



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Bradford District Local Plan

Heritage Impact Assessment Report

February 2021

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1. Introduction

- 1.1 Bradford Council is in the process of preparing a new Local Plan for the District. This new plan will include a suite of policies to manage development along with a series of site allocations for housing, employment, minerals and waste, and a number of other designations which seek to protect and enhance the natural and historic environment.
- 1.2 As part of the site allocations process a site assessment methodology has been prepared to explain how the Council will assess and compare potential development sites, and sets out a range of criteria to be used in the assessment. The criteria which relates to the Historic and Built Environment is reproduced below:

Table 1.1 Site Assessment Criteria for the Historic Environment

Historic & Built Environment	Would development of the site be likely to result in any harm to the character, appearance, archaeological and historic value and significance of a heritage asset (designated or undesignated), and their setting (e.g. listed buildings, scheduled monuments, conservation areas, townscape features, archaeological remains etc.)
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- 1.3 Table 1.2 sets out how the criteria is applied to each site and the resulting 'RAG' rating that is achieved following assessment.

Table 1.2 Site Rating Criteria

Criteria	RAG Rating Specification		
Issue	Green	Amber	Red
Historic & Built Environment Could development of the site be achieved in a way which conserves and where appropriate enhances the heritage significance and setting of the district's designated and undesignated heritage assets.	The site does not affect any such heritage asset; or Development could have an impact on heritage assets but design and mitigation would enable the requirements of Core Strategy Policy EN3 to be met such that the heritage significance of those assets and their setting would be conserved or enhanced.	The site would have some adverse impacts on a designated or undesignated asset and its setting which could only be partially mitigated.	The site would result in substantial harm to a heritage asset or its setting with no reasonable prospect of adequate mitigation.

- 1.4 The site assessment methodology goes on to indicate that where the Council is minded to take forward a site for allocation and it is rated either Red or Amber against the Historic and Built Environment criteria, then further investigation will be required to understand the impacts on the historic environment and whether mitigation is possible to allow the site to be allocated. Heritage Impact

Assessments are a well-established tool that can be used to provide a more in-depth analysis of the potential impact of proposed development on heritage assets and their setting.

- 1.5 This report provides an overview of the Heritage Impact Assessment process. Section 2 outlines the methodology used to carry out the Heritage Impact Assessment for sites put forward for allocation in the Bradford District Local Plan. Whilst Section 3 provides a list of the sites which have been assessed so far and a summary of the outcome. It also provides a list of the sites which are yet to be assessed. These sites will be assessed as part of the preparation of the next iteration of the plan and may result in some changes to the preferred site allocation options.

2. Methodology

- 2.1 This methodology sets out how the Heritage Impact Assessments for site options considered during the preparation of the Local Plan will be undertaken. The purpose of the Heritage Impact Assessments (HIAs) is to inform the process of site selection and allocation and to ensure that site allocations and subsequent development avoids harm to the significance of designated and undesignated heritage assets within the district, including their setting.
- 2.2 This methodology is in line with the advice set out in Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015), and is further guided by Historic England's Historic Environment Good Practice Advice in Planning notes 2 & 3 (2015 & 2017), Conservation Principles, Policies and Guidance (2008), and policy set out in the National Planning Policy Framework 2019 (NPPF).
- 2.3 Within the Bradford District, there are an abundance of heritage assets, both designated and undesignated. For the purposes of understanding the scope of the assessment, designated heritage assets are defined as being the Saltaire World Heritage Site, Scheduled Monuments, Listed Buildings (Grades I, II* and II), Conservation Areas, Registered Battlefields and Registered Parks and Gardens. Undesignated heritage assets are defined as being a building, monument, site, place, area or landscape which is identified by the local planning authority, or in a Neighbourhood Plan, as having a degree of significance meriting consideration in planning decisions due to its heritage interest (this includes archaeological sites, events and find spots).
- 2.4 The setting of heritage assets makes an important contribution to the understanding of their significance and how they are experienced and appreciated and therefore loss or any change to the setting can have an impact on the significance of heritage assets. Some changes to the setting of a heritage asset may have the potential to damage the context of the asset and will have a negative impact on the significance of the heritage asset. Heritage Impact Assessments will consider the impact of development directly upon a heritage asset and/or upon its setting. The setting of a heritage asset is considered to be the surrounding environment within which a heritage asset is experienced and the extent of this environment is unique to each asset. The extent of the setting may also change as the asset and its surroundings evolve over time. The NPPF definition also indicates that 'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.5 The following methodology will be utilised with regard to the selected sites which have been screened and are considered to require a Heritage Impact Assessment (HIA) in order to evaluate the impact that development might have upon those elements that contribute to the significance of a heritage asset, including its setting, and thereby identify any constraints to development:

