

Heritage Impact Assessments

Baildon

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H29
Site Name:	The Rowans
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	BA/004
Site Address	The Rowans, BD17 5DB
Settlement	Baildon
Site NGR (Centred)	SE135392
Gross Site Area (ha)	2.12
Regulation 19 Site Status	Rejected

Site description

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

Identified heritage constraints

1.2 Designated assets

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

1.3 Non-designated assets

- None identified

- 1.4 WYAAS comment: PRN16461 not far away. Cup-marked rocks further downslope eg PRNs 335,336, 14157, 14158.

Significance of assets

Saltaire WHS Buffer Zone

- 1.5 In accordance with UNESCO World Heritage Centre's guidelines, Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.6 The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation that provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views. Highlighted vantage points and views towards the village from the north include View 16 from Crooke Farm, View 17 from Hope Hill and View 18 from Hope Farm.
- 1.7 Views from Crooke Farm (Fig.1&2) look south east across proposal site BA/004 towards Saltaire village. The management plan describes the foreground of the view *as farmland and development either side of Lucy Hall Drive. Beyond the green ridgeline the World Heritage Site can be clearly seen, its characteristic grid layout distinguishing it from the later urban development around it. Principal buildings including the bell tower of the United Reformed Church, the Victoria Hall and Salts Mill and its chimney can be seen. The rural wooded backdrop to the south of the site forms a key component of the view. The distant horizon is formed by Heaton and Manningham. It is unbroken by tall buildings with the exception of the chimney of Manningham Mills, which is an iconic landmark of Bradford.* (2014).
- 1.8 The rural foreground setting and long views are assessed in the Management Plan as being of fair condition and **Critical (Very High)** importance, as the views allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context from an elevated vantage point. The ensemble of mills, public buildings and housing can be clearly seen and the architectural quality and uniformity of the village is evident. Identified views require protection as they allow for the significance of Saltaire's Outstanding Universal Value to be appreciated. Site BA/004 forms the foreground to the critical views to the World Heritage Site and currently makes a very positive contribution to the rural setting. The Setting Survey in the Management Plan includes this view as of 'unparalleled quality. The Site's rural valley location and setting... are immediately evident'. There is a risk that new housing development will have a significant impact on the foreground and rural setting views towards the World Heritage Site causing the downgrading of the condition from Fair to Poor. For this reason, Historic England should be consulted on whether downgrading of this view to the World Heritage Site has a significant impact on the Outstanding

Universal Values of Saltaire, and whether it should be referred to UNESCO and ICOMOS.

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

- 1.9 The monument includes a flat gritstone carved rock in a field north of Bracken Hall Farm. The carving consists of a shallow cup surrounded by a wide, shallow, roughly pecked and uneven ring.
- 1.10 The moor is particularly rich in remains of prehistoric activity. The most numerous relics are the rock carvings that can be found on many of the boulders and outcrops scattered across the moor. Burial monuments, stone circles and a range of enclosed settlements are also known. Prehistoric rock carving is found on rock outcrops in several parts of upland Britain with one of the densest concentrations on Rombalds Moor. The most common form of decoration is the 'cup and ring' mark in which expanses of small cup-like hollows, which may be surrounded by one or more 'rings', are pecked into the surface of the rock. Other shapes and patterns, including some dominated by grooves or lines, are also known. Carvings may occur singly or in small groups, or may cover extensive areas of rock surface. They are believed to date to the Late Neolithic and Bronze Age periods (c.2500-1500 BC) and provide one of our most important insights into prehistoric 'art'. The exact meaning of the designs remains unknown, but they have been interpreted as sacred or religious symbols. Frequently they are found close to contemporary burial monuments. All positively identified prehistoric rock carving sites exhibiting a significant group of designs has been identified as **Nationally Important (High)**.
- 1.11 The determination of high significance is ascribed to the designated asset based on its rarity and heritage values as set out by Historic England's Conservation Principles, Policies and Guidance (2008). The cup marked stone demonstrates and retains historic value as both an illustrative and associative marker of late Neolithic- Early Bronze Age activity. The carvings have aesthetic value as rock art.

Impact of development on significance

- 1.12 In the WHS Management Plan, View 16 is classed as **Critical** and 'provides rare uninterrupted and notably aesthetic views of Saltaire along its length. The view allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context'. Regarding condition, development in the foreground has had a 'significant detrimental impact' on the view. Development on the site has the potential to cause further negative impact to the setting of the World Heritage Site. Existing modern development along The Rowans and Lucy Hall Drive/West Lane has already negatively affected the views and rural backdrop which otherwise has remained unspoilt. Dependant on the proposed scale of development, the impact on Saltaire Village, its critical views from and towards the buffer zone and rural backdrop would be **Major - Moderate**. There are no obtainable views of BA/004 from within the World Heritage Site.
- 1.13 Scheduled Monument NHLE 1009717 is not noticeably visible from the proposed development site. There will be no impact on the heritage value based significance of

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

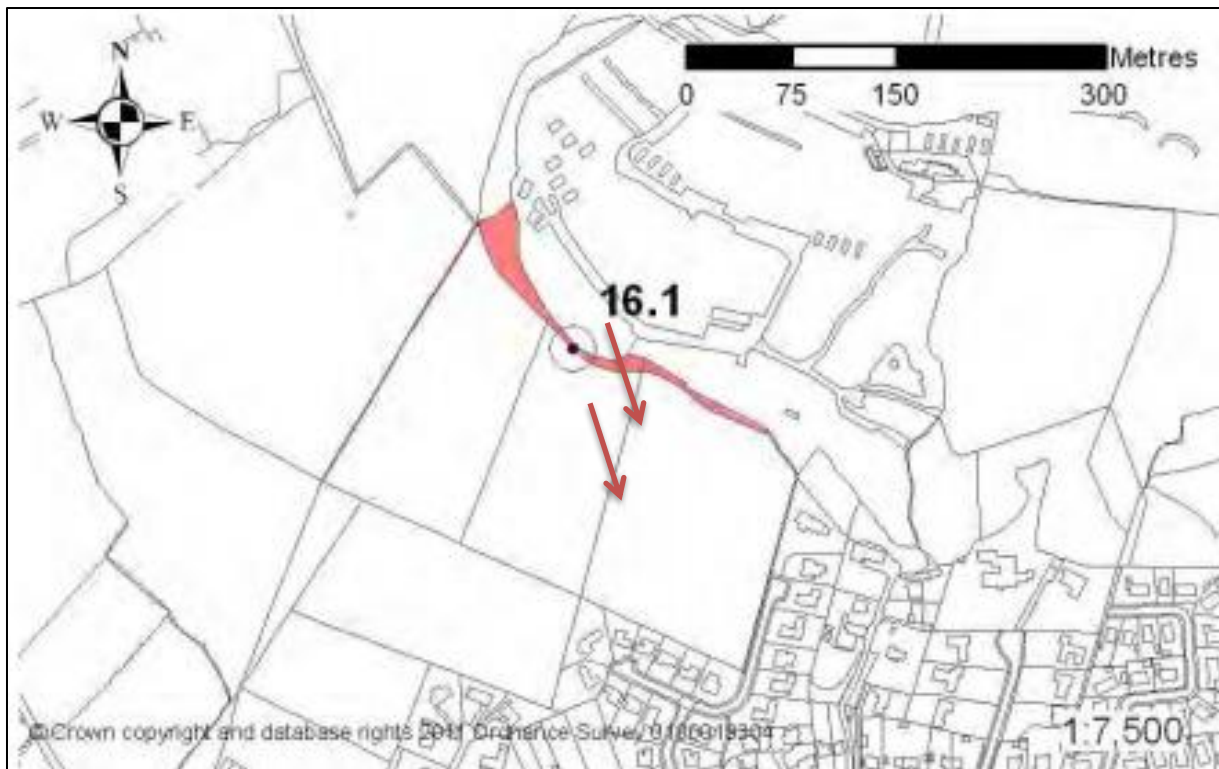


Figure 1 Saltaire WHS Management Plan Key View 16



Figure 3 View towards WHS from viewpoint 16



Figure 2 BA/004 looking south



Figure 4 BA/004 looking north west

Mitigation measures/ Opportunities to enhance significance

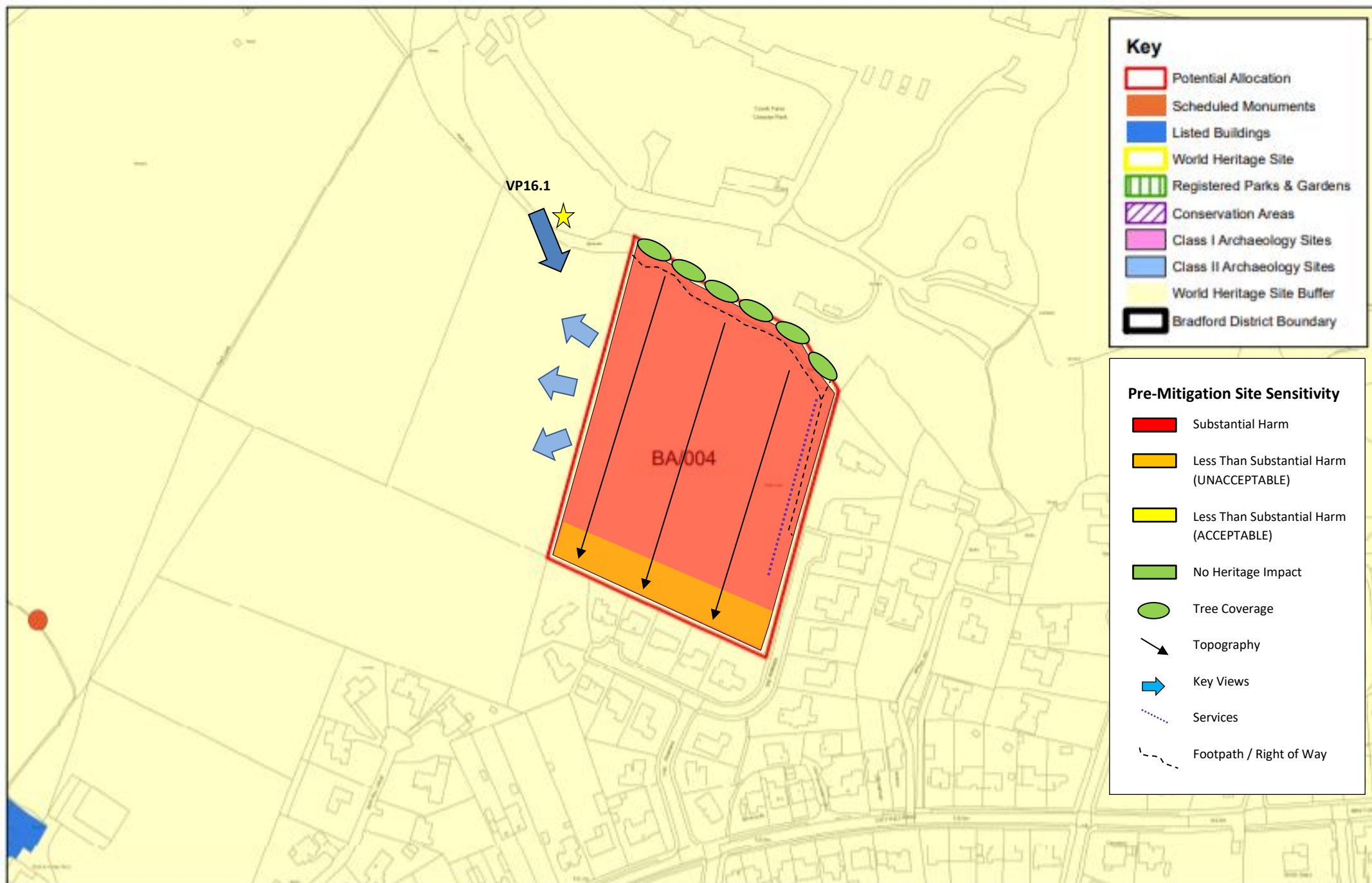
- 1.14 Due to the topography of the site, it is unlikely that sufficient mitigation can be incorporated into a viable development scheme that would result in a less than substantial impact of acceptable level on the identified critical views of the World Heritage Site. Historic England should be consulted on whether downgrading of this view has a significant impact on the Outstanding Universal Values (OUV) of Saltaire, and whether it should be referred to UNESCO and ICOMOS.
- 1.15 WYAAS recommend that subject to this site being progressed as development option, a predetermination archaeological evaluation should be undertaken due to the dense concentrations of known prehistoric archaeology around the moorland.

