

Baildon Neighbourhood Development Plan

Consultation Document



1.0 Introduction

Welcome. This is the first consultation on the new neighbourhood plan being prepared for Baildon. Our neighbourhood plan starts by recognising that Baildon is a special place with a distinct and sometimes challenging physical setting.

The Hill - Stretching from the River Aire in the south, up to Baildon Moor in the north, Baildon is built on a steep hill, rising to 925 feet at the trig point. This has many consequences for everyday life, especially transport.

The Space - Baildon is surrounded on 3 sides by open countryside, which makes the quality of life superb. It is bounded by the River Aire and the Leeds Liverpool Canal.

Our Heritage - Baildon benefits from being adjacent to the World Heritage site at Saltaire with all it has to offer, whilst also having its own local history stretching back around 3,000 years.

Our Community - With a population of approximately 16,000, Baildon has a wide range of housing and a warm and inclusive community. Baildon provides a variety of desirable lifestyles for people of all ages – families with children, older people, and young people starting out.

Our Economy - Whilst Baildon is ideally placed for those who commute to Leeds and Bradford (and further afield from the Airport), Baildon retains its own vibrant local economy. This includes:

- A vibrant and characterful hospitality sector
- A modest local retail centre in Baildon
- A wealth of small businesses and self-employment with many working from home
- Some larger employers along the Otley Road corridor

Getting Around - Baildon is fortunate to have retained its local railway station, although the service is infrequent. Bus services are limited. Leeds Bradford Airport is 4 miles away. The Airedale corridor along Otley Road is a main arterial route for the Aire Valley but is very heavily congested with road traffic. The steep gradient of Baildon Hill means that for many, car and bus transport underpins their ability to enjoy local retail and community facilities.

2.0 Neighbourhood Planning

What is a neighbourhood plan?

A neighbourhood plan is a land use plan that sets out, when complete, a shared vision of how local people wish to see Baildon develop over the next 10 years. As a land use plan the Baildon Neighbourhood Plan will sit alongside the plans of Bradford Council as part of the city's development plan.

How is the neighbourhood plan different from the Baildon Plan that we already have?

The Baildon Plan produced by the Town Council sets out the Town Council's priorities for the future quality of life in the town. Therefore, there could be some overlap with the Neighbourhood Plan – but the key difference is that the Baildon Plan is not a land use plan and it has no legal status, it is "non-statutory". Baildon sits within the Bradford District Local Authority area and the Neighbourhood Plan

when complete will form part of the “statutory” development plan for Bradford District.

How will the Baildon Neighbourhood Plan relate to national and Bradford Council planning policy?

The Baildon Neighbourhood Plan will sit alongside the national planning policies and Bradford Council’s planning policies as part of the development plan.

