



Appendix B.2 Baildon Design Guidance & Design Codes Checklist March 2026

Checklist

This sets out a list of general considerations by topic for use as a quick reference guide for all those using the Baildon Design Codes – whether proposing, designing or approving development whether large, small, new or small household improvements.

Baildon Neighbourhood Plan 2026 to 2040 lays out in Policy 16: BP16/1

“The design of any new developments should be informed by the Baildon Design Guidance and Codes 2024 Appendix B. Whilst there may not be substantial new developments, any adaptations/extensions and improvements to existing property will be expected to adhere to the Design Codes”.

1

General Design Considerations For New Development

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimization where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street Grid And Layout

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local Green Spaces, Views & Character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximizing them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquility of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3 (continued)

Local Green Spaces, Views & Character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway And Access Features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the
- existing gaps between settlements?
- Does the proposal affect or change the
- setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings Layout And Grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5_(continued)

Buildings Layout And Grouping

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building Line And Boundary Treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building Heights And Roof-Line:

- What are the characteristics of the roof-line?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household Extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?

9

Building Materials & Surface Treatment

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9 (continued)

Building Materials & Surface Treatment

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/ or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car Parking

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?

This chapter outlines relevant local and national planning policy and government guidance for ease of reference, the design code aligns with this policy

Planning policy and design guidance

This outlines the national frameworks and regulations, the national guidance, and the local planning policy and guidance documents that have guided

It is recommended that future development refers to the following policy and guidance, and subsequent updates, to supplement and support guidance described in this design code.

This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life.

National Planning Policy & Guidance

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within the NPPF apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The parts of the NPPF which are of particular relevance to this Design Code are:

- Part 7: Ensuring the vitality of town centres - this section directly relates to the future development of Baildon. The section stipulates the need for revitalizing town centres via sustainable growth and diversifying beyond the traditional offering of retail.
- Part 12: Achieving well-designed places - this section stresses the creation of high-quality buildings and places as being fundamental to what the planning and development

process should achieve. It sets out a number of principles that planning policies and decisions should consider, in ensuring future development is well-designed and focused on quality.

- Part 16: Conserving and enhancing the historic environment - this section stipulates the value of heritage assets and how planning proposals should actively seek to conserve and enhance them. It includes a number of themes to consider during the planning stages, including local identity, character, and culture.

The NPPF notes that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.



2021 - National Model Design Code

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.



2020 - Building for a Healthy Life

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry

standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

Local Planning Policy & Guidance

Baildon is a town and civil parish in the Bradford Metropolitan Borough in West Yorkshire. The locality is under the jurisdiction of two tiers of local government; Baildon Town Council and the City of Bradford Metropolitan District Council.

The following planning and design documents were reviewed to understand the policy context under which this document has been produced. These include key documents such as the area's Local Plan, Conservation Area (CA) Appraisals/Assessments and Supplementary Planning Documents (SPD).

SCOPE OF DOCUMENT

	Development plan
	Planning and design guidance
	Conservation Area Appraisals/ Assessments

Planning and design guidance

Adoption date

Bradford Core Strategy Development Plan	July 2017
Draft Bradford District Local Plan 2023 - 2038	Draft
Bradford District Design Code	Draft
Saltaire Shopfront Design Guide	December 2017
Householder SPD	April 2012
Landscape Character Assessment SPD	March 2026
Sustainable Design Guide SPD	November 2006
Homes & Neighbourhoods: A Guide to Designing in Bradford SPD	February 2020
Saltaire World Heritage Site Management Plan	December 2014
Baildon Conservation Area Appraisal	December 2009
Baildon Green Conservation Area Assessment	December 2009
Baildon Station Road Conservation Area Appraisal	September 2009
Saltaire Conservation Area Appraisal	July 2006

Bradford Core Strategy Development

The Core Strategy (DPD) is central to the Bradford District's Local Plan as it stipulates the spatial and strategic vision for the area. In light of significant changes to national planning policy and local strategies since the Core Strategy was adopted in 2017, the Council has started a review process of the Core Strategy. It is currently anticipated that a revised core strategy may be formally adopted in 2022-23. The following policies of the current adopted Core Strategy are the documents most relevant for the Baildon Neighbourhood Plan:

Policy SC4 Hierarchy of Settlements

The Bradford District settlement hierarchy defines Baildon as a 'Local Service Centre'. The policy states that development within such settlements should emphasize smaller scale development that comprises both market and affordable housing, along with the 'protection and enhancement' of their centres 'as attractive and vibrant places and communities'. This can be achieved by ensuring any new development upholds and enhances local amenity and by achieving high standards of design that contributes to the settlements diversity and character.

