

Shipley and Canal Road Corridor Area Action Plan:

**Heritage Assessment of the impact upon the Outstanding Universal
Value of the Saltaire World Heritage Site**

November 2015

i. Introduction

Saltaire is an outstandingly well preserved example of a mid 19th century model industrial textiles town. In 2001, Saltaire was designated a World Heritage Site by UNESCO, in order to help promote, interpret and protect the site and its Outstanding Universal Value for future generations. By signing up to the World Heritage Convention the UK government has committed to protecting World Heritage Sites and their Outstanding Universal Value. World Heritage Sites (WHS) are identified as a heritage asset of the highest significance, which have the highest level of national protection in the National Planning Policy Framework (NPPF). Section 132 of the NPPF sets out that substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional.

The purpose of this document is to outline the significance of the Saltaire WHS and provide an assessment of the impact of potential developments associated with the City of Bradford Metropolitan District Council's emerging Local Plan, the Shipley and Canal Road Corridor Area Action Plan (SCRC AAP).

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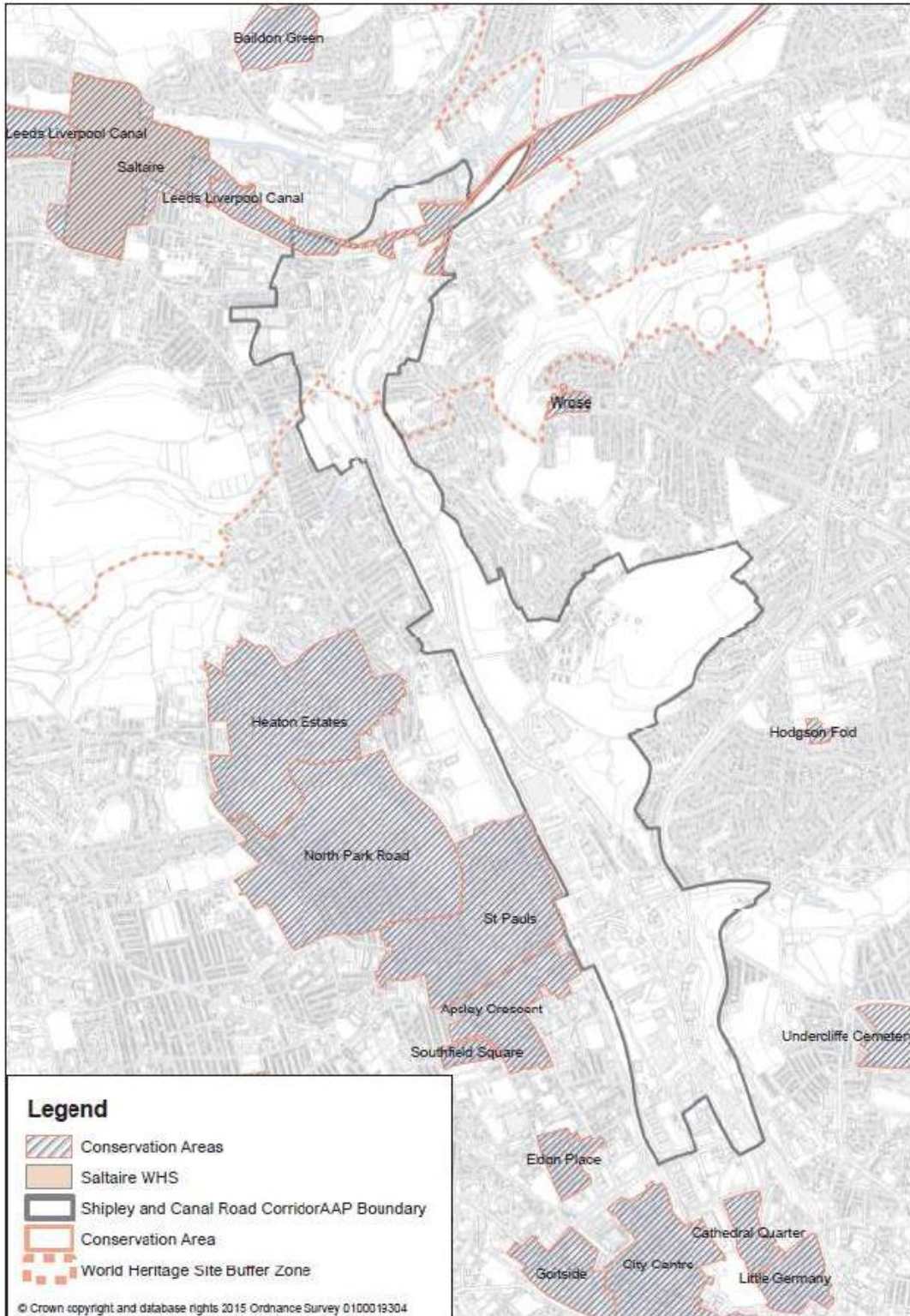
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1. Background and Context

- 1.1 The City of Bradford Metropolitan District Council (the council) is preparing an Area Action Plan (AAP) for the Shipley and Canal Road Corridor. The AAP will set out the site allocations and policy framework required to deliver and manage growth in this area over the next 15 years. The Shipley and Canal Road Corridor (SCRC) AAP boundary stretches from Bradford City Centre to Shipley and includes part of the area covered by the Saltaire WHS Buffer Zone (see Figure 1 below). The Saltaire World Heritage Site (WHS) and conservation area are located to the North West of the SCRC AAP boundary. The AAP also includes part of the Leeds and Liverpool Conservation Area.

Figure 1. SCRC AAP, Saltaire World Heritage Site and Conservation Area Boundaries



- 1.2 The council consulted on the SCRC AAP Issues and Options in 2013. In response to the consultation English Heritage submitted the following representation in regards to the AAP:
- 1.3 *“All the Shipley Emerging Development options lie within the Buffer Zone of the Saltaire World Heritage Site. As has been mentioned in Paragraph 6.74, it is essential that the development of these sites does not result in harm to those elements which contribute to the Outstanding Universal Value of Saltaire. Consequently, as part of the evidence base underpinning the AAP there needs to be an evaluation of the extent to which the development of these areas is likely to impact upon the Outstanding Universal Value of the World Heritage Site. If necessary, the Policies for these sites will need to include reference to the means by which any potential harm to the significance of the World Heritage Site will be reduced.”*
- 1.4 In relation to the above consultation response, the council has undertaken an assessment of the impact of the proposed SCRC AAP site allocations within the WHS Buffer Zone area (referred to as ‘the assessment’ from this point forward). The assessment will consider any potential impacts on the Outstanding Universal Value of the Saltaire WHS.
- 1.6 The assessment will help to ensure any impacts of the SCRC AAP on the Saltaire WHS and buffer zone are properly considered in line with national planning policy and guidance, and will form part of the evidence base to support the SCRC AAP Publication Draft.

National Planning Policy and Guidance

- 1.7 In line with the National Planning Policy Framework (NPPF), planning policy frameworks should conserve the Outstanding Universal Value, of each World Heritage Site and its setting, including any buffer zone (NPPF paragraph 132 and 137).
- 1.8 Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment (NPPF paragraph 169).
- 1.9 When developing policies to protect and enhance World Heritage Sites and their Outstanding Universal Value, the National Planning Practice Guidance (NPPG) *Further guidance on World Heritage Sites* makes it clear that local planning authorities should aim to satisfy the following principles:
- protecting the World Heritage Site and its setting, including any buffer zone, from inappropriate development
 - enhancing the World Heritage Site and its setting where appropriate and possible through positive management
 - striking a balance between the needs of conservation, biodiversity, access, the interests of the local community, the public benefits of a development and the sustainable economic use of the World Heritage Site in its setting, including any buffer zone
 - protecting a World Heritage Site from the effect of changes which are relatively minor but which, on a cumulative basis, could have a significant effect
 - protecting the World Heritage Site from climate change but ensuring that mitigation and adaptation is not at the expense of integrity or authenticity

- 1.10 The Council will need to take these principles into account in regards to plan making and when making decisions on planning applications that impact the Saltaire WHS.

2.0 Methodology

- 2.1 The assessment will provide an evaluation of the extent to which the proposed AAP development sites, located within the Saltaire WHS Buffer Zone, are likely to impact upon the Outstanding Universal Value of the Saltaire WHS.

- 2.2 The assessment is structured as follows:

1. Overview of the significance of Saltaire WHS
2. Assessment of the impact of the AAP proposals on Saltaire WHS
3. Summary of results and implications

Overview of the significance of the WHS

- 2.3 This section sets out general information about the Saltaire WHS including a description of the setting of the WHS and its contribution to the significance of the site. This includes a description of key historical assets and features within the SCRC AAP/WHs Buffer zone and their contribution to the setting of the WHS as identified in the Saltaire World Heritage Site Management Plan (2014).