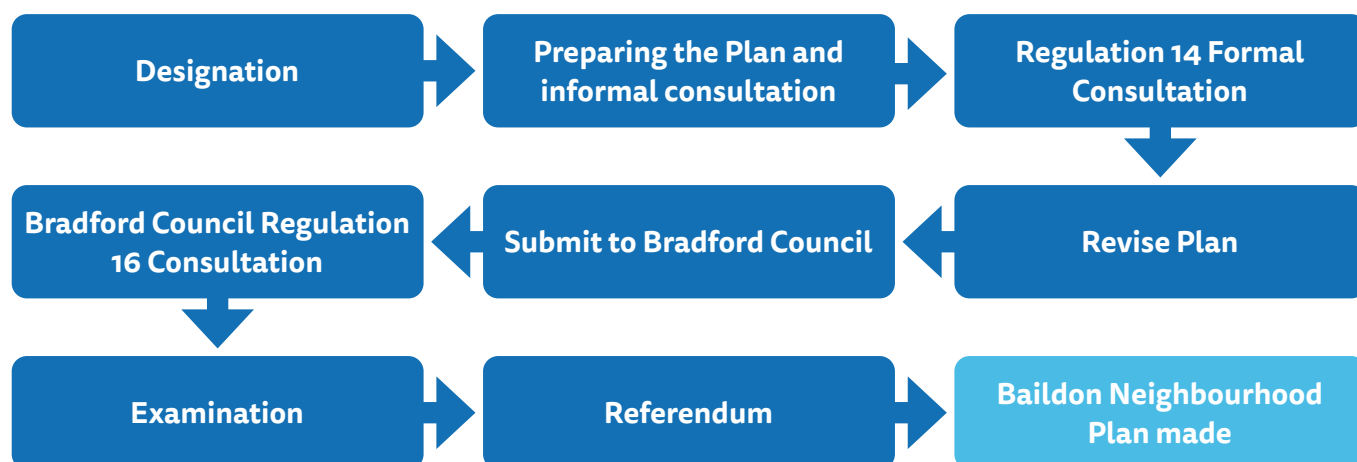


This relationship is complementary, but the key difference is that Bradford’s policies deal with strategic issues such as the overall number of new homes for Baildon and the extent of the Green Belt as well as non-strategic matters e.g. green spaces, building design; whereas the Baildon Neighbourhood Plan can **only** deal with these more local, non-strategic matters. But, once approved, it is intended that the Baildon Neighbourhood Plan supersedes Bradford’s local policies for Baildon.

What is the purpose of this consultation?

It is to provide you with a first opportunity to make your views known on what the Town Council should look to include in the Baildon Neighbourhood Plan. Neighbourhood Plans must follow a government set preparation process, so there will be other opportunities to comment and make your views known, but at this early stage we want to hear what you think of our draft vision for Baildon and the key issues we have identified.

Neighbourhood Plan Preparation Process



3.0 A Vision for Baildon

Our Vision for Baildon

Our vision is to ensure that over future decades, Baildon retains its semi-rural character, and conserves its many historical features, whilst allowing the community to thrive.

Baildon Moor must be protected from development, as well as other surrounding special open spaces, such as Shipley Glen, Ghyll Beck Valley and Tong Park, and Baildon Riverside and canal

Historic Baildon should be conserved for future generations, and good design should be paramount in new development

Baildon's community is strong and over the period of the plan further development of facilities to meet the needs of the many neighbourhoods across Baildon has been achieved.

Baildon's economy - Over recent years facilities for small businesses have been lost from Baildon. Priority should be given to the creation of small business units to enable "step-up" accommodation for growing businesses, so retaining them in the Baildon community and reducing unnecessary travel.

Baildon transport - Baildon would like to see significant improvements in connectivity so that its many assets provide real benefit to local residents. Baildon welcomes creative approaches to reduce carbon emissions whilst still promoting independent travel for all.

Do you agree with the Vision? Is there anything missing? Would you suggest any changes?

4.0 Key Issues for our Neighbourhood Plan

Working from this Vision we have identified the following key issues to be considered in the preparation of the Baildon NDP.

A. Local Green Space

National planning policy has a special designation called "Local Green Space" this allows local communities to identify, for protection, local green spaces important to them. **Should we look to use the Local Green Space designation to protect spaces such as Ferniehurst/the Dell, Fairbank**

Wood, Gyhll Beck Wood, Tong Park, Shipley Glen, Baildon Bank, Baildon Green and Jenny Lane Fields? Some areas (Baildon Moor) are Green Belt and probably do not need this extra planning policy protection.

Which green spaces do you consider most important to Baildon and why?

B. Protecting the Natural Environment

The neighbourhood plan can look to identify key features of the natural environment that residents consider special e.g. elements of the landscape and green areas. Areas for such protection could include those listed above. **What other key features of the natural environment do you think the NDP should seek to protect?**

How can the River Aire and adjacent open space be improved?

C. Built Heritage

Baildon has 3 Conservation Areas – Village Centre, Station Road/Brook Hill and Baildon Green (a plan is available on: <https://www.bradford.gov.uk/environment/conservation-areas/list-of-conservation-areas/>) and a number of listed buildings (<https://britishlistedbuildings.co.uk/england/baildon-bradford>). These are statutory protections.

Should the Baildon NDP look to identify other heritage assets worthy of protection? For example Baildon Station building?

Should the NDP include more detailed planning policy guidance for each Conservation Area?