Impact on significance following mitigation measures

- 1.16 Further consultation with Historic England and West Yorkshire Archaeological Advisory Services will inform opinion on this site. It is vital that the views critical to the interpretation of the WHS and its outstanding universal value are preserved and protected. Even some development towards the southern end of the site with natural screening as mitigation would need further evaluation to assure that it could not detract from the interpretation and OUV of the WHS. The development of the majority of the site would detract from the interpretation and OUV of the WHS and would be considered **Substantial Harm**.

Conclusion

- 1.17 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. It is unlikely that mitigation could be introduced to protect the views. Development is **UNACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H32
Site Name:	South of Richard Whiteley Drive (Ferniehurst Farm)
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	BA/007
Site Address	Ferniehurst Farm, Baildon
Settlement	Bradford North West
Site NGR (Centred)	SE152384
Gross Site Area (ha)	0.57
Regulation 19 Site Status	Rejected

Site description

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

Identified heritage constraints

- 1.2 Designated assets
- Saltaire World Heritage Site Buffer Zone,
 - Grade II Listed Ferniehurst Farm (NHLE- 1429341)
- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. The site is also adjacent to the Grade II listed Ferniehurst Farm. Development of this area could harm elements which contribute to the significance of

the Saltaire WHS and Ferniehurst Farm. Development of this area could harm elements which contribute to the significance of these heritage assets.

1.4 Non-designated assets

- None identified.

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

Significance of assets

Saltaire WHS Buffer Zone

- 1.6 In accordance with UNESCO World Heritage Centre's guidelines, Saltaire World Heritage Site, 1.25km to the south west, was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. UNESCO defines the Buffer Zone as:
- 1.7 An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection
- 1.8 The Buffer Zone for Saltaire was determined on the basis of including all the surrounding landscape visible from within the World Heritage site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.9 The significance of the Saltaire World Heritage Site is **Very High (International)** due to its Outstanding Universal Value.

Grade II Listed Ferniehurst Farm (NHLE- 1429341)

- 1.10 Ferniehurst Farm, adjacent to the site, is believed to have been constructed in the 1860s/70s. It was constructed for Edward Salt Esq (1837-1903), son of Sir Titus Salt (1803-1876), as a model home farm for his Ferniehurst estate. In addition to the main house and farm, the estate also comprised stabling and carriage houses, laundry, outbuildings, glasshouses, servants' cottages, a lodge, and extensive gardens and pleasure grounds.
- 1.11 The only surviving built remnant of the Ferniehurst estate is grade II listed Ferniehurst Farm. Historic England identify the property as being a good example of a small-scale model farm that reflects the aspirations of its owner and having a strong level of architectural and decorative detailing providing an aesthetic element to its functional structures. The designated asset retains historical value through its associative link to the Salt family and their domestic lives away from the business life within the Saltaire WHS.

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



Figure 1 BA/007 Looking North



Figure 2 BA/007 Looking West

Impact of development on significance

- 1.13 Development of the site would erase the last remnant of agricultural land associated with the Ferniehurst Estate, negatively impacting on the character and setting of Ferniehurst Farm. The scale of impact on Ferniehurst Farm will be **Major**
- 1.14 There will be no direct impact on the character and setting of the WHS with no obtainable views between the two. However, it should be considered that due to the historic/family ties to both locations there will be an indirect negative impact on the interpretation and understanding of the WHS development. The scale of impact on the WHS would be **Minor**.

Mitigation measures/ Opportunities to enhance significance

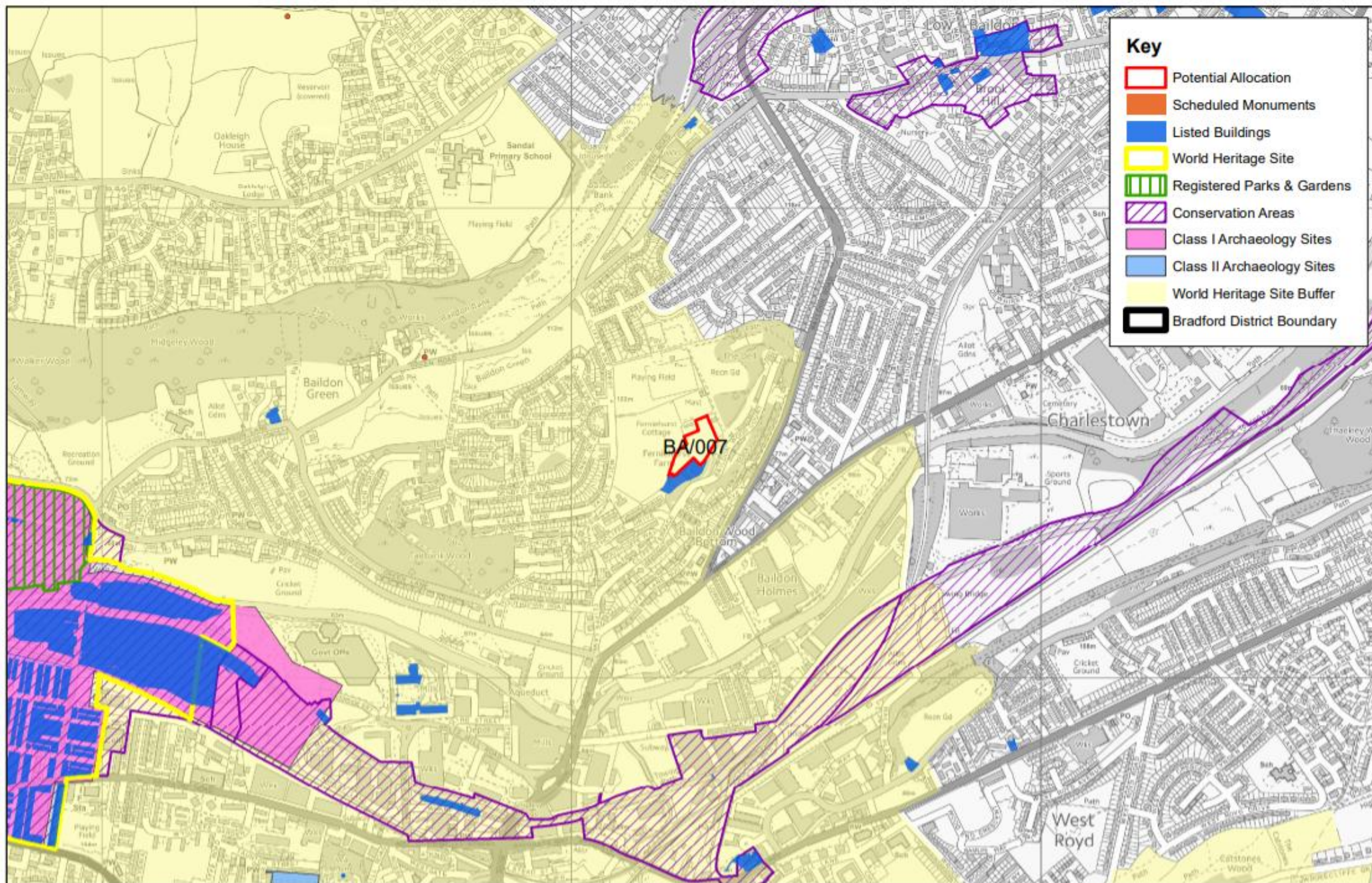
- 1.15 As this site is the last parcel of agricultural land associated with Ferniehurst farm and the wider Ferniehurst Estate, it is considered that there are no mitigation measures that could be incorporated that would negate to an acceptable level the harm caused to the setting of the designated heritage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

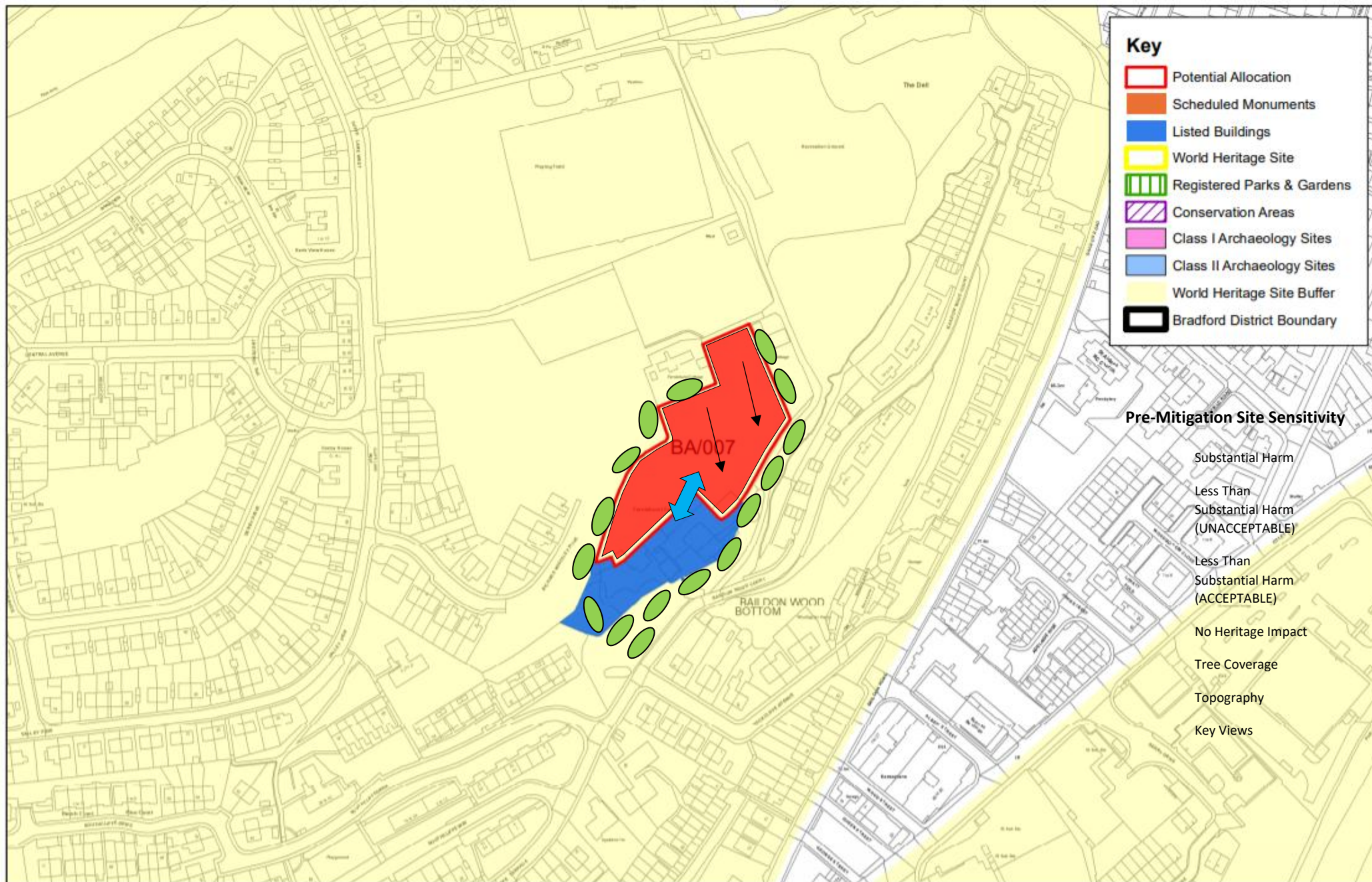
Impact on significance following mitigation measures

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

Conclusion

- 1.17 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**.





