

## **REF – AD/004A Southfield Farm**

Site Ref	AD/004A
Site NGR (centred)	SE075497
Site Address	Southfield Farm Addingham
Site Area	
Site Capacity	-
Allocation Area	

### **Site description**

The site is one of a series of parallelogram-shaped fields orientated NNE-SSW. It is located south of the conservation area of Addingham and abuts the north side of the Addingham bypass. It abuts the western edge of 1970s development at St Pauls Rise and to its west are 5 further open fields before the 1980s development of Big Meadow Drive, off Silsden Road.

The northern edge of the site is adjacent to the long terrace of early 20<sup>th</sup> century houses on Southfield Terrace. At one time these must have stretched incongruously into the fields, long before the development of St Pauls Rise or the bypass. The northern edge of the site is bordered by a public footpath leading east-west and a dense belt of trees which forms a historic field boundary. Further trees including some old examples form the western edge. The site itself is largely open except for the relatively modern farmhouse and agricultural buildings at Southfield Farm. The fields are open grassland although areas of tarmac hardstanding about the access track to Southfield Farm.

From the farm, views north are possible, which because of trees on the northern edge, largely exclude Addingham itself and open out towards the hills on the north side of Wharfedale including the landmark of Beamsley Beacon.

The site slopes gently towards the north.

### **Identified heritage constraints**

#### **Designated assets**

Addingham Conservation area adjacent to the north.  
Other assets within the conservation area would not be impacted.

#### **Non-designated assets**

None applicable.

## **Significance of assets**

Addingham Conservation Area was originally designated in 1977. An assessment of the conservation area and a review of its boundary were undertaken in 2001-2002. The new boundary of Addingham Conservation Area was adopted in February 2004.

Addingham Conservation Area covers the historic core and significant outer areas of this linear settlement which contains buildings from different eras of the village's history. The following timeline briefly summarises its development.

867 The Archbishop of York fled from York to Addingham to escape the Vikings, suggesting that the existing Anglo Saxon settlement contained an established Christian community in a settlement around the site of the present church.

Middle Ages By 1086 the manor of Addingham had been divided into two, and three new settlements were established in connection with the new manors: one at Town End / the Church Street area, one along the Roman Road 'The Street' to the south of the present-day village, and one around the present-day Manor House between Town Beck and Back Beck. A further farming settlement may have been established at The Green in the middle ages.

14<sup>th</sup> century Addingham becomes a local centre for the textile industry and the development associated with this expands the different settlements which make up Addingham and fill the spaces between the settlements.

18<sup>th</sup> / early19<sup>th</sup> century Addingham's textile industry experiences its most significant period of growth and much of the buildings which make up the village today are built, reflecting the activity and wealth of the village at this point. Several mills and a textile trading hall at 97 Main Street were built during this period, while Low Mill Village developed entirely around Low Mill, which was built in 1780.

Mid-Late 19<sup>th</sup> / early 20<sup>th</sup> century The textile industry expands and concentrates in larger settlements, but not in Addingham where the existing mills continue to operate into the early 20<sup>th</sup> century.

20<sup>th</sup> / 21<sup>st</sup> century Addingham expands as commuter dwellings are built in and around the historic cores of the village. Many buildings, including redundant textile buildings are also converted. The village nonetheless retains a busy, mixed use centre and a sense of community.

## **Key Characteristics of Addingham**

The following summarises the key elements of the character of Addingham conservation area:

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
- Identifiable 'clusters' of older development which have coalesced through later expansion.
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.
- An organic street pattern

- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial.
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and the juxtaposition of larger and smaller buildings

Addingham significantly can still be read as a linear settlement in its pastoral setting. Harm to this form occurred in the 1970s and 1980s with suburban developments at St Pauls Rise and Big Meadow Drive which make no attempt to respond to the layout, form or character of the village core. The remaining locations where open fields abut the core of the village are important to its identity and interpretation of its evolution. These open pastoral fringes also permit views into, through and out of the conservation area that significantly place it in its context, and significantly contribute to its character. The fields south of Main Street and west of Southfield Terrace, north of this proposed site, were specifically added to the conservation area on review in 2003 to guard against continued further development to the south of the village which would harm the setting of the core of the village. The proposed allocation would affect such open fields to the south and must be carefully considered.

Any development of the fields within the conservation area, identified as key open space would cause substantial harm. The site in question here abuts those strategic open spaces and directly affects the setting of the conservation area.

The heritage significance of the conservation area is **Medium**.

### **Impact of development on significance**

The proposed site adjoins the conservation area but is separated from it by a long established field boundary which is formed of a dense belt of shrubs and trees. These include evergreen hollies and even in winter there is virtually no view possible between the conservation area and the proposed site. The belt of vegetation also includes a small stream running east and a public footpath. The site cannot be seen from the footpath due to the vegetation.

The site is effectively self-contained due to robust field-edge planting on all sides. If the field-edge planting was maintained and reinforced as part of any development proposal, development would not be visible from within the conservation area. The proposed site is separated from the built form of the conservation area by a deep series of fields and it is felt that development of the site would not adversely affect the spatial qualities or setting of the conservation area.

Consideration must be given to ensuring that the fields within the conservation area north of the proposed site remain viable farm land and will not otherwise risk degeneration to scrub if they became disused. The same applies to fields separating AD004A and AD004B. These fields must remain viable for farming and not become land locked or prejudiced by surrounding development rendering them redundant and thus put under increasing pressure for development. An ‘either or’

approach to the choice of AD004A or AD004B would be preferable, maximising the retention of green space with a viable future south of the conservation area.

Subject to careful consideration of the above, development of the proposed site would have a **Negligible** impact on the significance of the conservation area.

### **Mitigation measures/ Opportunities to enhance significance**

None necessary beyond retention and reinforcement of the mixed native planting along all sides of the site.

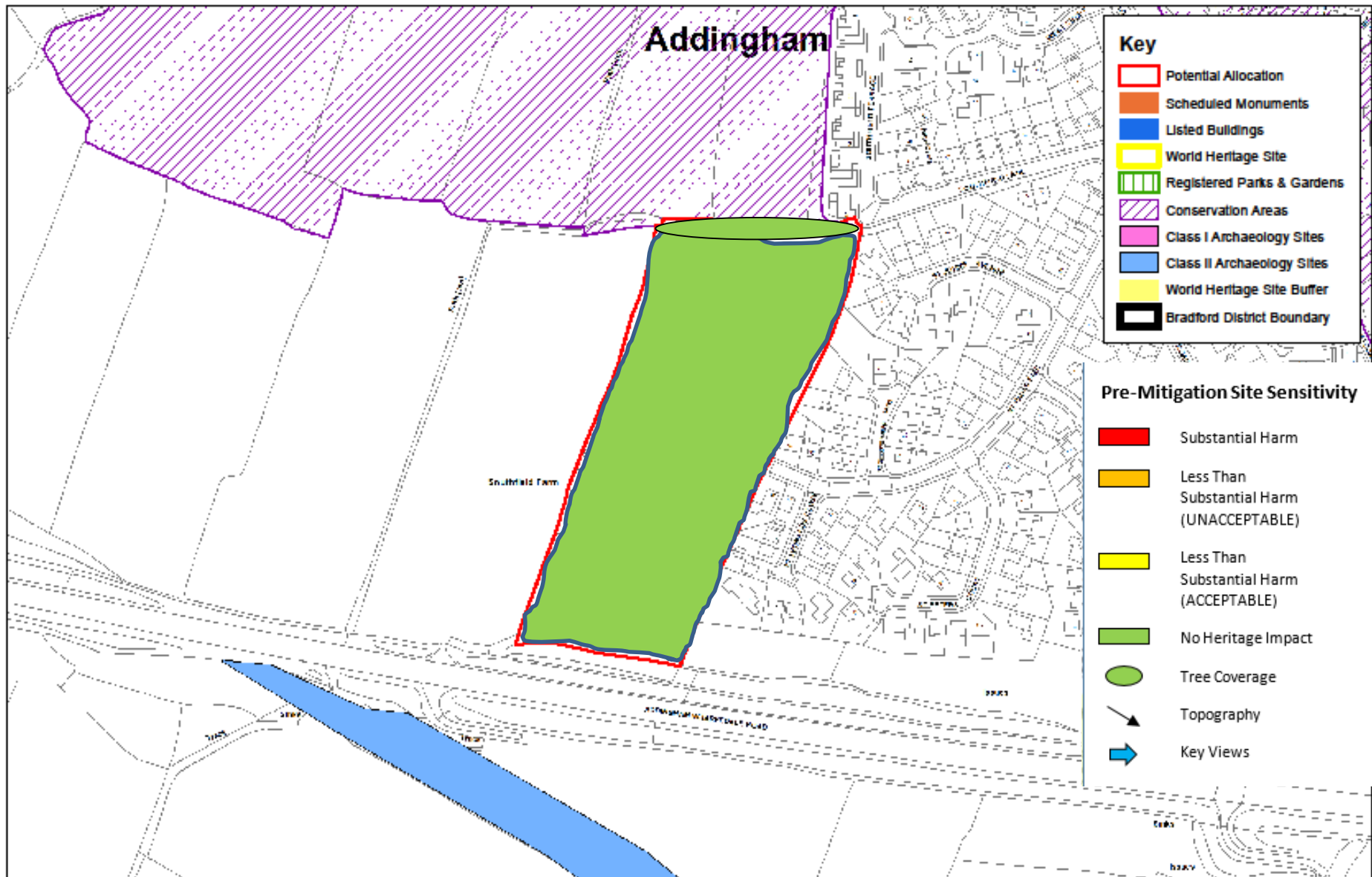
### **Impact on significance following mitigation measures**

N/A

### **Conclusion**

Development of this proposed site is concluded to be ACCEPTABLE but the impact of a combined allocation with AD004B must be considered with regard to ongoing viability and practical management of the agricultural land both forming part of and the setting of the conservation area.





## **REF – AD/004B Addingham Bypass**

Site Ref	AD/004B
Site NGR (centred)	SE075497
Site Address	Addingham Bypass (Big Meadows Drive)
Site Area	
Site Capacity	-
Allocation Area	

### **Site description**

The site comprises 2 fields, one of parallelogram shape and that to the west irregular in shape, orientated NNE-SSW. It is located south of the conservation area of Addingham and abuts the north side of the Addingham bypass. It abuts the eastern edge of 1980s development at Big Meadows Drive and to its east are 3 further open fields before the buildings comprising Southfields Farm and then the housing at St Pauls Rise.

The western edge of the site is an irregular line following an old field boundary, marked with mature trees and now dividing the open fields from suburban housing. The northern edge of the site is formed by a field boundary of hedgerow interspersed with larger trees, running WNW - ESE. Hedgerow with occasional trees also forms the boundaries between the 2 fields and the eastern edge. The southern edge of the site is formed by a public footpath which heads across from Southfield Farm leading towards the edge of the bypass and Broadfield Way in the housing to the west. The site itself is open grassland.

From the footpath, open views north are possible, with Addingham itself in a dip in the landscape in the middle distance, with open farmland beyond and towards the hills on the north side of Wharfedale including the landmark of Beamsley Beacon.

The site slopes gently towards the north.

### **Identified heritage constraints**

#### **Designated assets**

Addingham Conservation area adjacent to the north.  
Other assets within the conservation area would not be impacted.

#### **Non-designated assets**

None applicable.

## **Significance of assets**

Addingham Conservation Area was originally designated in 1977. An assessment of the conservation area and a review of its boundary were undertaken in 2001-2002. The new boundary of Addingham Conservation Area was adopted in February 2004.

Addingham Conservation Area covers the historic core and significant outer areas of this linear settlement which contains buildings from different eras of the village's history. The following timeline briefly summarises its development.

867 The Archbishop of York fled from York to Addingham to escape the Vikings, suggesting that the existing Anglo Saxon settlement contained an established Christian community in a settlement around the site of the present church.

Middle Ages By 1086 the manor of Addingham had been divided into two, and three new settlements were established in connection with the new manors: one at Town End / the Church Street area, one along the Roman Road 'The Street' to the south of the present-day village, and one around the present-day Manor House between Town Beck and Back Beck. A further farming settlement may have been established at The Green in the middle ages.

14<sup>th</sup> century Addingham becomes a local centre for the textile industry and the development associated with this expands the different settlements which make up Addingham and fill the spaces between the settlements.

18<sup>th</sup> / early 19<sup>th</sup> century Addingham's textile industry experiences its most significant period of growth and much of the buildings which make up the village today are built, reflecting the activity and wealth of the village at this point. Several mills and a textile trading hall at 97 Main Street were built during this period, while Low Mill Village developed entirely around Low Mill, which was built in 1780.

Mid-Late 19<sup>th</sup> / early 20<sup>th</sup> century The textile industry expands and concentrates in larger settlements, but not in Addingham where the existing mills continue to operate into the early 20<sup>th</sup> century.

20<sup>th</sup> / 21<sup>st</sup> century Addingham expands as commuter dwellings are built in and around the historic cores of the village. Many buildings, including redundant textile buildings are also converted. The village nonetheless retains a busy, mixed use centre and a sense of community.

## **Key Characteristics of Addingham**

The following summarises the key elements of the character of Addingham conservation area:

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
- Identifiable 'clusters' of older development which have coalesced through later expansion.
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.

- An organic street pattern
- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial.
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and the juxtaposition of larger and smaller buildings

Addingham significantly can still be read as a linear settlement in its pastoral setting. Harm to this form occurred in the 1970s and 1980s with suburban developments at St Pauls Rise and Big Meadow Drive which make no attempt to respond to the layout, form or character of the village core. The remaining locations where open fields abut the core of the village are important to its identity and interpretation of its evolution. These open pastoral fringes also permit views into, through and out of the conservation area that significantly place it in its context, and significantly contribute to its character. The fields south of Main Street and west of Southfield Terrace, north of this proposed site, were specifically added to the conservation area on review in 2003 to guard against continued further development to the south of the village which would harm the setting of the core of the village. The proposed allocation would affect such open fields to the south and must be carefully considered.

Any development of the fields within the conservation area, identified as key open space would cause substantial harm. The site in question here abuts those strategic open spaces and directly affects the setting of the conservation area.

The heritage significance of the conservation area is **Medium**.

## **Impact of development on significance**

The proposed site adjoins the conservation area to the north but is separated from it by a long established field boundary which is formed of a line of shrubs and trees. This is somewhat sparse, with gaps but is evidently a former hedgerow.

The relationship of the proposed site to the conservation area has been considered from all public vantage points. From the public footpath along the southern edge, The fields forming the southern buffer to the built form of the village are visible beyond the site, but views of the core of the village itself are limited due to distance and topography. Development of the proposed site would partly obscure these views, but they would remain visible across the adjoining fields to the east.

From Skipton Road to the north west of the village, good views exist of the village nestled in a shallow valley with fields adjacent. Analysis of this important view of the village in its setting confirms that AD004B would not be visible, excluded by mature vegetation and built form which frames the view.

From Green Lane in the conservation area views are available to the south over the rooftops of No.8 Main Street and the Craven Heifer Inn towards AD004B. The site is visible beyond the first

belt of fields and behind the field-edge trees. Although development here would be visible, it would have a very limited impact due to filtering by trees and hedgerows. Similar views are possible from Cockshott Place, over the roofs of listed houses on Main Street. Again, the site is visible beyond the first belt of fields and behind the field-edge trees. Although development here would be visible, it would have a very limited impact due to filtering by trees and hedgerows.

If the field-edge planting was maintained and reinforced as part of any development proposal, development would have a limited visible impact from within the conservation area. The proposed site is separated from the built form of the conservation area by a deep series of fields and it is felt that development of the site would not adversely affect the spatial qualities or setting of the conservation area. Development of the westernmost field of the two only would further lessen impact.

Consideration must be given to ensuring that the fields within the conservation area north of the proposed site remain viable farm land and will not otherwise risk degeneration to scrub if they became disused. The same applies to fields separating AD004A and AD004B. These fields must remain viable for farming and not become land locked or prejudiced by surrounding development rendering them redundant and thus put under increasing pressure for development. An 'either or' approach to the choice of AD004A or AD004B would be preferable, maximising the retention of green space with a viable future south of the conservation area.

Subject to careful consideration of the above, development of the proposed site would have a **Less than substantial harm of an acceptable level** impact on the significance of the conservation area.