Table 2.1 Site Assessment Stages

Stage	Task
1	Identify the heritage assets affected and their importance
2	Understand the contribution that the site makes in its present form to the significance of the identified heritage asset(s)
3	Identify the impact of potential site allocation on the significance of heritage asset(s)
4	Consider means of maximising enhancements and avoiding/mitigating any harm
5	Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

Stage 1: Identify the heritage assets affected and their importance

- i. An initial desk-based assessment of statutory designations, historic maps, Conservation Area Appraisals, adopted Neighbourhood Plans, Historic Environment Record (HER), the Saltaire WHS Management Plan and other resources to identify heritage assets (designated and non-designated including their setting) within, adjacent to or otherwise affected by the potential site allocation.
- ii. On-site survey to understand the topography, visual linkages and the context of the assets identified and to assess the relationship of these assets to the site allocation. The following table is to be used when assessing heritage assets. The table categorises each asset on their importance and weighting in planning policy and heritage legislation.

Table 2.2 Heritage Asset Categorisation

Importance	Examples
Very High	<ul style="list-style-type: none"> • Saltaire World Heritage Site • Buildings or sites recognised for their international importance
High	<ul style="list-style-type: none"> • Scheduled Monuments • Grade I or II* Listed Buildings • Grade I or II* Registered Parks and Gardens • Battlefields • Buildings or sites of recognised national importance • Non-designated heritage assets of equivalent national importance
Medium	<ul style="list-style-type: none"> • Grade II Listed Buildings • Grade II Registered Parks and Gardens • Conservation Areas • Non-designated assets of regional or high local importance
Low	<ul style="list-style-type: none"> • Locally Listed Buildings • Non-designated assets which are relatively poorly preserved or have limited importance at a local level • Parks and gardens of local interest.
Negligible	<ul style="list-style-type: none"> • Buildings of no architectural or historical note • Assets with very little or no surviving archaeological interest

Stage 2: Understand the contribution that the site makes in its present form to the significance of the identified heritage asset(s)

- i. Describe, in a proportionate manner, the significance of the heritage assets and any contribution made by their setting. This should be a holistic approach that considers the contribution made by the physical surroundings, how each heritage asset is experienced and any associations that it may have with the landscape, both historic and cultural. The significance of each asset is determined through an understanding of ‘heritage values’ (Evidential, Historical, Aesthetic and Communal) as set out in Historic England Conservation Principles, Policy and Guidance (2008), this may be supported by input from Historic England and WYAAS where required.
- ii. Describe and summarise the contribution the site makes to the significance of the heritage asset utilising the established checklist for assessing setting as set out in Historic England’s The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2017). Various factors should be considered depending on the particular asset. The contributions may be negative or positive. Factors to consider could include the following: views (long and short distance); inter-visibility; historic land use associated with the asset; ambience; sense of place; highway infrastructure and traffic; services infrastructure (presence of pylons, masts, telegraph poles etc.); noise; and any other site specific factors that might be identified on a case by case basis.

Stage 3: Identify the impact of potential site allocation on the significance of heritage asset(s)

- i. Identify the scale of any impacts on the significance of the heritage asset(s) and their setting as a result of the potential site allocation. This is likely to be impacted by the type of development, the potential location/distribution of development within the site in relation to the heritage asset, the position and proximity to the heritage asset(s), the cumulative impact of incremental changes in the locality over time, key views within and towards the site and heritage asset(s) and topography. The form, scale, design and materials of the proposed end development of the site will inevitably contribute to the potential impact of the allocation on significance however many of these factors will be unknown and assumptions may need to be made. Any assumptions will be stated. Other effects such as changes to lighting, noise levels, the general character and levels of activity of the site will also be considered, where relevant.

Table 2.3 Scale of Impacts

Scale of Impact	Description
Major	The proposed changes will seriously damage (directly or indirectly) the significance, overall character and/or setting of the asset. Development will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.
Moderate	The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage

Scale of Impact	Description
	significance. Change of this magnitude should be avoided where possible, but can be minimised through positive mitigation.
Minor	The proposed changes will have minimal direct or indirect impact on the significance, overall character and/or setting of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Negligible	The proposed changes will have a very minor visual impact on the significance of the heritage asset or its setting or a very minor impact on the overall character of the surrounding context. This can be negated through mitigation.
Positive	The proposed changes will have a positive impact on the significance and understanding of the heritage asset(s) and/or its setting.

