

# **Heritage Impact Assessments**

## **Addingham**

**October 2026**

## Bradford District Local Plan – Evidence Base

### Heritage Impact Assessment (HIA)

|                           |                                   |
|---------------------------|-----------------------------------|
| Local Plan Site Ref.      | H9                                |
| Site Name                 | Former School Site, Chapel Street |
| Regulation 18 Site Ref.   | AD5/H                             |
| Former SHLAA Site Ref.    | AD/011A                           |
| Site Address              | Chapel Street                     |
| Settlement                | Addingham                         |
| Gross Site Area           | 0.47                              |
| Regulation 19 Site Status | Rejected                          |

#### Site description

- 1.1 A site on the northern edge of the village. previously occupied by Addingham Middle School, the buildings now demolished. Chapel Street, a narrow lane links the site to Main Street. The former chapel, now converted to residential, stands on the opposite side of the lane. The chapel is surrounded by the graveyard. Chapel Street turns north-eastwards across the southern edge of the site, and then east where the name changes to Back Beck Lane. Between Chapel Street and Long Riddings adjacent to the site is cluster of traditional stone buildings, now forming 4 small cottages.
- 1.2 The former school site has a number of significant trees, especially along its southern edge, closest to Chapel Street.

#### Identified heritage constraints

- 1.3 Designated assets
  - Addingham Conservation Area, designated in 1977.
  - Greenwood Mausoleum, Chapel Street, Grade II listed, NHLE 1300735
- 1.4 Non-designated assets
  - None identified.

#### Significance of assets

- 1.5 Addingham conservation area incorporates the whole of the traditional linear form of the village, with some open spaces which make significant contributions to setting.
- 1.6 The character of Addingham can be summarised in these headlines from the conservation area character appraisal:

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
- Identifiable 'clusters' of older development which have coalesced through later expansion.
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.
- An organic street pattern
- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial.
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and the interspersal of larger and smaller buildings.

1.7 The conservation area has **Medium** heritage significance.

1.8 The Greenwood Mausoleum is a significant monument dating from 1845. It stands on a square plan, with tapering sides. It is constructed in fine ashlar stonework. The main aperture is surmounted by a pediment, the tympanum of which is decorated with wreaths and ribbons. The paired doors are in oak with cast iron lattice grilles. The whole structure is surmounted by a large stone urn. The monument is dedicated to George Oates Greenwood of Netherwood House. It is surrounded by area fencing in oak taking the pattern of a St. Andrew's cross, linking stone carved stone monoliths. It is by the far the largest monument in the graveyard, otherwise occupied by relatively modest memorials.

1.9 The mausoleum has **Medium** heritage significance.

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

1.10 The proposed site abuts the conservation area. proceeding north along Chapel Street, the village character blends into the rural setting of Addingham. Once past the chapel, the graveyard on one side and the school site on the other combine to give a peaceful rural ambience. The front of the proposed site is screened by trees, which line the beck. The trees are protected by TPOs. Any development should retain the trees on site to dilute the visual impact of any development when viewed from all sides.

1.11 Development should be carefully designed to reflect local distinctiveness in form, layout, density and appearance. This would be especially important towards the east of the site where it abuts traditional buildings in the conservation area. Development would be expected to integrate well into this location on the edge of the village, without appearing discordant. A positive effect on the setting of the conservation area would be required.

1.12 The proposed site is sufficiently distant from the mausoleum to not directly affect its setting. Retention of the trees on the southern edge of the site and careful attention to design would prevent any adverse effects.