### **Mitigation measures/ Opportunities to enhance significance**

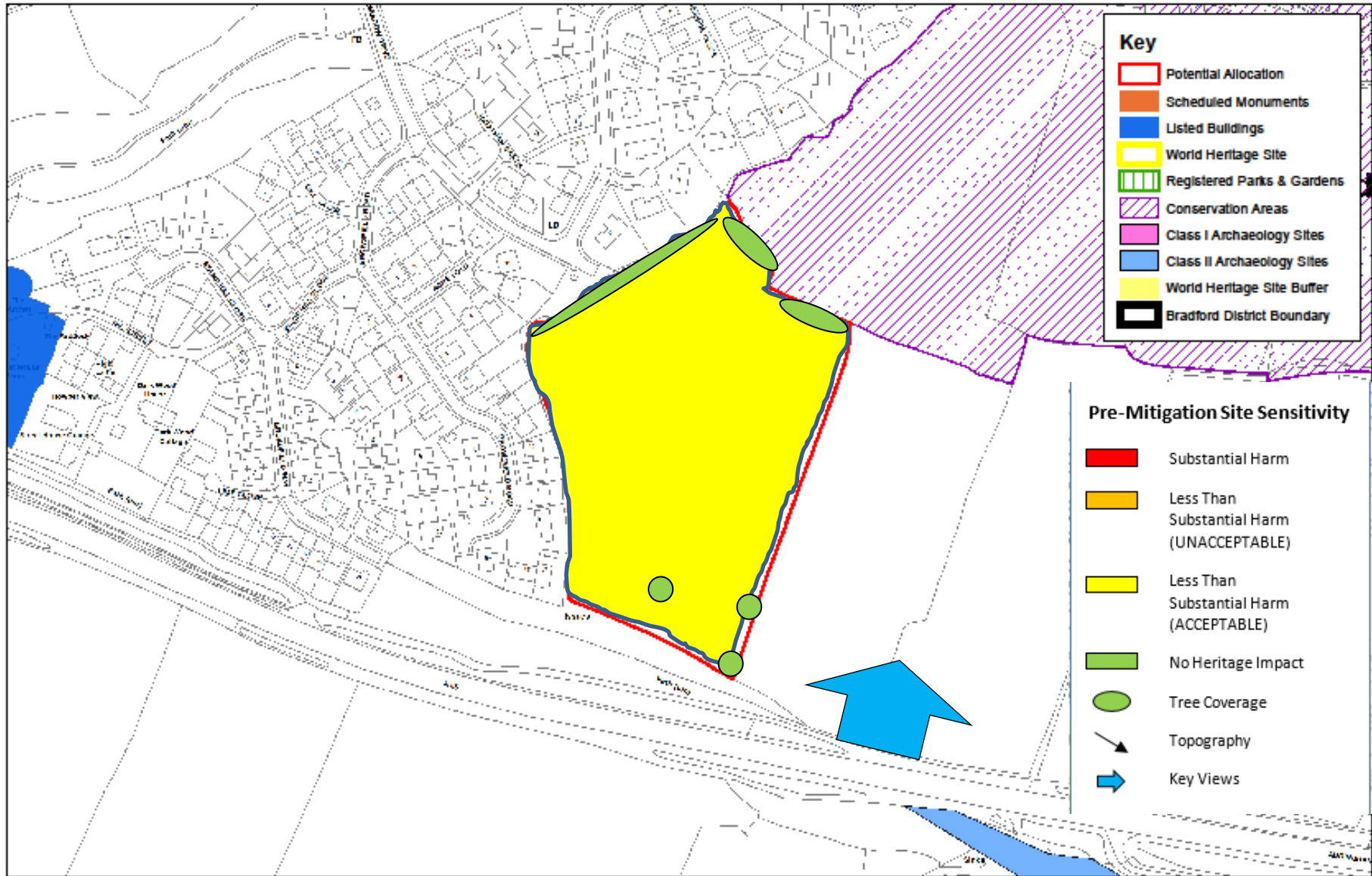
Enhancement of the existing field edge planting to provide a proper belt of shrub and trees which would soften the impact of development would assist in its integration into the landscape and further reduce any visible impact on the conservation area and its setting.

### **Impact on significance following mitigation measures**

N/A

### **Conclusion**

Development of this proposed site is concluded to result in a heritage impact of **Less than substantial harm of an acceptable level** but the impact of a combined allocation with AD004B must be considered with regard to ongoing viability and practical management of the agricultural land both forming part of and the setting of the conservation area.



**Key**

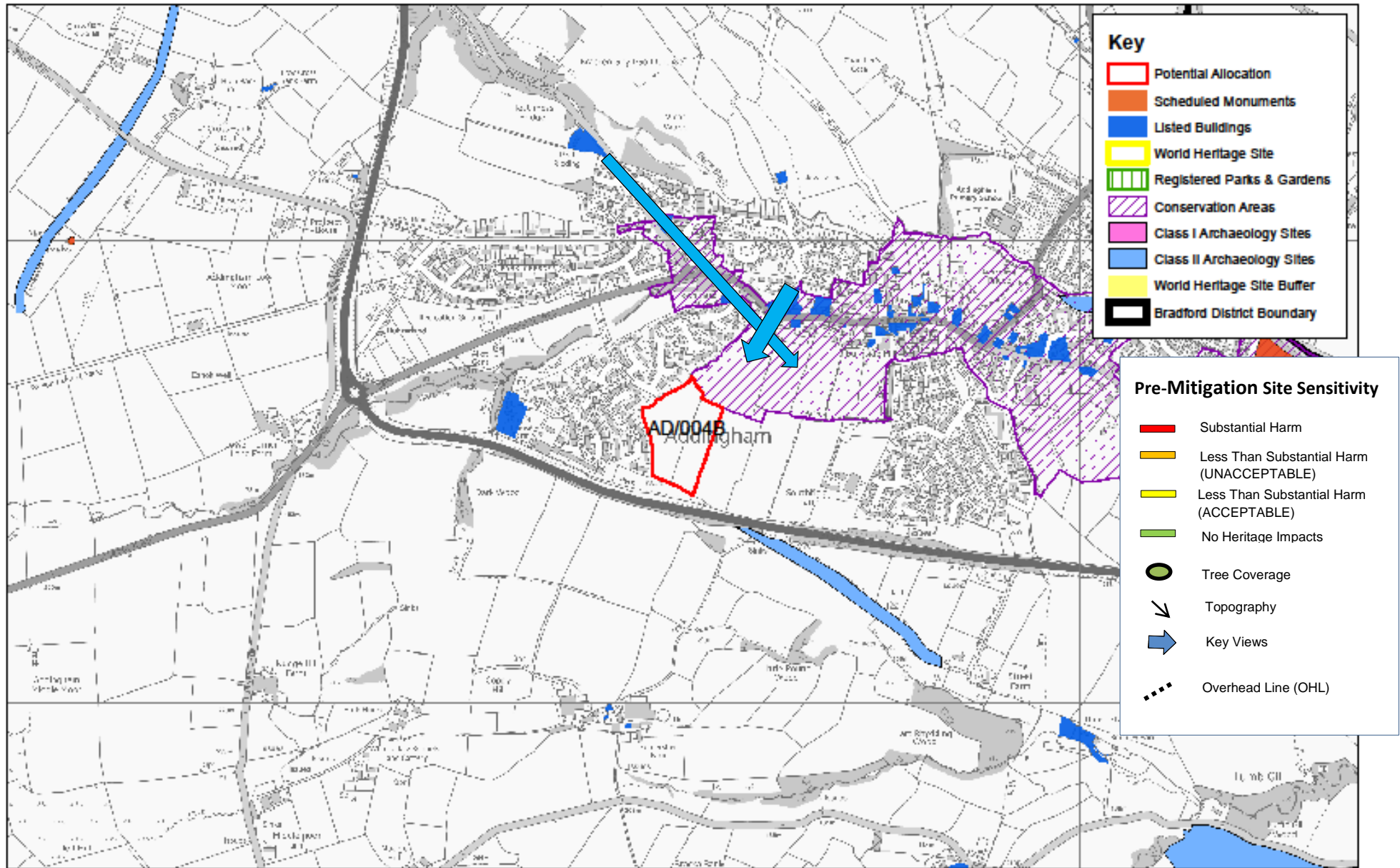
- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary

**Pre-Mitigation Site Sensitivity**

- Substantial Harm
- Less Than Substantial Harm (UNACCEPTABLE)
- Less Than Substantial Harm (ACCEPTABLE)
- No Heritage Impact
- Tree Coverage
- Topography
- Key Views







## **BA/004 – The Rowans, Baildon**

Site Ref	BA/004
Site NGR (centred)	SE135392
Site Address	The Rowans BD17 5DB
Site Area	2.12ha
Site Capacity	56
Allocation Area	Bradford NW

### **Site description**

The proposal site is a rectangular agricultural field to the north and east of The Rowans off Lucy Hall Drive. Crook Farm Caravan Park forms the north boundary with views over the Aire Valley. Fields systems extend west. The topography of the site rises sharply from south to north towards the caravan park. A public footpath runs along the east and north boundary of the site.

### **Identified heritage constraints**

#### **Designated assets**

- Saltaire World Heritage Site Buffer Zone (NHLE1000099),
- Scheduled Monument (NHLE 1009717)

#### **Non-designated assets**

West Yorkshire Archaeological Advisory Services (WYAAS) comment: PRN16461 not far away. Cup-marked rocks further downslope eg PRNs 335,336, 14157, 14158.

### **Significance of assets**

#### **Saltaire WHS Buffer Zone**

In accordance with UNESCO World Heritage Centre’s guidelines, Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation that provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the ‘attributes’ of the site’s Outstanding



Universal Values is the ‘Valley location, topography and setting’. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views. Highlighted vantage points and views towards the village from the north include View 16 from Crooke Farm, View 17 from Hope Hill and View 18 from Hope Farm.

Views from Crooke Farm (Fig.1&2) look south east across proposal site BA/004 towards Saltaire village. The management plan describes the foreground of the view as *farmland and development either side of Lucy Hall Drive. Beyond the green ridgeline the World Heritage Site can be clearly seen, its characteristic grid layout distinguishing it from the later urban development around it. Principal buildings including the bell tower of the United Reformed Church, the Victoria Hall and Salts Mill and its chimney can be seen. The rural wooded backdrop to the south of the site forms a key component of the view. The distant horizon is formed by Heaton and Manningham. It is unbroken by tall buildings with the exception of the chimney of Manningham Mills, which is an iconic landmark of Bradford.* (2014).

The rural foreground setting and long views are assessed in the Management Plan as being of fair condition and **Critical (Very High)** importance, as the views allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context from an elevated vantage point. The ensemble of mills, public buildings and housing can be clearly seen and the architectural quality and uniformity of the village is evident. Identified views require protection as they allow for the significance of Saltaire’s Outstanding Universal Value to be appreciated. Site BA/004 forms the foreground to the critical views to the World Heritage Site and currently makes a very positive contribution to the rural setting. The Setting Survey in the Management Plan includes this view as of ‘unparalleled quality. The Site’s rural valley location and setting... are immediately evident’. There is a risk that new housing development will have a significant impact on the foreground and rural setting views towards the World Heritage Site causing the downgrading of the condition from Fair to Poor. For this reason, Historic England should be consulted on whether downgrading of this view to the World Heritage Site has a significant impact on the Outstanding Universal Values of Saltaire, and whether it should be referred to UNESCO and ICOMOS.

### **Scheduled Monument (NHLE 1009717) Late Neolithic- Bronze Carved Rock**

The monument includes a flat gritstone carved rock in a field north of Bracken Hall Farm. The carving consists of a shallow cup surrounded by a wide, shallow, roughly pecked and uneven ring.

The moor is particularly rich in remains of prehistoric activity. The most numerous relics are the rock carvings that can be found on many of the boulders and outcrops scattered across the moor. Burial monuments, stone circles and a range of enclosed settlements are also known. Prehistoric rock carving is found on rock outcrops in several parts of upland Britain with one of the densest

concentrations on Rombalds Moor. The most common form of decoration is the 'cup and ring' mark in which expanses of small cup-like hollows, which may be surrounded by one or more 'rings', are pecked into the surface of the rock. Other shapes and patterns, including some dominated by grooves or lines, are also known. Carvings may occur singly or in small groups, or may cover extensive areas of rock surface. They are believed to date to the Late Neolithic and Bronze Age periods (c.2500-1500 BC) and provide one of our most important insights into prehistoric 'art'. The exact meaning of the designs remains unknown, but they have been interpreted as sacred or religious symbols. Frequently they are found close to contemporary burial monuments. All positively identified prehistoric rock carving sites exhibiting a significant group of designs has been identified as **Nationally Important (High)**.

The determination of high significance is ascribed to the designated asset based on its rarity and heritage values as set out by Historic England's Conservation Principles, Policies and Guidance (2008). The cup marked stone demonstrates and retains historic value as both an illustrative and associative marker of late Neolithic- Early Bronze Age activity. The carvings have aesthetic value as rock art.

### **Impact of development on significance**

In the WHS Management Plan, View 16 is classed as **Critical** and 'provides rare uninterrupted and notably aesthetic views of Saltaire along its length. The view allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context'. Regarding condition, development in the foreground has had a 'significant detrimental impact' on the view. Development on the site has the potential to cause further negative impact to the setting of the World Heritage Site. Existing modern development along The Rowans and Lucy Hall Drive/West Lane has already negatively affected the views and rural backdrop which otherwise has remained unspoilt. Dependant on the proposed scale of development, the impact on Saltaire Village, its critical views from and towards the buffer zone and rural backdrop would be **Major - Moderate**. There are no obtainable views of BA/004 from within the World Heritage Site.

Scheduled Monument NHLE 1009717 is not noticeably visible from the proposed development site. There will be no impact on the heritage value based significance of the monument or its setting by the development of the site. There will be **No Change** to the character or setting of the Scheduled Monument.

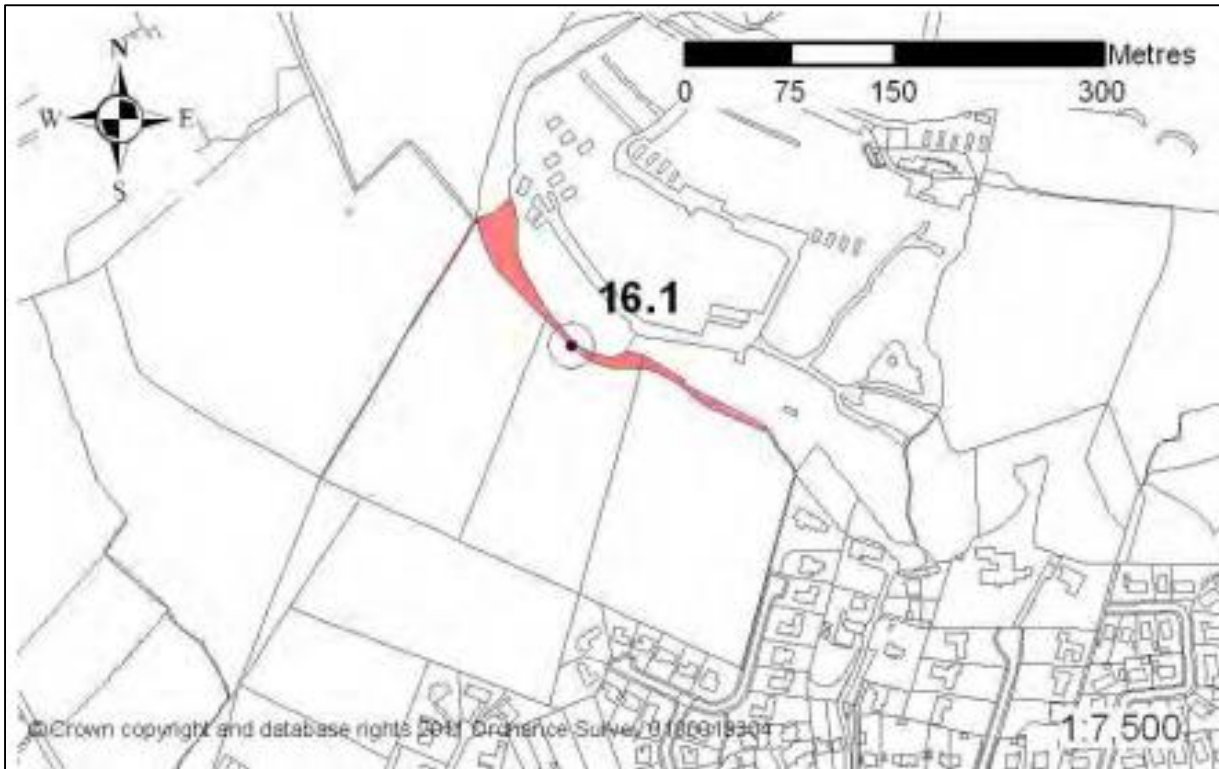


Figure 1 Saltaire WHS Management Plan Key View 16



Figure 2 View towards WHS from viewpoint 16



Figure 3 BA/004 looking south



Figure 4 BA/004 looking north west



## **Mitigation measures/ Opportunities to enhance significance**

Due to the topography of the site, it is unlikely that sufficient mitigation can be incorporated into a viable development scheme that would result in a less than substantial impact of acceptable level on the identified critical views of the World Heritage Site. Historic England should be consulted on whether downgrading of this view has a significant impact on the Outstanding Universal Values (OUV) of Saltaire, and whether it should be referred to UNESCO and ICOMOS.