- ii. Identify the effect the scale of the impact will have on the significance of the heritage asset(s). This should be determined through the following matrix which combines the importance of the asset and the magnitude of the impact to determine a resulting level of effect.

Table 2.4 Scale of Impact

Importance of Asset	Scale of Impact			
	Major	Moderate	Minor	Negligible
Very High				
High				
Medium				
Low				
Negligible				

Table 2.5 Resulting Effect

Resulting Effect	
Substantial Harm	Considerable change which has the potential to affect the special character and significance of the assets including their setting. Significance may be substantially harmed or lost.
Less than Substantial Harm (of an Unacceptable Level)	Change which has the potential to affect the special character and significance of the assets including their setting. Significance may be harmed or lost and would result in less than substantial harm which is considered to be unacceptable and the impacts cannot be adequately mitigated.
Less than Substantial Harm (of an Acceptable Level)	Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have

Resulting Effect	
	a minimal (though still discernible) impact or can be adequately mitigated.
No Heritage Impacts	No discernible change to the character or setting of a heritage asset.

Stage 4. Consider means of maximising enhancements and avoiding/mitigating any harm

- i. Consider whether there are enhancements that could be achieved through the potential site allocation which could include the following: improving public access to an asset which will allow for greater appreciation and understanding of that asset, contribution to the repair/regeneration of a heritage asset, better revealing the significance of assets and removal of heritage assets from the Heritage at Risk Register. It should be noted that the NPPF states that the ability to record evidence should not be a justifying factor in determining whether harm is acceptable.
- ii. Consider ways to avoid harm, with measures that might include one or more of the following: assessing alternative site options, amendments to the site boundary, relocating/restricting development within the site; imposing building height restrictions in terms of numbers of storeys; proposing parts of the site that should remain as open space, soft landscape or woodland.
- iii. Consider ways to mitigate harm through measures that might include removal of detractive landscape elements, control of vegetation to enhance views; restoration of degraded landscape elements (such as traditional boundary walls); well considered hard and soft landscaping; design requirements that will help to deliver a development that compliments the heritage asset; protection of key views and careful management and minimisation of negative impacts brought about by necessary infrastructure and increased traffic.

Stage 5. Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

- i. A conclusion, based on proportionate evidence, as to whether the allocation of the site, with the suggested avoidance and/or mitigation measures in place is likely to result in an **ACCEPTABLE** or **UNACCEPTABLE** impact on the significance of the heritage assets.
- ii. If any harm (substantial or less than substantial) cannot be avoided or mitigated, then there is a requirement to justify the reasons for allocation (e.g. public benefits which outweigh the harm).

- 2.6 To help with the interpretation of the written assessment, each HIA will be accompanied by a map. This will identify the heritage assets and demonstrate the relationship of the assets to the proposed allocation along with any other relevant features or constraints. Heritage assets will be identified in the map key. Archaeological sites will be identified, where known, however the absence of an identification of an archaeological site on the map does not mean that the site has no archaeological interest and on any site it is possible that archaeological remains may become apparent even after ground work has started.
- 2.7 Within the site, areas will be indicated according to their sensitivity in terms of the potential for development within these areas to impact on the significance and setting of the heritage assets. Assumptions must be made about the nature of such development, for example, whether the sensitivity is based on two-storey dwellings at a particular density. These areas will be shown as hatched and coloured according to a 'traffic light' system. Areas identified in red being of the highest sensitivity and therefore likely to have the most impact. These will be identified as either solid red (substantial harm) or hatched red (less than substantial harm of an unacceptable level), amber being medium sensitivity and likely to result in less than substantial harm of an acceptable level and green being of the lowest sensitivity and likely to have a no impact or a beneficial impact on the significance and/or setting of the heritage assets. The shading on the maps will represent the site sensitivity prior to any mitigation measures being implemented. The implementation of mitigation measures may impact upon the acceptability of the development of all or part of the site and this will be reflected in the conclusion.
- 2.8 Key views will be indicated using a blue arrow. Where long distance/wide ranging views are regarded as important outside of the immediate setting of the heritage assets, these may be shown by utilising mapping of an appropriate wider area around the site. This may be particularly relevant to key views into and out of Saltaire World Heritage Site, particularly where protected views are identified in the Saltaire WHS Management Plan. Shown viewpoints are samples and the absence of a viewpoint indicated on the map/s does not mean that there are no important or significant views at that position.
- 2.9 Other landscape features, such as existing trees soft and hard landscaping, boundary walls, fences and natural features such as waterways may be indicated if they form part of the setting of the heritage assets or can contribute to the mitigation of potential impacts of the proposed development of the site.
- 2.10 Where potential adverse impacts are identified and cannot be avoided, possible mitigation measures will be considered and where appropriate identified on the illustrated map/s. The purpose of these mitigation measures will be to remove or minimise harm to elements that contribute to the significance of the heritage asset(s), including their setting. Details of any mitigation measures will be set out within the written assessment along with an evaluation as to why these are considered appropriate, on a site by site basis. In some instances, the potential allocation may offer opportunities for enhancement and this will be identified,

