the 1670s and probably much earlier but work at both rakes had ceased by 1880 when the Ordnance Survey map records these as areas of old lead mining. The mines would have been worked under the jurisdiction of the Barmote Courts, the legal administrative unit governing Derbyshire lead mining. The Derbyshire system of mining was largely based on local mining customs and consisted of individual groups of miners or small mining companies working relatively short lengths of the vein.

The monument survives as a series of earthwork, buried, standing and rock cut remains which are characterised by lengths of long, deep open cuts (veins worked open to daylight) and hillocks (mounds of waste rock which either contain insufficient quantities of ore to warrant extraction or waste from ore crushing activity) interspersed with the remains of mining shafts, an engine shaft and a gin circle.

At the western end of the monument, in the largest of the three areas of protection, is a series of well preserved hillocks and open cuts. This area is known as Starvehouse Mine and extends for approximately 160m east from the western end of the monument. The characteristics of the hillocks and open cuts continue to the east into the parish and liberty of Castleton. A liberty in mining terms is a district in which the miner worked and was usually, although not always, defined by parish boundaries. The liberty was governed by a set of laws and customs. Bradwell, Peak Forest and Castleton liberties all converge on Cop Rake in a section recorded as New York Mine and marked on the Ordnance Survey map as Cop Round.

In Bradwell liberty the lead working remains are different in character. Here a single, deep open cut vein dominates the rake and continues from the parish boundary to the eastern end of the first protected area. The waste heaps from lead mining along this section of the rake are set back from the edge of the open cut vein. The form of these remains is very distinctive and is indicative of 13th century workings. Centred at national grid reference SK13208003 is a concentrated area of activity where surface remains include a number of small climbing shafts, a bridge, sections of walling, an engine shaft and a gin circle (remains of horse powered winding apparatus). This area of activity represents later working of the lead vein and preserves important information about the historical and technical development of the Cop Rake lead mines. Traces of the open cut, and buildings relating to Cop Mine itself, are visible beyond the edge of the protected area but there has been some relatively modern reworking for fluorspar in this area which has caused degradation of the earlier remains. This section is not therefore included in the scheduling.

In the second area of protection centred at national grid reference SK13757997, is another area of Cop Rake which is again different in character from that at the western end. Here the remains cover a broader area and are less linear in form. The remains are characterised by very large waste hillocks and two shafts, now covered. This difference in form may be indicative of either another phase of lead working or of a variation in the form of the lead vein itself, resulting in a different method of extraction. A small section in the centre of the protected area has been subjected to recent fluorspar exploration but despite material from this having been deposited around the area, the majority of the lead mining hillocks are still intact. Around the centre of this area of protection is also a concrete lined dew pond which was marked on the 1880 Ordnance Survey map. This is presumed to post date the abandonment of the mining when the land returned to agricultural use.

In the third area of protection centred at national grid reference SK13907980 are the lead mining remains of Moss Rake. At its eastern end the rake is characterised by the main lead vein and a smaller subsidiary vein which branches off to the south. The main vein has been

worked as a long, deep open cut similar in form to that at the western end of Cop Rake, with the waste hillocks again set back from the edge of the vein. The smaller vein is marked by a series of hillocks interspersed by shafts, one of which is capped, and shallow open cut gullies. At the western end of this area of protection is a small concentrated area of activity with unusual surface remains. These features are situated on a terrace and have survived the modern open cast fluorspar terrace and extraction which has removed other lead mining remains to the west of the area of protection. One of these features is evident as three concentric circles each marked by low banks and slight internal ditches. The circle is approximately 8m in diameter and is interpreted as the remains of a crushing circle. Although unusual in form two other similar crushing circles have been recorded on Dirlow Rake in Derbyshire. Crushing circles were used to crush the ore ready for further treatment.

Just to the north west of the crushing circle is a rectangular sunken feature which is defined by banks and sub-divided internally by another low bank. A large ditch surrounds the feature but is divided by a row of stones. The feature is interpreted as a slime pond. Slime ponds were used in the final stage of ore processing in an attempt to prevent the escape of waste water contaminated by lead.