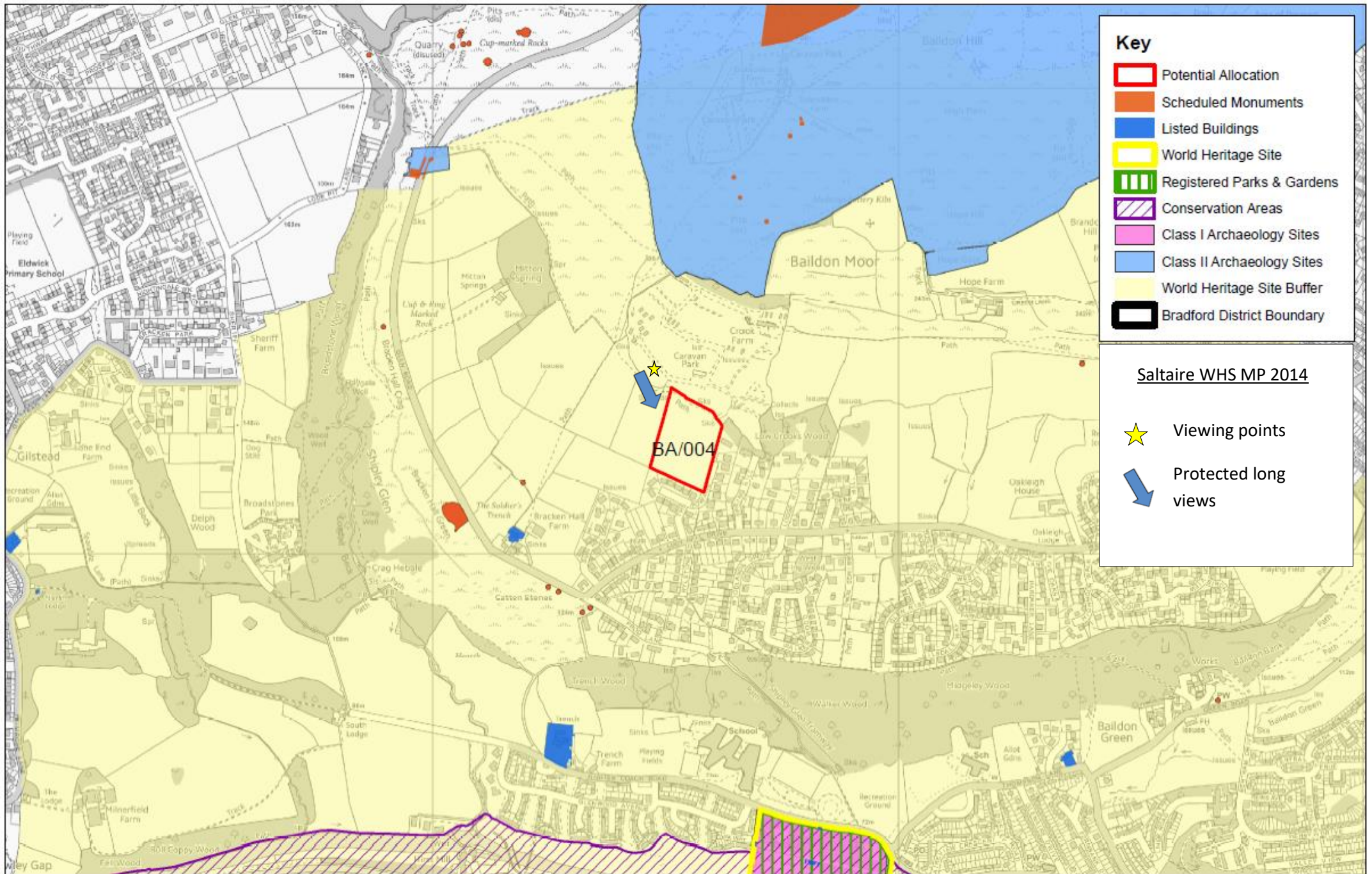
WYAAS recommend that subject to this site being progressed as development option, a predetermination archaeological evaluation should be undertaken due to the dense concentrations of known prehistoric archaeology around the moorland.

## **Impact on significance following mitigation measures**

Subject to further consultation with Historic England and West Yorkshire Archaeological Advisory Services, if a sufficient mitigation strategy can be identified that preserves and protects the views critical to the interpretation of the WHS and its outstanding universal value, some development may be achievable towards the southern end of the site. A naturally screened development that does not detract from the interpretation and OUV of the WHS would be considered **Less than Substantial Harm (of an Acceptable Level)**.

## **Conclusion**

The impact that development will have on the protected long view towards and from the WHS increases with the rising topography of the site. At present, there are open views of the WHS from within the boundary of BA/004. Development will only be **ACCEPTABLE** if a mitigation strategy can be devised and agreed upon that screens development from the established viewing points.



**Key**

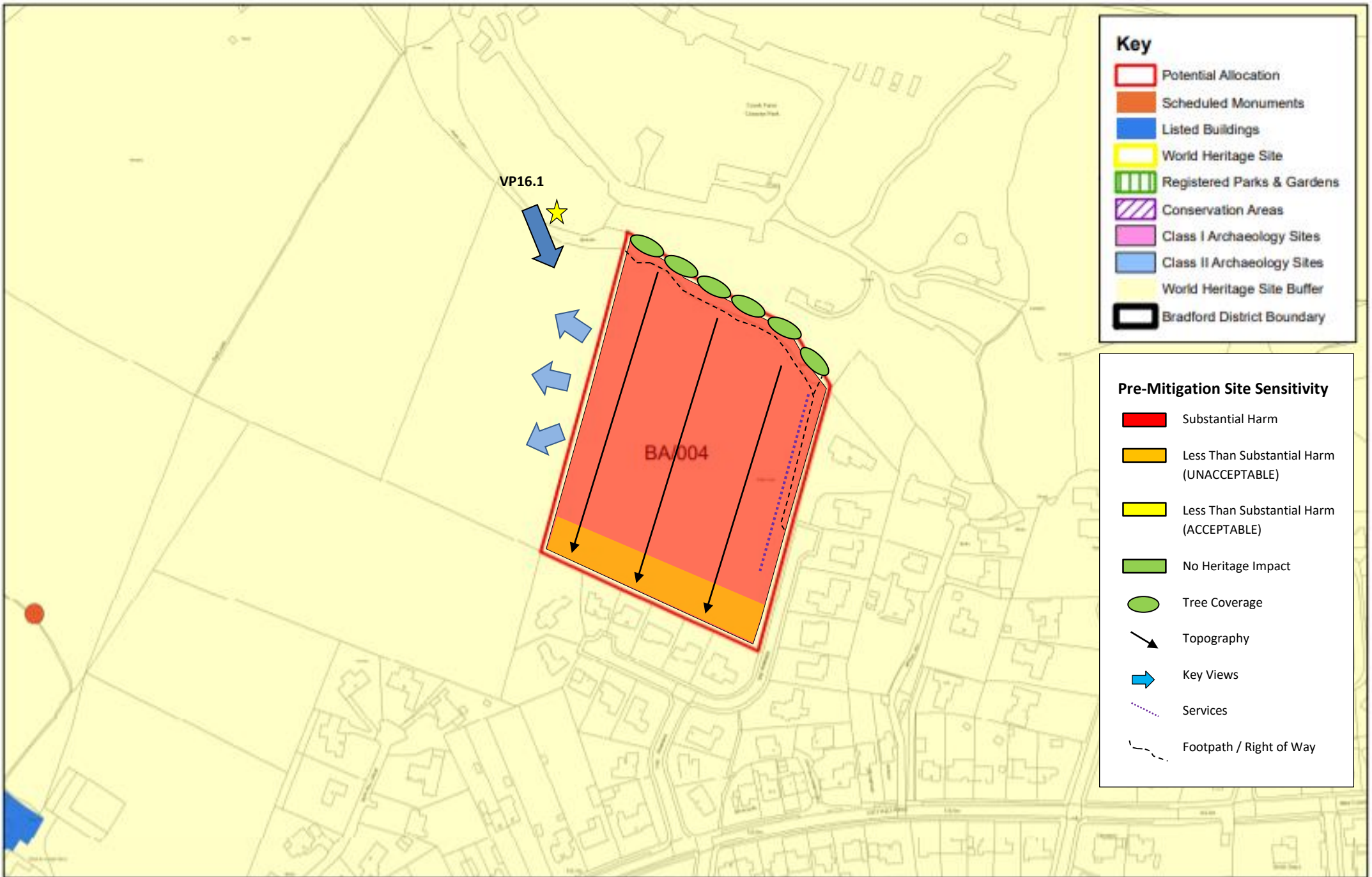
- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary

Salthouse WHS MP 2014

- ★ Viewing points
- ↘ Protected long views







**Key**

- Potential Allocation
- Scheduled Monuments
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- World Heritage Site Buffer
- Bradford District Boundary

**Pre-Mitigation Site Sensitivity**

- Substantial Harm
- Less Than Substantial Harm (UNACCEPTABLE)
- Less Than Substantial Harm (ACCEPTABLE)
- No Heritage Impact
- Tree Coverage
- Topography
- Key Views
- Services
- Footpath / Right of Way



## **BA/005 - West Lane, Baildon**

Site Ref	BA/005
Site NGR (centred)	SE 142 390
Site Address	West Lane BD17
Site Area	
Site Capacity	-
Allocation Area	Bradford NW

### **Site description**

The proposal site is an irregular shaped parcel of agricultural land to the north of West Lane. Honey Pot Lane and Oakleigh Lodge form the west boundary of the site and Oakleigh House and a further detached modern property set within large landscaped gardens form the north west corner. To the immediate north of the proposal site, field systems extend with a gradual incline towards Hope Farm and Baildon Moor. The land to the east of the proposal site is agricultural land proposed for allocation as BA/023. The topography of the site is relatively flat with a slight incline from south to north.

### **Identified heritage constraints**

#### **Designated assets**

- Saltaire World Heritage Site Buffer Zone (NHLE1000099),
- Scheduled Monument (NHLE 1011738) Late Neolithic- Bronze Age cup marked stone located on Rombalds Moor.

#### **Non-designated assets**

**WYAAS Comment: PRNs 7209 (SAM), 14300, 2520, 7212, 3934 & 3422 in vicinity. Recommend predetermination archaeological evaluation.**

### **Significance of assets**

#### **Saltaire WHS Buffer Zone**

In accordance with UNESCO World Heritage Centre's guidelines Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding



Universal Value (OUV) of Saltaire WHS. One of the ‘attributes’ of the site’s Outstanding Universal Values is the ‘Valley location, topography and setting’. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views. Highlighted vantage points and views towards the village from the north include View 16 from Crooke Farm, View 17 from Hope Hill and View 18 from Hope Farm.

Views from Hope Farm (View 18) look across proposal site BA/005 towards Saltaire village. The management plan describes the view as *open pasture forming part of Hope Farm with development along West Lane Baildon also visible. Beyond the ridgeline the world heritage site can be clearly seen, its characteristic grid layout distinguishing it from the later urban development around it. The bell tower of the United Reformed Church and George Street are aligned centrally in the view. The side elevation of Victoria Hall and the rear elevation of Salts Mill and its chimney can be seen clearly. The rural wooded backdrop to the village forms a key component of the views.* (2014).

The rural foreground setting and long views are assessed in the Management Plan as being of good condition and **Critical (Very High)** importance, allowing uninterrupted aesthetic views of the village. Identified views require protection as they allow for the significance of Saltaire’s Outstanding Universal Value to be appreciated. Site BA/005 forms the foreground to the critical views to the World Heritage Site and currently makes a very positive contribution to the rural setting with idyllic pasture and groups of trees. The Setting Survey in the Management Plan includes this view as of ‘unparalleled quality. The Site’s rural valley location and setting... are immediately evident’. There is a risk that new housing development will have a significant impact on the foreground and rural setting views towards the World Heritage Site causing the downgrading of the condition from Good to Fair. For this reason, Historic England should be consulted on whether downgrading of this view to the World Heritage Site has a significant impact on the Outstanding Universal Values of Saltaire, and whether it should be referred to UNESCO and ICOMOS.

### **Scheduled Monument (NHLE 1011738) Late Neolithic- Bronze Age cup marked stone**

The monument includes a carved grit stone rock, partly covered in earth and vegetation. It is situated in the second field below Dove Hall in Baildon. The carving consists of four well defined cups in a group, and a possible smaller cup, all on the south facing vertical face of the rock.

The moor is particularly rich in remains of prehistoric activity. The most numerous relics are the rock carvings which can be found on many of the boulders and outcrops scattered across the moor. Burial monuments, stone circles and a range of enclosed settlements are also known. Prehistoric rock carving is found on rock outcrops in several parts of upland Britain with one of

the densest concentrations on Rombalds Moor. The most common form of decoration is the 'cup and ring' mark in which expanses of small cup-like hollows, which may be surrounded by one or more 'rings', are pecked into the surface of the rock. Other shapes and patterns, including some dominated by grooves or lines, are also known. Carvings may occur singly or in small groups, or may cover extensive areas of rock surface. They are believed to date to the Late Neolithic and Bronze Age periods (c.2500-1500 BC) and provide one of our most important insights into prehistoric 'art'. The exact meaning of the designs remains unknown, but they have been interpreted as sacred or religious symbols. Frequently they are found close to contemporary burial monuments. All positively identified prehistoric rock carving sites exhibiting a significant group of designs has been identified as **Nationally Important (High)**.

The determination of high significance is ascribed to the designated asset based on its rarity and heritage values as set out by Historic England's Conservation Principles, Policies and Guidance (2008). The cup marked stone demonstrates and retains historic value as both an illustrative and associative marker of late Neolithic- Early Bronze Age activity. The carvings have aesthetic value as rock art.

### **Impact of development on significance**

In the WHS Management Plan, View 18 is classed as Critical and 'provides rare uninterrupted and notably aesthetic views of Saltaire along its length. The view allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context'. Regarding condition 'Development along West Lane Baildon has had a significant impact on the views from the eastern end but otherwise the views have largely unspoilt foregrounds'. Development on the site has the potential to cause further negative impact to the setting of the World Heritage Site. Existing modern development along West Lane has already negatively impacted on the views and rural backdrop which otherwise have remained unspoilt. There are no obtainable views of the World Heritage Site from within the site boundary. Dependant on the proposed scale of development the scale of impact on the critical views from the buffer zone and rural backdrop would be **Moderate**.

Scheduled Monument NHLE 1011738 is not visible from the proposed development site. There will be no impact on the heritage value based significance of the monument or its setting by the development of the site. There will be **No Change** to the character or setting of the Scheduled Monument.

### **Mitigation measures/ Opportunities to enhance significance**

In order to mitigate the negative impact development will have on the long views toward the WHS, it is suggested that restrictions are placed on the number of dwellings to be built and that their scale is restricted to conform to the hierarchy of their setting.

Sympathetic materials must be used in the construction of dwellings and a landscaping strategy should be introduced to create a green boundary at the north of the site.

## Impact on significance following mitigation measures

Subject to further consultation with Historic England, if sufficient mitigation measures are employed on the site, the level of impact of development will be considered **Less than Substantial Harm (of an Acceptable Level)**.

## Conclusion

The impact that development will have on the protected long view of the WHS from Baildon Moor increases with the rising topography of the site. At present there is limited natural screening at the north boundary of the site and there is concern over the heights of any potential development. Development will only be ACCEPTABLE on the provision of a green landscaped buffer at the north and west of the site that screens the development from the established viewing points.