where appropriate on the map/s and described in more detail in the written assessment.

3. Site Assessment

- 3.1 Each site that was rated 'Red' in the initial local plan site assessment for impact on the historic environment, and where they were otherwise considered suitable for allocation, were then subject to HIA to establish whether mitigation measures could be put in place or the site area reduced to make development acceptable.
- 3.2 Table 3.1 sets out the 'Red' rated sites which have been subject to HIA and a summary of the outcome from the assessment work. In some cases, site areas have been changed to make the proposed site allocation acceptable in terms of heritage impact. Some sites have been rejected based on the findings of the assessment and have not progressed as a preferred allocation (sites where the Plan Reference is N/A). Some sites may have been rejected for other, non-heritage related reasons – details of which are provided in the Site Assessment Background Paper. There is one case where even though the HIA has indicated that mitigation is unlikely to be possible, part of the site has still been proposed as an allocation – in this instance there are other overriding reasons to pursue the allocation and further information can be found on the individual site pro forma in Section 5 of the draft Bradford District Local Plan 2020-38 (Regulation 18).

Table 3.1 Sites identified as 'Red' in the initial Site Assessment

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement	Assessment Outcome
AD3/H	AD/004A	Main Street / Addingham Bypass (East)	Addingham	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.
AD4/H	AD/004B	Main Street / Addingham Bypass (West)	Addingham	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 AD004A 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.

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement	Assessment Outcome
BA1/H	BA/002	Stubbings Road	Baildon	Awaiting Assessment
N/A	BA/004	The Rowans	Baildon	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.
BA2/H	BA/005	West Lane (1)	Baildon	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.
N/A	BA/007	Ferniehurst Farm	Baildon	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.
BA3/H	BA/008B	Cliffe Lane West	Baildon	Development of this site would have no impact on any identified designated or non-designated

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement	Assessment Outcome
				heritage assets. Development of this Site would be ACCEPTABLE.
BA6/H	BA/023	West Lane (2)	Baildon	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.
BI4/H	BI/013	West of Heights Lane, Eldwick	Bingley	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.
BI8/H	BI/059	West of Heights Lane, Eldwick	Bingley	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.
N/A	BU/008	Main Street / A65	Burley-in-Wharfedale	Development of any part of this site would result in an UNACCEPTABLE impact and is unacceptable in principle.
N/A	IL/013	Wheatley Lane	Ilkley	Development of the proposed site is concluded to have resulting Less than substantial harm of an unacceptable level which is not capable of mitigation to achieve a less harmful impact on heritage significance.

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement	Assessment Outcome
IL3/H	IL/014	Countances Way	Ilkley	Development of the proposed site is concluded to have resulting Less than substantial harm of an unacceptable level which is not capable of mitigation to achieve a less harmful impact on heritage significance.
N/A	KY/002	Hollins Lane, Utley	Keighley	The impact of development on the setting of the nearby listed structures at Whinburn and the registered garden is likely to increase in close proximity and also with the rising topography of the site. Development is likely to only be ACCEPTABLE within the northern half of the site and on the provision of a landscaped buffer to protect the setting of Whinburn and the gardens. Development of the southern half of the site is likely to be UNACCEPTABLE due to the impact on the setting on the heritage assets at Whinburn.
KY1/H	KY/003	Hollins Lane	Keighley	The impact of development on the setting of the nearby listed structures at Whinburn and the registered garden is likely to increase with the rising topography of the site. At the present time, there is some screening along northwestern and to a lesser degree, the southwestern boundary of the site. There is concern that due to the topography, the open nature of the site and potential building heights that development will harm the significance and setting of these assets. Development is likely to only be ACCEPTABLE on the provision of a landscaped buffer to protect the setting of Whinburn and the gardens and potentially development only on the lower sections of the site,