Assessment of the impact of the AAP proposals on Saltaire WHS

- 2.4 The report includes an assessment of the potential impact that AAP proposals may have upon the Saltaire WHS, including its buffer zone. This includes an assessment of whether the proposed sites in the AAP are likely to harm, enhance or preserve the significance of the WHS.
- 2.5 The assessment provided an evaluation of the likely impact which the proposed development of the site might have upon the key elements

which contribute to the significance of the Saltaire WHS. If there is a harmful impact identified, the assessment sets out the means by which that harm might be removed or mitigated. The assessment also recommends what changes might be needed to be to the SCRC AAP to mitigate any impacts.

- 2.6 Where an existing site is considered to detract from the significance of the WHS, the assessment sets out the measures by which that site might be redeveloped to enhance or better reveal the significance of Saltaire or the buffer zone.

Summary of results and implications

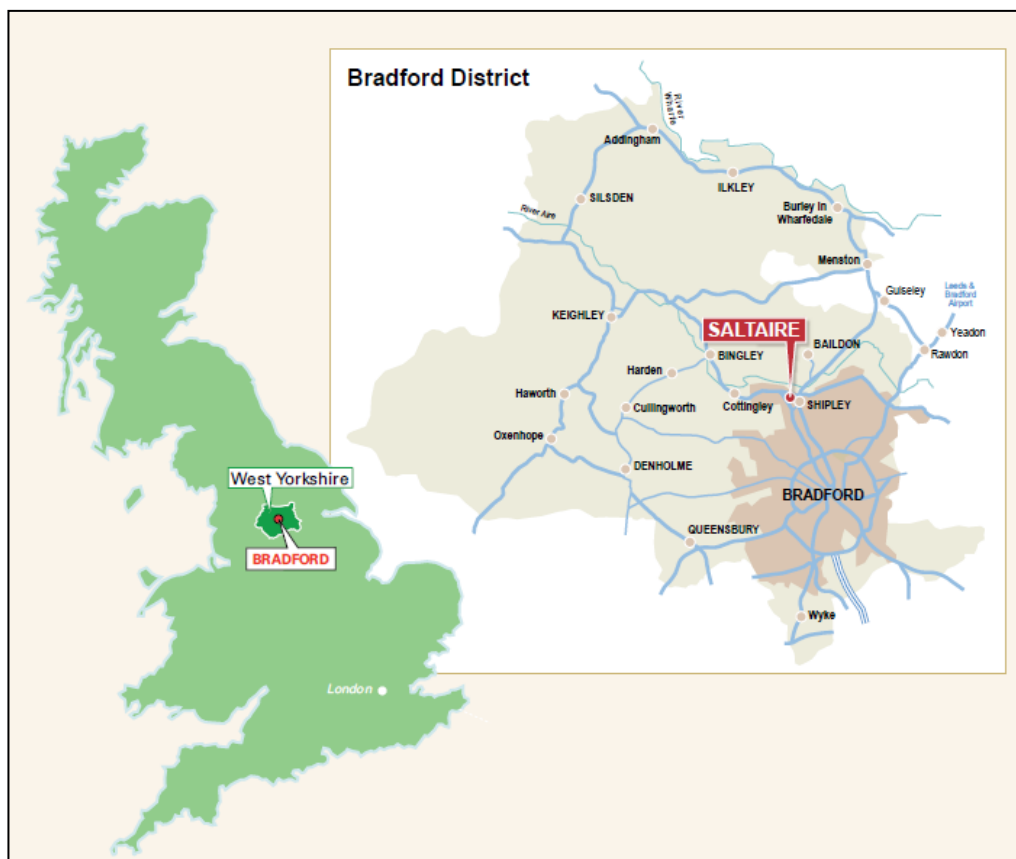
- 2.7 The report sets out a summary of the extent to which the development of the SCRC AAP sites are likely to impact upon the Outstanding Universal Value of the Saltaire WHS. This will set out any suggested changes to the SCRC AAP, required to reduce or remove any harmful impacts identified in the assessment.
- 2.8 The Council will review the comments made in the assessment and amend the AAP where required, in order to reduce any potentially harmful impacts on the Saltaire WHS through the AAP.

3. Overview of the significance of the Saltaire World Heritage Site

Location and Description of the Saltaire World Heritage Site and Buffer Zone

- 3.1 The Saltaire WHS site is located 5.5 kilometres north of the city of Bradford and covers an area of 20.3 hectares with a Buffer Zone of 1,078 hectares. To the south and east of the WHS the landscape is dominated by built development, including Shipley itself and the industrial and commercial development along the River Aire valley bottom. This places the Saltaire WHS in an urban fringe location straddling the urban edge of Shipley and the more rural areas to the north of the River Aire.

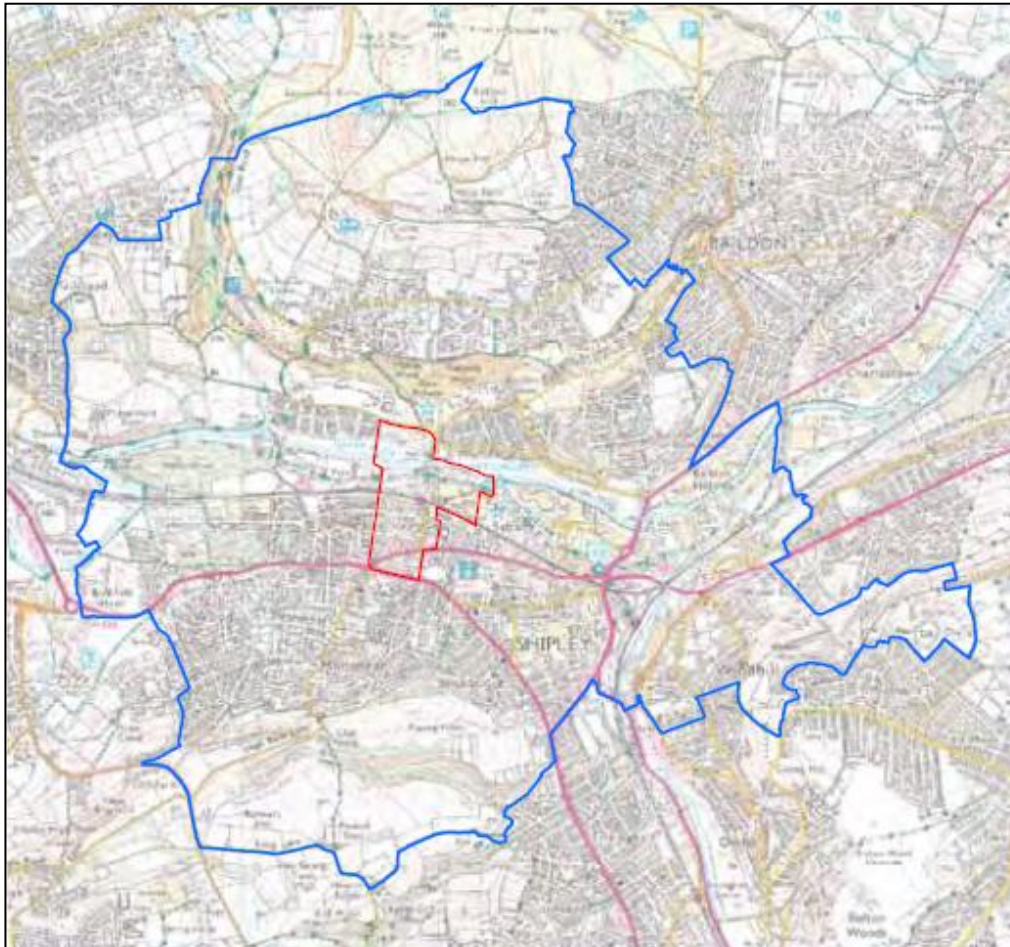
Figure 2: Saltaire WHS Area Context



Source: Saltaire World Heritage Site Management Plan (2014)

- 3.2 The Saltaire WHS boundary is compact and drawn to coincide with that of Titus Salt's model village, including all remaining buildings constructed between 1851 and 1876. Only those buildings and features that exemplify the Outstanding Universal Value of Saltaire have been included.
- 3.3 In accordance with UNESCO World Heritage guidelines, Saltaire was nominated with a Buffer Zone to provide for the proper conservation of the WHS site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated. Development which would be likely to adversely affect views into or out of the WHS should only be permitted where a suitable programme of mitigation is proposed. Figure 3 identifies the Saltaire WHS and Buffer Zone boundaries.

