

MATTER 6B – SUB-AREA POLICIES - AIREDALE

- a. Is there sufficient justification and evidence to support the specific proposals for development at Baildon, including the need for some local release of Green Belt land, and has the policy considered the regeneration, environmental, viability, use of brownfield land, the balance between housing and employment land, impact on heritage assets, landscape and local communities, and infrastructure requirements (including transport and education facilities), and is it clear, effective, positively prepared, deliverable, soundly based and consistent with the latest national guidance (NPPF/PPG)?

I Introduction

- I.1 The comments set out below relate to solely with the impact which the scale of housing growth in this area might have upon the historic environment.
- I.2 The level of growth proposed for Baildon could harm elements which contribute towards the Outstanding Universal Value of the World Heritage Site at Saltaire. Several of the sites identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) are located in areas which have been identified as being critical to the setting of the World Heritage Site.
- I.3 As a result, the Council has not demonstrated that:-
 - (i) The scale of housing growth proposed at Baildon is compatible with either national policy guidance or the plan's own Policies for the protection of the historic environment, or
 - (ii) Given the need to safeguard those elements which contribute to the significance of the World Heritage Site, that the quantum of development that that is set out for Baildon is actually deliverable

2 The Saltaire World Heritage Site

- 2.1 Saltaire is considered to be the finest and most complete example in England of an integrated mill and associated village. The layout and architecture of Saltaire reflect both mid-19th century philanthropic paternalism as well as the important role played by the textile industry in economic and social development. The design of the village has an important place in the history of town planning influencing the Garden City Movement of the early twentieth century. It was Inscribed as a World Heritage Site in 2001.

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[Policy ADI - Baildon]

English Heritage

2.2 The landscape setting of Saltaire is a key element of its significance. In 2005, Bradford MDC commissioned and published the “*Saltaire World Heritage Site Environmental Capacity Study*” to help guide the management of the site. As part of this work, the Study sought to evaluate the contribution which the surrounding landscape made to the significance of the World Heritage Site. Based upon an analysis of their historic significance, their ability to demonstrate key aspects of the Site’s character, and their relationship with principal buildings on the Site, the Study identified a number of areas which it considered contributed to the setting of Saltaire. These are shown on Appendix B Figure 15 of the Study.

3 The proposed level of housing growth around the World Heritage Site at Saltaire

3.1 Policy ADI proposes that 450 residential units be accommodated in Baildon. Whilst this total is 433 dwellings less than the trajectory total given in the SHLAA, 444 of the dwellings identified in the SHLAA are located in areas which the *Saltaire World Heritage Site Environmental Capacity Study* identified as being critical to the setting of Saltaire.

3.2 Assuming that the sites which could harm the significance of the World Heritage Site are not allocated, this means that even were every other housing site identified in the SHLAA to be allocated, there would still be insufficient identified sites to meet the housing figure for Baildon which is set out in Policy ADI. The only way in which the figure could be met would be if housing were developed on some of the areas which are considered to be critical to the setting of the Saltaire. English Heritage is concerned, therefore, that the figure proposed would put pressure for development on open areas of land which the Council’s own Study has identified as being critical to the setting of Saltaire.

3.3 Consequently, it is considered that Sub Area Policy ADI, insofar as it relates to Baildon, is unsound because the Council has not demonstrated that the scale of housing proposed in this area is compatible with either national policy guidance or the plan’s own Policies for the protection of the historic environment.

3.4 In terms of this proposal, the Council has not demonstrated that:-

- (i) The scale of housing proposed at Baildon is compatible with either national policy guidance or the plan’s own Policies for the protection of the historic environment, or
- (ii) The quantum of development proposed in the Plan is actually deliverable given the need to safeguard those elements which contribute to the significance of the Saltaire World Heritage Site,

4 Conclusions

- 4.1 The Council has failed to demonstrate that the scale of housing at Baildon would conserve those elements which contribute to the significance of the World Heritage Site at Saltaire.