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement	Assessment Outcome
				subject to further evaluation and potentially a landscape visual impact assessment.
N/A	KY/095	Woodville Road, Spring Gardens Lane, Keighley	Keighley	Conversion of Woodville is likely to have an ACCEPTABLE impact however development of the grounds is only likely to ACCEPTABLE if mitigation measures (as suggested) are possible however due to the difficulty in reasonably achieving this, development of the grounds is most likely to be result in an UNACCEPTABLE impact.
NW21/H	NW/054	Land to rear of Fearnside Terrace and Whetley Mills	Bradford North West	Development of the proposed site should strive to have an impact of Less than substantial harm of an acceptable level with the potential to improve the setting of the listed buildings and support their regeneration and optimum use.
QB3/H	QB/004	Blackdyke Mills	Queensbury	Development of the northern portion of the proposal site is considered UNACCEPTABLE as there is no opportunity to acceptably mitigate the resulting effect of development. Development to the southern part of the site, could be designed and mitigated to become ACCEPTABLE.
SW1/H	SW/002	Back Fold, Clayton	Bradford South West	Limited development of this site may be considered ACCEPTABLE if the key open space is retained.
SW10/H	SW/022	Stocks Lane, Old Dolphin, Clayton Heights	Bradford South West	Development of this site would be considered ACCEPTABLE.
N/A	SW/054	The Meadows, Wibsey	Bradford South West	Development is likely to have an acceptable impact if mitigation measures are followed and would result in less than substantial harm of an acceptable level.

3.3 HIAs of the following sites (initially rated 'Amber' in the site assessment process) are still in progress and will help to inform the next iteration of the plan and may result in the removal or change of some of the proposed preferred option sites or may require specific development considerations to be included in the allocation details for the site.

Table 3.2 Site identified as 'Amber' in the initial Site Assessment

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement
AD5/H	AD/011A	Chapel Street	Addingham
AD8/H	AD/022	Church Street / Main Street	Addingham
BA4/H	BA/011	Green Lane	Baildon
BA5/H	BA/022	Meadowside Road, West of Baildon CE Primary School	Baildon
BI3/H	BI/011	Greenhill Barn, Lady Lane	Bingley
BI5/H	BI/026	Crosley Wood Road	Bingley
BI7/H	BI/040	Whitley Road	Bingley
BU1/H	BU/001	Sun Lane / Ilkley Road	Burley-in-Wharfedale
CU2/H	CU/004	Cullingworth Mill	Cullingworth
N/A	DH/007	Hill Top Farm	Denholme
DH1/H	DH/016	Station Road	Denholme
HA4/H	HA/005	Ebor Mills, Ebor Lane	Haworth
HA6/H	HA/010	Ivy Bank Lane	Haworth
HR1/H	HR/004	Chelston House	Harden
HR3/H	HR/006	Long Lane	Harden
IL1/H	IL/009	Wheatley Grove	Ilkley
N/A	IL/011A	Skipton Road West	Ilkley
IL2/H	IL/011B	Skipton Road East	Ilkley
IL4/H	IL/033	Stockheld Road	Ilkley
KY10/H	KY/025	Exley Road/Oakworth Road	Keighley
KY17/H	KY/049	Former Church of Christ the King, Riddlesden	Keighley
KY30/H	KY/083	Beck Street/Bridge Street	Keighley
KY39/H	KY/158	Bradford Road/Bronte Street	Keighley
N/A	KY/161	East Parade/Gresley Road, Keighley	Keighley
ME1/H	ME/002	Bingley Road	Menston
NE4/H	NE/025B	Simpsons Green	Bradford North East
NE7/H	NE/035	Barkerend Mill, Barkerend Road	Bradford North East
NE16/H	NE/112	Kyme Mills, Napier Terrace, Moorside Lane	Bradford North East
SH21/H	NE/132	Wrose Brow Road, Windhill	Bradford North East
SH22/H	NE/133	Browfoot/Wrose Brow Road	Bradford North East
NW2/H	NW/002	Drummond Trading Estate, Lumb Lane	Bradford North West
NW5/H	NW/012B	St Marys Road	Bradford North West
N/A	NW/020	Haworth Road, Sandy Lane	Bradford North West
NW10/H	NW/024	Allerton Road, Prune Park Lane	Bradford North West
NW19/H	NW/049	Bingley Road/Long Lane, Heaton	Bradford North West
NW20/H	NW/052	Carlisle Road	Bradford North West
NW23/H	NW/073	Church Street, Manningham	Bradford North West
NW28/H	NW/099	Patent Street, Manningham	Bradford North West
NW31/H	NW/123	Former Manningham Middle and Belle Vue Primary schools, Manningham Lane	Bradford North West