Figure 3. Saltaire WHS boundary and Buffer Zone boundary



Source: Saltaire World Heritage Site Management Plan 2014

Significance of Saltaire WHS

- 3.4 The Saltaire World Heritage Site Management Plan (2014) sets out the attributes that contribute to Saltaire's Outstanding Universal Value. Saltaire was inscribed on the World Heritage List in 2001. The Statement of Outstanding Universal Value (SOUV) was revised and approved by the World Heritage Committee, UNESCO in 2010.
- 3.5 *“Saltaire is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the river Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan*

*survives intact, giving a vivid impression of the philanthropic approach to industrial management.*¹

3.5 The Saltaire World Heritage Site has Outstanding Universal Value (OUV). As set out in the Saltaire World Heritage Site Management Plan 2014 was inscribed against two cultural criteria which are set out below

1. *Saltaire is an outstanding and well preserved example of a mid 19th century industrial town, the concept of which was to exert a major influence on the development of the “garden city” movement*

2. *The layout and architecture of Saltaire admirably reflect mid 19th century philanthropic paternalism, as well as the important role played by the textile industry in economic and social development.*²

3.6 In addition there are 5 attributes, which contribute to Saltaire’s OUV. Attributes are elements of the site, which make clear the authenticity and integrity of the site. The purpose of having clear and detailed ‘attributes’ of OUV is to help promote a better understanding of Saltaire WHS and to relate the Saltaire OUV to the physical aspects of the site that are capable of being conserved and protected (Saltaire World Heritage Site Management Plan, 2014). The 5 attributes are as follows:

1. Model village ensemble
2. Urban and Industrial Plan
3. Design quality
4. Valley location, topography and setting
5. Communal Function

3.7 These attributers are described in detail in the Saltaire World Heritage Site Management Plan 2014 and summarised below.

¹ Saltaire World Heritage Inscription, Saltaire World Heritage Management Plan 2014, p.13

² Saltaire World Heritage Inscription, Saltaire World Heritage Management Plan 2014, p.14

Model village ensemble

- 3.8 Saltaire is an exceptionally complete and well preserved model village, which allows the philanthropic and paternalistic approach to industrial management of its founder, Sir Titus Salt, to be easily understood

Urban and Industrial Plan

- 3.9 The form and design of Saltaire's industrial and urban plan is exceptionally well preserved. The industrial and town planning ideas evident in the site's layout had a profound influence in the United Kingdom and beyond. The arrangement of industrial, residential, commercial, educational and recreational land uses in relation to each other are an outstanding demonstration of mid 19th century town planning with distinct zoning of land uses.

Design Quality

- 3.10 In terms of design quality Saltaire comprises a harmonious collection of buildings of high architectural quality, built in a range of Italianate styles. The village's design was the work of the local architectural practice of Henry Francis Lockwood and William Mawson (Saltaire World Heritage Site Management Plan, 2014).

Valley location, topography and setting

- 3.11 The valley location, topography and setting of Saltaire are considered important attributes in regards to its OUV. The Aire Valley presented many advantages to Titus Salt when he was seeking a location for his new model village. The river provided a plentiful supply of fresh clean water and the largely undeveloped valley offered beautiful surroundings and an absence of pollution. The decision to relocate the entire business to a greenfield site on the outskirts of Bradford, rather than re-develop within the existing urban centre, exerted a profound influence on the development of town planning.

- 3.12 Although later development has encroached upon Saltaire, significant remnants of the rural Aire valley landscape remain, most notably to the north. These remaining rural aspects of the site's setting demonstrate evidence of the profound influence that the site had upon later model villages and the garden city movement in the United Kingdom and beyond.

Communal Function

- 3.13 Saltaire's continued use and function as a thriving community supports its conservation and understanding of its Outstanding Universal Value. Salts Mill and New Mill still provide the focus for employment and commercial activity within the village. Most other elements of the model village remain in broadly similar uses to those originally proposed.

Other local values of Saltaire World Heritage Site

- 3.14 The River Aire and Leeds and Liverpool Canal Corridor running through the heart of the Saltaire WHS is locally (and regionally) significant as a visitor attraction. This green corridor forms a very pleasant route to Shipley, Bingley and further afield to Skipton and Leeds. It provides great connectivity and continues to be a huge asset to the urban landscape of Saltaire and Shipley and a reason Titus Salt chose the site in the first place.

Setting of the Saltaire World Heritage Site and Buffer Zone

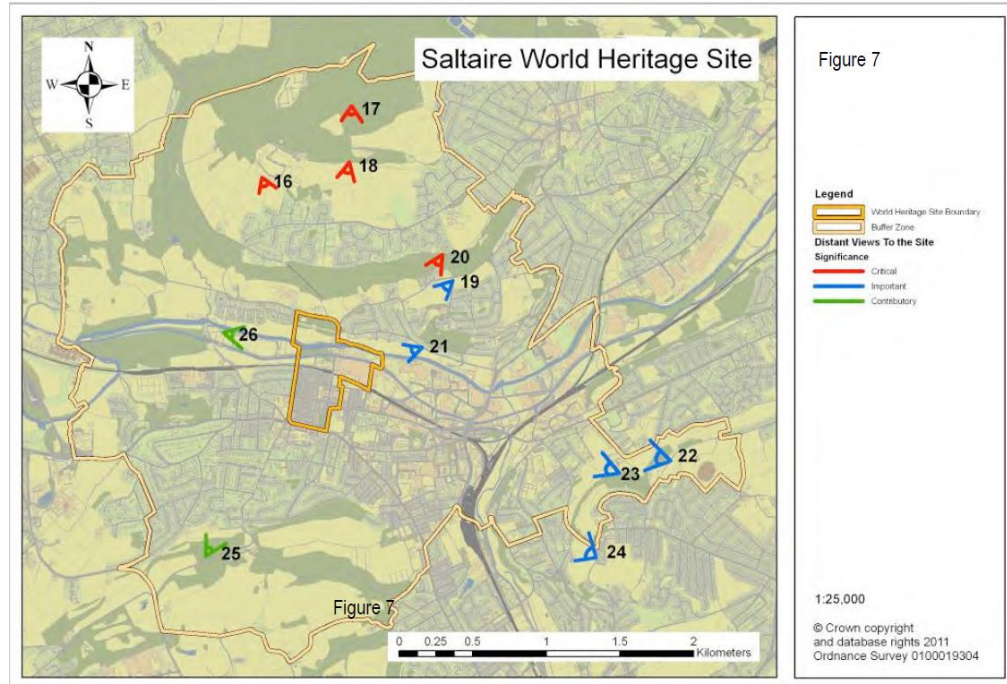
- 3.15 The setting of the Saltaire WHS includes features, buildings and areas that have a historical association with it and therefore make a positive contribution to it, even where they are not strongly linked visually. The WHS Buffer Zone defines the area in which development is most likely to have an impact on the WHS.

3.16 Appendix 7 of the Saltaire World Heritage Site Management Plan (2014) provides an evaluation of the setting of the Saltaire WHS. This provides an evidence base for assessing the impact of future development proposals upon its OUV and to identify areas where the setting of the site may be enhanced through a range of interventions.

Views into and out of the WHS and its setting

- 3.17 The Saltaire WHS is situated at the base of the River Aire valley and is surrounded in all directions by rising ground, which terminates views out from the site and provides vantage points for views to it where vegetation and development allow. The topography of the Aire Valley is therefore very important in how it structures the setting of Saltaire and views from and to the WHS.
- 3.18 An extensive survey of the WHS and its setting was undertaken to identify key views from highways, public footpaths and other publicly accessible land that contribute to its significance. Figure 4 below shows the key views from the setting of Saltaire WHS.

Figure 4: Key views from the Setting of Saltaire World Heritage Site



Source: Saltaire World Heritage Site Management Plan 2014

- 3.17 The key views which will need to be considered in terms of the assessment in particular are Views 22-24 from the south-east to the WHS. These views are 22 Idle Hill looking west to Saltaire, 23 Wrose Hill looking west to Saltaire and 24 Gaisby Hill looking north west to Saltaire. Other key views which need to be considered are view 16, 18 and 26 from the north and west of the WHS.
- 3.18 In regards to these views Idle Hill, Wrose Hill and Gaisby Hill form Saltaire's landscape setting at its south-eastern extent. View 24 (Important) from Gaisby Hill provides an impressive distant view of the frontage of Salts Mill set against its northern rural backdrop. Shipley on the south side of the Aire Valley obscures much of Saltaire from view, but this vantage point illustrates the proximity of the two settlements. To the north of the viewing place the Leeds & Liverpool Canal can be seen illustrating how this important transport route was incorporated into the urban and industrial plan of the WHS village.

- 3.19 The Saltaire Management Plan (2014) notes that development to the east of Saltaire has begun to erode the legibility of boundaries of the WHS in views looking west.

Approaches and Gateways to the WHS

- 3.20 The approaches and gateways to the WHS are important to how people experience Saltaire and its setting. Key approaches to the site are set out below and shown in Figure 5.