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

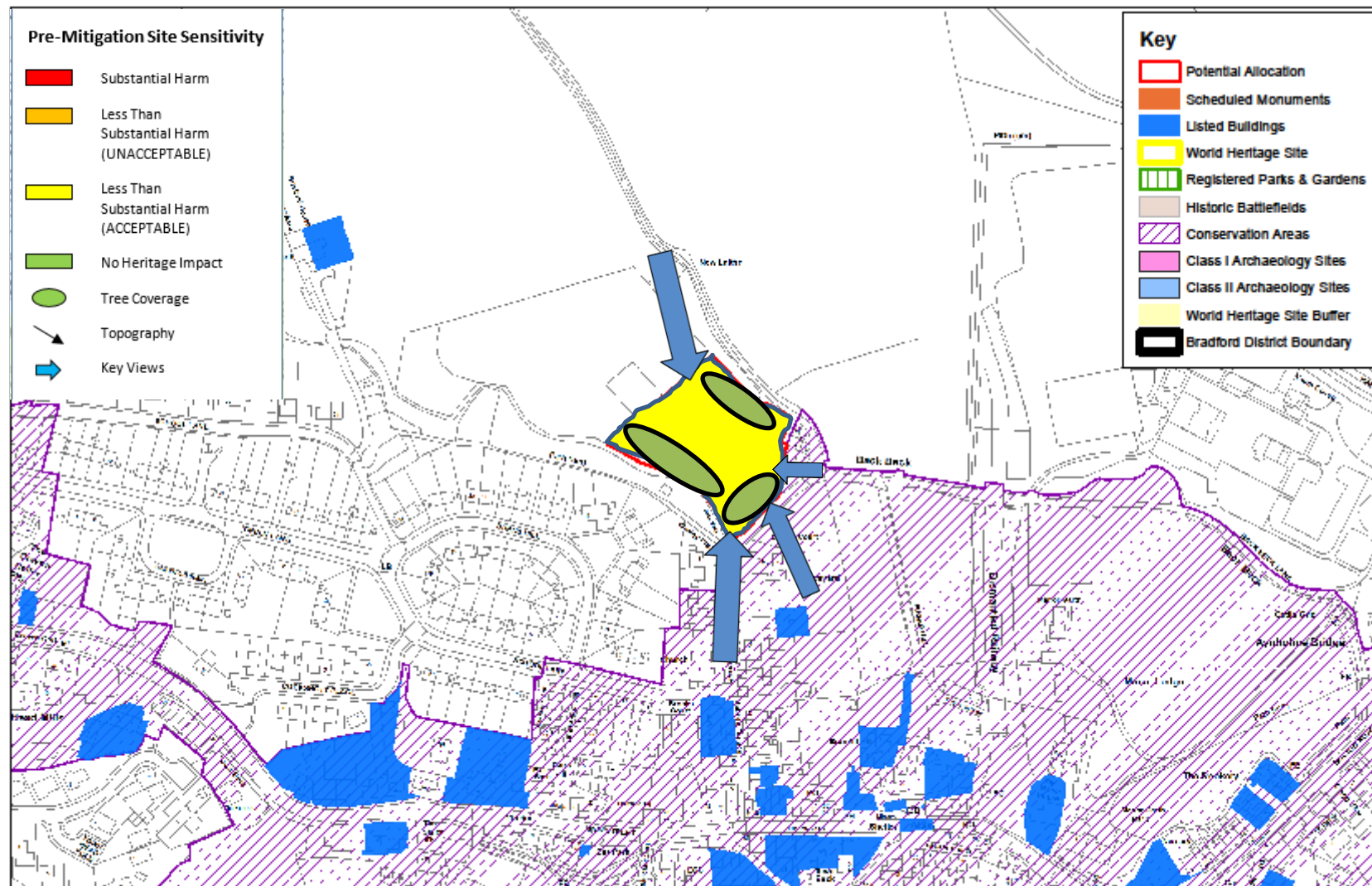
- 1.13 Retention of as many trees as possible to dilute the visual impact. Landscaping responding to local distinctiveness would be required along all edges of the site to ensure integration into its context.

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

- 1.14 Any development on the proposed site would be expected to maintain and if possible, enhance the setting of the Addingham conservation area.