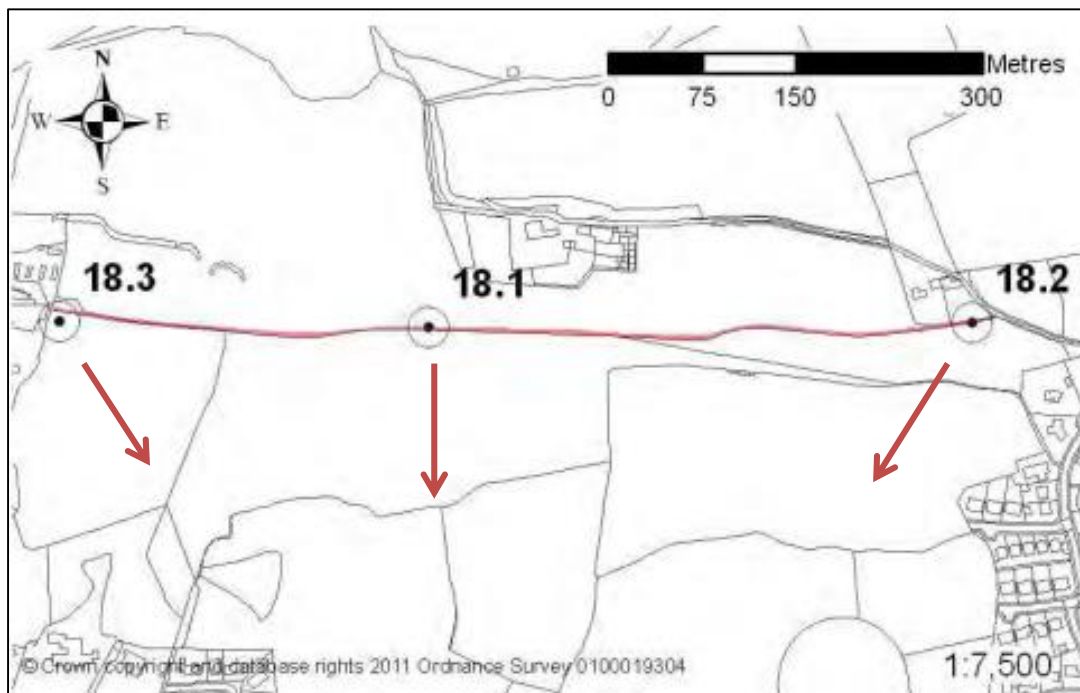


Figure 1. WHS critical viewpoints 18



Figure 2. Site BA/005 as seen from viewpoint 18.1



Figure 3. View towards BA/005 from viewpoint 18.2



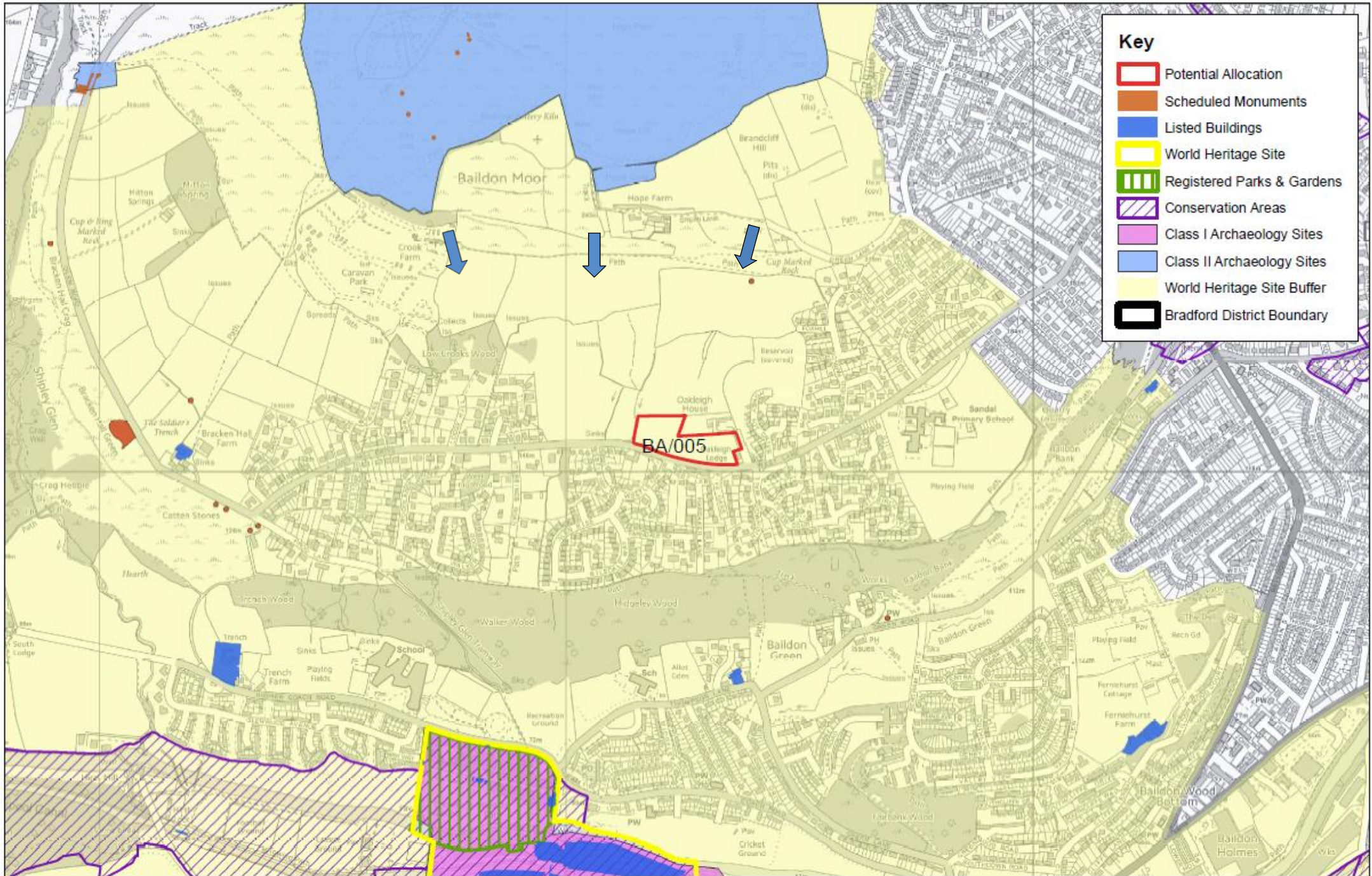


Figure 4. Site BA/005 Looking NW from West Lane



Figure 5 View of BA/005 Looking N from West Lane



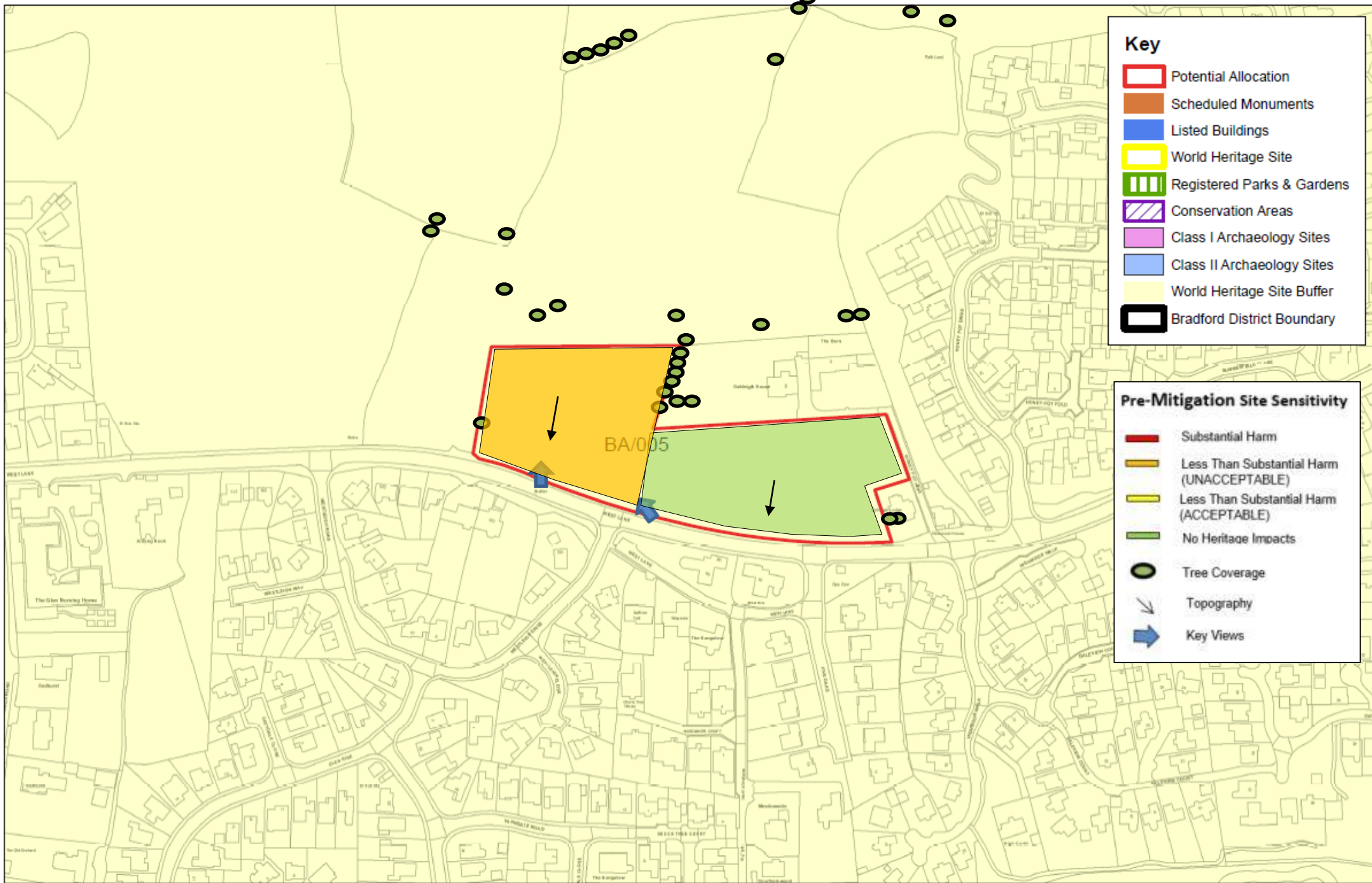


**Key**

- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary







**Key**

- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary

**Pre-Mitigation Site Sensitivity**

- Substantial Harm
- Less Than Substantial Harm (UNACCEPTABLE)
- Less Than Substantial Harm (ACCEPTABLE)
- No Heritage Impacts
- Tree Coverage
- ↘ Topography
- ➔ Key Views



## **BA/007 Ferniehurst Farm, Baildon**

Site Ref	BA/007
Site NGR (centred)	SE152384
Site Address	Ferniehurst Farm
Site Area	0.57 Ha
Site Capacity	15
Allocation Area	Bradford NW

### **Site description**

The site is an irregular shaped agricultural field not currently under cultivation, to the immediate north east of Ferniehurst Farm. The site is bounded to the south and east by Baildon Wood, open land belonging to Ferniehurst Farm to the east and allocation site BA/008B to the north. To the north west of the site is Ferniehurst Cottage and Red Cottage Farm is located beyond the east boundary. Both of these properties, which have views into the site, were built in the early 20<sup>th</sup> century and are not recognised heritage assets. The topography of the site rises steeply from south to north. Vehicle access to the site is via an un-adopted trackway from Baildon Wood Court.

### **Identified heritage constraints**

#### **Designated assets**

- Saltaire World Heritage Site Buffer Zone,
- Grade II Listed Ferniehurst Farm (NHLE- 1429341)

**Historic England comment:** The site is within the Saltaire World Heritage Site (WHS) buffer zone. The site is also adjacent to the Grade II listed Ferniehurst Farm. Development of this area could harm elements which contribute to the significance of the Saltaire WHS and Ferniehurst Farm. Development of this area could harm elements which contribute to the significance of these heritage assets.

#### **Non-designated assets**

**WYAAS comment:** Potential damaging impact on Listed Ferniehurst Farm - model farm built for son of Sir Titus Salt. Needs assessing carefully if potentially to be included for development



## **Significance of assets**

### **Saltaire WHS Buffer Zone**

In accordance with UNESCO World Heritage Centre's guidelines, Saltaire World Heritage Site, 1.25km to the south west, was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. UNESCO defines the Buffer Zone as:

An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection

The Buffer Zone for Saltaire was determined on the basis of including all the surrounding landscape visible from within the World Heritage site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

The significance of the Saltaire World Heritage Site is **Very High (International)** due to its Outstanding Universal Value.

### **Grade II Listed Ferniehurst Farm (NHLE- 1429341)**

Ferniehurst Farm, adjacent to the site, is believed to have been constructed in the 1860s/70s. It was constructed for Edward Salt Esq (1837-1903), son of Sir Titus Salt (1803-1876), as a model home farm for his Ferniehurst estate. In addition to the main house and farm, the estate also comprised stabling and carriage houses, laundry, outbuildings, glasshouses, servants' cottages, a lodge, and extensive gardens and pleasure grounds.

The only surviving built remnant of the Ferniehurst estate is grade II listed Ferniehurst Farm. Historic England identify the property as being a good example of a small-scale model farm that reflects the aspirations of its owner and having a strong level of architectural and decorative detailing providing an aesthetic element to its functional structures. The designated asset retains historical value through its associative link to the Salt family and their domestic lives away from the business life within the Saltaire WHS.

Most of the agricultural land surrounding the farm has since been built upon and all the remaining estate buildings have been demolished. Ferniehurst Farm is an important survival of an intact group of farm buildings in an increasingly urbanised area that illustrate the area's pre-urban past. The significance of Ferniehurst Farm is **Medium (Regional)**



*Figure 1 BA/007 Looking North*



*Figure 2 BA/007 Looking West*

## **Impact of development on significance**

Development of the site would erase the last remnant of agricultural land associated with the Ferniehurst Estate, negatively impacting on the character and setting of Ferniehurst Farm. The scale of impact on Ferniehurst Farm will be **Major**

There will be no direct impact on the character and setting of the WHS with no obtainable views between the two. However, it should be considered that due to the historic/family ties to both locations there will be an indirect negative impact on the interpretation and understanding of the WHS development. The scale of impact on the WHS would be **Minor**.

## **Mitigation measures/ Opportunities to enhance significance**

As this site is the last parcel of agricultural land associated with Ferniehurst farm and the wider Ferniehurst Estate, it is considered that there are no mitigation measures that could be incorporated that would negate to an acceptable level the harm caused to the setting of the designated heritage asset.

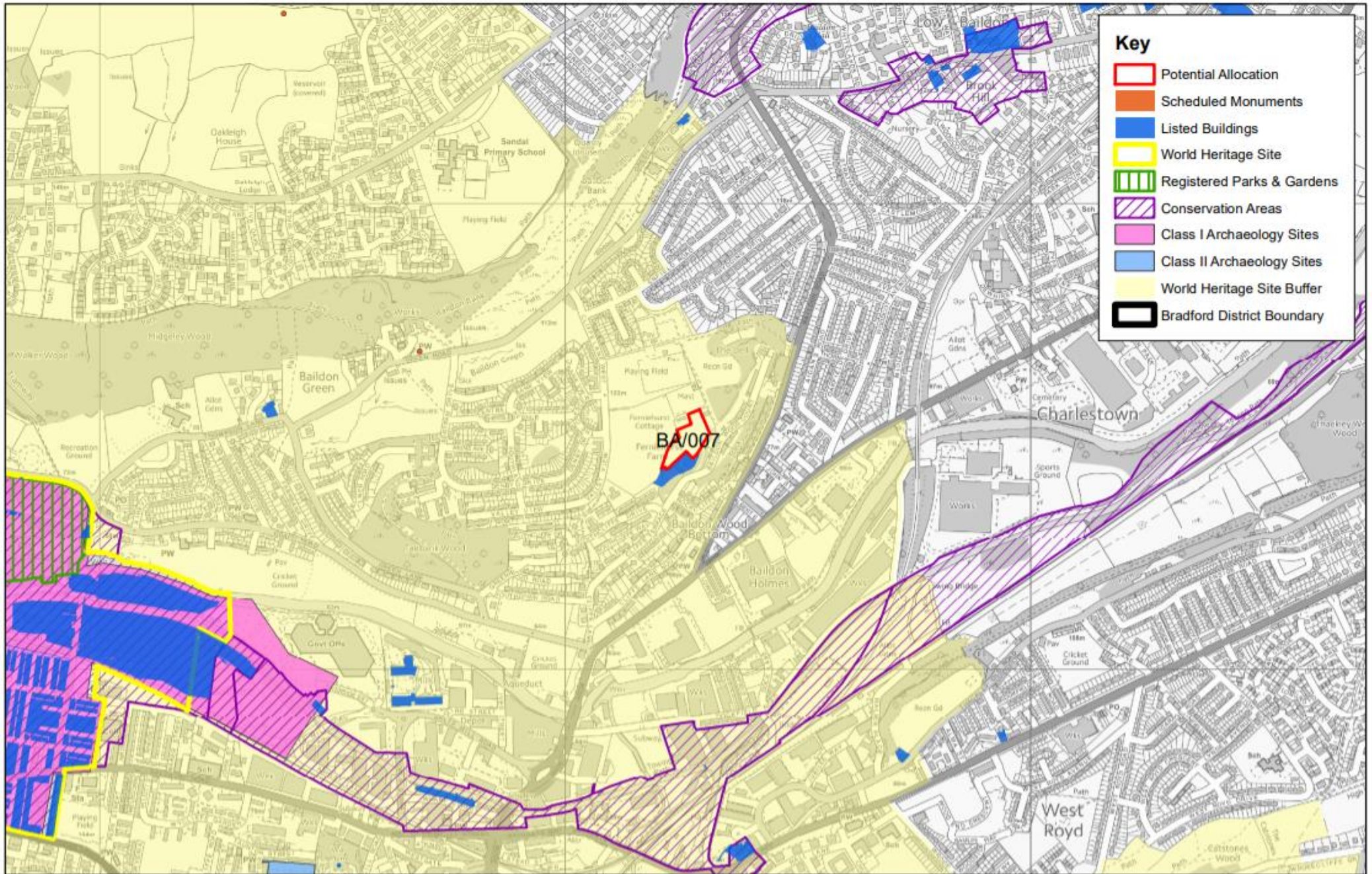
## **Impact on significance following mitigation measures**

As it is not possible to mitigate the harm development of this site would cause to the character and setting of Ferniehurst Farm the resulting effect of any development would constitute **Substantial Harm**

## **Conclusion**

Modern development of the fields around Ferniehurst Farm has gradually eroded its setting. The farm and its immediate rural setting is the last surviving link to the Salt Family Ferniehurst Estate. Further development would remove the last agricultural field associated with the farm resulting in **Substantial Harm** to its character, setting and significance. Redevelopment of the site is considered **UNACCEPTABLE**.