- **Canal Corridor**

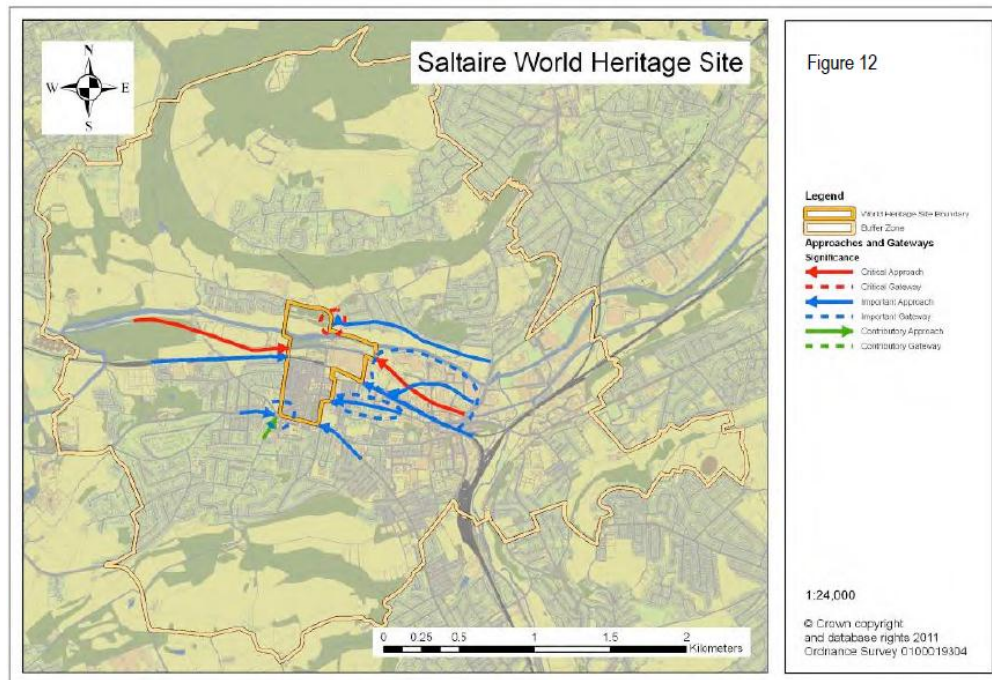
The Canal Corridor is a Critical approach as it relates to the historic significance of the WHS and provides a regularly used approach for walkers, cyclists and boats. The eastern and western approaches along the canal are however are markedly different. The western approach is relatively rural in character and often enclosed by surrounding vegetation. In contrast, the eastern approach runs through a developing industrial and commercial area and is a key gateway to the WHS site.

- **Rail Corridor**

The Aire Valley line is historically significant and also forms an important approach to the Site with many visitors and commuters using the route. The western approach is more rural, the eastern heavily developed. The corridor itself is dominated by rail infrastructure and due to the enclosed nature of the corridor it only affords limited views of the site to passengers except where it passes Salt's Mill

- **Salts Mill Road**

The eastern approach to the Salt's Mill car park along Salts Mill Road (Important) passes through the same mixed commercial and industrial area as the Canal Corridor approach and is heavily used by visitors. This approach follows a modern road layout and the pre-dominance of recent commercial development give it a character distinct from that of the WHS.

Figure 5: Saltaire World Heritage Site Approaches and Gateways

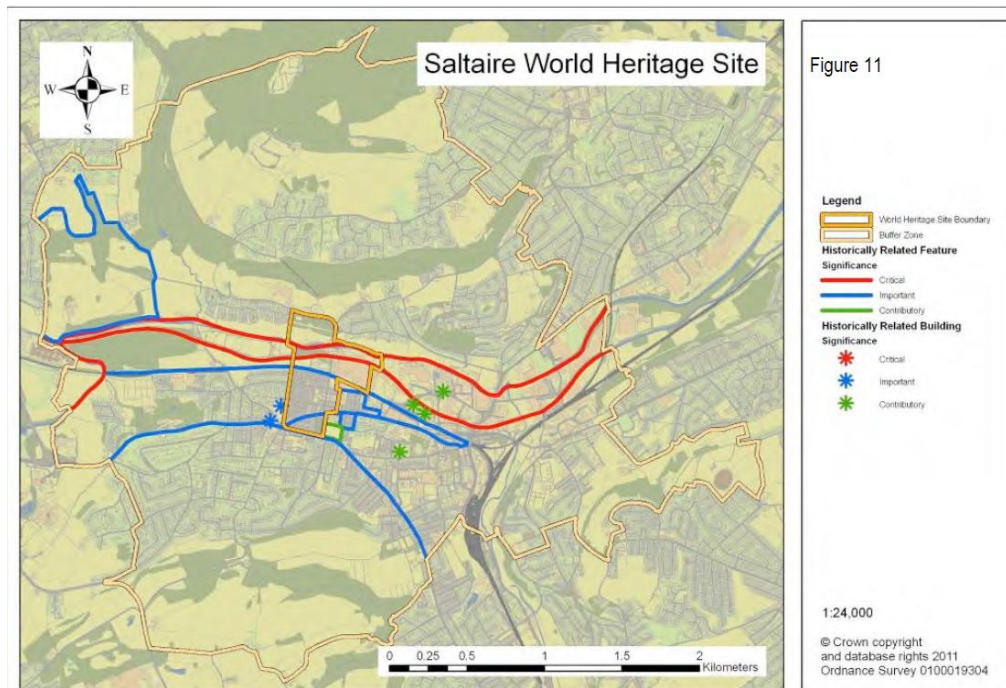
Source: Saltaire World Heritage Site Management Plan 2014

Historically related features

- 3.21 The setting of the Saltaire WHS includes features, buildings and areas that have a historical association with it and therefore make a positive contribution to it, even where they are not strongly linked visually.
- 3.22 These are shown in Figure 6 (below). The relative significance has been attributed to these features on the basis of the strength of their historic association and the contribution they make to the site's setting.
- 3.23 Key features include the Leeds and Liverpool Canal, River Aire and former Midland Railway Line, and former Shipley and Bramley Turnpike (Saltaire Road) and Keighley and Bradford Turnpike roads (Bingley Road) which directly relate to the historic significance of the Saltaire WHS. Their existences in close proximity to each other were key factors in Titus Salt's choice of location for his model village. The canal and river were of particular importance to the mill. These survive in more or less the same form as in the mid nineteenth century and

feature in many key views and so are considered of Critical significance. The remaining transport networks are considered important but not critical to the setting of the site, having experienced more change.

Figure 6: Historically related features



Source: Saltaire World Heritage Site Management Plan (2014)

Other key heritage assets within the WHS Buffer Zone

3.24 Key historic buildings and heritage assets within the WHS Buffer Zone include:

- Liverpool and Canal Conservation Area
- Grade II listed Manor Lane Wesleyan Reformed Church
- Grade II listed Junction Bridge
- Grade II Shipley Old Hall, Otley Road
- key unlisted buildings including the former Shipley and Windhill Railway Station and Pumping Station
- undesignated asset comprising the route of the historic Bradford Canal.

Summary of key features of significance and threats to the WHS

- 3.25 In summary, key features of significance in the setting of Saltaire which should be considered in the assessment include:
- the Leeds and Liverpool Canal (Conservation area)
 - key approaches including the critical approach of the Canal Corridor
 - the River Aire
 - views out of, into and across the WHS, in particular from Idle Hill, Wrose Hill and Gaisby Hill looking north west to Saltaire.
 - key listed and unlisted buildings within the WHS Buffer Zone boundary
- 3.26 In summary the main potential threats to the setting of the WHS and its significance which should be considered as part of this assessment include:
- inappropriate development within and without the boundary of the Buffer Zone negatively impacting key elements of the setting of the WHS
 - inappropriate development negatively impacting key views or approaches to the WHS
 - loss of key heritage assets within the WHS Buffer Zone
 - poor decisions concerning planning applications, enforcement cases, listed buildings, highways management, and trees
 - continual under-use or vacancy of some buildings and inappropriate / un sympathetic land uses on key approaches to the WHS.
 - increased volumes of traffic passing through or past Saltaire

4. Shipley and Canal Road Corridor AAP: Heritage Impact Assessment

- 4.1 The proposed SCRC AAP site allocations and boundary of the Saltaire WHS buffer zone are shown in Figure 7 (below). There are 18 proposed development sites in the SCRC AAP which are located within the Saltaire WHS Buffer zone. Figure 8 and Table 1 identify the relevant site references and description of proposals in the SCRC AAP.