### **Conclusion**

- 1.15 Development if carefully designed should strive to achieve a positive impact. The expected outcome will have a minor impact on the significance of heritage assets, leading to an overall impact of **less than substantial harm of an acceptable level**.



## Bradford District Local Plan – Evidence Base

### Heritage Impact Assessment (HIA)

|                           |                                   |
|---------------------------|-----------------------------------|
| Local Plan Site Ref       | H22                               |
| Site name:                | Land off St Pauls Rise, Addingham |
| Regulation 18 Site Ref.   | AD3/H                             |
| Former SHLAA Site Ref.    | AD/004A                           |
| Site Address              | Southfield Farm, Main Street      |
| Settlement                | Addingham                         |
| Gross Site Area           | 2.37                              |
| Regulation 19 Site Status | Allocation                        |

#### Site description

- 1.1 The site is one of a series of parallelogram-shaped fields orientated NNE-SSW. It is located south of the conservation area of Addingham and abuts the north side of the Addingham bypass. It abuts the western edge of 1970s development at St Pauls Rise and to its west are 5 further open fields before the 1980s development of Big Meadow Drive, off Silsden Road.
- 1.2 The northern edge of the site is adjacent to the long terrace of early 20<sup>th</sup> century houses on Southfield Terrace. At one time these must have stretched incongruously into the fields, long before the development of St Pauls Rise or the bypass. The northern edge of the site is bordered by a public footpath leading east-west and a dense belt of trees which forms a historic field boundary. Further trees including some old examples form the western edge. The site itself is largely open except for the relatively modern farmhouse and agricultural buildings at Southfield Farm. The fields are open grassland although areas of tarmac hardstanding abut the access track to Southfield Farm.
- 1.3 From the farm, views north are possible, which because of trees on the northern edge, largely exclude Addingham itself and open out towards the hills on the north side of Wharfedale including the landmark of Beamsley Beacon.
- 1.4 The site slopes gently towards the north.

## Identified heritage constraints

### 1.5 Designated assets

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

### 1.6 Non-designated assets

- None applicable

## Significance of assets

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

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

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

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

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

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

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

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

## Key Characteristics of Addingham

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

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
- Identifiable 'clusters' of older development which have coalesced through later expansion.
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.
- An organic street pattern
- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial.
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and the juxtaposition of larger and smaller buildings

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

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

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

## Impact of development on significance

1.13 The proposed site adjoins the conservation area but is separated from it by a long-established field boundary which is formed of a dense belt of shrubs and trees. These include evergreen hollies and even in winter there is virtually no view possible between the conservation area and the proposed site. The belt of vegetation also includes a small

stream running east and a public footpath. The site cannot be seen from the footpath due to the vegetation.

- 1.14 The site is effectively self-contained due to robust field-edge planting on all sides. If the field-edge planting was maintained and reinforced as part of any development proposal, development would not be visible from within the conservation area. The proposed site is separated from the built form of the conservation area by a deep series of fields and it is felt that development of the site would not adversely affect the spatial qualities or setting of the conservation area.
- 1.15 Consideration must be given to ensuring that the fields within the conservation area north of the proposed site remain viable farm land and will not otherwise risk degeneration to scrub if they became disused. The same applies to fields separating AD004A and AD004B. These fields must remain viable for farming and not become land locked or prejudiced by surrounding development rendering them redundant and thus put under increasing pressure for development. An 'either or' approach to the choice of AD004A or AD004B would be preferable, maximising the retention of green space with a viable future south of the conservation area.
- 1.16 Subject to careful consideration of the above, development of the proposed site would have a **Negligible** impact on the significance of the conservation area.