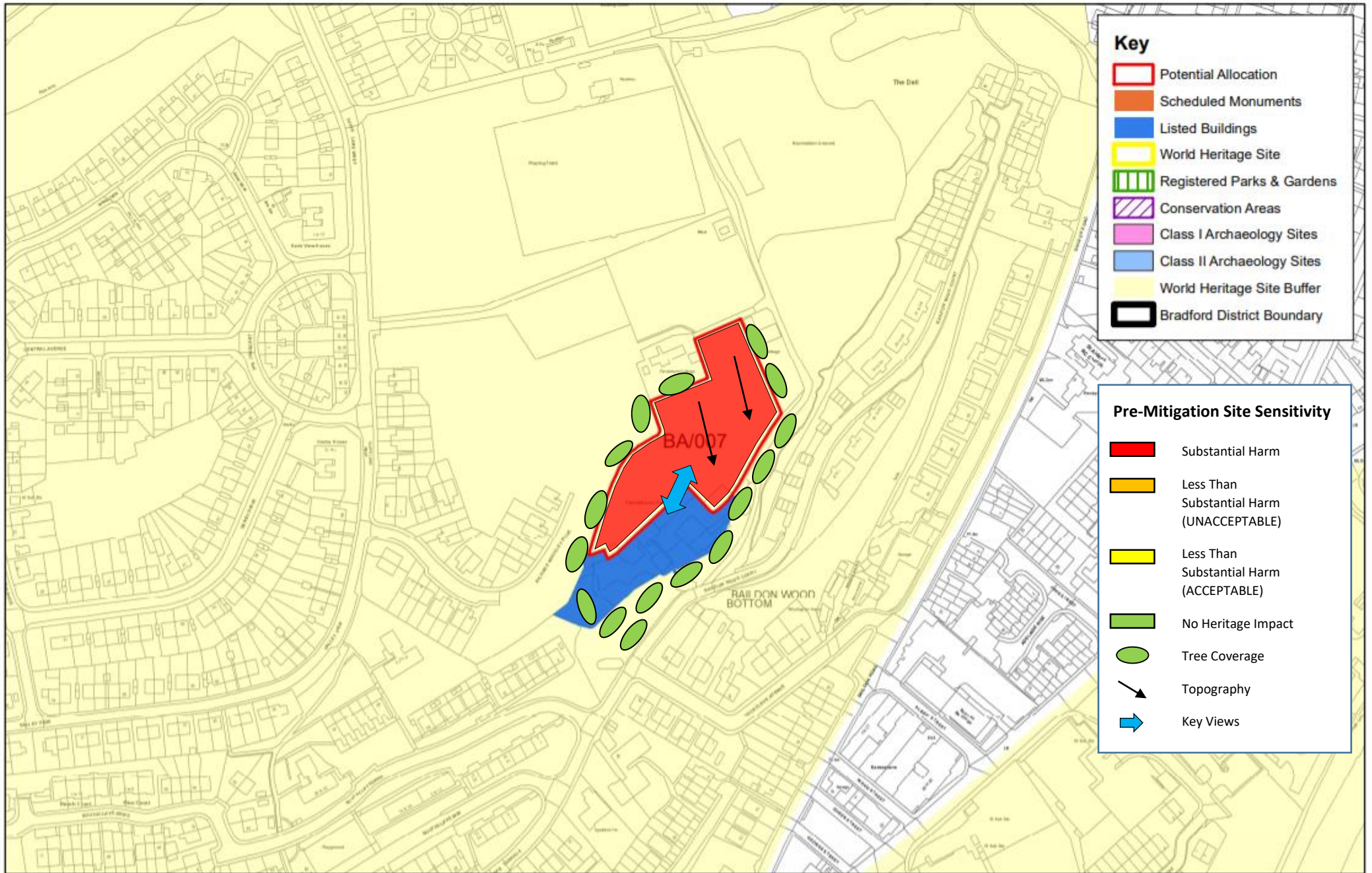


**Key**

- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary







## **BA/008B Cliffe Lane West, Baildon**

Site Ref	BA/008B
Site NGR (centred)	SE152385
Site Address	Cliffe Lane West
Site Area	0.63 ha
Site Capacity	20
Allocation Area	Baildon

### **Site description**

The proposal site is an irregular shaped brownfield site located to the immediate north west of the recent Cliffe Lane West housing estate development in Baildon. The site is bounded to the north and south west by mature tree lines. There are obtainable views into the modern development site from the open west boundary and a dry stone wall and public bridleway form the east boundary of the site. Recreational fields are located to the north and east of the site. To the immediate south is a vehicle access track to Ferniehurst cottage and Red cottage both of which are early 20th century properties, neither have recognised heritage value. These properties both have available views into the proposed development site.

The site is currently split by an off- centre fenced boundary. The west half of the site is made up of hard standing, remnants of the Ferniehurst Primary School playground. The east side is grassland not currently under cultivation. The topography of the site is relatively level due to previous landscaping work.

### **Identified heritage constraints**

#### **Designated assets**

- Saltaire World Heritage Site Buffer Zone,
- Grade II Listed Ferniehurst Farm (NHLE- 1429341)

**Historic England comment:** The site is within the Saltaire World Heritage Site (WHS) buffer zone. The site is also close to the Grade II listed Ferniehurst Farm. Development of this area could harm elements which contribute to the significance of the Saltaire WHS and Ferniehurst Farm

#### **Non-designated assets**

**WYAAS comment:** No apparent significant archaeological implications

## **Significance of assets**

### **Saltaire WHS Buffer Zone**

In accordance with UNESCO World Heritage Centre's guidelines, Saltaire World Heritage Site, 1.05km to the south west, was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. UNESCO defines the Buffer Zone as:

An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection

The Buffer Zone for Saltaire was determined on the basis of including all the surrounding landscape visible from within the World Heritage site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

The significance of the Saltaire World Heritage Site is **Very High (International)** due to its Outstanding Universal Value.

### **Grade II Listed Ferniehurst Farm (NHLE- 1429341)**

Ferniehurst Farm, 100m to the south of the proposal site, is believed to have been constructed in the 1860s/70s. It was constructed for Edward Salt Esq (1837-1903), son of Sir Titus Salt (1803-1876), as a model home farm for his Ferniehurst estate. In addition to the main house and farm, the estate also comprised stabling and carriage houses, laundry, outbuildings, glasshouses, servants' cottages, a lodge, and extensive gardens and pleasure grounds.

The only surviving built remnant of the Ferniehurst Estate is Ferniehurst Farm. It is Grade II listed as it retains heritage significance through its evidential, historic and aesthetic value. The Historic England listing for the site highlights the importance of the survival of an intact group of farm buildings in an increasingly urbanised area that illustrate the area's pre-urban past.

## **Impact of development on significance**

Development of the site will have no impact on the character and setting of the Saltaire World Heritage Site. There are no obtainable views of the World Heritage Site from within the site boundary. There will be no impact on the character or setting of the Grade II listed farm buildings as a result of the development. The proposal site has always been separate to the farm's curtilage and there are no obtainable views between the two.

## **Conclusion**

Development of this site would have no impact on any identified designated or non-designated heritage assets. Development of this Site would be ACCEPTABLE.



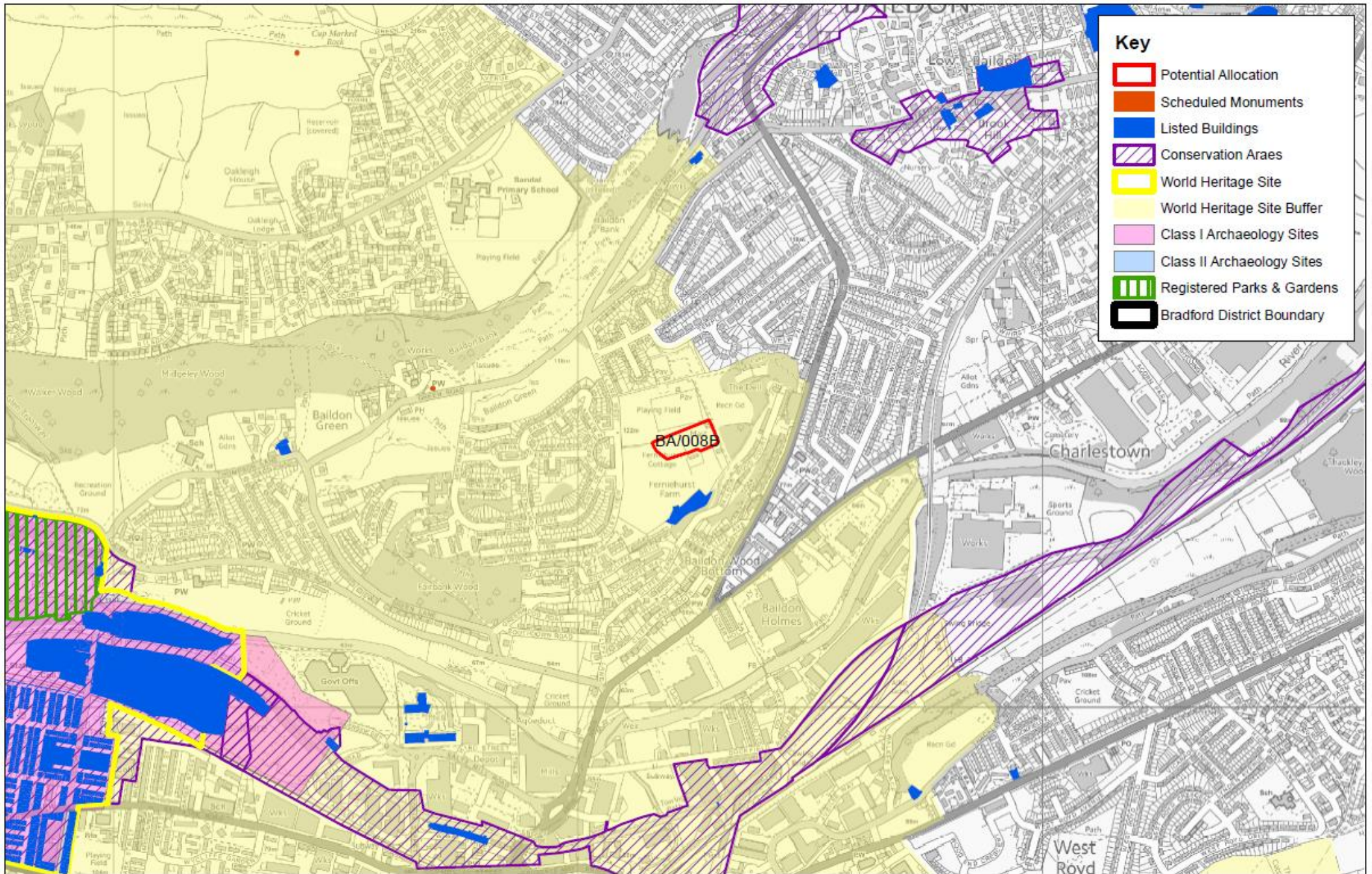


Figure 1 BA/008B Looking North West

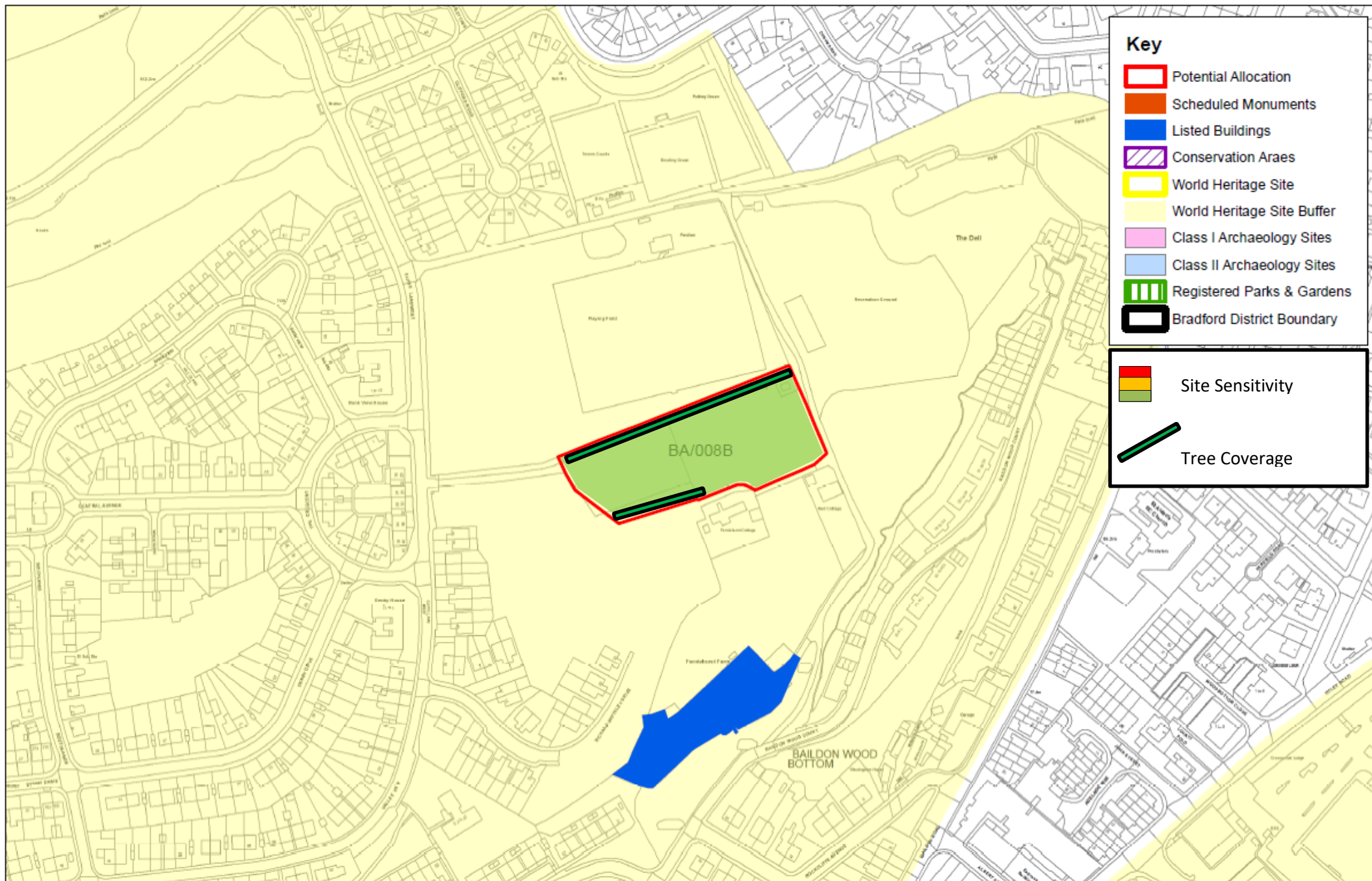


Figure 2 BA/008B Looking North









## **BA/023 - West Lane, Baildon**

Site Ref	BA/023
Site NGR (centred)	SE 140 391
Site Address	West Lane BD17
Site Area	2.32 ha
Site Capacity	-
Allocation Area	Bradford NW

## **Site description**

The proposal site comprises agricultural land to the north of West Lane. Modern housing development extends along the west boundary of the site and proposed allocation site BA/005 forms the east boundary. To the south of West Lane the land use is residential with a mix of 20th century and modern development. The site has a sloping topography with a gradual incline as it extends north. Beyond the north boundary of the site the incline of the topography increases sharply as it rises to Baildon Moor. The site has relict field boundaries orientated NE-SW discernible through ditches and tree growth. An overhead power line (OHL) extends diagonally across the centre of the site.