Policy SC6 Green Infrastructure

The policy states the opportunities that the watercourses of the South Pennine Moors present in enhancing the living landscape for both people and wildlife. This includes taking measures to address the future needs of flooding alleviation, water management, carbon capture and recreation.

Policy SC7 Green Belt

With much of the Baildon Neighbourhood Plan boundary falling within designated Green Belt land, any development proposals within such areas must be in accordance with relevant national policy.

Policy SC8 Protecting the South Pennine Moors SPA and the South Pennine Moors SAC and their zone of influence

The South Pennine Moors includes numerous areas that are classified as either a Special Protection Area (SPA) or Special Area of Conservation (SAC). Subject to the tests of Article 6(4) of the Habitats Directive, development that threatens the integrity of the SPA or SAC, which cannot be effectively mitigated, will not be supported. The Baildon Neighbourhood Plan falls within the least restrictive of three zones (Zone C) since it is up to 7km from the nearest SPA/SAC.

Residential developments that result in a net increase of one or more dwellings should therefore

Consider the recreational pressure on nearby SPA/SAC's.

Development will be supported where such pressures are mitigated via the delivery of additional greenspace/ recreational spaces.

Policy PN1 South Pennine Towns and Villages

The policy states Baildon will accommodate 200 residential dwellings in the period up to 2030. This figure has been reduced to 50 in the Bradford Core Strategy Partial Review (BCSPR). These will be mainly delivered within the existing settlement boundary with the remainder being permitted across green belt. Such development will be supported where appropriate community facilities are included (i.e. healthcare, open space and recreational facilities).

Policy TR3 Public Transport, Cycling and Walking

This policy presides over the prioritization for sustainable transport through the safeguarding and improvement of public transport, cycling and walking infrastructure. The policy requires the layout of any development proposal to incorporate sufficient cycling and walking infrastructure that connects to surrounding existing transport networks.

supported where housing layouts reflect the nature of the site as well as the local demand for housing

typologies and sizes.

Policy HO5 Density of Housing Schemes

The policy states a minimum requirement of 30 dwellings per hectare. This figure has been raised to 35dph in the BCSPC. Development will be

Policy HO9 Housing Quality

Any new housing development should be of high quality and achieve good design. Developments demonstrating strong sustainability credentials and construction standards will be favoured. Larger housing schemes should aim to be accessible and easily adaptable to support the changing needs of homeowners throughout the ownership life cycle.

Policy HO11 Affordable Housing

The policy requires an affordable housing quota of 20% on developments of 11 units or more in settlements the size of Baildon. This figure has been reduced to 10 units in the BCSPR. The preferred tenure mix for such housing will be 70:30 social/ affordable rent. All affordable housing provision must be indistinguishable from and integrated with the proposals market housing.

Policy EN3 Historic Environment

This policy emphasizes the need to preserve, protect, and enhance the character, appearance, and historic value of the districts heritage assets. It requires all new development to conserve and uphold the districts distinctive character by responding sensitively to any heritage assets within or nearby to any development proposal.

Policy EN4 Landscape

The policy cites Baildon as being where development decisions and proposals should make a positive contribution towards the conservation, management and enhancement of its characterful landscape. Any development should follow the approach set out in the

Landscape Character Assessment Supplementary Planning Document (SPD). The following criteria will be used to assess whether any new development can be supported:

- ‘The potential for adverse landscape/visual impacts’
- ‘The importance of cultural associations, historic elements in the landscape and setting of settlements and heritage assets’
- ‘The opportunity to contribute towards positive restoration of landscapes, particularly in the urban fringe, and also achieve greater habitat connectivity’

Draft Bradford District Local Plan 2023 - 2038

The City of Bradford Metropolitan District Council has an emerging Local Plan setting out how the District will achieve sustainable growth over next 15 to 20 years. The plan features new sites for housing and employment, as well as a range of policies which will help guide development and the determination of planning applications. The Council’s net zero carbon ambition by 2038, tackling air pollution, supporting public transport, cycling and walking and making the District a more prosperous and greener place to live, work and enjoy are central to the plan.

