

BAILDON NEIGHBOURHOOD DEVELOPMENT PLAN

RESPONSES FROM STATUTORY CONSULTEES AND BTC ACTIONS

Draft 2026



A detailed response was received from a number of statutory consultees and this is set out below:

Statutory Consultee	Topic	Policy	Consultee Response	BTC Action
The Coal Authority	n/a	n/a	Noted	
Canal & River Trust	Towpaths and water corridors	4, 5	1. The proposed draft for both these policies highlight opportunities to improve access to our spaces, which could make the document more effective in meeting local needs. Specifically, reference in part BP5/4 of draft Policy 5 makes specific comment on the opportunity of improving access to nearby spaces, including the canal which, although outside of the Neighbourhood Area Boundary, still provide opportunities for access to blue and green infrastructure. 2. We wish to highlight the increased use of our towpaths could result in a need to improve the towpath surface to ensure that it can accommodate additional usage . The Trust maintain our towpath network to a 'steady state' based on existing use. Additional use of our towpaths brought by new development may require improvements to the surface so as to minimise risks of erosion, and to encourage use by new users. We therefore would recommend that reference to the need to improve off - site walking and cycling routes should be considered for large developments, to ensure that neighbouring and nearby blue and green infrastructure is appropriately protected	1. Reviewed policies to add more reference to local needs, green and blue infrastructure and mental health benefits. 2. There are no canal towpaths in the NP area, but mention is made in association with connectivity of footbridges in Policy 3.

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Environment Agency	SEA/HRA Climate & water risk Ground water – planning development Sustainable design	n/a	1. Assuming the emerging Baildon Neighbourhood Development Plan performs in accordance with the wider Development Plan, we have no objections and agree with the conclusion in paragraph 5.5 and reasons in 5.6 that confirm a SEA is not necessary. Similarly, we agree with the statement in paragraph 6.7 that there is no need for a HRA, provided the emerging Baildon Neighbourhood Development Plan remains in conformity with the wider Development Plan. 2. We note that climate change and flood risk are each considered as major issues for the Bradford area in the Local Plan and yet remain peripheral in this draft BNDP. We would welcome stronger and more explicit reference to the water environment, flood risk management and climate change adaptation. 3. We would welcome these details are reflected in your Plan so that applicants are aware of the most sustainable options for their foul drainage when they are not able to connect to the main foul sewer network 4. We invite consideration that throughout the lifetime of the BNDP, nature and the water environment are given stronger links to all proposed development, particularly through the aspirations of the Baildon Design Guides and a need to intuitively draw in a connection with climate change adaptation and mitigation.	1. Housing sites are not allocated in NP. 2. BTC reviewed Plan and took advice from consultants to make more reference to the water environment in the NP. Whilst the Water Framework Directive and the Sequential Test or the Bradford Strategic Flood Risk Assessment (SFRA) are matters for Bradford Council to lead on, Baildon Town Council will work as appropriate with Bradford Council on initiatives to improve the quality and management of water courses in the Parish. Climate change and climate emergency is one of the most serious issues facing the world and actions to slow down and prevent climate change are being implemented globally. Baildon Town Council took the first step in acknowledging this in 2019 when it, along with other Councils, declared a climate emergency. BTC followed this with an Environmental Policy in January 2021. This sets out the Council's overarching environmental commitments and encompasses sustainability issues related to land, water and air, design, transport, economic development and biodiversity.
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				3. Ground water and foul water drainage assessments would be required by the Principal (Planning) Authority not a Parish Council. 4. Noted
Historic England	Various SEA		1. We strongly support the Plan's intention to conserve and enhance Baildon's historic environment through dedicated objectives and policies on conservation areas, local heritage assets, design and views. The policy structure plus detailed evidence in appendices aligns well with good practice 2. Design Codes (Appendix B): We welcome the publication of the Design Codes and the separate Addendum correcting material references (sandstone, not limestone), terminology and placename errors. We recommend that the Addendum's corrections are fully incorporated into the final PDF and that the NDP's policy and monitoring text is updated to cross-reference the corrected version 3. Non-Designated Heritage Assets (NDHAs): The methodology and resulting local list in Appendix G are positive. When the opportunity arises, we suggest that you put forward your list of non-designated heritage assets for inclusion in the West Yorkshire Local Heritage List. This would ensure robust use in development management and alignment with national guidance on local listing	1. Noted 2. Addendum will be incorporated. Also see point 8. 3. BTC would seek to submit the list but the scheme has not invited such submissions in the Bradford District at the time of writing. 4. The Views and Vistas Policy has been reviewed. 5. The Policies Maps have been reviewed for clarity 6. Reference to Bradford's new Shopfront SPD has been added. 7. The Appendix has been crossed checked with the National Heritage List.