## **Identified heritage constraints**

### **Designated assets**

- Saltaire World Heritage Site Buffer Zone (NHLE1000099),
- Scheduled Monument (NHLE 1011738) Late Neolithic- Bronze Age cup marked stone located on Rombalds Moor.

**Historic England comment:** The site is within the Saltaire World Heritage Site (WHS) buffer zone and in an area identified by the WHS Management Plan 2014 as important to its setting. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.

### **Non-designated assets**

**WYAAS Comment:** PRNs 7209 (SAM), 14300, 2520, 7212, 3934 & 3422 in vicinity. Recommend predetermination archaeological evaluation.

## Significance of assets

### **Saltaire WHS Buffer Zone**

In accordance with UNESCO World Heritage Centre's guidelines Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views. Highlighted vantage points and views towards the village from the north include View 16 from Crooke Farm, View 17 from Hope Hill and View 18 from Hope Farm.

Views from Hope Farm (Fig.1&2) look south across proposal site BA/023 towards Saltaire village. The management plan describes the view as *open pasture forming part of Hope Farm with development along West Lane Baildon also visible. Beyond the ridgeline the world heritage site can be clearly seen, its characteristic grid layout distinguishing it from the later urban development around it. The bell tower of the United Reformed Church and George Street are aligned centrally in the view. The side elevation of Victoria Hall and the rear elevation of Salts Mill and its chimney can be seen clearly. The rural wooded backdrop to the village forms a key component of the views.* (2014).

The rural foreground setting and long views are assessed in the Management Plan as being of good condition and **Critical (Very High)** importance, allowing uninterrupted aesthetic views of the village. Identified views require protection as they allow for the significance of Saltaire's Outstanding Universal Value to be appreciated. Site BA023 forms the foreground to the critical views to the World Heritage Site and currently makes a very positive contribution to the rural setting with idyllic pasture and groups of trees. The Setting Survey in the Management Plan includes this view as of 'unparalleled quality. The Site's rural valley location and setting... are immediately evident'. There is a risk that new housing development will have a significant impact on the foreground and rural setting views towards the World Heritage Site causing the downgrading of the condition from Good to Fair. For this reason, Historic England should be consulted on whether downgrading of this view to the World Heritage Site has a significant impact on the Outstanding Universal Values of Saltaire, and whether it should be referred to UNESCO and ICOMOS.



## **Scheduled Monument (NHLE 1011738) Late Neolithic- Bronze Age cup marked stone**

The monument includes a carved grit stone rock, partly covered in earth and vegetation. It is situated in the second field below Dove Hall in Baildon. The carving consists of four well defined cups in a group, and a possible smaller cup, all on the south facing vertical face of the rock.

The moor is particularly rich in remains of prehistoric activity. The most numerous relics are the rock carvings which can be found on many of the boulders and outcrops scattered across the moor. Burial monuments, stone circles and a range of enclosed settlements are also known. Prehistoric rock carving is found on rock outcrops in several parts of upland Britain with one of the densest concentrations on Rombalds Moor. The most common form of decoration is the 'cup and ring' mark in which expanses of small cup-like hollows, which may be surrounded by one or more 'rings', are pecked into the surface of the rock. Other shapes and patterns, including some dominated by grooves or lines, are also known. Carvings may occur singly or in small groups, or may cover extensive areas of rock surface. They are believed to date to the Late Neolithic and Bronze Age periods (c.2500-1500 BC) and provide one of our most important insights into prehistoric 'art'. The exact meaning of the designs remains unknown, but they have been interpreted as sacred or religious symbols. Frequently they are found close to contemporary burial monuments. All positively identified prehistoric rock carving sites exhibiting a significant group of designs has been identified as **Nationally Important (High)**.

The determination of high significance is ascribed to the designated asset based on its rarity and heritage values as set out by Historic England's Conservation Principles, Policies and Guidance (2008). The cup marked stone demonstrates and retains historic value as both an illustrative and associative marker of late Neolithic- Early Bronze Age activity. The carvings have aesthetic value as rock art.

### **Impact of development on significance**

In the WHS Management Plan, View 18 is classed as Critical and 'provides rare uninterrupted and notably aesthetic views of Saltaire along its length. The view allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context'. Regarding condition 'Development along West Lane Baildon has had a significant impact on the views from the eastern end but otherwise the views have largely unspoilt foregrounds'. Development on the site has the potential to cause further negative impact to the setting of the World Heritage Site. Existing modern development along West Lane has already negatively impacted on the views and rural backdrop which otherwise have remained unspoilt. There are no obtainable views of the World Heritage Site from within the site boundary. Dependant on the proposed scale of development the scale of impact on the critical views from the buffer zone and rural backdrop would be **Moderate**.

Scheduled Monument NHLE 1011738 is not visible from the proposed development site. There will be no impact on the heritage value based significance of the monument or its setting by the

development of the site. There will be **No Change** to the character or setting of the Scheduled Monument.

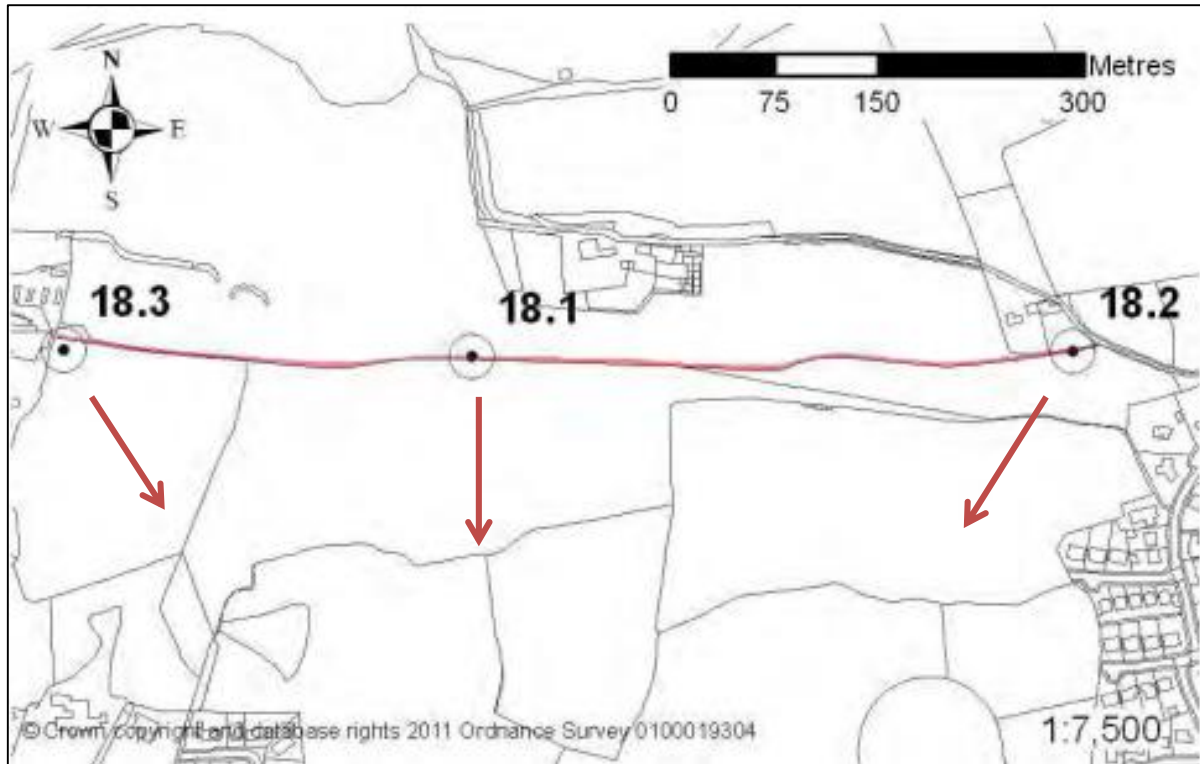


Figure 2. WHS critical viewpoints 18



Figure 1. Site BA/023 as seen from viewpoint 18



Figure 3. Site BA/023 looking north from West Lane

### **Mitigation measures/ Opportunities to enhance significance**

In order to mitigate the negative impact development will have on the long views toward the WHS, it is suggested that restrictions are placed on the number of dwellings to be built and that their scale is restricted to conform to the hierarchy of their setting.

Sympathetic materials must be used in the construction of dwellings and a landscaping strategy should be adopted that retains tree clusters and strengthens the green ridge boundary particularly north of the site.

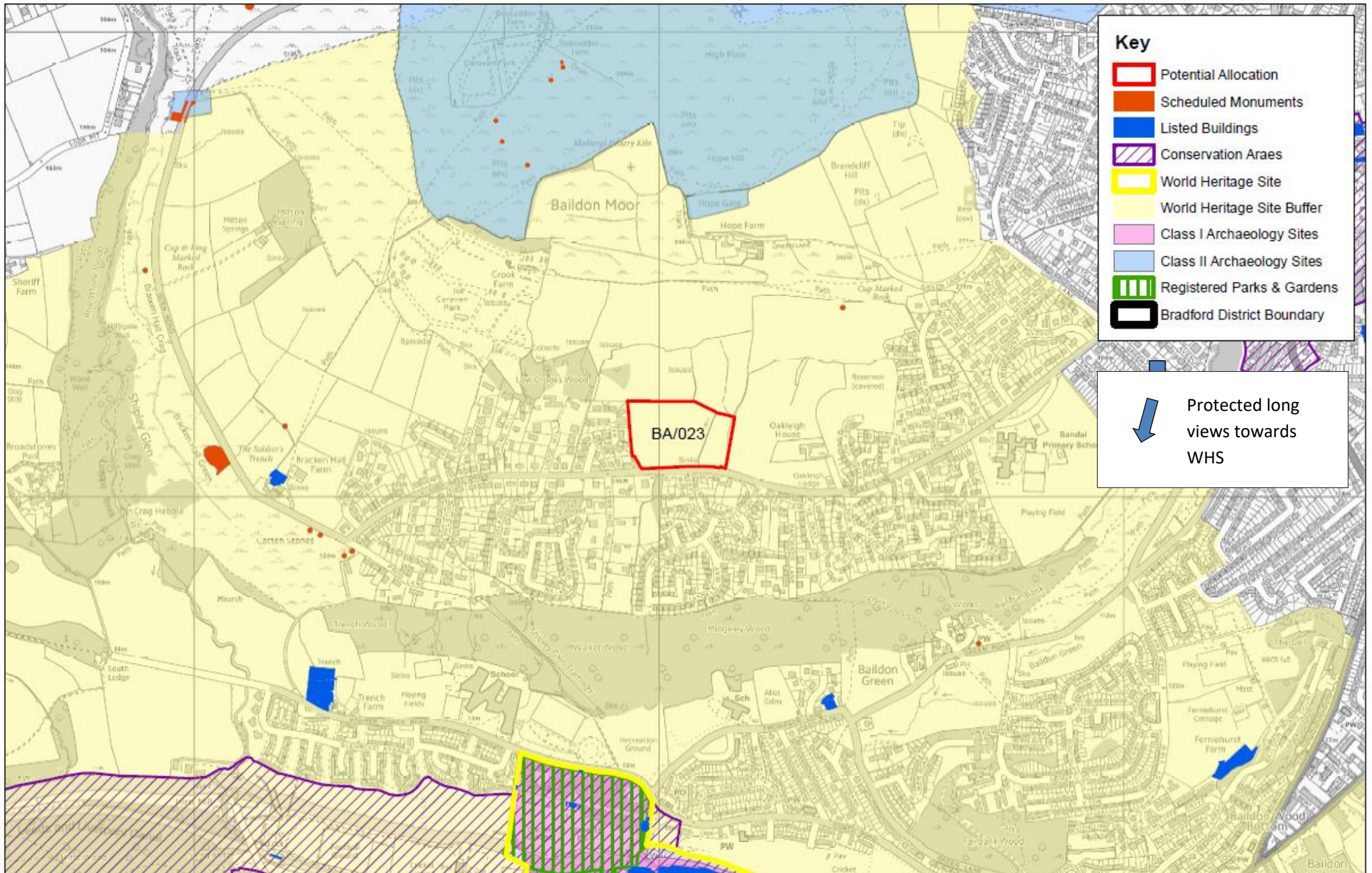
### **Impact on significance following mitigation measures**

Subject to further consultation with West Yorkshire Archaeological Advisory Services (WYAAS) if sufficient mitigation measures are employed on the site, the level of impact of development will be considered **Less than Substantial Harm (of an Acceptable Level)**.

### **Conclusion**

The impact that development will have on the protected long view of the WHS from Baildon Moor increases with the rising topography of the site. At present there is limited natural screening at the north boundary of the site and there is concern over the heights of any potential development. Development will only be **ACCEPTABLE** on the provision of a green landscaped offset buffer at the north of the site that screens the development from the established viewing points.



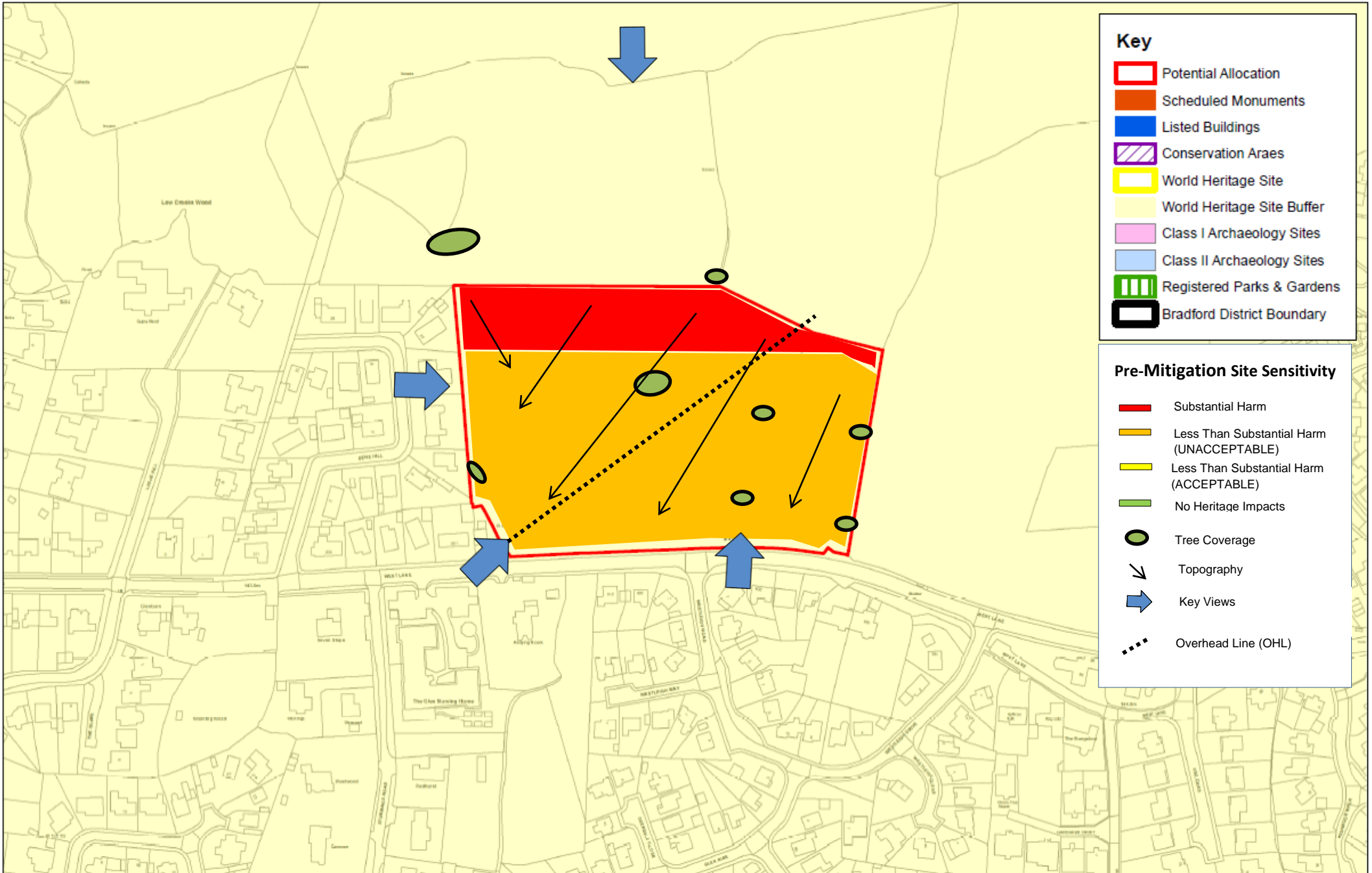


**Key**

- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- Conservation Areas
- World Heritage Site
- World Heritage Site Buffer
- Class I Archaeology Sites
- Class II Archaeology Sites
- Registered Parks & Gardens
- Bradford District Boundary

↓ Protected long views towards WHS







## **BI/013 – Land West of Heights Way, Eldwick**

<b>Site Ref</b>	BI/013
<b>Site NGR (centred)</b>	SE116402
<b>Site Address</b>	Heights Way Eldwick
<b>Site Area</b>	0.78ha
<b>Site Capacity</b>	21
<b>Allocation Area</b>	Bingley

### **Site description**

The proposal site is a rectangular plot of grassland to the west of Heights Way in the village of Eldwick, currently used for animal grazing. The site is bounded by the Prince of Wales Park to its south and west, modern housing development also to its south and Heights Way road to the east. There are open views across agricultural fields beyond the dry stone wall north boundary. The topography of the site slopes from north to south with slight undulations along its length.