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

PLP Site Ref	H35
Site name:	Green Lane
Regulation 18 Site Ref.	BA4/H
Former SHLAA Site Ref.	BA/011A
Site Address	Green Lane
Settlement	Baildon
Gross Site Area (ha)	0.55
Regulation 19 Site Status	Not assessed

Site Description

- 1.1 The site is an irregular shaped plot of maintained grassland between Green Lane and Southdown Road. The site slopes gently from north to south and is bound by a mature tree line and stone wall at its north limit and a mature tree line and fencing at its south limit. To the east is a pair of dwellings separated from the site by a mature tree grouping and to the west is Greenwood Villa. The site is within the Saltaire WHS development buffer zone.

Identified heritage constraints

- 1.2 Designated assets
- Saltaire Conservation Area & World Heritage Site (NHLE1000099)
- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.
- 1.4 Non-designated assets
- Non identified.
- 1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Saltire Conservation Area & World Heritage

- 1.6 Saltire 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. The industrial village of Saltire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltire World Heritage Site Management Plan 2014)
- 1.7 In accordance with UNESCO World Heritage Centre's guidelines Saltire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.8 Saltire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance

Impact of development on significance

- 1.9 The World Heritage Site Management Plan (2014) identifies Green Lane as an **Important** gateway to the WHS. The management plan does not class this site as being within the immediate setting of the WHS. A site visit confirmed that there are no obtainable views of the WHS from within the site boundary and the site does not form part of any identified Key Views that aid in the appreciation or understanding of the Outstanding Universal Value (OUV) of the WHS.
- 1.10 Development of the site has a potential to detract from the WHS approach. The scale of impact would be **Negligible**:
- 1.11 *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.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

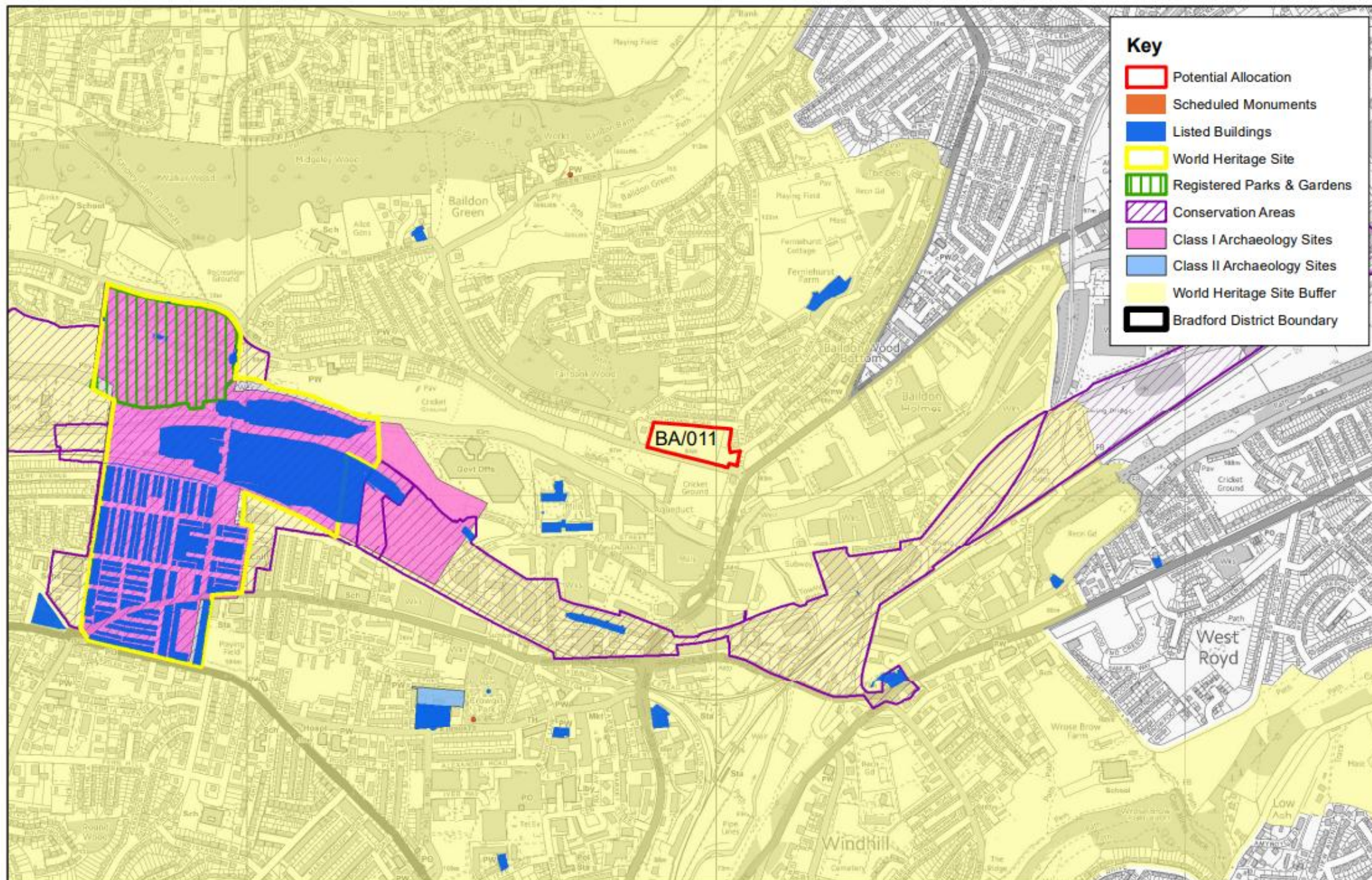
- 1.12 **Negligible** Impacts to a heritage asset of **Very High** heritage significance are determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm (of an Acceptable Level)**:
- 1.13 *Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have a minimal (though still discernible) impact or can be adequately mitigated.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

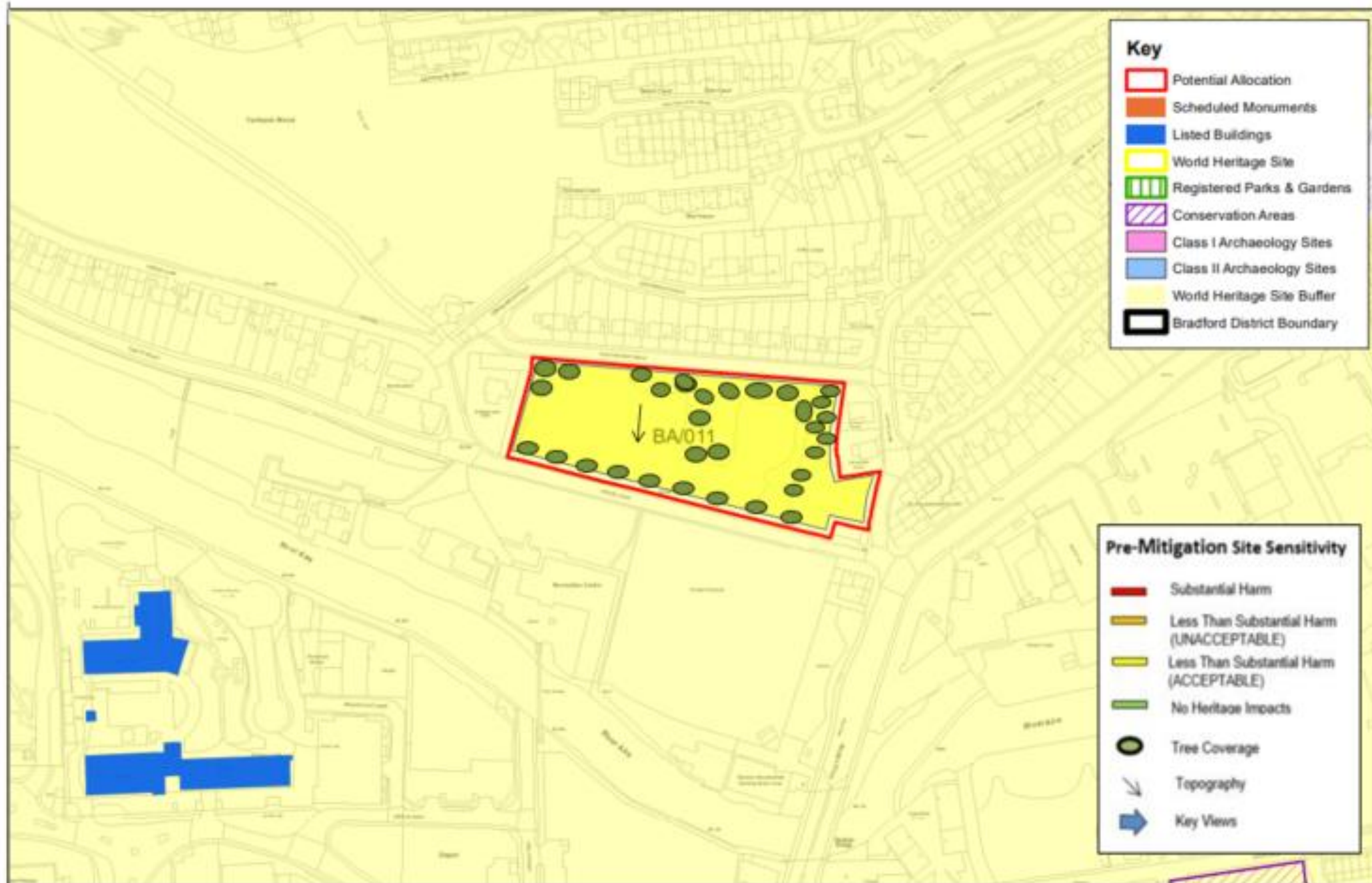
Mitigation measures/ Opportunities to enhance significance

- 1.14 There are no obtainable views into the WHS from the site, however, Green Lane is identified as an Important gateway to the WHS. Development of the site should be carefully informed by the local context and the tree line boundaries which are an aesthetically pleasant part of the street scene should be retained. To be acceptable, this development should not become an overtly prominent feature of the approach gateway.