Figure 7. SCRC AAP site boundaries and Saltaire WHS Buffer Zone

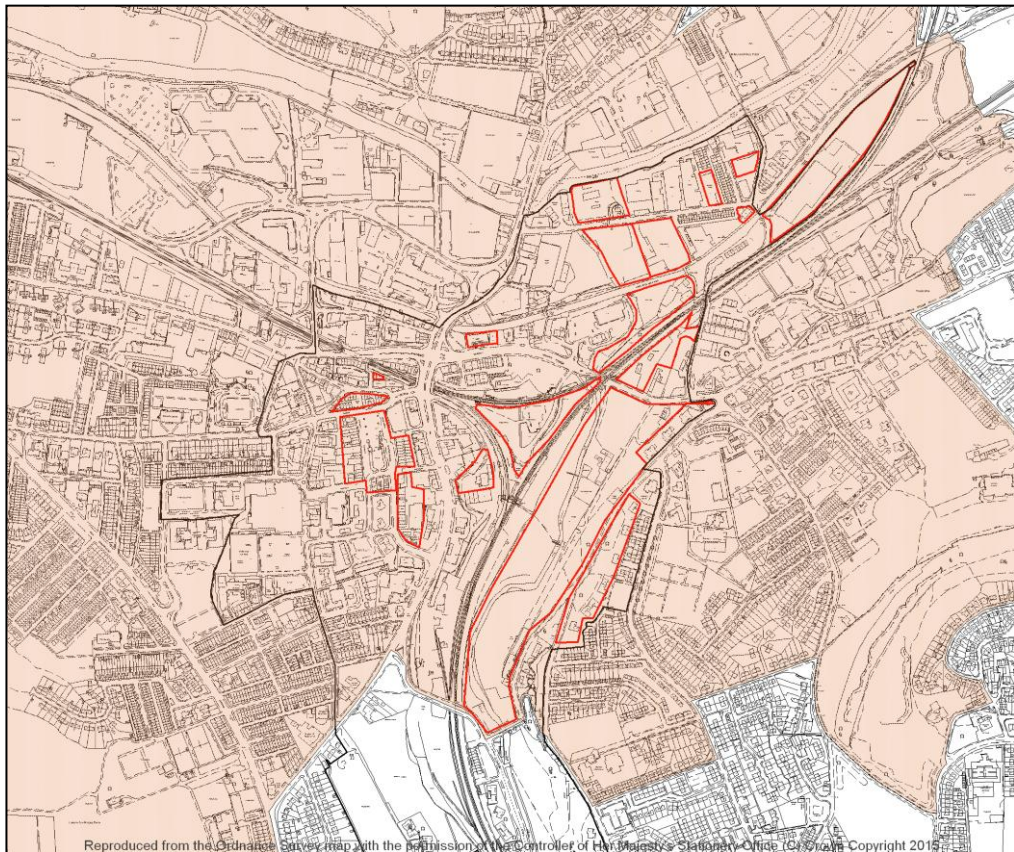


Figure 8. SCRC AAP proposed development sites

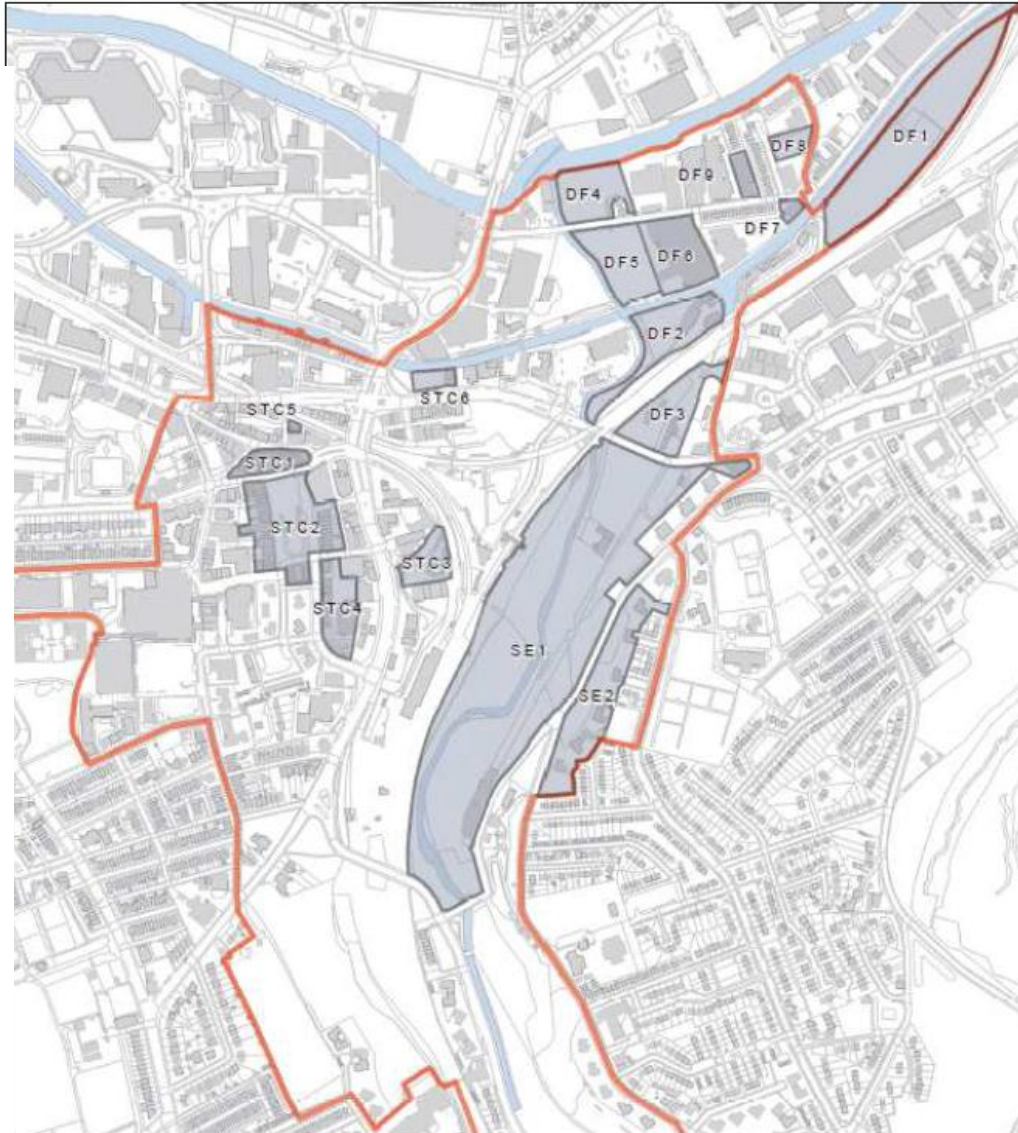


Table1. SCRC AAP Proposed Site Allocations

<i>Ref.</i>	<i>Name</i>	<i>Proposal</i>
<i>STC1</i>	ShIPLEY Indoor Market Hall	Mixed use re-development
<i>STC2</i>	Market square	Town centre redevelopment /public realm enhancement
<i>STC3</i>	Station Road	Residential
<i>STC4</i>	ShIPLEY Gateway Site	Mixed use re-development
<i>STC5</i>	Atkinson Street	Residential
<i>STC6</i>	Buildings along Briggate	Mixed use
<i>SE1</i>	ShIPLEY East	Residential led mixed use
<i>SE2</i>	Land around Crag Road Flats	Residential infilling
<i>DF1</i>	Dock Lane, Canalside	Residential led mixed use
<i>DF2</i>	Junction Bridge, Briggate,	Business/mixed use
<i>DF3</i>	Land between Leeds Road and Dock Lane	Residential/mixed use
<i>DF4/DF5</i>	Dockfield Road North/ Dockfield Road South	Residential mixed Use
<i>DF6</i>	Regent House	Residential redevelopment
<i>DF7</i>	Junction of Dock Lane and Dockfield Road	Residential re-development
<i>DF8</i>	Dock Lane	Residential
<i>DF9</i>	Dockfield Road	Residential redevelopment

Summary of Assessment

- 4.2 A full assessment of each proposed AAP site in the Saltaire WHS buffer zone has been undertaken and can be found in Appendix 1. With reference to the sites included within the SCRC AAP, the following offers a brief summary of the assessment of their potential impact on the significance of the WHS, should they go forward.

Site STC1: ShIPLEY Indoor Market Hall

The site is occupied by the indoor market hall building and the town's distinctive clock tower. The building is currently in use but is need of investment. The site is located adjacent an important approach to the WHS. Redevelopment of the site therefore provides an opportunity to

enhance the setting of the WHS. The site is visible from a number of designated views; therefore high development or development of unusual form could potentially harm key views into and out of the WHS. Impacts could be mitigated by limiting the height of any new buildings. Any development proposals should be assessed in terms of height, mass, colour and form to see if they harmed the OUV and setting of the WHS. The redevelopment of the site for mixed use development presents an opportunity to enhance the setting of the WHS in this area of the Buffer Zone as it adjacent to a key approach whether approaching by car, train or on foot.