All modern track surfaces, fences, stiles and gates, and the dew pond are excluded from the scheduling, although the ground beneath all these features is included.

MAP EXTRACT

The site of the monument is shown on the attached map extract.

Selected Sources

1. **Other Reference** - *Author:* Rieuwerts, J H - *Title:* Principle Mines and Veins Southwest from Dirlow Rake Head - *Description:* Report held in Peak Park office
2. **Other Reference** - *Author:* Rieuwerts, J H - *Title:* Principle Mines and Veins Southwest from Dirlow Rake Head - *Description:* Report held in Peak Park office
3. **Unpublished Title Reference** - *Author:* Taylor, H - *Title:* Wheston House Farm, Bradwell and Tideswell Archaeological Survey - *Date:* 1997 - *Type:* DESC TEXT - *Description:* Report held in Peak Park office
4. **Unpublished Title Reference** - *Author:* Taylor, H - *Title:* Wheston House Farm, Bradwell and Tideswell Archaeological Survey - *Date:* 1997 - *Type:* DESC TEXT - *Description:* Report held in Peak Park office

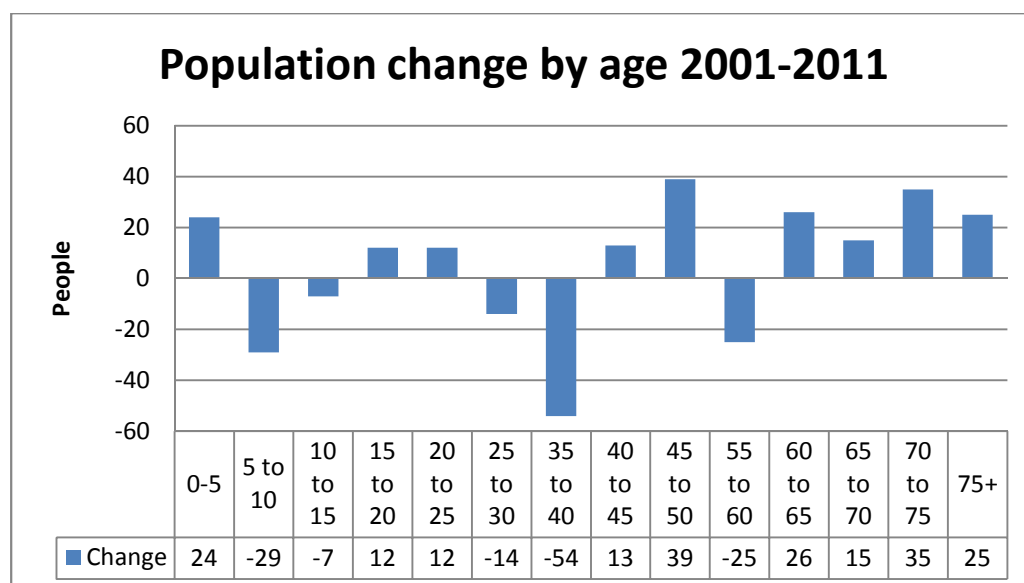
Map

National Grid Reference: SK 13094 80047, SK 13755 79943, SK 13859 79775

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1019043.pdf](#)

This copy shows the entry on 14-Mar-2014 at 09:55:26.

Appendix 6 - Age Distribution Analysis for Residents



Difference in bedroom count against national average

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
Bradwell	7%	28%	47%	13%	5%
National Ave	12%	28%	42%	14%	5%

Bradwell ward second and vacant homes (Bradwell ward, data not available at Parish level)

Housing status	Number
All Dwellings on the Valuation List	912
All Dwellings (Excluding Second Homes)	879
All Vacant Dwellings and Second Homes	74
Second Homes	33

Data from 2001 & 2011 National Census and ONS data.