Conclusion

- 1.15 There will be **No impact** on the OUV or setting of the WHS. Development of the site which does not detract from the street scene would be **ACCEPTABLE**





Site Photographs



View North East towards Site BA/011



View East across Site BA/011



View along Green Lane towards WHS



View South from Site BA/011

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H55
Site name:	Stubbings Road
Regulation 18 Site Ref.	BA4/H
Former SHLAA Site Ref.	BA/002
Site Address	Stubbings Road
Settlement	Baildon
Gross Site Area (ha)	0.78
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is an irregular shaped parcel of undeveloped grass and scrubland at the south end of Stubbings Road. The site, which slopes north to south, has mature trees around and within its boundary and designated ancient woodland is located to the immediate south. Modern residential development borders the site to its north, east and west. A public footpath runs east-west along the south of the site and an unofficial public pathway runs centrally through the site north-south. The Site is located at the foot of Baildon moor within the development buffer zone of Saltaire World Heritage Site (WHS).

Identified heritage constraints

1.2 Designated assets

- Saltaire Conservation Area & World Heritage Site (NHLE1000099)

- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.

1.4 Non-designated assets

- None identified.

- 1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Saltaire Conservation Area & World Heritage

- 1.6 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. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltaire World Heritage Site Management Plan 2014).
- 1.7 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.8 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest -Very Important** heritage significance

Impact of development on significance

- 1.9 The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views.
- 1.10 Site BA/002 is located to the immediate north of Walker Wood, an ancient woodland that along with Midgeley Wood and Trench Wood form a pleasant woodland backdrop to the WHS at the foot of Baildon Moor.

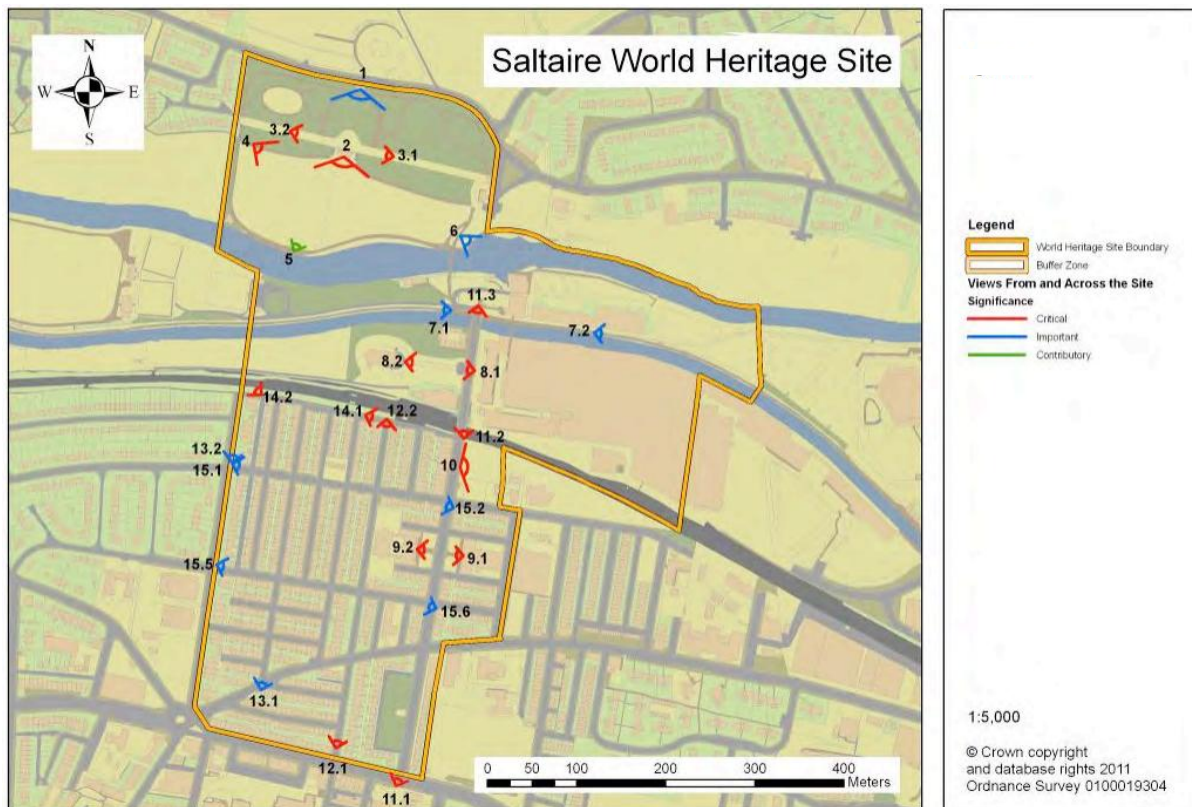


Figure 1: Identified Key Views within the WHS boundary (SWHS Management Plan 2014)

- 1.11 The Identified Key Views towards Site BA/002 from within the WHS that have the potential to be impacted upon are Views 11.1, 11.2, 12.1, 13.1 & 13.2 (Figure.1) Any new housing development that can be seen above or through the woodland fringe should be considered a detractor from the character and setting of the WHS. Modern development along this ridge especially along Walker Wood and Bilsdale Way, has already detrimentally altered the key long views towards Baildon Moor.
- 1.12 The designed views promoted by the axial layout of the village, are critical to understanding the OUV of the WHS. The views allow the site's rural valley location and high architectural quality and uniformity to be appreciated.
- 1.13 The Setting Survey identifies the views north from the village along Victoria Road (View 11) and George Street (View 12) as being **Critical** to the appreciation of the character, setting and OUV of the World Heritage Site. Views north from Albert Road (View 13) are classed as **Important**. The Management Plan identifies the condition of these views as **Poor to Fair** as a result of modern development to the north of the village which has resulted in detrimental impact.
- 1.14 Development on this Site has the potential to further detract from these views and the setting and OUV of the WHS. The scale of this impact would be determined by the proposed type of development and its scale and material usage. Modern development has shown there to be insufficient natural screening afforded by Walker Wood to preserve the views from within the WHS and the resulting detrimental impact would be exacerbated during the fall and winter months following leaf drop, as can be seen with the neighbouring developments.

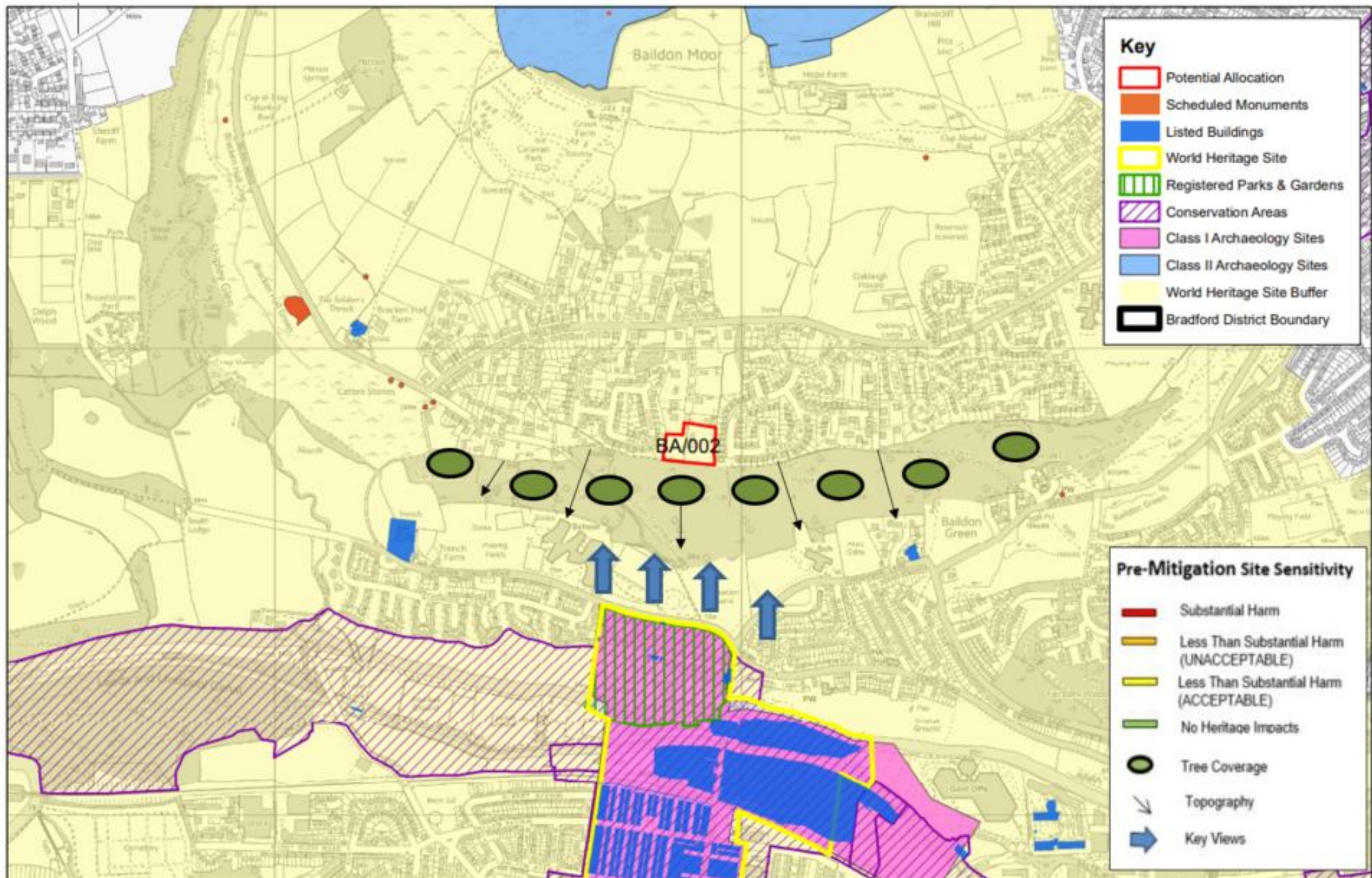
- 1.15 The scale of this impact is determined to be **Moderate**:
- 1.16 *'The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised through positive mitigation'* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.17 A **Moderate** impact to the **Very High** importance of the World Heritage Site would have a resulting effect of **Substantial Harm**.
- Substantial Harm:**
- 1.18 *'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'* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.19 The resulting harm would be **UNACCEPTABLE**.