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

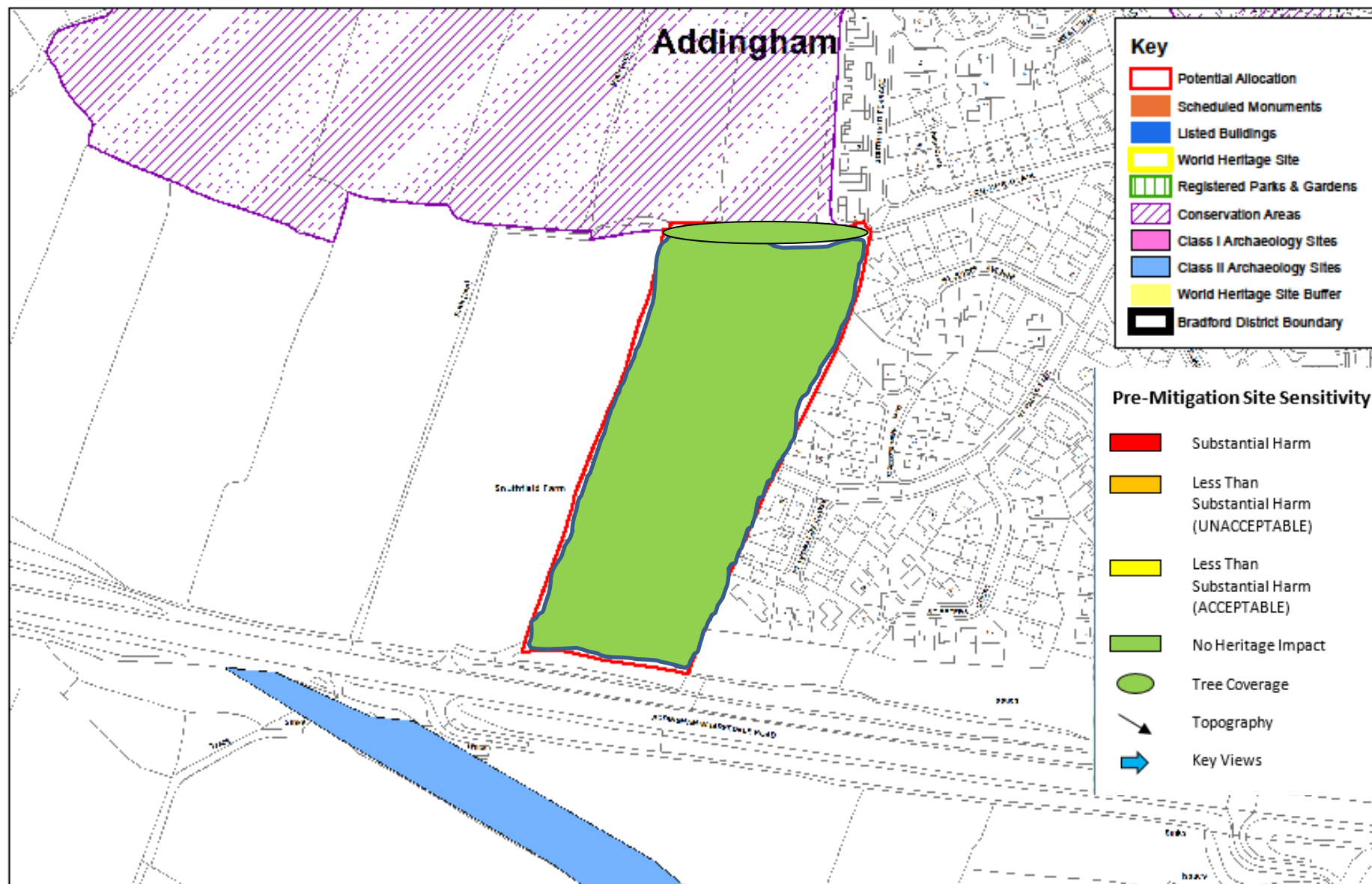
- 1.17 None necessary beyond retention and reinforcement of the mixed native planting along all sides of the site.

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

- 1.18 Not applicable.

#### **Conclusion**

- 1.19 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.