Appendix 7 - Local housing for older and needy people

Dales Housing Properties in Bradwell			
Location	Number	Type	Allocation
Gore Lane, Bradwell	5	3 bed houses	General Needs
Main Road, Bradwell	2	3 bed houses	General Needs
Hallgate View, Bradwell	3	3 bed houses	General Needs
Batham Road, Bradwell	2	3 bed houses	General Needs
The Crescent, Bradwell	5	3 bed houses	General Needs
Elliott Avenue, Bradwell	1	3 bed house	General Needs
Springfield Road, Bradwell	1	3 bed house	General Needs
The Crescent Bradwell	3	2 bed houses	General Needs
Hallgate View, Bradwell	6	2 bed flats	Designated older person
Bradwell Head Road, Bradwell	9	2 bed bungalows	Designated older person
Wortley Court, Bradwell	5	2 bed bungalows	Designated older person
Springfield Close, Bradwell	2	1 bed bungalows	Designated older person
Wortley Court, Bradwell	19	1 bed bungalows	Designated older person
Nottingham Housing Association			
Cottages near the Shoulder	5	1 bed houses	General Needs

Northern Housing Association Properties in Bradwell

Michlow Drive	16	Flats and Bungalows	Designated Older Person
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Appendix 8 - Bradwell Community Land Trust

It is intended that a Bradwell Community Land Trust (CLT) be set up to facilitate a number of aspects of this Plan. The CLT would administer monies gained via a legal agreement attached to a planning permission to ensure a phased delivery of local needs affordable housing. The CLT would also be able to receive bequests and donations, including gifts of land, and would manage these on behalf of the community. These monies or land would be used by the CLT to develop housing in the village, but not necessarily within the Newburgh site, as one of the primary aims of this plan is to retain a balance between employment and residential land within the Parish.

The Bradwell CLT would use any funding to develop housing in the village, but it may not initially be used to develop within the Newburgh site as it is the aim of this plan to retain as much viable employment land as possible in the Parish.

Appendix 8a

How to Calculate Commuted Sum Payments in Relation to the Provision of Local Needs Affordable Housing Under the Terms of Policy H2

The aim of the policy in these respects is to allow the community via the Community Land Trust (CLT) the ability to control the type, design and timing of the provision of the housing. The terms of the transfer of the commuted sum and/or the land will be enshrined in a legal agreement under section 106 of the Town and Country Planning Act 1990 (or similar re-enactment). The following principles, in addition to any further principles or covenants terms deemed necessary by the Peak District National Park Authority (PDNPA) shall be included in the **agreement**:

The commuted sum shall be paid to the Bradwell Community Land Trust (BCLT) before the first house is occupied or in staged payments, as agreed, during the course of the approved development. The applicant shall during the course of the planning application submit a proposal for a commuted sum, prepared by a Quantity Surveyor who is a practicing member of the Royal Institute of Chartered Surveyors (RICS). This will be assessed by an independent quantity surveyor, also a member of the RICS appointed by the PDNPA.

The commuted sum shall be based on the following:

- The cost of building the local needs affordable dwellings to a size and specification and a physical condition, which can be occupied as a habitable dwelling (not including furnishings), to be agreed with the PDNPA in consultation with the relevant District Council as Housing Authority.
- The BCLT shall not spend this money on any other purpose than the provision of local needs affordable housing. In the event the money is not spent within 15 years of the date of the agreement, it shall be returned to the applicant or their beneficiaries.
- The land transactions shall be completed before the first open market dwelling in the approved scheme is occupied. In the event the land is not transferred within 15 years of the date of the agreement, it shall be returned to the applicant or their beneficiaries.

Appendix 9 - Ancillary Documents

- a. Traceability Matrix http://www.bradda.org/N_Plan/Traceability_matrix_v1.0.xlsx
- b. Link to [Bradwell Conservation Area](#)
- c. Consultation [Evidence and Issues Database](#)
- d. Result of [Neighbourhood Plan Village Survey](#)
- e. Results of [2014 Housing Needs Survey](#)
- f. [Map of the Newburgh site](#)
- g. [Consultation List](#)
- h. [Basic Conditions Statement](#)

DRAFT

Glossary

Affordable Housing - Includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market. It is regarded as outside the main housing market and excludes low cost market housing. Eligibility to occupy it is controlled so that it meets needs that arise in the local area. This market restriction reduces its value if and when it is sold.