Plan Reference	(SHLAA) Site Reference	Site Name	Settlement
NW32/H	NW/125	Allerton Mills	Bradford North West
NW34/H	NW/129	Lister Mill and Surrounds / Velvet Mill	Bradford North West
NW36/H	NW/131	Heaton Mount	Bradford North West
OX1/H	OX/003	Crossfield Road	Oxenhope
OX2/H	OX/014	Cross Lane Oxenhope	Oxenhope
QB6/H	QB/011	Station Road West / Sharket Head Close	Queensbury
SE4/H	SE/014	Spem View Lane / Shetcliffe Lane, Bierley	Bradford South East
SE13/H	SE/046	Ned Lane, Holme Wood	Bradford South East
SE18/H	SE/055	Ned Lane, Holme Wood(2)	Bradford South East
SE31/H	SE/137	Land west of Ned Lane, Holme Wood	Bradford South East
SH1/H	SH/014	East Victoria Street	Shipley
N/A	SH/017	Lower Holme Mill, Otley Road	Shipley
SH2/H	SH/019	Carr Lane	Shipley
SH3/H	SH/022	Wycliffe Road	Shipley
SH4/H	SH/026	Glenview Drive, Bankfield Road, Nabwood	Shipley
SH5/H	SH/027	Bingley Road, Nabwood	Shipley
SH6/H	SH/028	Bankfield Farm, Nabwood	Shipley
SH7/H	SH/042	Queens Road/Ferncliffe Road, Saltaire	Shipley
N/A	SH/048	New Close Road, Nabwood	Shipley
SH9/H	SH/052	Shipley Tax Office	Shipley
SI3/H	SI/008	Woodside Road	Silsden
SI4/H	SI/013	Sykes Lane	Silsden
SI6/H	SI/023	Aire View Infants School, Elliot Street	Silsden
SI7/H	SI/024	Hothfield Junior School, Norton Street	Silsden
ST1/H	ST/001	Summerhill Lane	Steeton
ST2/H	ST/002	Aireburn Avenue	Steeton
SW7/H	SW/013	Theakston Mead/Thirsk Grove	Bradford South West
SW12/H	SW/031	Horton Park Avenue	Bradford South West
SW13/H	SW/033	Cannon Mills, Cannon Mill Lane / Union Road, Great Horton	Bradford South West
SW14/H	SW/034A	Fenwick Drive, Woodside	Bradford South West
SW17/H	SW/043	Briggella Mills and Little Horton Lane	Bradford South West
SW26/H	SW/066	Abb Scott Lane, Low Moor	Bradford South West
SW27/H	SW/083	Paradise Fold, Great Horton	Bradford South West
SW29/H	SW/098	Harris Court Mill, Great Horton Road, Great Horton	Bradford South West
SW33/H	SW/124	Land off Buckingham Crescent, Clayton	Bradford South West
SW37/H	SW/148	Cousen Road	Bradford South West
SW43/H	SW/160	Bell House, Southfield Lane	Bradford South West
TH3/H	TH/006	Thornton Road (2)	Thornton
TH4/H	TH/009	Hill Top Road (1)	Thornton
TH5/H	TH/010	Hill Top Road (3)	Thornton
TH6/H	TH/012	Dole and Prospect Mills	Thornton
N/A	TH/022	North Cliffe Lane	Thornton
WI1/H	WI/002	Crooke Lane	Wilsden
WI2/H	WI/005B	Crack Lane	Wilsden
WI3/H	WI/013	Moorside Farm	Wilsden

- 3.4 The sites listed in Tables 3.1 and 3.2 have been proposed as sites for housing development and have been assessed on that basis. A limited number of proposed employment sites will also be subject to the HIA process where required. These sites, including ones at Holme Wood and Esholt, will be assessed alongside the 'Amber' rated housing sites before the next version of the Local Plan is published for comment.