## Bradford District Local Plan – Evidence Base

### Heritage Impact Assessment (HIA)

|                           |                             |
|---------------------------|-----------------------------|
| Local Plan Site Ref.      | H26                         |
| Site Name                 | Church Street / Main Street |
| Regulation 18 Site Ref    | AD8/H                       |
| Former SHLAA Site Ref     | AD/022                      |
| Site Address              | Church Street / Main Street |
| Settlement                | Addingham                   |
| Gross Site Area           | 0.24                        |
| Regulation 19 Site Status | Allocation                  |

#### Site description

- 1.1 The site for many years has been used as a Council highways depot. It is now disused. The site is flat although occupied by large quantities of surplus road material. It is becoming overgrown. It is surrounded by trees on all sides. To its west is a playing field, to the north modern housing. On the east side is Church Street which forms a junction with Main Street which runs across the southern edge of the site.

#### Identified heritage constraints

##### 1.2 Designated assets

- Addingham Conservation Area, designated in 1977.
- Hallcroft Hall, Grade II listed, NHLE 1133421
- Ashgate House 63 Church Street, Grade II listed, NHLE 1199639

##### 1.3 Non-designated assets

- None identified.

#### Significance of assets

- 1.4 Addingham conservation area incorporates the whole of the traditional linear form of the village, with some open spaces which make significant contributions to setting.

1.5 The character of Addingham can be summarised in these headlines from the conservation area character appraisal:

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
- Identifiable 'clusters' of older development which have coalesced through later expansion.
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.
- An organic street pattern
- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial.
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and the interspersal of larger and smaller buildings.

1.6 The conservation area has **Medium** heritage significance.

1.7 Hallcroft Hall. An elegant and distinctive detached small country house, standing in its own grounds. The house dates from c1840. Ashlar, slate roof. 2 storeys. Double-depth 5-bay symmetrical facade. Plinth, band. Roman Doric porch, doorway with shouldered architrave and console keystone. Tall sashed windows with shouldered architrave and expressed keystone to ground-floor windows. Oversailing eaves supported on paired Ionic modillions. Hipped roof with 4 large dressed stacks and one other to rear. Rear has simpler fenestration with 4 bays of sashed windows with shouldered monolithic jambs. Windows to outer bay of 1st floor are blind. Doorway in 2nd bay with fanlight. Square attic window set in central gabled dormer. Left and right returns: 3 bays, with similar windows. Right-hand return wall has 3-light bay window with Doric columns in-antis and richly moulded cornice. The house has considerable presence at the east end of Addingham, standing in walled grounds with its own gate lodge. The grounds are edged by mature trees. The house is of **Medium** heritage significance.

1.8 Ashgate House. An early to mid-19<sup>th</sup> century house, stood on a small triangular site between Church Street and Low Mill Lane. The house has restrained Classical Georgian characteristics. Hammer-dressed stone, watershot on east elevation, stone slate roof with terracotta ridge tiles. 2 storeys. Irregular plan with 2 parallel ranges and another at right angles to the south. Main doorway with doorcase and open pediment over fan-light. Sashed windows with raised plain stone surrounds and projecting sill. Raised quoined angles to west end only. East elevation has doorway with tie-stone jambs to left of tall stair-window with small paned glazing. 3 lateral stacks and one other. Hipped roofs. The house is of **Medium** heritage significance.

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

1.9 The proposed site abuts the conservation area which follows the line of Church Street and includes the estate of Hallcroft Hall to the east. Any development should retain the

trees on site to dilute the visual impact of new built form when viewed from all sides. On the east side to Church Street where the trees are less substantial, good landscaping will be required to dilute the impact of development of the site.