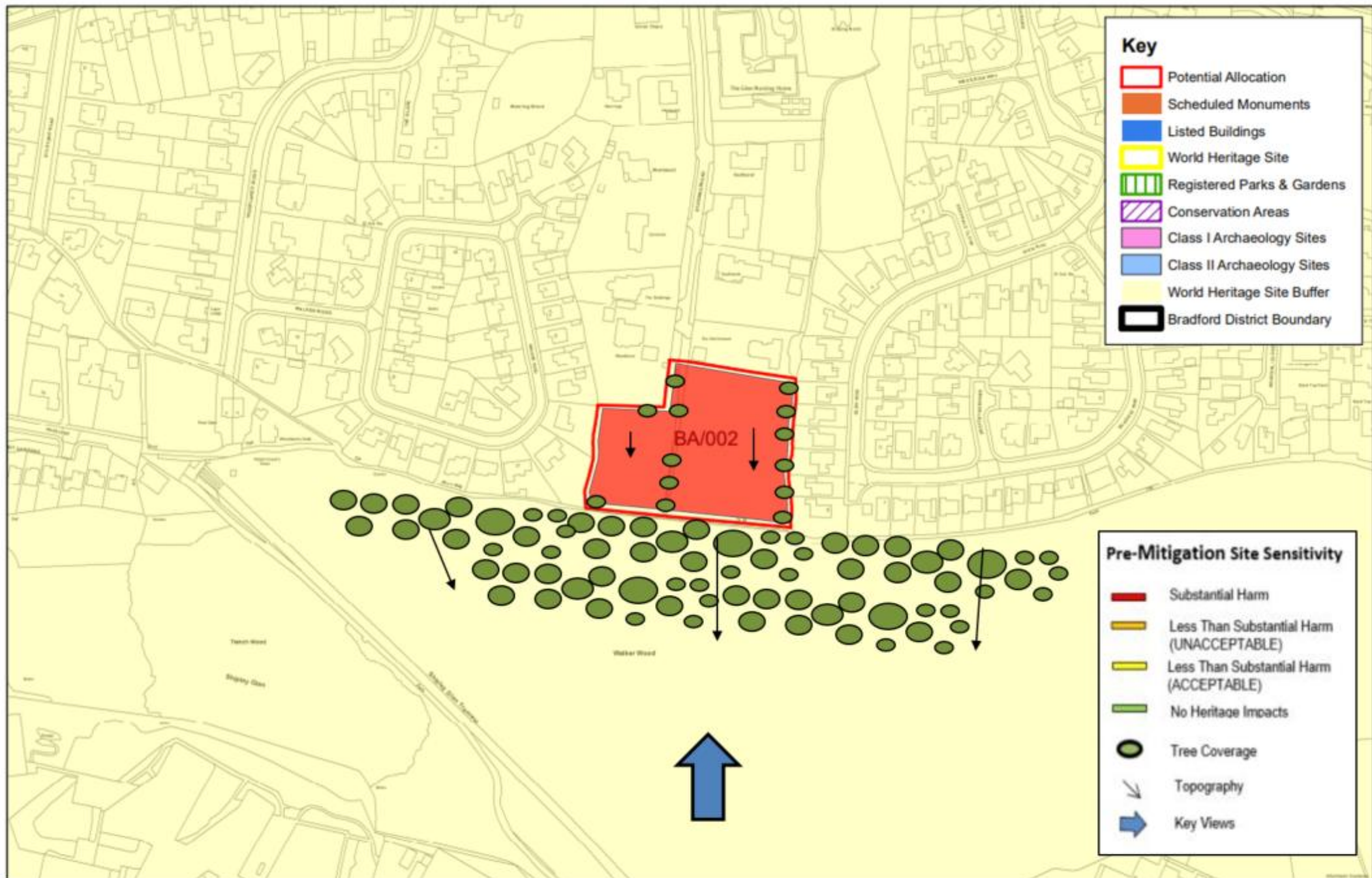
Mitigation measures/ Opportunities to enhance significance

- 1.20 Any proposals for the development of this site would need to demonstrate that a natural, year round green screening can be implemented and also that a sufficient protective buffer is implemented to protect the Ancient Woodland. The height of new development would need to be curtailed to below the existing woodland canopy. No development should be visible from within the World Heritage Site.

Conclusion

- 1.21 The development of this site has the potential to result in **Substantial Harm** to the setting and OUV of the World Heritage Site. If a development proposal for this site can be put forward that successfully incorporates measures to protect the World Heritage Site and Ancient Woodland the Resulting Effect would be mitigated to **Less than Substantial Harm (of an Acceptable Level)**:
- 1.22 *'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 a minimal (though still discernible) impact or can be adequately mitigate'* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.23 If a proposal for the site can be designed as not to impact on the Character, setting or OUV of the World Heritage Site and the Ancient Woodland, this would be **ACCEPTABLE**.





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H56
Site name:	West Lane
Regulation 18 Site Ref.	BA2/H
Former SHLAA Site Ref.	BA/005
Site Address	West Lane, BD17
Settlement	Baildon
Net Site Area (ha)	1.77
Regulation 19 Site Status	Rejected

Site description

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

Identified heritage constraints

1.2 Designated assets

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

1.3 Non-designated assets

- None Identified

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

Significance of assets

Saltaire WHS Buffer Zone

- 1.5 In accordance with UNESCO World Heritage Centre's guidelines Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.6 The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views. Highlighted vantage points and views towards the village from the north include View 16 from Crooke Farm, View 17 from Hope Hill and View 18 from Hope Farm.
- 1.7 Views from Hope Farm (View 18) look across proposal site BA/005 towards Saltaire village. The management plan describes the view as *open pasture forming part of Hope Farm with development along West Lane Baildon also visible. Beyond the ridgeline the world heritage site can be clearly seen, its characteristic grid layout distinguishing it from the later urban development around it. The bell tower of the United Reformed Church and George Street are aligned centrally in the view. The side elevation of Victoria Hall and the rear elevation of Salts Mill and its chimney can be seen clearly. The rural wooded backdrop to the village forms a key component of the views.* (2014).
- 1.8 The rural foreground setting and long views are assessed in the Management Plan as being of good condition and **Critical (Very High)** importance, allowing uninterrupted aesthetic views of the village. Identified views require protection as they allow for the significance of Saltaire's Outstanding Universal Value to be appreciated. Site BA/005 forms the foreground to the critical views to the World Heritage Site and currently makes a very positive contribution to the rural setting with idyllic pasture and groups of trees. The Setting Survey in the Management Plan includes this view as of 'unparalleled quality. The Site's rural valley location and setting... are immediately evident'. There is a risk that new housing development will have a significant impact on the foreground and rural setting views towards the World Heritage Site causing the downgrading of the condition from Good to Fair. For this reason, Historic England should be consulted on whether downgrading of this view to the World Heritage Site has a significant impact on the Outstanding Universal Values of Saltaire, and whether it should be referred to UNESCO and ICOMOS.

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

- 1.9 The monument includes a carved grit stone rock, partly covered in earth and vegetation. It is situated in the second field below Dove Hall in Baildon. The carving consists of four well defined cups in a group, and a possible smaller cup, all on the south facing vertical face of the rock.
- 1.10 The moor is particularly rich in remains of prehistoric activity. The most numerous relics are the rock carvings which can be found on many of the boulders and outcrops scattered across the moor. Burial monuments, stone circles and a range of enclosed settlements are also known. Prehistoric rock carving is found on rock outcrops in several parts of upland Britain with one of the densest concentrations on Rombalds Moor. The most common form of decoration is the 'cup and ring' mark in which expanses of small cup-like hollows, which may be surrounded by one or more 'rings', are pecked into the surface of the rock. Other shapes and patterns, including some dominated by grooves or lines, are also known. Carvings may occur singly or in small groups, or may cover extensive areas of rock surface. They are believed to date to the Late Neolithic and Bronze Age periods (c.2500-1500 BC) and provide one of our most important insights into prehistoric 'art'. The exact meaning of the designs remains unknown, but they have been interpreted as sacred or religious symbols. Frequently they are found close to contemporary burial monuments. All positively identified prehistoric rock carving sites exhibiting a significant group of designs has been identified as **Nationally Important (High)**.
- 1.11 The determination of high significance is ascribed to the designated asset based on its rarity and heritage values as set out by Historic England's Conservation Principles, Policies and Guidance (2008). The cup marked stone demonstrates and retains historic value as both an illustrative and associative marker of late Neolithic- Early Bronze Age activity. The carvings have aesthetic value as rock art.

Impact of development on significance

- 1.12 In the WHS Management Plan, View 18 is classed as Critical and 'provides rare uninterrupted and notably aesthetic views of Saltaire along its length. The view allows the urban plan and rural valley location of the village to be appreciated in its wider landscape context'. Regarding condition 'Development along West Lane Baildon has had a significant impact on the views from the eastern end but otherwise the views have largely unspoilt foregrounds'. Development on the site has the potential to cause further negative impact to the setting of the World Heritage Site. Existing modern development along West Lane has already negatively impacted on the views and rural backdrop which otherwise have remained unspoilt. There are no obtainable views of the World Heritage Site from within the site boundary. Dependant on the proposed scale of development the scale of impact on the critical views from the buffer zone and rural backdrop would be **Moderate**.
- 1.13 Scheduled Monument NHLE 1011738 is not visible from the proposed development site. There will be no impact on the heritage value based significance of the monument

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

Mitigation measures/ Opportunities to enhance significance

- 1.14 In order to mitigate the negative impact development will have on the long views toward the WHS, it is suggested that restrictions are placed on the number of dwellings to be built and that their scale is restricted to conform to the hierarchy of their setting.
- 1.15 Sympathetic materials must be used in the construction of dwellings and a landscaping strategy should be introduced to create a green boundary at the north of the site.