### **Identified heritage constraints**

#### **Designated assets**

- Grade II Listed Prince of Wales Park (NHLE- 1001497)

#### **Non-designated assets**

**WYAAS comment:** No apparent direct significant archaeological implications.

### **Significance of assets**

#### **Grade II Listed Prince of Wales Park (NHLE-1001497)**

The listed public park was originally moorland and a former quarry site which were gifted to the people of Bingley during the 1860s land enclosures. The park was established in this location to celebrate the 1963 wedding of the Prince of Wales and was completed by 1865. As part of the works, 15,000 trees were planted and several of these were donated by the prince from his Sandringham estate. The park remains in public use and in the ownership of Bradford Council. The park has historic value through its association with the Prince of Wales who would later become George VII and its aesthetic and community value. The heritage importance of the site is **Medium**.



## **Impact of development on significance**

Development on the site has the potential to negatively impact the setting of the Grade II listed park. Since the 1930s, housing development has begun to encircle the public parkland and the development of the west end of this site will result in further loss of the original contextual surroundings from which the park was originally forged.

Development along the current east boundary of the park has in the past resulted in illegally undertaken works to trees by householders, negatively impacting on both the character and setting of the grade II listed heritage asset.

Further development has the potential to continue the **Moderate-Major** negative impact on both the character and setting of the park.

**Historic England Comment:** The site is close to the Grade II Prince of Wales Registered Park and Garden. Whilst the site is located outside of the boundary of the Saltaire World Heritage Site (WHS) buffer zone it is within an area where tall buildings could affect its setting. Development of this area could harm elements which contribute to the significance of these heritage assets.

## **Mitigation measures/ Opportunities to enhance significance**

There is no opportunity to mitigate the contextual loss that development of the west end of this site would have. To enable any development and to protect the setting and character of the park, development should be restricted by a north continuation of the line of modern development along the east boundary of the park. Any potential heritage impact to the east of this offset buffer could be mitigated.

## **Impact on significance following mitigation measures**

Development towards the west end of this site cannot be mitigated and the resulting effect of development would be less than substantial negative harm (of an unacceptable level). Development to east of the park boundary, as a continuation of the modern development would have a less than substantial (of acceptable level) to negligible negative impact.

Development towards the west end of the proposal site is considered UNACCEPTABLE. Development to the east of the park boundary, aligned with modern development would be ACCEPTABLE.

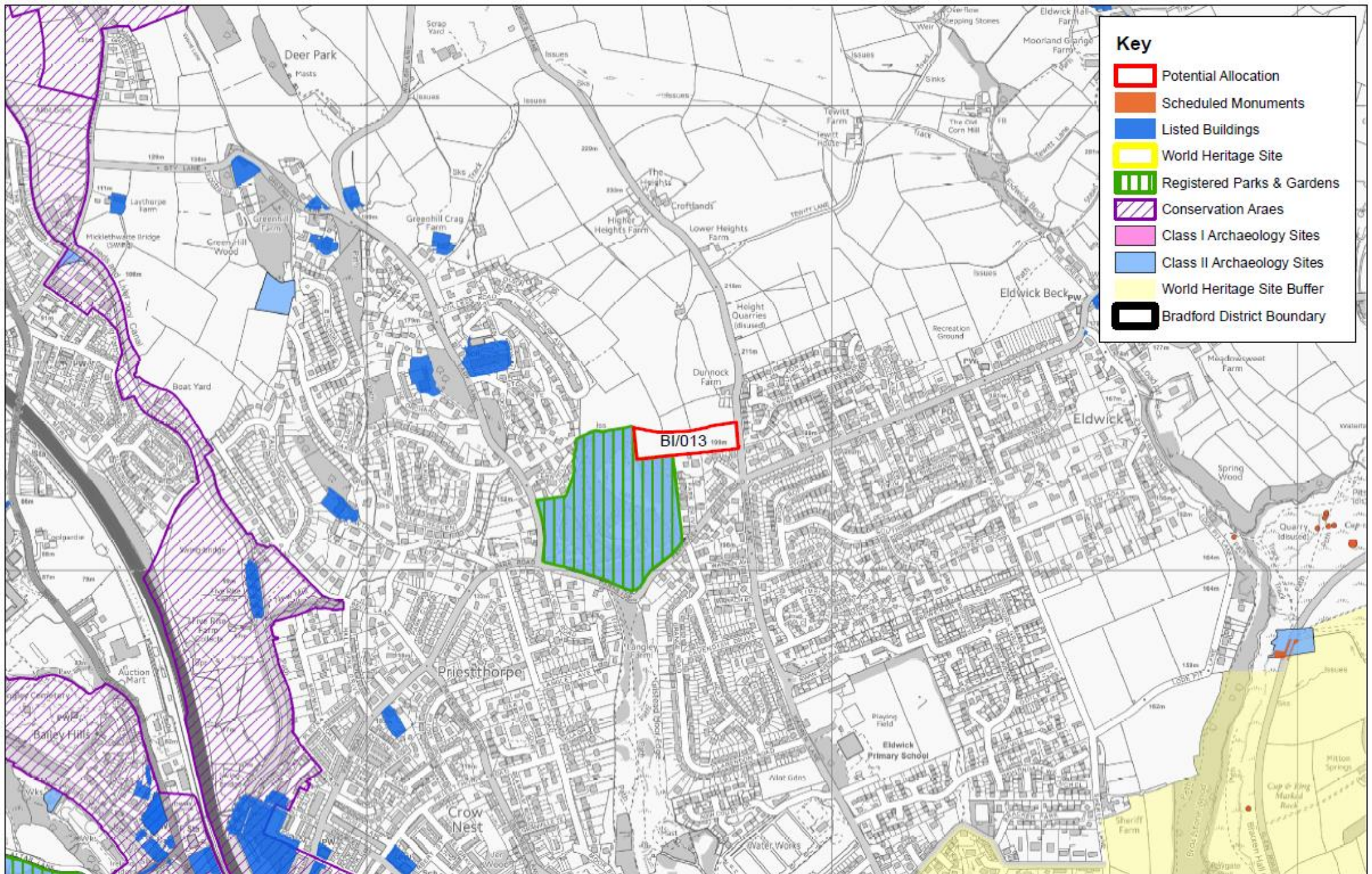


Figure 1 BA/013 Looking West



Figure 2 BA/013 Looking South West



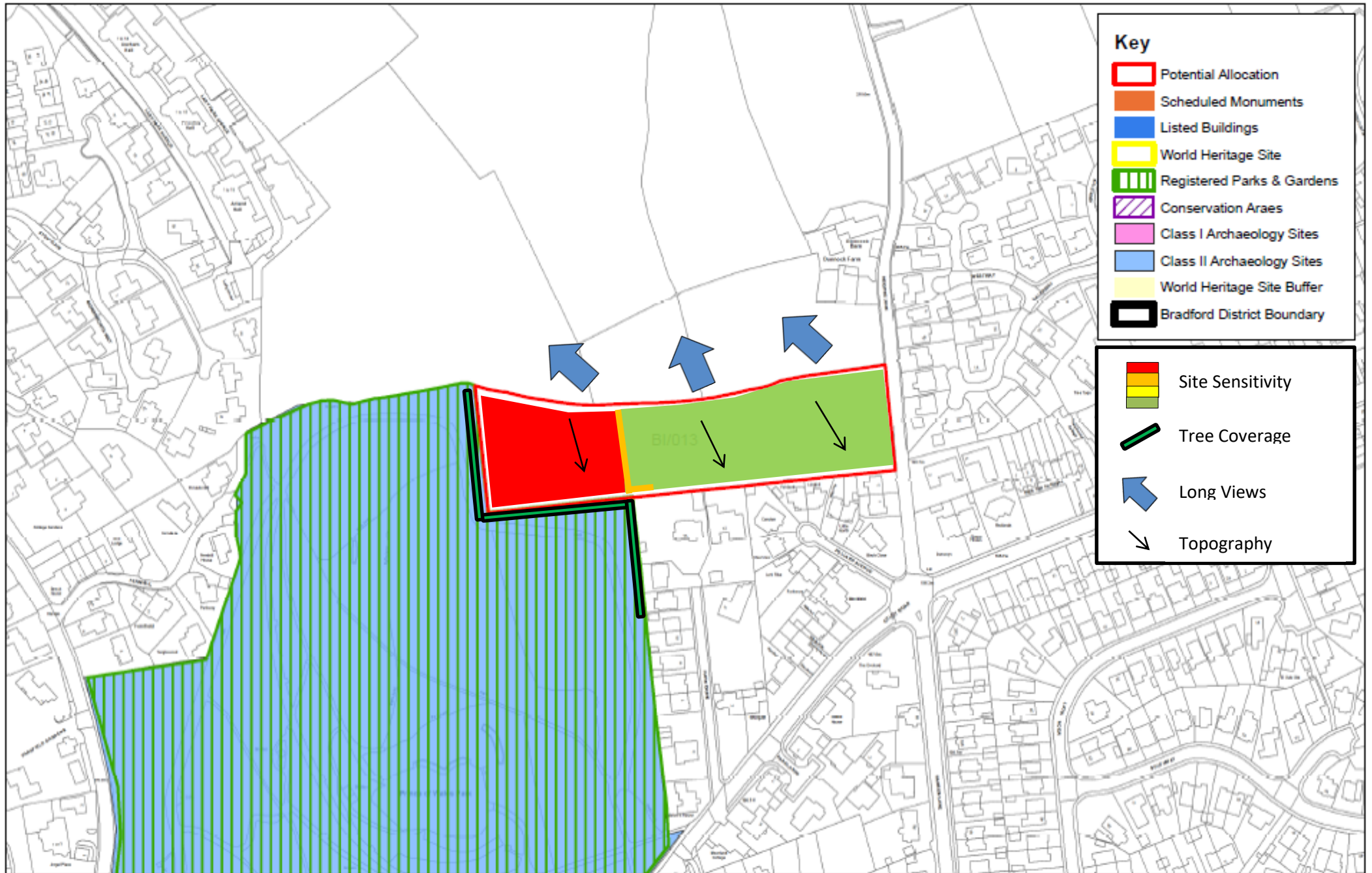


**Key**

- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary







## **BI/059 Land west of Heights Lane, Eldwick**

Site Ref	BI/059
Site NGR (centred)	SE117403
Site Address	Heights Lane, Eldwick
Site Area	
Site Capacity	-
Allocation Area	

### **Site description**

The proposal site comprises 2 fields of grassland to the west of Heights Lane on the edge of the village of Eldwick, currently used for animal grazing. Both fields are enclosed by drystone walls. To the north-east of the site are 2 detached residential properties with outbuildings, whilst to the north, west and south are further open fields. The adjoining field to the south is proposed site BI/013 which adjoins the Prince of Wales Park to its south and west. There are open views across agricultural fields beyond the dry stone wall north and west boundaries. The topography of the site slopes very slightly from north to south. There is no tree cover or vegetation besides the pasture grassland. The site is separated from the established built environment of Eldwick by Heights Lane which runs into open countryside in its northerly continuation.

### **Identified heritage constraints**

#### **Designated assets**

- Grade II Listed Prince of Wales Park (NHLE- 1001497)

#### **Non-designated assets**

There are no known non-designated heritage assets within 500m of the centre of the site.

### **Significance of assets**

#### **Grade II Listed Prince of Wales Park (NHLE-1001497)**

The listed public park was originally moorland and a former quarry site which were gifted to the people of Bingley during the 1860s land enclosures. The park was established in this location to celebrate the 1863 wedding of the Prince of Wales and was completed by 1865. As part of the works, 15,000 trees were planted and several of these were donated by the prince from his Sandringham estate. The park remains in public use and in the ownership of Bradford Council.

The park has historic value through its association with the Prince of Wales who would later become Edward VII and aesthetic and community value. The heritage importance of the site is **Medium**.

### **Impact of development on significance**

Development on the site has the potential to negatively impact the setting of the Grade II listed park. Since the 1930s, housing development has begun to encircle the public parkland. The northern edge of the park is the only remaining aspect which retains its open and pastoral character consistent with the setting of the park at its conception. Development of this site would encroach into the open landscape setting of the park, reducing its visual value and rendering the unaltered setting increasingly tenuous. The views from within the park across the grassland pasture contribute positively to its varied character at present. Development of the western of the 2 fields would result in further loss of the original contextual surroundings and would result in a **Moderate-Major** negative impact on both the character and setting of the park.

### **Mitigation measures/ Opportunities to enhance significance**

There is no opportunity to mitigate the contextual loss that development of the western of the 2 fields comprising this site would have. Built form here would be highly visually incongruous and buffer planting would be equally discordant in what is presently open landscape. If proposed site BI/013 was to be developed to the south, it might be possible to develop the eastern of the 2 fields of BI/059 without negative harm (of an unacceptable level) to the setting and character of the park. Development should be restricted to the eastern field of the two. Any potential heritage impacts arising from development in this area have potential to be mitigated.