- 1.10 Development should be carefully designed to reflect local distinctiveness in form, layout, density and appearance. Development would be expected to integrate well into this location on the edge of the village, without appearing discordant. A positive effect on the setting of the conservation area would be required.
- 1.11 The proposed site is sufficiently distant from Hallcroft Hall and Ashgate House to not directly affect their settings. Retention of the trees on the edges of the site and careful attention to design would prevent any adverse effects.

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

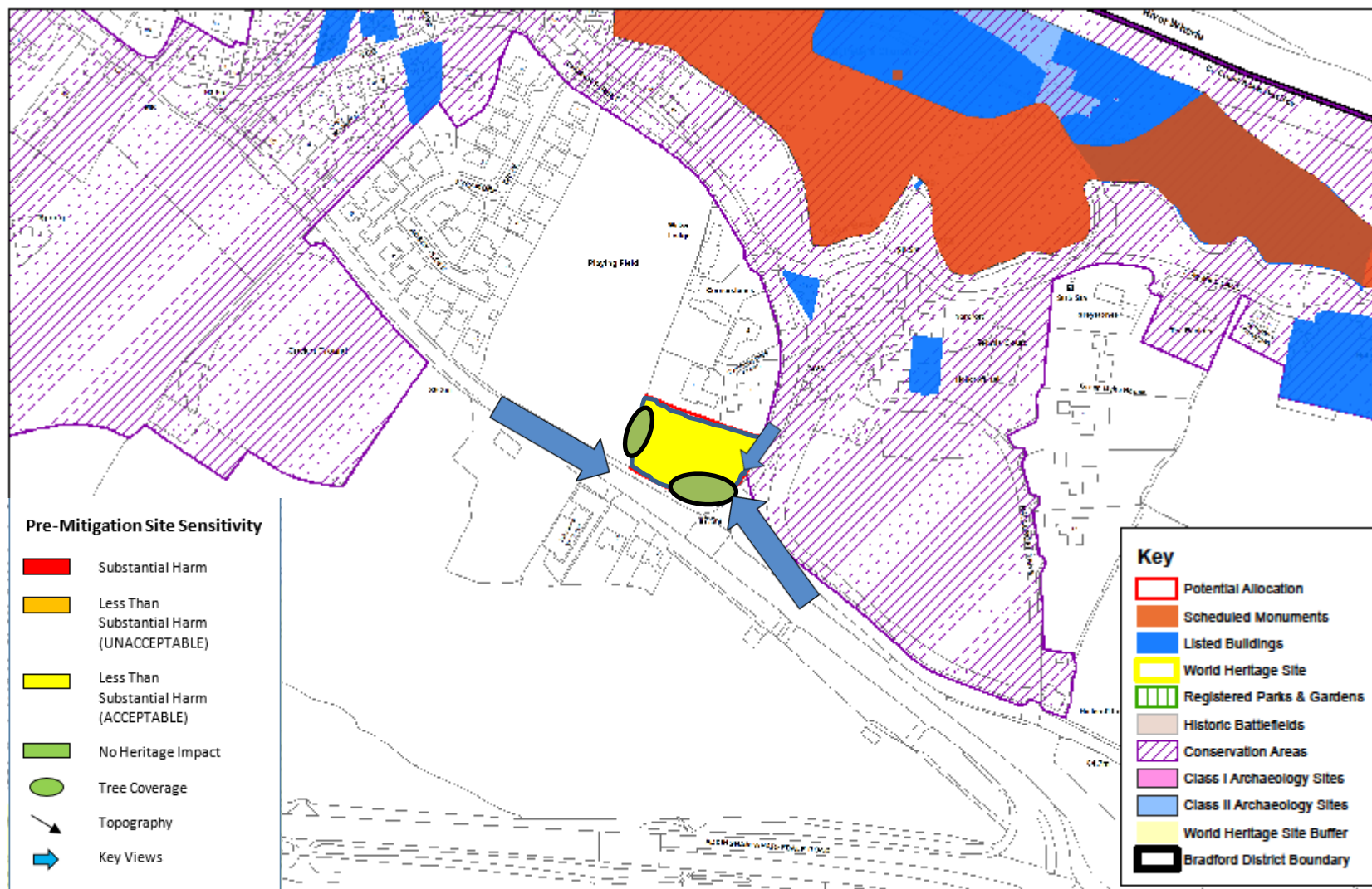
- 1.12 Retention of as many trees as possible to dilute the visual impact. Landscaping responding to local distinctiveness would be required along all edges of the site to ensure integration into its context. In the expectation of any development not appearing strident or discordant, the effect on the conservation area, particularly in respect of the setting of Hallcroft Hall, should strive to cause no harm.