Site STC2 Market Square

The site includes land and buildings around Market Square in the centre of Shipley. The site is visible from a number of designated views to the east where an understanding between the location of Saltaire, the canal, the railway and the centre of Shipley can be appreciated. Tall buildings which do not relate to the centre of Shipley would be highly likely to harm these views. Therefore inappropriate redevelopment could potentially impact on the setting of the WHS. However, the redevelopment of the site for new town centre uses and public realm enhancements also presents an opportunity to enhance the tourist offer of the WHS through enhancing Shipley market.

Site STC3 Station Road

The site is currently in industrial use and is located in within an old quarry. The site is in proximity to Grade II listed Shipley Hall on Otley Road, but significant difference in levels between the two mean it is considered there will be no impact on this heritage asset unless a very tall structure was to be considered. The redevelopment of the site for residential use presents an opportunity to enhance the experience of Saltaire WHS Site by creating a good quality 'arrival' area.

Site STC4 Shipley Gateway Site

The site offers a gateway position to Shipley from the southern approaches. The site includes town centre buildings which are underused and in need of investment. This site is behind the main frontage to a key approach to the WHS. In relation to the proposed mixed use allocation it is considered there will be no impact on heritage assets unless a very tall structure was to be considered. Any redevelopment, which included well designed buildings with natural high quality materials, would contribute to a sense that Shipley is a good quality 'arrival' area for the WHS.

Site STC5 Atkinson Street

The small site contains a vacant building located near Shipley town centre. In relation to the proposed residential allocation it is considered there will be no impact on heritage assets or the WHS site or buffer zone. Redevelopment of the site will bring a vacant building back into use which is considered likely to enhance the setting of the WHS.

Site STC6 Buildings along Briggate

The site includes vacant land of former cinema and adjacent building fronting Briggate and is located on a key gateway to Shipley and Saltaire WHS and adjacent to the Leeds and Liverpool Canal conservation area. Development would need to have regard for setting of canal, but appropriate design, form and massing could result in beneficial impact on character of the conservation area.

Redevelopment of this vacant site for mixed use presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone and the Leeds and Liverpool Canal conservation area.

Site SE1 Shipley East Residential led

The site comprises a large area of vacant and underused land to the east of Shipley railway station alongside Crag Road. The north end of the site is adjacent to part of the Leeds and Liverpool Canal

conservation area. There is an opportunity through high quality residential led mixed use development to make a contribution the Outstanding Universal Value of the WHS and create an enhanced gateway to Shipley and the WHS and strong frontage to Leeds Road. Due to the site's size and location development will need to provide high quality architectural design to safeguard and enhance the setting of the Saltaire WHS. The impact of any proposed development would require careful assessment and a clear understanding of the significance of the WHS and its setting, with particular reference to opportunities to enhance the buffer zone, in particular along Leeds Road and the Leeds and Liverpool Conservation Area.

Site SE2 Land around Crag Road Flats

The site is located on land around existing flats to the east of Crag Road. In relation to the proposed allocation for residential use it is considered there will be no direct impact on heritage assets or the WHS or buffer zone; however it will be important that consideration is given to the topography in terms of building height and views of the WHS obtained from further east.

Site DF1 Dock Lane, Canalside

The site comprises land bounded by the Leeds and Liverpool Canal to the north and railway line to the south. The site has been previously developed for industrial use and is currently vacant. This area partly borders the Leeds and Liverpool Canal which is a key approach to the WHS and is adjacent to Leeds and Liverpool Canal conservation area. Impact on conservation area character is one of principal considerations in development of the site; however appropriate design, form and massing could result in beneficial impact on character. Redevelopment of the vacant site for residential mixed use presents an opportunity to make a contribution the Outstanding Universal Value of the WHS and the Buffer Zone and the setting of the Leeds and Liverpool Canal conservation area.

Site DF2 Junction Bridge, Briggate,

The site is located on a gateway route into Shipley and Saltaire and is part vacant part in general industrial use. The northern boundary fronts onto the Leeds and Liverpool Canal. Part of site is within Leeds and Liverpool Canal conservation area. Impact on conservation area character is one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character. The southern edge of the site is contiguous with a key approach road to the WHS. There is an opportunity to make a contribution the Outstanding Universal Value of the WHS through high quality new mixed use development and strong frontages to the road. Junction House is a key unlisted building which must be retained and regenerated as part of any comprehensive proposals for the site. The site affects the setting of Grade 2 Listed Junction Bridge. Therefore, any redevelopment of the site should safeguard and enhance the setting of, Grade 2 Listed Junction Bridge

Site DF3 Land between Leeds Road and Dock Lane

The site is located on a key approach route into Shipley and Saltaire fronting onto Leeds Road and is current in use for industrial/waste management. There is an opportunity to make a contribution the outstanding universal value of the WHS through high quality new residential or mixed use development and strong frontages to the road. Part of site is within the Leeds and Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character. The former Windhill Station buildings off Leeds Road are key unlisted buildings, and hence an undesignated heritage asset. The presumption would be for the retention of these as part of any development proposal.

Site DF4 Dockfield Road North

The site comprises vacant land to the north of Dockfield Road. The site has been previously developed for industrial use and is currently vacant. It is considered there will be no direct impact on heritage assets, the WHS or buffer zone, unless a very tall structure was to be considered. Redevelopment of the vacant site for residential mixed use presents an opportunity to make a contribution the Outstanding Universal Value of the WHS and the Buffer Zone.

Site DF5 Dockfield Road South

The site comprises vacant land to the south of Dockfield Road. The site has been previously developed for industrial use and is currently vacant. This area partly borders the Leeds and Liverpool Canal which is a critical approach to the WHS and is adjacent to Leeds and Liverpool Canal conservation area. The impact on conservation area character is one of principal considerations in development of the site; however appropriate design, form and massing could result in beneficial impact on character. Redevelopment of the vacant site for residential mixed use presents an opportunity to make a contribution the Outstanding Universal Value of the WHS and the Buffer Zone, and indeed to the Leeds and Liverpool Canal Conservation.

Site DF6 Regent House

The site contains a range of key unlisted buildings including mill buildings, connecting single story buildings and Regent House along Dockfield Road. This area partly borders the Leeds and Liverpool Canal which is a key approach to the World Heritage Site. The site is within the Leeds and Liverpool Canal conservation area and affects the setting of Grade II Listed Junction Bridge. The impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character. The redevelopment of the site for residential use, including the conversion of historic mill buildings, presents an opportunity to make a contribution the

Outstanding Universal Value of the WHS and the Buffer Zone, and indeed to the Leeds and Liverpool Canal Conservation Area.

Site DF7 Junction of Dock Lane and Dockfield Road

The site contains an existing single story building. In relation to the proposed allocation for residential use it is considered there will be no direct impact on heritage assets or the WHS buffer zone, unless a very tall structure was to be considered.

Site DF8 Dock Lane Residential

The site comprises a small area of vacant land accessed from Dock Lane. In relation to the proposed allocation for residential use it is considered there will be no direct impact on heritage assets or the WHS buffer zone, unless a very tall structure was to be considered.

The redevelopment of vacant site presents an opportunity to make a contribution the Outstanding Universal Value of the WHS and the Buffer Zone

Site DF9 Dockfield Road

The site comprises a vacant industrial building. In relation to the proposed allocation for residential use it is considered there will be no direct impact on heritage assets or the WHS buffer zone, unless a very tall structure was to be considered. The redevelopment of vacant building presents an opportunity to make a contribution the Outstanding Universal Value of the WHS and the Buffer Zone

5. Conclusion and Recommendations

- 5.1 The heritage impact assessment has reviewed the proposed SCRC AAP site allocations within the buffer zone of the Saltaire WHS. No significant negative impacts on the Saltaire WHS or its setting have been identified. A number of site allocations are considered to have potentially moderate impacts, in relation to impact on key designated views and key heritage assets within the buffer zone.
- 5.2 The majority of sites were also considered to have the potential to make a contribution the outstanding universal value of the WHS and provide an opportunity for enhancing key heritage assets and approaches within the buffer zone.
- 5.3 In addition, it is also recognised that Core Strategy Policy EN3 Historic Environment (once adopted) will help ensure the protection, management and enhancement of the Outstanding Universal Value of the Saltaire WHS.
- 5.4 The following measures are recommended to help ensure that the SCRC AAP will adequately mitigate any potential negative impacts on the Saltaire WHS and setting and ensure opportunities for enhancing the WHS and setting are taken:
- All AAP development proposals within the WHS buffer zone should be required to demonstrate that they will conserve and enhance the elements which contribute towards the WHS's Outstanding Universal Value, including its setting and key views, and should have regard to and be informed by the WHS Management Plan. These expectations should be set out in a heritage policy in the AAP.
 - Development proposals within the WHS buffer zone should be required to undertake a detailed assessment of the significance of the setting of the WHS and clear understanding of how the

proposed development will affect this. These expectations should be set out in the AAP.

