

Development Plans ,  
City of Bradford Metropolitan District Council  
Britannia House,  
Bradford BD1 1HX

Our Ref:  
Your Ref:



Telephone:  
Mobile:



17 July 2017

Dear Sir or Madam,

**The Local Plan for the Bradford District – Shipley and Canal Road Corridor Area Action Plan: Proposed Main Modifications**

Thank you for consulting Historic England about the Proposed Modifications to the Shipley and Canal Road Corridor Area Action Plan. We have the following comments to make about the suggested changes:-

Mod. No.	Section	Sound/ Unsound	Comments	Suggested Change
MM003	Strategic Objective 11,	Sound	<p>The NPPF states that, when considering the impact of a development proposals upon the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation. The more important the asset, the greater the weight should be. The NPPF also makes it clear that World Heritage Sites are regarded as being in the category of designated heritage assets of the highest significance. Therefore, an approach that accepts some degree of harm to a designated heritage asset (especially one identified by the Government as being of the highest significance) does not accord with the advice set out in the NPPF.</p> <p>This proposed Modification is required</p>	-

Mod. No.	Section	Sound/ Unsound	Comments	Suggested Change
			to more closely reflect national policy guidance.	
MM004	Shipleigh Vision	Sound	<p>One of the intentions of the overarching Vision of the SCRCAAP is to improve this gateway into the World Heritage Site at Saltaire. However, the sub-area Vision for Shipleigh (the part of the AAP within which the World Heritage Site Buffer Zone lies) made no mention, at all, of the World Heritage Site nor to the opportunities offered for improving its setting.</p> <p>The proposed Modification ensures that the AAP is internally consistent.</p>	-
MM005	Policy SRSC/SH1	Sound	<p>The Allocations in this Section set out a number of detailed development requirements which those proposing development would be expected to take into account. However, these were not tied into any Local Plan Policy.</p> <p>The final Paragraph of the proposed Modification is necessary in order to ensure that the constraints and development requirements are securely and effectively tied into the AAP.</p>	-
MM010	STC6: Buildings along Briggate	Sound	<p>This site adjoins the boundary of the Leeds Liverpool Canal Conservation Area. This site also lies within the Buffer Zone of the World Heritage Site at Saltaire.</p> <p>The Heritage Assessment recommended that the site allocation statement should include a requirement that <i>"development would be expected to provide high quality architectural design to safeguard and enhance the setting of the World Heritage Site"</i></p>	-

Mod. No.	Section	Sound/ Unsound	Comments	Suggested Change
			This proposed Modification reflects the recommendations of the Heritage Impact Assessment and will help to ensure that the site is developed in a manner which safeguards the setting of these assets..	
MM012	DF2: Junction Bridge, Briggate	Sound	This site lies at the junction of the Leeds Liverpool Canal with the former Bradford Canal.  Therefore we support the additional Site Constraint relating to the need for an archaeological evaluation	-
MM013	DF3: Land between Leeds Road and Dock Lane	Sound	This site includes the line of the former Bradford Canal.  Therefore we support the additional Site Constraint relating to the need for an archaeological evaluation	-
MM018	Policy SRSC/CS1	Sound	The Allocations in this Section set out a number of detailed development requirements which those proposing development would be expected to take into account. However, these were not tied into any Local Plan Policy.  The final Paragraph of the proposed Modification is necessary in order to ensure that the constraints and development requirements are securely and effectively tied into the AAP.	-
MM022	BWQ1: Bolton Woods Quarry	Sound	There are two Grade II* Listed Buildings at the eastern corner of this area (Bolton Old Hall and Bolton Old Hall Cottage).  Bolton Old Hall was historically surrounded by agricultural land which was gradually eroded with the advancement of the quarry and residential development in the nineteenth and twentieth centuries.	-

Mod. No.	Section	Sound/ Unsound	Comments	Suggested Change
			<p>An area of land remains undeveloped to the south- west of the listed buildings and the rural nature of this part of the application site contributes strongly to our understanding of the Hall and Cottage. Whilst this setting has now been compromised, to some degree, by the quarry, the land outside the quarried area retains its rural character, providing an historic setting which contributes to the significance of Bolton Old Hall and Cottage. Given the loss of setting elsewhere, this remnant of undeveloped land is particularly important and provides an historic context and rural setting to the listed buildings.</p> <p>The proposed Modification will help to ensure that the elements which contribute to the significance of these important Listed Buildings are not harmed</p>	
MM023	Policy SRSC/CCF1	Sound	<p>The Allocations in this Section set out a number of detailed development requirements which those proposing development would be expected to take into account. However, these were not tied into any Local Plan Policy.</p> <p>The final Paragraph of the proposed Modification is necessary in order to ensure that the constraints and development requirements are securely and effectively tied into the AAP.</p>	-
MM038	Policy SCRC/NBE6, Criterion 7	Sound	The proposed Modification improves the clarity of this Criterion.	-

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,

[REDACTED]

Historic Environment Planning Adviser (Yorkshire)

e-mail: [REDACTED]