The proposed redevelopment of the Ian Clough Hall site by Bradford Council will have a huge impact on the appearance of the village centre. **Would you like to see the new development blend in with other heritage architecture around the Village Centre? Have you any other suggestions regarding the development of this site?**

D. Design and Sustainable Building

One of the government's key aims through national planning policy is to create high quality, beautiful and sustainable buildings and places. Many parts of Baildon already have a distinct, local identity. **If the Baildon NDP were to include a design policy what are the key features of this local identity e.g. protecting/enhancing views, building styles, building materials, walls and boundaries, high quality design especially in Conservation Areas? Government is also encouraging areas to prepare local Design Codes. Should we look to prepare such a Code for Baildon, to help improve design and reinforce local distinctiveness?**

As well as how buildings look, their "quality", there is also a need to ensure that new buildings and places are built sustainably, to minimise their impact on the environment, e.g. using less energy, making efficient use of resources and producing less waste. **National policy sets out building standards in the Building Regulations, but are there things that you think we could do, through policy in the Neighbourhood Plan, to encourage owners and developers to build in the most sustainable way possible?**

E. Housing

The emerging Bradford Local Plan identifies the need for a further 250 new homes in Baildon over the next 15 years. Our Neighbourhood Plan cannot change this strategic allocation.

Should the NDP look to identify specific sites for this housing to help meet this target? Or should sites be identified through Bradford's emerging Local Plan?

F. Community

Baildon has a wealth of community facilities which are well supported and used by large numbers of people. These include many vibrant community hubs and community and church halls.

In addition, there are a number of important community facilities, such as

- Baildon Library
- Baildon public toilets
- Doctors' surgeries
- Brackenhall Countryside Centre
- Baildon Recreation Centre
- A range of private social clubs, such as Baildon Hall, Copper Beech Club, Woodbank Club

Which community facilities are important to you and should be protected? Please list

Do you have any suggestions for improvements to existing community facilities?

G. Baildon Village Centre

Baildon is identified as a Local Centre in Bradford's Local Plan (see the plan on the following page). This area is seen in that Plan as the town's focus for retail, hospitality and community uses. But, due to the physical features of Baildon, it is suggested that a more dispersed approach to local centres would be better. Other small retail areas include Station Road/ Threshfield, Higher Coach Road and Charlestown could also be protected through planning policy in the Neighbourhood Plan. **Do you think these small retail areas are important?**

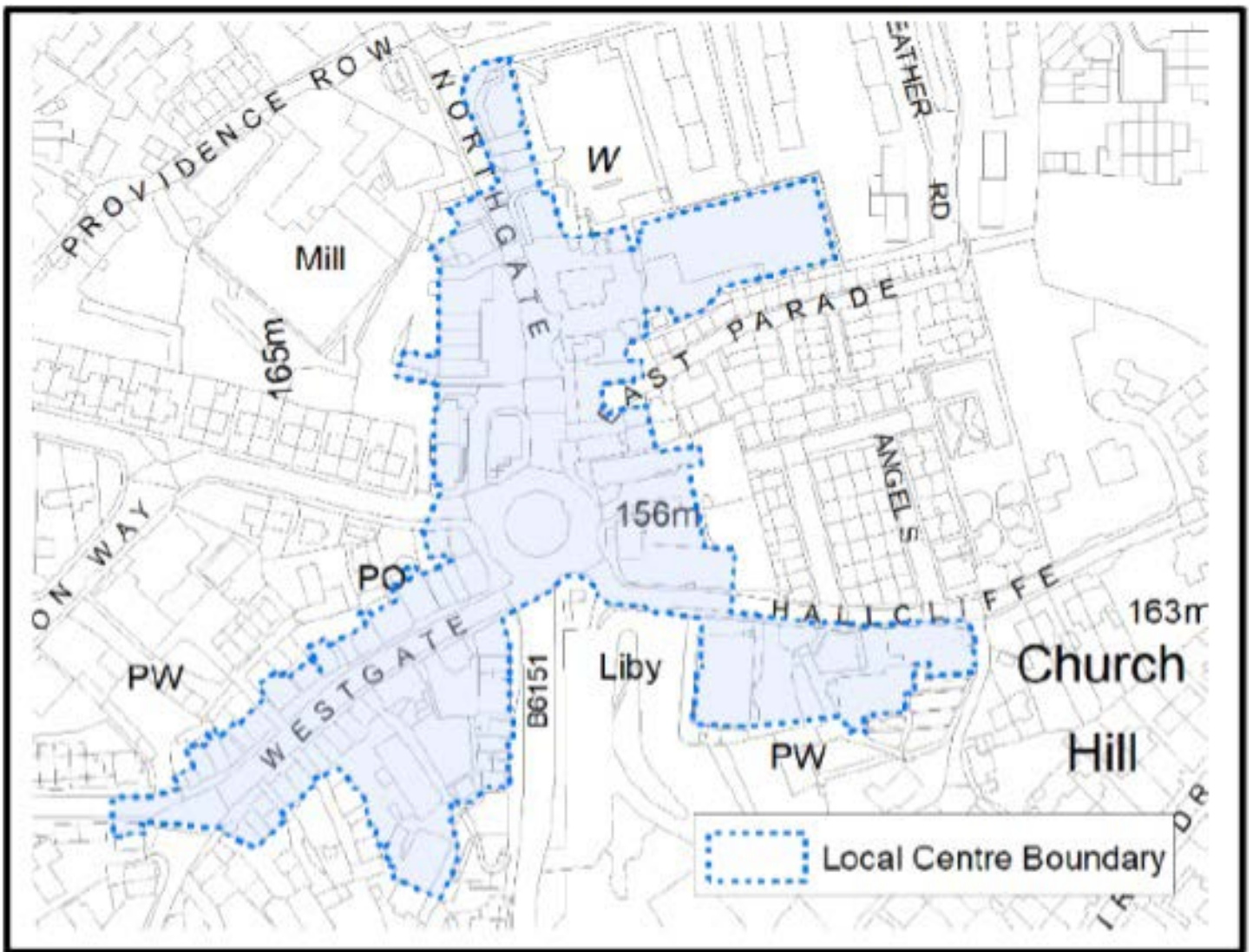
Baildon Town Council believes that the Local Centre map needs amending to include all of Hallcliffe up to and including the Community Garden and also the Ian Clough site including library, car park. On the western side, Wesleys Community facility on Newton Way must be included.