- Developers should be expected to take part in early pre-application discussions and scoping of any Heritage Impact Assessment/Environmental Impact Assessments requirements
- Details should be set out in the AAP within relevant AAP site allocation statements (should they be considered acceptable in principle) to guide developers as to the key site specific considerations including; key heritage assets, appropriate levels of development and any mitigation measures or measures to enhance any key heritage assets or the setting of the WHS
- Ensure new development adjacent to, or impacting on, key gateways and approaches to the Saltaire WHS take opportunities to improve gateways
- Ensure new development within or adjacent to the Leeds and Liverpool Conservation Area safeguards and takes opportunities to enhance the setting of the Leeds and Liverpool Canal Conservation
- Development proposals within the AAP Shipley sub area should include consideration of connectivity to the WHS through signage and highways improvements. Any public realm improvements in themselves would also need to consider impact and harm to the WHS.
- Saltaire Junction is recommended as providing a model example for enhancing the quality of a gateway to the Saltaire WHS

Appendix 1: SCRC AAP Site Assessment Table: Impact on World Heritage Site Buffer Zone and Historic Environment

Site	Ref	Impact upon the historic environment (separate row for each heritage asset affected and each element which contributes towards its significance)	Heritage impact [Green = neutral/slight, Amber = moderate, Red = large/very large)/Opportunity for Enhancement	Means by which any harm could be removed or mitigated or, where the site currently detracts from the significance of a heritage asset, how the significance might be enhanced.	Local Plan Team Comment and Action
ShIPLEY Indoor Market Hall	STC1	<p>No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.</p> <p>This area is also highly visible in a number of Designated views ie. axial views 10 and 15 and views from the east - views 22-25 and possibly 26. Development which was either high or high massing, strong roof colours or unusual roof forms would be visible to a lesser or greater extent in these views. There would be a need to assess each development proposal against these</p>	Green/Opportunity for Enhancement	<p>New development can make a positive contribution to the OUV of the WHS via: Choice of locally sourced, natural materials such as yorkstone (eg. for construction, cladding, landscaping). Materials should be chosen to reflect the original urban landscape – slate, ashlar, timber windows. However high quality and</p>	<p>Site considered appropriate to allocate, subject to appropriate consideration of potential impacts</p> <p>The council will set out in the site allocation statement of the AAP Publication Draft that - any new building should be of an appropriate scale which responds</p>

		<p>types of criteria (height mass colour and form) to see if they harmed the OUV and setting of the WHS.</p> <p>There is an opportunity to enhance the setting of the WHS in this area of the Buffer Zone as it adjacent to a key approach whether approaching by car, train or on foot.</p>		<p>distinctive contemporary designed buildings can make a positive contribution to the WHS through their use of quality local materials.</p> <p>Excessive use of glazing and brick would not be considered appropriate. Full rendered frontages are not in harmony with the historic urban landscape, fascia boards and PVC should be avoided in new domestic buildings.</p> <p>Pitched roofs, deep window reveals, use of shadow to define openings, strong horizontal lines are all design features which compliment the World Heritage Site.</p> <p>Height of buildings should not exceed the height zones in the Saltaire Environmental Capacity Study</p>	<p>sensitively to its setting in the World Heritage Site buffer zone.</p> <p>- development should provide an improved gateway to the town centre for those arriving from Saltaire or the Leeds and Liverpool Canal.</p>
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				Appendix B Figure 20	
Market square	SCT2	<p>No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.</p> <p>Designated views from the east encompass the centre of Shipley and the appreciation of the scale, mass and plan form of Saltaire World heritage Site. An understanding of the relationships between the location of Saltaire, the canal, the railway and the centre of Shipley can be appreciated in these views.</p> <p>Tall buildings which do not relate to the centre of Shipley will harm the Views. However a clock tower or similar tall iconic and decorative feature in the centre of Shipley would help to 'orientate' the long distance viewer and may enhance the Designated View. It would be 'read' along side other markers like mill chimneys and church towers and spires. A tall building such as a block of flats in the centre of Shipley would not have the potential to contribute to the WHS.</p>	Green/Opportunity for Enhancement	<p>Pedestrian signage to and from Saltaire, to sign post the Market and encourage the extension of retail opportunities from the small independent sector in Saltaire along Saltaire Road and expanding through to the market environment of Shipley.</p>	<p>Site considered appropriate to allocate, subject to appropriate consideration of potential impacts</p> <p>The council will set out in the site allocation statement of the AAP Publication Draft that any redevelopment of the town centre should be of high quality design to reconnect the town centre with its quality-built heritage and enhance the setting of Saltaire.</p> <p>The council will include a policy in the AAP Publication Draft which will seek to retain and enhance Shipley market in the AAP.</p> <p>The council will</p>

		There is an opportunity to enhance the tourism offer surrounding Saltaire World Heritage Site by making high quality changes to this market.			identify pedestrian and cycle routes, potential public realm enhancements and links to key areas outside the AAP boundary including Saltaire WHS in the AAP Publication Draft.
Station Road	SCT3	<p>In proximity to Grade II listed Shipley Hall on Otley Road, but significant difference in levels between the two. No impact on heritage asset unless a very tall structure was to be considered.</p> <p>There is an opportunity to enhance the experience of Saltaire World Heritage Site by creating a good quality 'arrival' area. Opportunities for providing visitor information and signage at this point for walkers, cyclists and pedestrians. Capitalising on the close proximity of the World Heritage Site</p>	Green/ Opportunity for Enhancement	<p>A sense of arrival could be enhanced by improved public realm, signage, seating, cycle parking, hard and soft landscaping, good design and choice of quality local materials. A place to gather, meet others, look at information and orientate before setting out to the WHS.</p> <p>The use of locally sourced natural materials such as yorkstone. Eco friendly street furniture. Use of the WHS logo as a visual 'link'. Colour could be used to form a link with RAL 6009 the commonly used colour</p>	<p>The site is unlikely to contain a very tall structure.</p> <p>The site is therefore considered appropriate to allocate, subject to appropriate consideration of potential impacts</p>

				for street furniture in the World Heritage Site.	
ShIPLEY Gateway Site	SCT4	<p>This area is behind the main frontage to a key approach to the World Heritage Site</p> <p>No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.</p>	Green/ opportunity for enhancement	General considerations in terms of providing well designed buildings with natural high quality materials will contribute to a sense that Shipley is a good quality 'arrival' area for the World Heritage Site	<p>The site is unlikely to contain a very tall structure. The site is therefore considered appropriate to allocate, subject to appropriate consideration of potential impacts</p> <p>The council will set out in the site allocation statement that any development will be expected to respond to its gateway position to create an enhanced gateway to Shipley</p>
Atkinson Street	SCT5	No impact on heritage assets.	Green/opportunity for enhancement	Redevelopment of the site will bring a vacant building back into use which will help enhance the setting of the WHS	The site is considered appropriate to allocate
Buildings along	STC6	This area is on an approach road from Leeds to the WHS and will be a main route visitors follow to the	Green/Opportunity for enhancement	Redevelopment of this vacant and underused site would help deliver	The site is identified in the AAP for a mix of uses. The site is

Briggate	<p>WHS.</p> <p>There is an opportunity to enhance the setting of the WHS in this area of the Buffer Zone as it adjacent to a key approach by car</p>		<p>enhanced built form and public realm with a strong frontage to Leeds Road to create an enhanced gateway to Shipley and the World Heritage Site of Saltaire</p> <p>Potential for cultural, creative industries zone, niche retailing spilling out from Saltaire, Leeds Liverpool Canal. Saltaire Brewery</p>	<p>therefore considered appropriate to allocate, subject to appropriate consideration of potential impacts</p> <p>The council will set out in the site allocation statement that any development will be expected to provide an improved gateway to Shipley and Saltaire and enhance the Leeds and Liverpool Canal Conservation Area</p>
	<p>Adjacent to Leeds – Liverpool Canal conservation area. Development would need to have regard for setting of canal, but appropriate design, form and massing could result in beneficial impact on character.</p>	<p>Green/Opportunity for enhancement character.</p>	<p>Appropriate design, form and massing could result in beneficial impact on character.</p>	<p>The site is considered appropriate to allocate.</p> <p>The council will set out in the site allocation statement that any development will be expected to enhance the setting of the Leeds and Liverpool Canal</p>