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

- 1.13 Any development on the proposed site would be expected to maintain and if possible, enhance the setting of the Addingham conservation area.

#### **Conclusion**

- 1.14 Development if carefully designed should strive to achieve a positive impact. The expected outcome will have a minor impact on the significance of heritage assets, leading to an overall impact of **less than substantial harm of an acceptable level**.



## Bradford District Local Plan – Evidence Base

### Heritage Impact Assessment (HIA)

|                           |                                              |
|---------------------------|----------------------------------------------|
| Local Plan Site Ref       | <b>H1346</b>                                 |
| Site Name:                | <b>Main Street / Addingham Bypass (West)</b> |
| Regulation 18 Site Ref    | AD4/H (part)                                 |
| Former SHLAA Site Ref     | AD/004B (alt)                                |
| Site Address              | Main Street / Addingham Bypass               |
| Settlement                | Addingham                                    |
| Gross Site Area (ha)      | 2.68                                         |
| Regulation 19 Site Status | Rejected (Smaller site – H23 Allocation)     |

#### Site description

- 1.1 The site comprises 2 fields, one of parallelogram shape and that to the west irregular in shape, orientated NNE-SSW. It is located south of the conservation area of Addingham and abuts the north side of the Addingham bypass. It abuts the eastern edge of 1980s development at Big Meadows Drive and to its east are 3 further open fields before the buildings comprising Southfields Farm and then the housing at St Pauls Rise.
- 1.2 The western edge of the site is an irregular line following an old field boundary, marked with mature trees and now dividing the open fields from suburban housing. The northern edge of the site is formed by a field boundary of hedgerow interspersed with larger trees, running WNW -ESE. Hedgerow with occasional trees also forms the boundaries between the 2 fields and the eastern edge. The southern edge of the site is formed by a public footpath which heads across from Southfield Farm leading towards the edge of the bypass and Broadfield Way in the housing to the west. The site itself is open grassland.
- 1.3 From the footpath, open views north are possible, with Addingham itself in a dip in the landscape in the middle distance, with open farmland beyond and towards the hills on the north side of Wharfedale including the landmark of Beamsley Beacon.
- 1.4 The site slopes gently towards the north.

#### Identified heritage constraints

### 1.5 Designated assets

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

### 1.6 Non-designated assets

- None identified.

## **Significance of assets**

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

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

### **867**

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

### **Middle Ages**

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

### **14<sup>th</sup> century**

1.11 Addingham becomes a local centre for the textile industry and the development associated with this expands the different settlements which make up Addingham and fill the spaces between the settlements.

### **18<sup>th</sup> / early 19<sup>th</sup> century**

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

### **Mid-Late 19<sup>th</sup> / early 20<sup>th</sup> century**

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

### **20<sup>th</sup> / 21<sup>st</sup> century**

- 1.14 Addingham expands as commuter dwellings are built in and around the historic cores of the village. Many buildings, including redundant textile buildings are also converted. The village nonetheless retains a busy, mixed use centre and a sense of community.