Impact on significance following mitigation measures

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

Conclusion

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

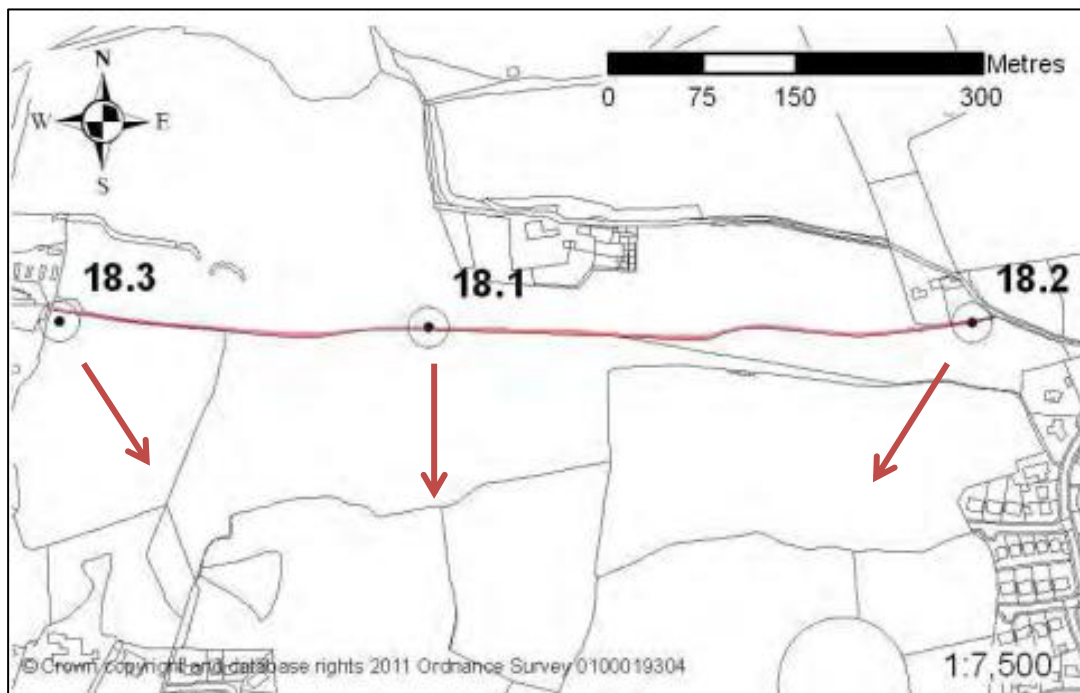


Figure 1. WHS critical viewpoints 18



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



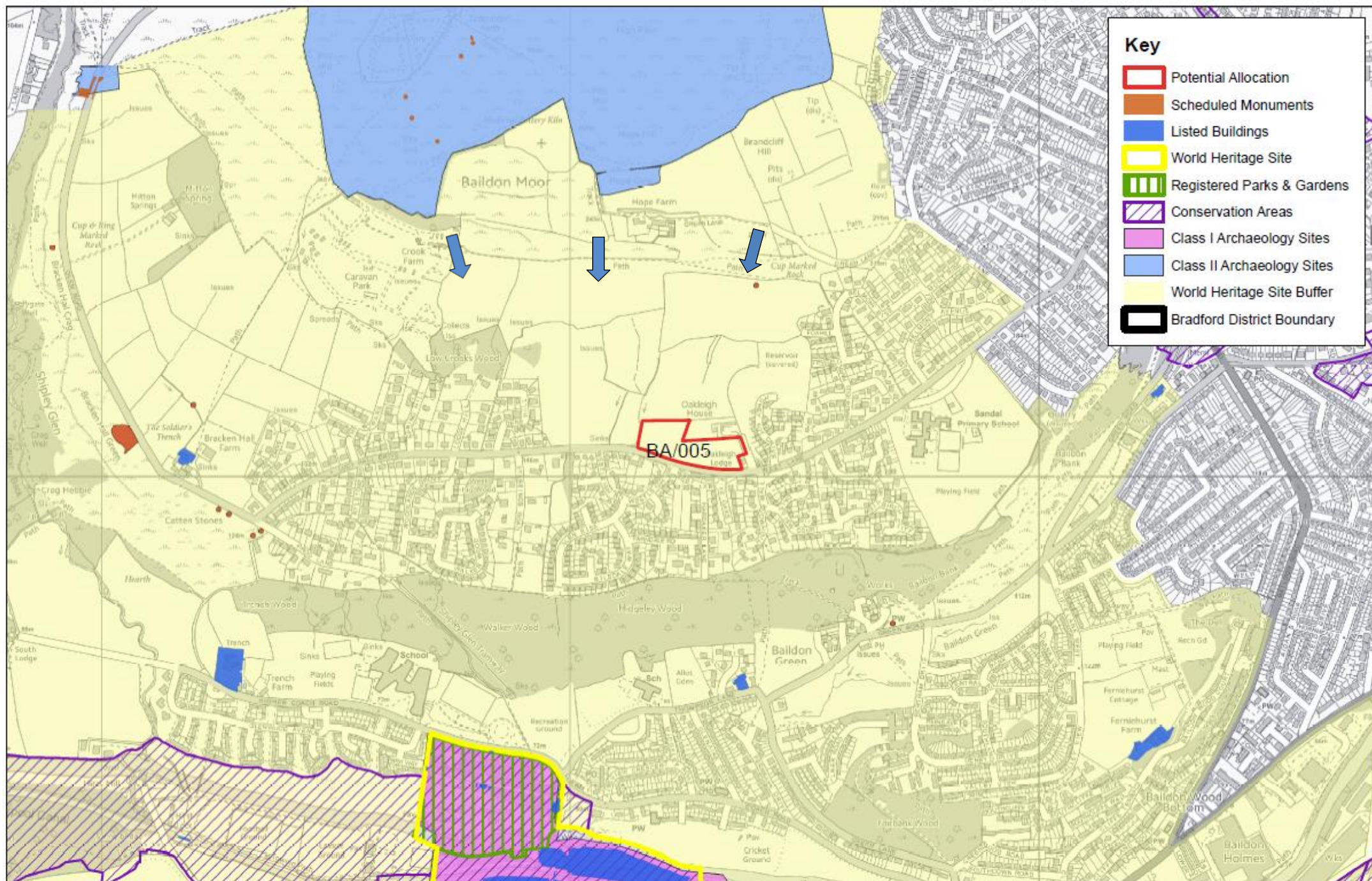
Figure 3. View towards BA/005 from viewpoint 18.2

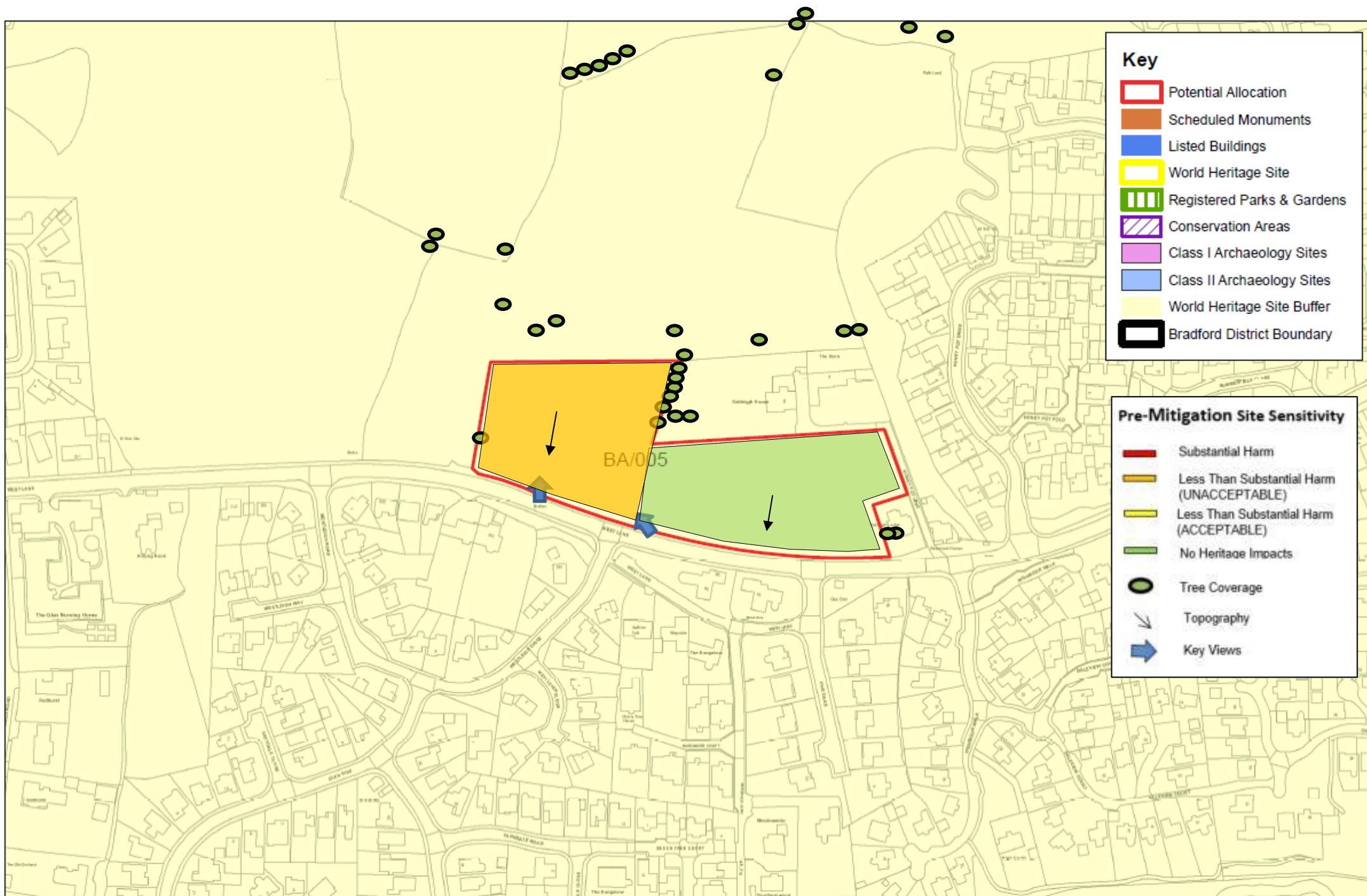


Figure 4. Site BA/005 Looking NW from West Lane



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





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

PLP Site Ref.	H57
Site name	Land north of Richard Whiteley Drive, Baildon
Regulation 18 Site Ref.	BA3/H
Former SHLAA Site Ref.	BA/008B
Site Address	Cliffe Lane West
Settlement	Baildon
Gross Area (ha)	0.73
Regulation 19 Site Status	Allocation

Site description

- 1.1 The proposal site is an irregular shaped brownfield site located to the immediate north west of the recent Cliffe Lane West housing estate development in Baildon. The site is bounded to the north and south west by mature tree lines. There are obtainable views into the modern development site from the open west boundary and a dry stone wall and public bridleway form the east boundary of the site. Recreational fields are located to the north and east of the site. To the immediate south is a vehicle access track to Ferniehurst cottage and Red cottage both of which are early 20th century properties, neither have recognised heritage value. These properties both have available views into the proposed development site.
- 1.2 The site is currently split by an off- centre fenced boundary. The west half of the site is made up of hard standing, remnants of the Ferniehurst Primary School playground. The east side is grassland not currently under cultivation. The topography of the site is relatively level due to previous landscaping work.

Identified heritage constraints

- 1.3 Designated assets
- Saltaire World Heritage Site Buffer Zone,
 - Grade II Listed Ferniehurst Farm (NHLE- 1429341)
- 1.4 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. The site is also close to the Grade II listed Ferniehurst Farm. Development

of this area could harm elements which contribute to the significance of the Saltaire WHS and Ferniehurst Farm

Non-designated assets

- None identified.

1.5 WYAAS comment: No apparent significant archaeological implications

Significance of assets

Saltaire WHS Buffer Zone

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

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

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

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

Grade II Listed Ferniehurst Farm (NHLE- 1429341)

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

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

Impact of development on significance

1.12 Development of the site will have no impact on the character and setting of the Saltaire World Heritage Site. There are no obtainable views of the World Heritage Site from within the site boundary. There will be no impact on the character or setting of the Grade II listed farm buildings as a result of the development. The proposal site has

always been separate to the farm's curtilage and there are no obtainable views between the two.