Bradwell Conservation Area Appraisal - The Peak District National Park Authority adopted the conservation area appraisal and boundary amendments for the Bradwell Conservation Area at the Authority Planning Committee on 11 April 2014. The appraisal identifies particular features of the Conservation area, which are of merit and should be protected in the consideration of development proposals.

BRE Digest 365 - describes standards for soakaway design to ensure efficient and sustainable methods of surface water discharge.

Brownfield sites - A brownfield site comprises land which has been previously developed. It is land which is, or was, occupied by a permanent structure and associated fixed surface infrastructure. It excludes agricultural buildings.

Building for Life 12 – Published in 2012 by the Building for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation) with the assistance of Nottingham Trent University. This is a guide to assessing the elements of good design in the built environment. It establishes a ‘traffic light’ system (red, amber, green) based on 12 aspects of a scheme. The aim is to establish as many ‘greens’ as possible, minimize the number of ‘ambers’ and avoid ‘reds’ a simple ‘traffic light’ system aspect of a development needs to be reconsidered.

Conservation Area Appraisal - Prepared by PDNPA as an analysis of important features in the Conservation Area. It can be used as a reference in determining planning applications.

Greenfield Development - The term 'greenfield' refers to development on parcels of land which have never been used (e.g. green or new), where there is no need to demolish or rebuild any existing structures. This may include land within the curtilage of existing properties.

Infill - An 'infill' site may be either 'green field' or 'brown field' and lies within the defined Bradwell Parish Built Area.

LDF - Local Development Framework. the collection of policies and guidance which forms the PDNP planning policies and guidance.

Local Needs Affordable Housing – This is affordable housing (see reference above) restricted to occupation by local people who normally have lived in the area for a minimum of 10 years.

NPPF - National Planning Policy Framework which sets out the government’s national policies for planning.

PDNPA - Peak District National Park Authority

PDNPA Landscape Character Assessment and Landscape Strategy and Action Plan - The Landscape Character Assessment is a tool for identifying what makes one place different from another. It identifies what makes a place distinctive and does not assign value

to particular landscapes. Landscape Character Assessment provides a framework for describing an area systematically, ensuring that judgments about future landscape change can be made based on knowledge of what is distinctive. The Strategy and Action Plan prepared in 2009 contains specific policies and actions within the park.

PDNP Supplementary Planning Document for Climate Change and Sustainable Building 2013 - planning policy advice which elaborates on Core Strategy and Local Plan policies. It advises on appropriate technologies and how these should be incorporated into the environment.

“The SUDS Manual “ - published by CIRIA in 2007, reprinted in 2011. CIRIA is the Construction Industry Research and Information Association. As a neutral, independent, not-for-profit body, it is a link organisation with common interests and facilitates a range of collaborative activities that help improve the industry. This guidance provides best practice guidance on the planning, design, construction, operation and maintenance of Sustainable Drainage Systems (SuDS) to facilitate their effective implementation within developments.

Town and Country Planning (Use Classes) Order 1987 (as amended) - Classifies the use of land, as defined by the Town and Country Planning (Use Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

Registered Social Landlords (RSL) - Independent housing not-for-profit organisations registered with the Housing Corporation under the Housing Act 1996.

SUDS - Sustainable Urban Drainage Systems – surface water drainage arrangements which aim to manage surface water run off so it minimizes flood risk and it is of a quality which can enhance the environment.

Valued characteristics - these are the main attributes of the national park which require protection in the consideration of any development proposal. They are defined by POLICY GSP3 in the PDNPA Core Strategy which states, as follows:

All development must conform to the following principles:

Development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:

- A. impact on the character and setting of buildings
- B. scale of development appropriate to the character and appearance of the National Park
- C. siting, landscaping and building materials
- D. design in accordance with the National Park Authority Design Guide
- E. form and intensity of proposed use or activity
- F. impact on living conditions of communities
- G. impact on access and traffic levels
- H. use of sustainable modes of transport
- I. use of sustainable building techniques