The Baildon NDP could look at enhancements to support the vitality and viability of the village centre. Over the years, various ideas have been shared about how to improve it.

Do you think changes should be made to the road layout, including perhaps pedestrianizing some roads or areas?

Would you like to see better spaces for outdoor events such as Baildon Farmers Market or the Harley Rally? Do you think the stocks area could be improved or better used?

How can the village centre best service Baildon in the future? Do you have any other suggestions on how the centre could be improved? Are there any problem areas that need to be tackled?



H. Economy

As well as the local village centre, Baildon has many other businesses of national or international importance, especially along the Otley Road corridor. Most Baildon based jobs are located in this area.

Do you think there are any measures which could improve access to and from these important businesses? How can the Otley Road corridor be improved?

There is also a wealth of self-employment and businesses who work from home. These should be supported and space could be provided to allow them to grow. This would help provide employment opportunities for local people and reduce the need to travel. **Do you have any suggestions for areas which could provide local office space for start-ups in places where new building is expected, for instance in the redevelopment of the Ian Clough Hall site?**

I. Transport, including walking and cycling

Many transport issues such as frequency of services are not planning issues, but improvements to transport infrastructure for all transport modes can be - walking, bus, rail, cycling and road and accessibility for all.

Are there any aspects of local transport that you think should be improved?

- **How can we preserve and improve footpaths and pedestrian access? Could footpath signage be clearer for walkers e.g. stating destination and distance, as well as designation?**
- **How can cycling be encouraged?**
- **Could bus services be used more to help people reach facilities up or down the hill?**
- **Do you think Baildon railway station could be improved to better serve the town? How could we improve access to the railway station for those living across Baildon?**
- **Is Baildon equipped for the shift to electric cars in the future?**

Have we missed anything?

Are there any other issues that you would wish to see addressed in the Baildon NDP?

5.0 How to get involved

If you would like to comment on the Neighbourhood Development Plan, please contact us at:

NDP@baildowntowncouncil.gov.uk

Alternatively, you can call us on **01274 593169** (mornings only), or write to us at:

Baildon Town Council
Baildon Library,
Hallcliffe,
Baildon,
West Yorkshire
BD17 6ND

Please let us know about those topics which are important to you. You do not need at this stage to answer every question. Please state clearly the section/s to which your response refers.

The closing date for your comments in this consultation is **Sunday 1st May**.

Please remember there will be other opportunities to comment during this process.

Thank You!