Conclusion

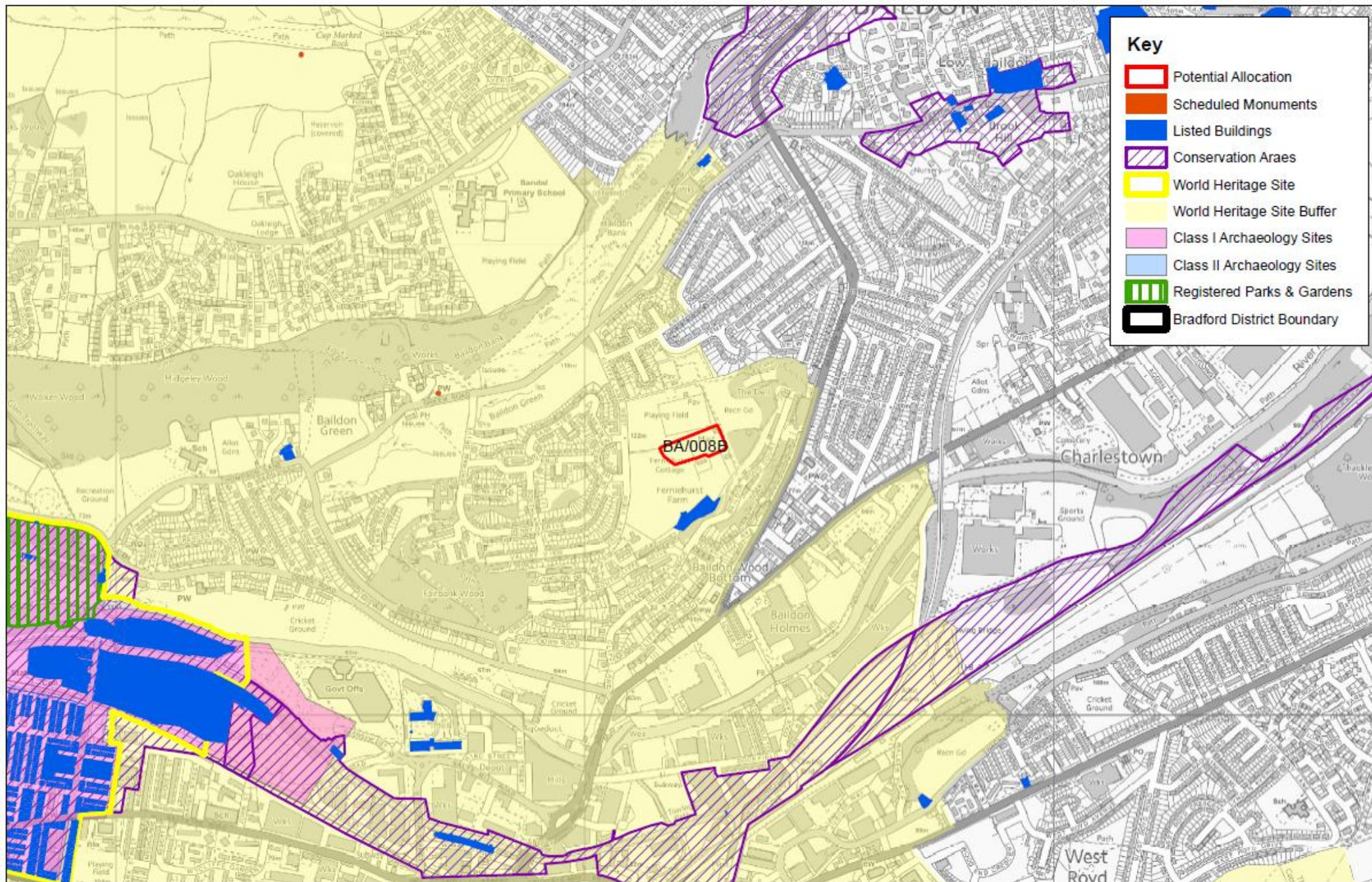
- 1.13 Development of this site would have no impact on any identified designated or non-heritage assets. Development of this Site would be ACCEPTABLE.



Figure 1 BA/008B Looking North West



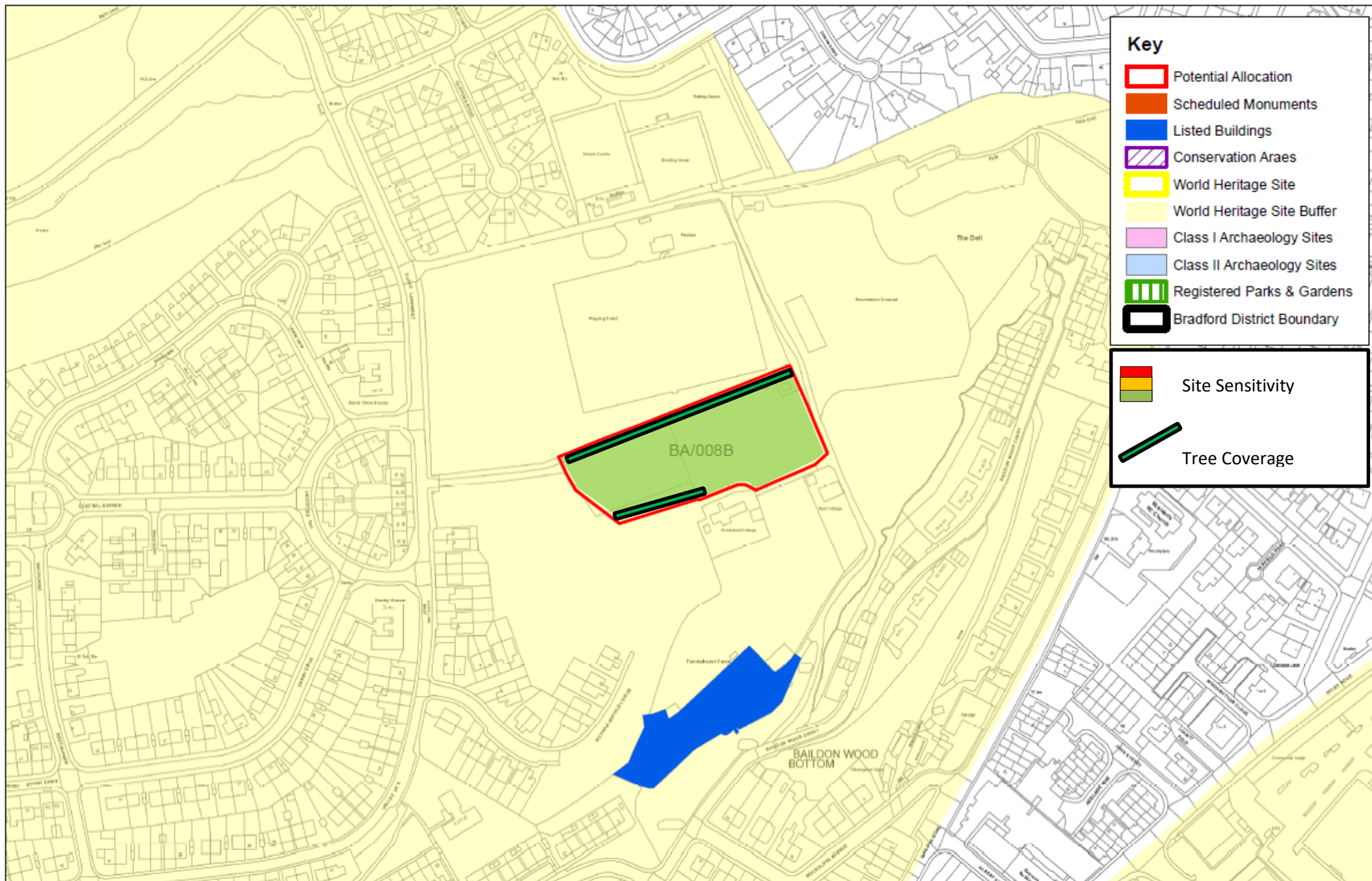
Figure 2 BA/008B Looking North



Key

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





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H58
Site Name	Green Lane
Regulation 18 Site Ref.	BA4/H
Former SHLAA Site Ref.	BA/011B
Site Address	Green Lane
Settlement	Baildon
Gross Site Area (ha)	1.01
Regulation 19 Site Status	Rejected

Site Description

- 1.1 The site is an irregular shaped plot of maintained grassland between Green Lane and Southdown Road. The site slopes gently from north to south and is bound by a mature tree line and stone wall at its north limit and a mature tree line and fencing at its south limit. To the east is a pair of dwellings separated from the site by a mature tree grouping and to the west is Greenwood Villa. The site is within the Saltaire WHS development buffer zone.

Identified heritage constraints

- 1.2 Designated assets
- Saltaire Conservation Area & World Heritage Site (NHLE1000099)
- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.

Non-designated assets

- None identified.
- 1.4 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Saltaire Conservation Area & World Heritage

- 1.5 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. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltaire World Heritage Site Management Plan 2014)
- 1.6 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.7 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance

Impact of development on significance

- 1.8 The World Heritage Site Management Plan (2014) identifies Green Lane as an **Important** gateway to the WHS. The management plan does not class this site as being within the immediate setting of the WHS. A site visit confirmed that there are no obtainable views of the WHS from within the site boundary and the site does not form part of any identified Key Views that aid in the appreciation or understanding of the Outstanding Universal Value (OUV) of the WHS.
- 1.9 Development of the site has a potential to detract from the WHS approach. The scale of impact would be **Negligible**:
- 1.10 *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.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

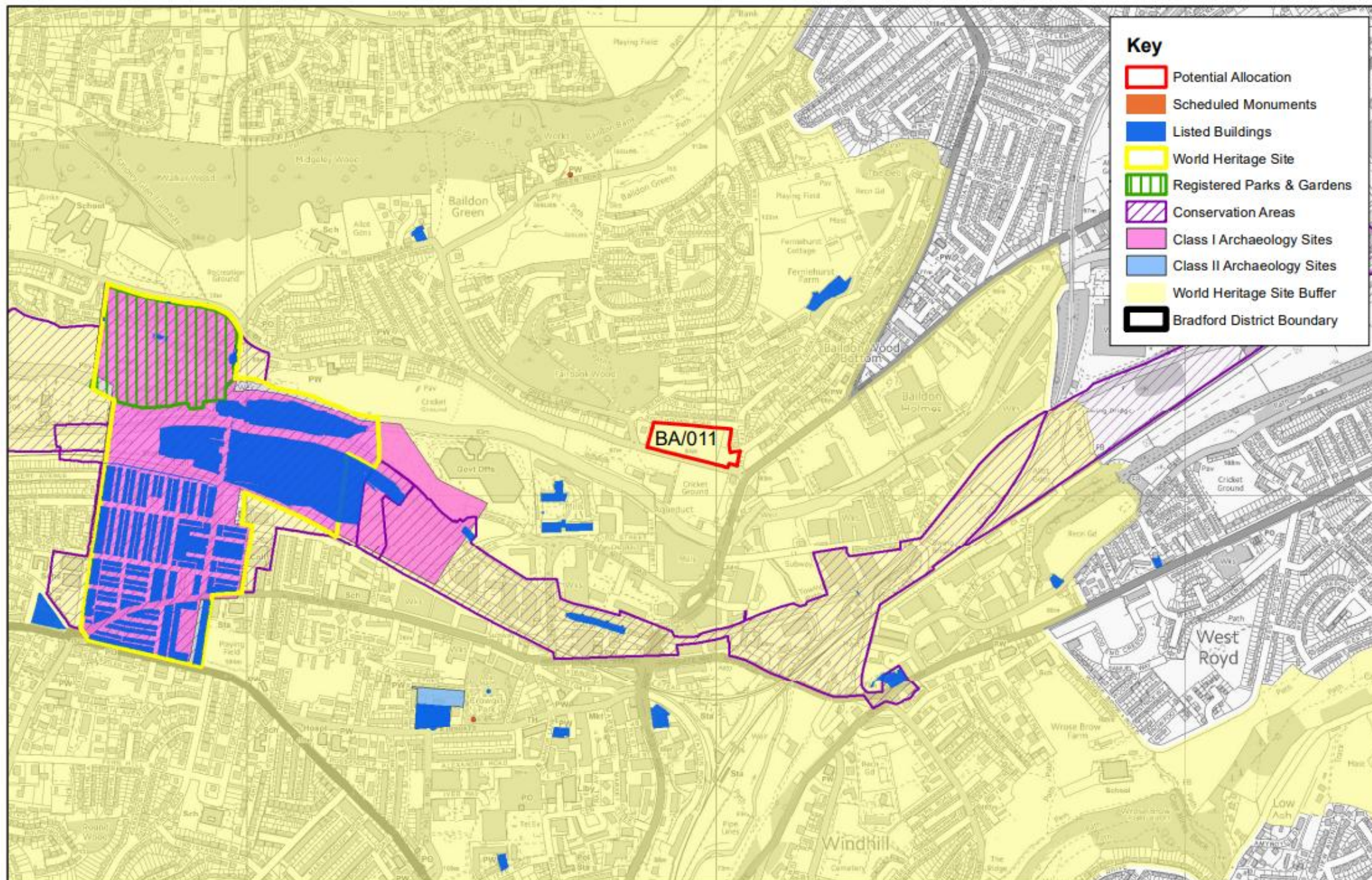
- 1.11 **Negligible** Impacts to a heritage asset of **Very High** heritage significance are determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm (of an Acceptable Level)**:
- 1.12 *Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have a minimal (though still discernible) impact or can be adequately mitigated.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