### **Key Characteristics of Addingham**

- 1.15 The following summarises the key elements of the character of Addingham conservation area:
- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
  - Identifiable 'clusters' of older development which have coalesced through later expansion.
  - Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.
  - An organic street pattern
  - Buildings and open spaces are well interspersed
  - Mix of building and land uses
  - Character which varies from agricultural to industrial to commercial.
  - Traditional natural building materials
  - Vibrant village centre with busy Main Street and quiet areas away from Main Street
  - Mixed density of development reflecting different types and eras of development
  - Presence of flowing water – Town Beck, Back Beck and the River Wharfe
  - Fine grain of development and the juxtaposition of larger and smaller buildings
- 1.16 Addingham significantly can still be read as a linear settlement in its pastoral setting. Harm to this form occurred in the 1970s and 1980s with suburban developments at St Pauls Rise and Big Meadow Drive which make no attempt to respond to the layout, form or character of the village core. The remaining locations where open fields abut the core of the village are important to its identity and interpretation of its evolution. These open pastoral fringes also permit views into, through and out of the conservation area that significantly place it in its context, and significantly contribute to its character. The fields south of Main Street and west of Southfield Terrace, north of this proposed site, were specifically added to the conservation area on review in 2003 to guard against continued further development to the south of the village which would harm the setting of the core of the village. The proposed allocation would affect such open fields to the south and must be carefully considered.
- 1.17 Any development of the fields within the conservation area, identified as key open space would cause substantial harm. The site in question here abuts those strategic open spaces and directly affects the setting of the conservation area.
- 1.18 The heritage significance of the conservation area is **Medium**.

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

- 1.19 The proposed site adjoins the conservation area to the north but is separated from it by a long established field boundary which is formed of a line of shrubs and trees. This is somewhat sparse, with gaps but is evidently a former hedgerow.
- 1.20 The relationship of the proposed site to the conservation area has been considered from all public vantage points. From the public footpath along the southern edge, The fields forming the southern buffer to the built form of the village are visible beyond the site, but views of the core of the village itself are limited due to distance and topography. Development of the proposed site would partly obscure these views, but they would remain visible across the adjoining fields to the east.
- 1.21 From Skipton Road to the north west of the village, good views exist of the village nestled in a shallow valley with fields adjacent. Analysis of this important view of the village in its setting confirms that AD004B would not be visible, excluded by mature vegetation and built form which frames the view.
- 1.22 From Green Lane in the conservation area views are available to the south over the rooftops of No.8 Main Street and the Craven Heifer Inn towards AD004B. The site is visible beyond the first belt of fields and behind the field-edge trees. Although development here would be visible, it would have a very limited impact due to filtering by trees and hedgerows. Similar views are possible from Cockshott Place, over the roofs of listed houses on Main Street. Again, the site is visible beyond the first belt of fields and behind the field-edge trees. Although development here would be visible, it would have a very limited impact due to filtering by trees and hedgerows.
- 1.23 If the field-edge planting was maintained and reinforced as part of any development proposal, development would have a limited visible impact from within the conservation area. The proposed site is separated from the built form of the conservation area by a deep series of fields and it is felt that development of the site would not adversely affect the spatial qualities or setting of the conservation area. Development of the westernmost field of the two only would further lessen impact.
- 1.24 Consideration must be given to ensuring that the fields within the conservation area north of the proposed site remain viable farm land and will not otherwise risk degeneration to scrub if they became disused. The same applies to fields separating AD004A and AD004B. These fields must remain viable for farming and not become land locked or prejudiced by surrounding development rendering them redundant and thus put under increasing pressure for development. An 'either or' approach to the choice of AD004A or AD004B would be preferable, maximising the retention of green space with a viable future south of the conservation area.
- 1.25 Subject to careful consideration of the above, development of the proposed site would have a **Less than substantial harm of an acceptable level** impact on the significance of the conservation area.

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

- 1.26 Enhancement of the existing field edge planting to provide a proper belt of shrub and trees which would soften the impact of development would assist in its integration into

the landscape and further reduce any visible impact on the conservation area and its setting.

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

1.27 Not applicable

### **Conclusion**

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