					Conservation Area
Shipley East	SE1	<p>The boundary edges of SE1 on the north and south are contiguous with approach roads to the World Heritage Site and are within the Buffer Zone. There is an opportunity to make a contribution the outstanding universal value of the WHS.</p> <p>No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.</p>	Amber/ Opportunity for enhancement.	<p>Redevelopment of this vacant and underused site would help deliver enhanced built form and public realm with a strong frontage to Leeds Road to create an enhanced gateway to Shipley and the World Heritage Site of Saltaire</p> <p>Due to the site's size and location development will need to provide high quality architectural design to safeguard and enhance the setting of the Saltaire World Heritage Site</p> <p>The impact of any proposed development would require careful assessment and a clear understanding of the significance of the WHS and its setting, with particular reference to opportunities to enhance the buffer zone, in</p>	<p>The site has approved planning permission for residential led mixed use development and is considered unlikely to contain a very tall structure. The site is therefore considered appropriate to allocate, subject to appropriate consideration of potential impacts</p> <p>The council will set out in the relevant site allocation statement that any development will be expected to provide:</p> <ul style="list-style-type: none"> - high quality architectural design to safeguard and enhance the setting of Saltaire WHS - enhanced built form and public realm with a strong frontage to Leeds

				particular along Leeds Road and the Leeds and Liverpool Conservation Area. .	Road to create an enhanced gateway to Shipley and the World Heritage Site of Saltaire
		Implications for undesignated asset comprising the route of the historic Bradford Canal.	Amber	Degree of archaeological investigation may be desirable.	The council will include a policy on the Bradford Canal in the AAP Publication Draft and the set out in the site allocation statement that any development will be expected to protect a line of the Bradford Canal
Land around Crag Road Flats	SE2	No direct impact but high buildings may harm Designated views. It is especially important that consideration is given to the topography at this point in terms of building height and views of the WHS obtained from further east.	Green		The site is unlikely to contain a very tall structure. The site is therefore considered appropriate to allocate.
Lexicon Bankside Dock Lane	DF1	This area partly borders the Leeds Liverpool Canal which is a key approach to the World Heritage Site used by walkers from the east, cyclists along the Shipley Greenway and Route 696 and boaters from the canal network	Green/Opportunity for enhancement.	Redevelopment of vacant site presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone,	The site is considered appropriate to allocate The council will set out in the relevant site allocation statement that any development

				including though improvements to the canal corridor which is a key approach to the WHS	will be expected to provide new and improved pedestrian and cycle links along the Leeds and Liverpool Canal
		Adjacent to Leeds – Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in development of the site, but appropriate design, form and massing could result in beneficial impact on character.	Amber/Opportunity for enhancement.	Appropriate design, form and massing could result in beneficial impact on character and mitigate any potential impacts on conservation area.	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance the setting of the Leeds and Liverpool Conservation Area including providing a high quality frontage to the canal
Junction Bridge, Briggate	DF2	The southern edge of DF2 is contiguous with a key approach road to the World Heritage Site. There is an opportunity to make a contribution the outstanding universal value of the WHS.	Green/Opportunity for enhancement	Properties addressing the road should have a good quality and distinctive form which respects the historic urban form in the locality. Local natural materials and a strong front facing design.	Noted. The site is considered appropriate to allocate, subject to appropriate consideration of potential impacts

	Part of site within Leeds – Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character.	Amber/Opportunity for enhancement.	Appropriate design, form and massing could result in beneficial impact on character and mitigate any potential impacts on conservation area. This includes creating positive frontages to the canal including the canal basin area	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance the setting of Leeds and Liverpool Canal conservation area and create positive frontages to the canal including the canal basin area
	Junction House is a key unlisted building which must be retained and regenerated as part of any comprehensive proposals for the site.	Amber/ Opportunity for enhancement	Secondary uses of site and proposals which do not have a beneficial impact on Junction House would not be supported	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance key heritage assets including the key unlisted building Junction House
	Affects setting of Grade II listed Junction Bridge	Amber/ Opportunity for enhancement	Any redevelopment of the site should safeguard and enhance the setting of, grade 2 Listed Junction Bridge Proposals which do not	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance key heritage

				have a beneficial impact on Junction Bridge would not be supported	assets including, Grade 2 Listed Junction Bridge
Land between Leeds Road and Dock Lane	DF3	<p>The southern edge of DF3 is contiguous with a key approach road to the World Heritage Site.</p> <p>There is an opportunity to make a contribution the outstanding universal value of the WHS.</p>	Amber/Opportunity for enhancement	Properties addressing the road should have a good quality and distinctive form which respects the historic urban form in the locality. Local natural materials and a strong front facing design.	<p>The site is therefore considered appropriate to allocate, subject to appropriate consideration of potential impacts</p> <p>The council will set out in the relevant site allocation statement that any development will be expected to provide a strong frontage to Leeds Road to create an enhanced gateway to Shipley and the WHS of Saltaire.</p>

		Part of site within Leeds – Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character. The former Windhill Station buildings off Leeds Road are key unlisted buildings, and hence an undesignated heritage asset. The presumption would be for the retention of these as part of any development proposal.	Amber/Opportunity for enhancement	Appropriate design, form and massing could result in beneficial impact on character	The council will set out in the relevant site allocation statement that any development will be expected to - safeguard and enhance the setting of Leeds and Liverpool Canal Conservation Area and key unlisted buildings, including the former Shipley and Windhill Railway Station and Pumping Station, should be retained and integrated into any proposed redevelopment of the site
Dockfield Road North	DF4	No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.	Green/Opportunity for enhancement	Redevelopment of vacant site presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone	Noted. The site is unlikely to contain a very tall structure The site is therefore considered appropriate to allocate
Dockfield Road	DF5	No direct impact but high buildings may harm designated views	Green/ Opportunity for enhancement	Redevelopment of vacant site presents an opportunity to make a contribution the	Noted. The site is unlikely to contain a very tall structure The site is therefore

South				outstanding universal value of the WHS and the Buffer Zone.	considered appropriate to allocate subject to appropriate consideration of potential impacts
		This area partly borders the Leeds Liverpool Canal which is a key approach to the World Heritage Site used by walkers from the east, cyclists along the Shipley Greenway and Route 696 and boaters from the canal network	Green/Opportunity for enhancement	Redevelopment of vacant site presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone, including though improvements to the canal corridor which is a key approach to the WHS	The council will set out in the relevant site allocation statement that any development will be expected to contribute to appropriate improvements to the canal towpath
		Adjacent to Leeds – Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character.	Green/Opportunity for enhancement	Appropriate design, form and massing could result in beneficial impact on character.	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance the setting of the Leeds and Liverpool Conservation Area, including providing a high quality frontage to the canal

Regent House	DF6	No direct impact but high buildings may harm Designated views	Green/ Opportunity for enhancement	The redevelopment of the site, including the conversion of historic mill buildings, presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone.	The site is unlikely to contain a very tall structure The site is therefore considered appropriate to allocate subject to appropriate consideration of potential impacts
		This area partly borders the Leeds Liverpool Canal which is a key approach to the World Heritage Site used by walkers from the east, cyclists along the Shipley Greenway and Route 696 and boaters from the canal network	Green/Opportunity for enhancement	Redevelopment of vacant site presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone, including though improvements to the canal corridor which is a key approach to the WHS	The council will set out in the relevant site allocation statement that any development will be expected to provide appropriate and proportionate improvements to the canal towpath
		Site within Leeds – Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character.	Amber/Opportunity for enhancement	Appropriate design, form and massing could result in beneficial impact on character	The council will set out in the relevant site allocation statement that any development will be expected to - safeguard and enhance the setting of the Leeds and Liverpool

					Conservation Area, including providing a high quality frontage to the canal
		Key unlisted buildings on site,	Amber/Opportunity for enhancement	Retention of key unlisted buildings which make a positive contribution will be expected, with full assessment of significance guiding any development proposals.	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance key heritage assets including, the unlisted mill buildings
		Affects setting of Grade II listed Junction Bridge.	Amber/Opportunity for enhancement	Appropriate design, form and massing could result in beneficial impact on setting	The council will set out in the relevant site allocation statement that any development will be expected to safeguard and enhance key heritage assets including, the Grade II listed Junction Bridge
Junction of Dock Lane and	DF7	No direct impact – but high buildings may harm Designated views	Green		The site has approved planning permission for a 3 story building and is considered unlikely to contain a high building. The site

Dockfield Road					is unlikely to contain a very tall structure The site is therefore considered appropriate to allocate subject to appropriate consideration of potential impacts
		Adjacent to Leeds – Liverpool Canal conservation area. Impact on conservation area character one of principal considerations in use of and development of the site, but appropriate design, form and massing could result in beneficial impact on character.	Green/ Opportunity for enhancement	Appropriate design, form and massing could result in beneficial impact on character.	The council will set out in the relevant site allocation statement that any development will be expected to - safeguard and enhance the setting of the Leeds and Liverpool Conservation Area
Dock Lane	DF8	No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.	Green/ Opportunity for enhancement	Redevelopment of vacant site presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone,	The site is unlikely to contain a very tall structure The site is therefore considered appropriate to allocate
Dockfield Road	DF9	No impact on heritage assets besides the WHS Buffer Zone, unless a very tall structure was to be considered.	Green/ Opportunity for enhancement	Redevelopment of vacant site presents an opportunity to make a contribution the outstanding universal value of the WHS and the Buffer Zone	The site is unlikely to contain a very tall structure The site is therefore considered appropriate to allocate