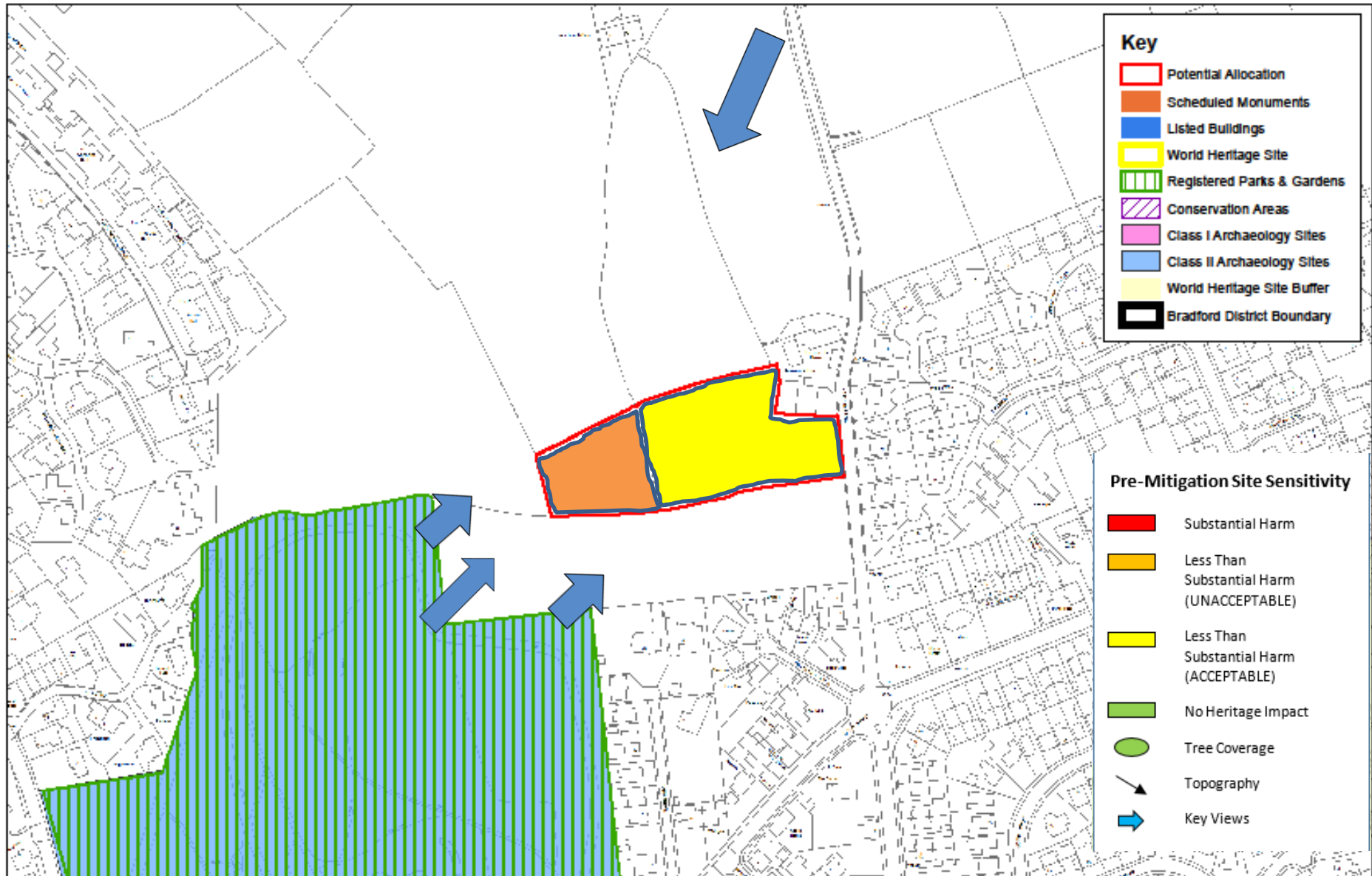
### **Impact on significance following mitigation measures**

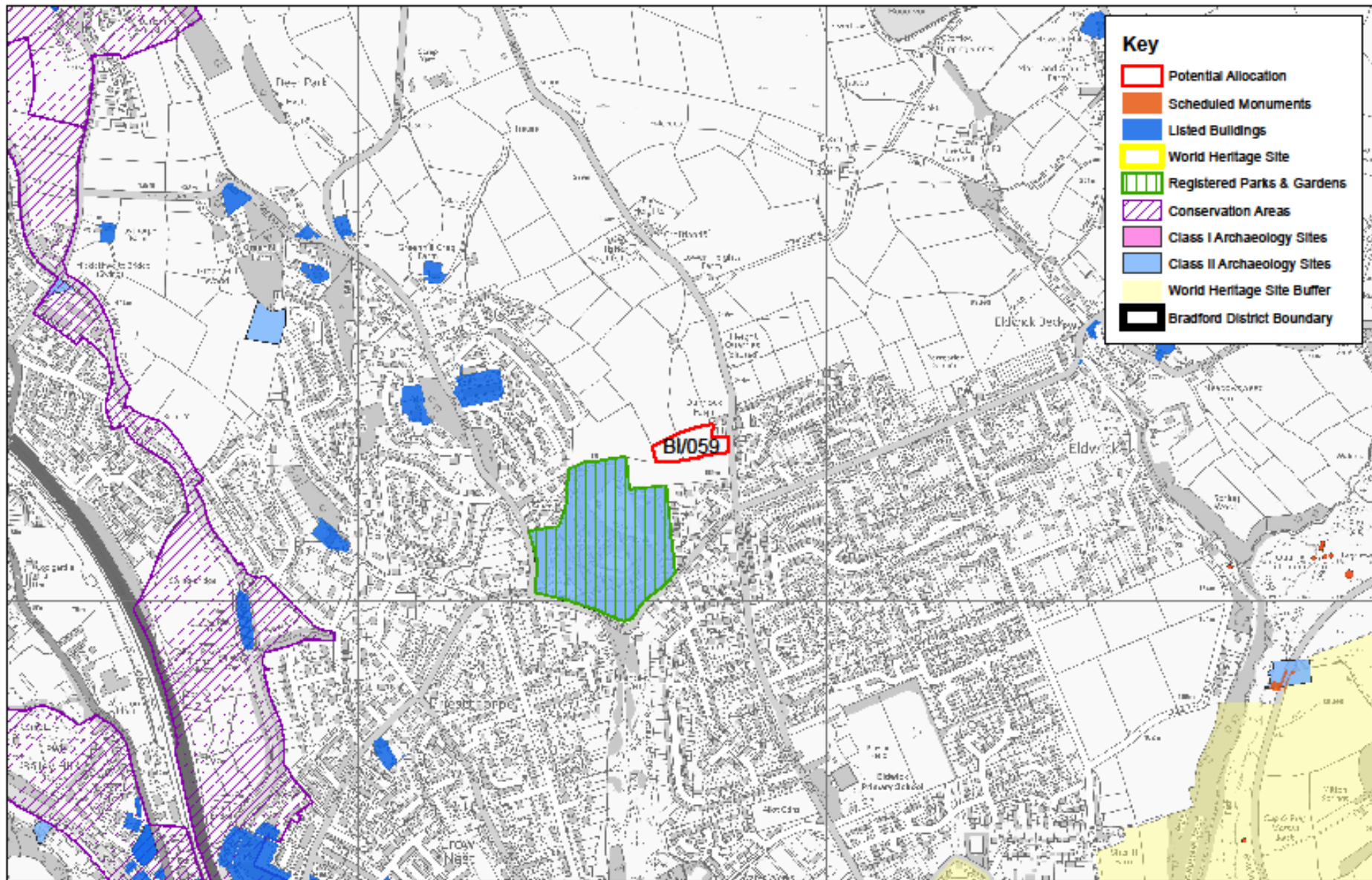
Development of the western part of this site could not be acceptably mitigated without appearing incongruous. Development here would cause **less than substantial negative harm (of an unacceptable level)**. Development to the eastern part of the site, subject to carefully considered mitigation could achieve a **less than substantial (of acceptable level) negative impact**.

### **Conclusion**

Development of the western portion of the proposal site is considered UNACCEPTABLE as there is no opportunity to acceptably mitigate the resulting effect of development. Development to the eastern part of the site, could be mitigated to become ACCEPTABLE.







## **REF – BU/008 Main Street/A65 Burley in Wharfedale**

Site Ref	BU/008
Site NGR (centred)	SE171461
Site Address	Main Street Burley in Wharfedale
Site Area	
Site Capacity	-
Allocation Area	

### **Site description**

An area of land enclosed by the A65 to the south-east and north-east, with a belt of shrubs and young trees on the embankments to the road verges. To the north is Burley Hall Care Home, the grounds abutting the site with a low stone wall forming the boundary. The Hall grounds contain mature trees although these are somewhat overgrown and neglected, and a small lake. To the north-west is St Mary's Parish Church with its prominent tower and spire. South of this and forming the western edge are traditional properties facing onto Main Street and clustered around Post Office Yard. The site is grassland pasture with a slight slope towards the east and north. There are a couple of large isolated trees within the grassland.

### **Identified heritage constraints**

#### **Designated assets**

- Burley in Wharfedale conservation area, designated in 1977.
- Former orchard walls south of Burley Hall, Grade II, NHLE1133512
- Burley Hall, Grade II, NHLE 1199796
- Parish Church of St Mary, Grade II, NHLE 1133487
- 24-30 Main Street and 2 Post Office Yard, Grade II, NHLE 1314248
- 16 Main Street, Grade II, NHLE1133485
- 10 & 12 Main Street, Grade II, NHLE 1133484
- 4, 6 & 8 Main Street, Grade II, NHLE 1314247
- Chevin House and Highway Cottage Main Street, Grade II, NHLE 1133483
- Burley Lodge Main Street, Grade II, NHLE 1314246
- Burley House, Grade I, NHLE 1199636

#### **Non-designated assets**



None within or directly adjacent to the proposed site.

## **Significance of assets**

Burley-in-Wharfedale Conservation Area covers the historic core of the settlement, which retains elements from various stages of its historic development and effectively charts its transformation from a small rural community into a thriving nineteenth century industrial village. The origins of the settlement are unclear, but the first historical reference to the place comes from a Saxon charter dating from around 872. Its name is thought to derive from the amalgamation of two constituent parts: Burg or Burgh, meaning fortification or mound and Ley meaning meadow or clearing. Agricultural structures with carriage entrances and farmhouses can still be found in the centre of the village, alongside workers housing and impressive buildings that were constructed to house richer members of society, which are reflective of the industrialisation of the place and its affluence during the eighteenth and nineteenth centuries. Greenholme Mills was instrumental in this development, but is now separated from the village by the A65. The mix of building types, which include religious buildings, clubs, schools, shops and meeting places all map the political and social changes that followed the period of industrialisation and urbanisation. Subsequent twentieth century development has largely occurred around this core and consequently its form has remained essentially unchanged since the closing decades of the nineteenth century and its historical integrity is well preserved. The street layout is of particular antiquity, as they originally formed part of the routes from Burley to Otley, Ilkley and Bradford which were already established by the fourteenth century.

Burley-in-Wharfedale is the image of a Georgian and Victorian rural and subsequently more commercialised village. The settlement itself is situated on flat land on the plain of the River Wharfe; it is relatively contained with distinctive boundaries. The conservation area focuses on the centre of the village, which is where most of its civic buildings, leisure and retail facilities are clustered, and consequently it has a pleasant active nature. It has a linear form that is created by the extent of stone buildings, which along with the eclectic mix of style, age and orientation of these structures and the juxtaposition of large stylised buildings set in green space and smaller, simpler cottages create the distinctive feel of the place. Most of the structures are two-storeys in height and consequently there is little variation in the roofline, with only the spire of St. Mary's Church and the tower of Queen's Hall puncturing the skyline: two important landmarks of the settlement. The details of the buildings, particularly vernacular details, are essential to the sense of place. The use of local stone is one of its most important features; it is used for buildings of all ages within the conservation area, for boundary walls and in the flagged and setted streets and paths. This serves to unify the elements to form a harmonious whole. The heritage importance of the conservation area is **medium**.

Burley Hall was listed in 1976. It is a large 2 storey house mainly dating from the 18<sup>th</sup> century. The building is characterised by its hipped stone slate roof with deeply overhanging eaves. The main front faces east and was historically intended to look across the intended site. The heritage importance of the asset is **medium**.

St Mary's Parish Church was listed in 1976. A rebuilding from 1843 on the site of an earlier church. Gothic revival style with a nave under a single roof without aisles. The nave is dominated by a sequence of lancet windows on each side. The tower with small flying buttresses on its upper stage supports a slender stone spire. A significant landmark throughout the village. The heritage importance of the asset is **medium**.

4-12, 16, 24-30 Main Street and 2 Post Office Yard are all 2-storey early 19<sup>th</sup> century stone cottages, under stone slate roofs. They were listed in 1976. They predominantly address Main Street, enclosing its eastern side. Post Office Yard is accessed by a carriage entrance with a flat lintel, and comprises a setted yard with a 2-storey wing projecting eastwards from the main orientation. The properties are generally simple with single windows in stone-jambled surrounds and doors with simple canopies on brackets. The fenestration is largely traditional sashed windows. The properties have group merit. The heritage importance of the assets is **medium**.

Chevin House and Highway Cottage were listed in 1976. Highway Cottage is an adaptation of former stabling to Burley Lodge. The partly blocked former carriage entrance is visible with a flat lintel formed of tapered voussoirs. Above is a circular window. Chevin House to the right was either service accommodation or an extension to Burley Lodge. Its south front has Gothic glazed windows set in shallow pointed arched openings. The heritage importance of the assets is **medium**.

Burley Lodge was listed in 1949 and is an elegant dwelling of Georgian character. The whole is faced in high quality ashlar stone. The southern front has a central pedimented bay accommodating the principal entrance. Either side is simpler fenestration with sliding sashes set in architraved surrounds. The east front looking across the proposed site is similar. The heritage importance of the assets is **medium**.

Burley House was listed in 1949. A small Georgian mansion of the later 18<sup>th</sup> century. It is faced in ashlar, under a hipped stone slate roof. The main east front is of 2 storeys over 5 bays, fully symmetrical. The central doorway is surmounted by a fanlight and surrounded by tall sashed windows. At second floor level is a pediment across the central 3 bays with a shallow oval window. The roof is partly hidden by a parapet with urns at the corners and the crest of the pediment. The north front has a Venetian window lighting the staircase, the south front a central canted bay window. This fine Georgian mansion has some good interior features. It has recently been renovated as apartments after many years in school, restaurant and office use. It stands at the southern entrance to the village and together with Burley Lodge opposite, forms the gateway to the village. The heritage importance of the asset is **high**.

### **Impact of development on significance**

The proposed site is adjacent to the east end of Burley in Wharfedale. It historically was part of the agricultural land encompassing the village, and which stretched eastwards towards Otley. The land is grassland pasture and lay between the original line of the Otley Road and the River Wharfe. The land would have provided the aspect from the main eastern front of Burley Hall,

beyond its formal grounds. It also afforded timeless views of the village when heading westwards, with the Hall and Church standing in the landscape, a classic English village. The conservation area designation of 1977 deliberately included the first couple of fields east of the end of the village and the farmstead of Goit Stock on the Otley Road as an essential part of the setting of Burley in the landscape.

In 1995 the A65 Burley Bypass created a new link northwards from the eastern end of Main Street to the bypass line running alongside the river and a new alignment of the A660 towards Otley. The link resulted in an area of pasture east of the village being enclosed by the new road. In 2004 as part of the conservation area assessment programme, the conservation area boundary was reviewed. The areas beneath and east of the bypass were omitted, but that area west of the bypass, the proposed site, was retained in a revised adopted boundary as a key part of the setting of the traditional village.

To the south and west of the settlement, the conservation area and historic core of Burley has lost its relationship and connection with its former agricultural landscape setting. In some parts to the north this connection partly survives as playing fields, albeit severed from the river by the bypass. The eastern end of the village, with some of the most important historic buildings – Burley House, St Marys Church, Burley Lodge and Burley Hall, retains tangible connections with its once open pastoral setting. This includes Burley House Field, land between the old Otley Road and the A65, and the proposed allocation land. The relationship of the village with the landscape at its eastern end is unchanged in over 170 years since the first Ordnance Survey with buildings existing then as now. The sole change is to the roads.

The eastern end of the village has built assets of architectural significance, with Grade I Burley House, together with the higher status buildings in the village – Burley House, Burley Hall, Burley Lodge and St Marys Church. The built form here has strong sense of place and historic integrity and retains its physical relationship to the rural landscape setting. The proposed allocation site presently affords views from the north, across the site to the Grade I Burley House, and towards the village from the east, of the setting of Burley Hall, and St Mary's with its landmark spire in a rural setting.

Development of the site would obliterate the majority of the remaining open space where the conservation area abuts its traditional setting. No mitigation in the form of landscaping or a bespoke development layout would reduce the harm which would result from this. Although the views of the village from the east are somewhat obscured by the immature belt of shrubs and trees on the flanks of the road, there is nothing to prevent removal of these. This would render any new development highly visible and discordant in the environment. Whilst it could be argued that the planting belt affords some visual buffer, the significance of the site goes beyond its visual presence and is also spatial. The relationship of the village to its setting can be clearly read on plan as well as visually, and development would destroy that tangible connection.

The settings of Burley Hall, St Marys Church and the properties comprising Burley Lodge and the Grade II listed houses stretching south from the Church would all be harmed by development on the proposed site. Views of the buildings from the south and east would be largely lost and



the understanding of their location on the edge of the village would be lost. Any views from the properties towards the east would be disrupted by modern development. The harm to these settings would be **Moderate**. The resulting effect would be **less than substantial harm (of an unacceptable level)**.

The effect on the setting of Grade I Burley House would be **Minor**. The resulting effect would be **less than substantial harm (of an acceptable level)**.

The impact on the conservation area would be **Major**. The resulting effect would be **less than substantial harm (of an unacceptable level)**.

### **Mitigation measures/ Opportunities to enhance significance**

Because of the modest size and configuration of the site and the relationship with the heritage assets, no mitigation would be possible that would reduce the adverse impacts identified. Particularly, the harm to the conservation area would derive from any form of development. The principle of development of this site is unacceptable in heritage terms.

### **Impact on significance following mitigation measures**

N/A

### **Conclusion**

Development of any part of this site would result in an **UNACCEPTABLE** impact and is unacceptable in principle.