The plan also sets out spatial strategies for local areas and settlements and how they may change over the plan period to 2038 with the growth in new housing and employment opportunities and the protection of key local assets and features.

Bradford District Design Code

As part of the Department for Levelling Up. Housing and Communities Design Code Pathfinder programme, Bradford was one of 25 local authorities to pilot the roll out of authority-wide design codes. Over the last few years, the Government has introduced design codes as an important new tool of the planning system

whereby each local authority should produce a design code covering the entire district area.

The Bradford Design Code is currently being finalized and is in the pilot programmes final stage (Stage 4) of production, following several rounds of local consultation

Saltaire Shopfront Design Guide

This document includes design guidance with the aim of encouraging the preservation of Saltaire's historic character through the restoration and maintenance of its retail heritage.

Saltaire is located to the south of the Baildon Neighbourhood Area boundary and the northern segment of the Saltaire Conservation Area falls within Baildon. The design guidance in this document is relevant to the retail character of Baildon Town Centre and should be used by planning applicants seeking to develop/improve/modify retail premises within Baildon.

Householder SPD

This document provides design principles on how householder developments (i.e. extensions) can be carried out in accordance with local planning

policies. For example, residential extensions will be supported where they do not compromise the privacy of neighbouring properties, overly obstruct/dominate the original building, and are made of materials that either match or complement the original building.

Landscape Character Assessment SPD

This document provides detailed guidance on the Bradford Districts key landscape character areas, their features, and how development should be managed within them

Sustainable Design Guide SPD

This guidance outlines how developers can adopt sustainable design principles within their proposals. Adopting such methods is in the interest of both developers and the Bradford District's inhabitants.

For example, the document suggests approaching development in a flexible manner by creating buildings/ spaces that can be adapted to meet changing needs/ demands over time.

It's also suggested renewable energy sources and environmentally friendly materials should be used wherever financially and logistically

viable. Where evidence of sustainable construction practices/ contractors are shown, development will be supported, due to the myriad of adverse impacts the construction process has on surrounding landscapes

Homes & Neighbourhoods: A Guide to Designing in Bradford SPD

The guide seeks to deliver a change in the quality of new housing developments in the Bradford District based on a vision for 'green, safe, inclusive and distinctive neighbourhoods that create healthy communities for all.' The document sets out eight priorities for homes and neighbourhoods, based off the key issues identified by numerous community stakeholders from around the Bradford District

Saltaire World Heritage Site Management Plan

Part of the Saltaire World Heritage Site falls within the Baildon Neighbourhood Area. This document outlines the historic value of the area and how its protection and development should be managed to ensure it maintains its world heritage status.

Baildon Conservation Area Appraisal

Baildon Conservation Area covers an area of 13.6 acres and was first designated in 1981. It encompasses Baildon's historic town centre and includes a number of Listed buildings ranging from traditional retail fronted shops and civic monuments and buildings

Baildon Green Conservation Area Assessment

Baildon Green Conservation Area covers an area of 7.7 acres and was first designated in 2006. It encompasses an area of land in West Baildon, including a cluster of historic cottages and terraces surrounded by an open green

Baildon Station Road Conservation Area Appraisal

Baildon Station Road Conservation Area covers an area of 4.6 acres and was first designated in 1981. It encompasses a stretch of Station Road and includes within it a number of mostly Victorian- era developments

Saltaire Conservation Area Appraisal

Saltaire Conservation Area covers an area of 34.5 acres and was first designated in 1971. It encompasses Saltaire Village, Salt Mill, and Roberts Park. The 14 acre Roberts Park is the only area of the conservation area to fall within the boundary of the Baildon Neighbourhood Area