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			4. Views and Vistas (Appendix E): This is a strong evidence base for a setting focused policy. Minor refinements are suggested to ensure consistency between view numbers/descriptions, the Policies Map and decision-making criteria. 5. Policies Map: We support the clarity of the Wider Area and Village Centre inset. We suggest small cartographic enhancements so that conservation boundaries, key views, and heritage assets read unambiguously alongside other environmental designations. 6. Design and shopfronts: The shopfront and streetscape approach is broadly supported. We suggest that a reference to the Bradford Shopfront Design Guide is added to page 182 of the Design Code. Minor wording changes are suggested to secure materials and details characteristic of Baildon (notably local sandstone, traditional roofing and shopfront proportions), in line with the corrected Design Codes. 7. Evidence cross-referencing: Where the Plan lists designated assets (Appendix F.1/F.2), please ensure direct cross-references to the National Heritage List for England (NHLE) entries are retained and regularly checked for currency. 8. The photographic underlay of Figure 41 on page 129 of the Design Code appears inconsistent with the sketch overlay and written commentary. We suggest checking this before publishing the final version of the document	B. BTC's determination was communicated to and confirmed with Historic England on 13th March is as follows: During our recent NDP Regulation 14 consultation the Environment Agency have confirmed that a Strategic Environmental Assessment (SEA) is not necessary, Natural England similarly have stated that we consult other relevant experts before we can screen it out (our consultants covered this ground when they screened it out ready for the Reg 14 and their report is online). Bradford Council have stated that <i>if</i> we were allocating sites for housing (which we are not doing) then a SEA may be required. In the consultation Historic England have suggested a SEA may be needed viz the protection of the World Heritage Site Buffer Zone but that the views of these two other statutory consultees should be taken into account and HE invites our determination of the case. In addition, the Town Council, as a statutory consultee in the development planning process, considers all proposed development in the Buffer Zone of the World Heritage Site very carefully for potential harm to
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			B. From the perspective of our area of interest, the need for SEA of the draft plan cannot be screened out as it is likely to result in significant environmental effects (positive or negative). However, the views of the other two statutory consultee should be taken into account before you conclude on whether SEA is needed. According to Regulation 11 of the above Regulations, I look forward to receiving a copy of your determination in this case	Designated Views as defined in the Saltaire World Heritage Site Management Plan 2014. A review of this Plan is underway and of course any revision of designated views would also be taken account of by Baildon Town Council. Furthermore, the Baildon draft NDP through its Policy 11 View 8 (Looking South from Green Lane) protects a wide view across Buffer Zone and into Saltaire World Heritage Site.
Kirklees Council			No comments to make	
National Gas			No comments to make. No record of assets in area.	
National Highways			No specific comments. The Neighbourhood Plan does identify the previous adopted Bradford plan target and the new NPPF aspiration for new housing sites. The quantum of this proposed development in geographical proximity to the Strategic Road Network [SRN] is such that it is expected by itself to not cause any discernible operational issue. As such any impact from new employment and/or housing sites proposed would however have to be subsumed into the BMDC's existing calculations and evidence base to define any aggregated impact on the operation of our asset – and mitigated accordingly through the Local Plan if required.	

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Natural England			Natural England does not have any specific comments on this draft neighbourhood plan.	Consultants to BTC advised: "In terms of the requirement for the Baildon NP to be subject to Habitat Regulations Assessment, the appraisal set out in Section 6 of... (the Consultants) report (October 2025) concludes that no further work will be required in order to comply with the Habitat Regulations".
North Yorkshire County Council			No comments to make	