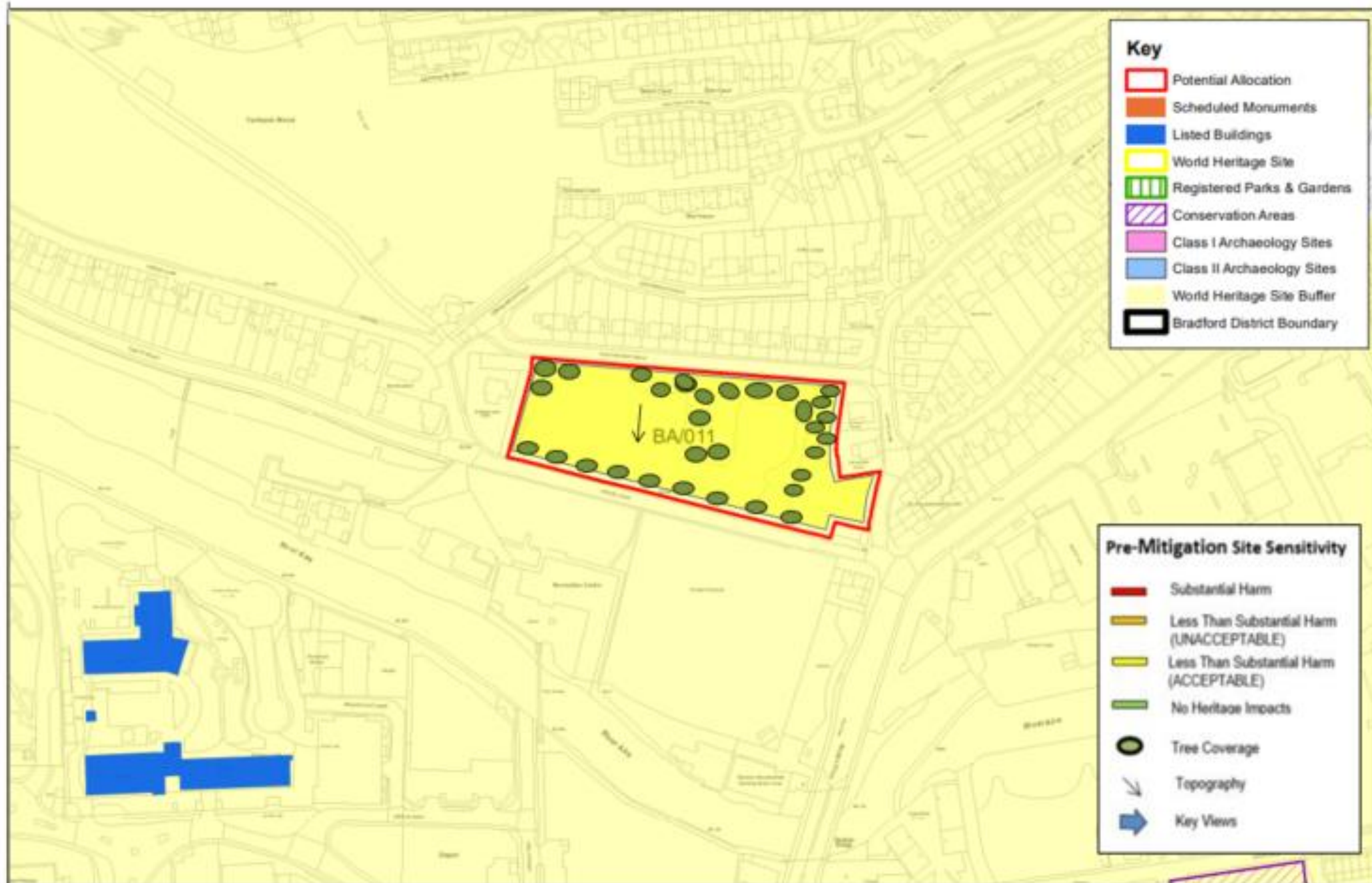
Mitigation measures/ Opportunities to enhance significance

- 1.13 There are no obtainable views into the WHS from the site, however, Green Lane is identified as an Important gateway to the WHS. Development of the site should be carefully informed by the local context and the tree line boundaries which are an aesthetically pleasant part of the street scene should be retained. To be acceptable, this development should not become an overtly prominent feature of the approach gateway.

Conclusion

- 1.14 There will be **No impact** on the OUV or setting of the WHS. Development of the site which does not detract from the street scene would be **ACCEPTABLE**





Site Photographs



View North East towards Site BA/011



View East across Site BA/011



View along Green Lane towards WHS



View South from Site BA/011

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H59
Site Name	Meadowside Road, Baildon
Regulation 18 Site Ref.	BA5/H
Former SHLAA Site Ref.	BA/022
Site Address	Meadowside Road, BD17 6TE
Settlement	Baildon
Gross Site Area (ha)	2.29
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site consists of open land which is level in parts but generally slopes south to north away from the adjacent modern residential development. The site is grassland with scattered trees and has tree lined boundaries to the east and west. To the north is open land and to the south is residential development.

Identified heritage constraints

- 1.2 Designated assets
- None identified
- 1.3 Historic England comment: There are no designated heritage assets in the vicinity of the site. Given the topography of the site development is unlikely to harm the setting of the Saltaire World Heritage Site.
- 1.4 Non-designated assets
- None identified
- 1.5 WYAAS comment: PRNs 10386 & 5147 close by. Recommend archaeological desk-based assessment & walkover prior to determination.

Suitability Statement

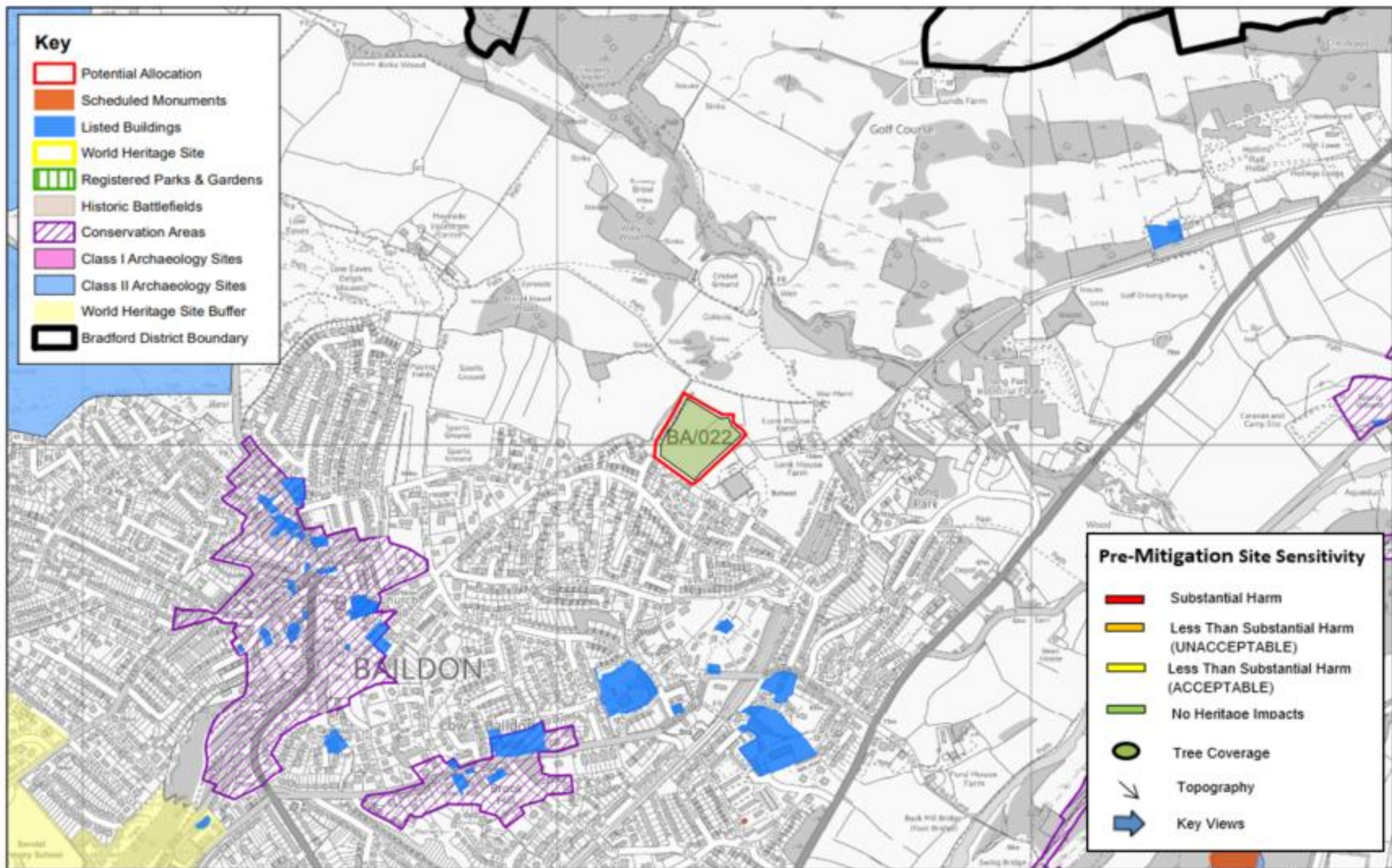
- 1.6 There are no designated heritage assets within close proximity to the site. Due to the topography of the area, the site is not visible from within the boundary of Saltaire Word

Heritage Site. The development of the site will have no impact on any designated heritage assets.

- 1.7 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.

Conclusion

- 1.8 The redevelopment of the site will have no impact on any known designated heritage assets. WYAAS have determined that the site has sufficient archaeological potential to warrant further investigation. Subject to archaeological evaluation, the development of this site would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H60
Site Name	West Lane
Regulation 18 Site Ref.	BA6/H
Former SHLAA Site Ref.	BA/023
Site Address	West Lane, BD17
Settlement	Baildon
Gross Site Area (ha)	2.89
Regulation 19 Site Status	Rejected

Site description

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

Identified heritage constraints

1.2 Designated assets

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

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

1.4 Non-designated assets

- None identified

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

Significance of assets

Saltaire WHS Buffer Zone

- 1.6 In accordance with UNESCO World Heritage Centre's guidelines Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.7 The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views. Highlighted vantage points and views towards the village from the north include View 16 from Crooke Farm, View 17 from Hope Hill and View 18 from Hope Farm.
- 1.8 Views from Hope Farm (Fig.1&2) look south across proposal site BA/023 towards Saltaire village. The management plan describes the view as *open pasture forming part of Hope Farm with development along West Lane Baildon also visible. Beyond the ridgeline the world heritage site can be clearly seen, its characteristic grid layout distinguishing it from the later urban development around it. The bell tower of the United Reformed Church and George Street are aligned centrally in the view. The side elevation of Victoria Hall and the rear elevation of Salts Mill and its chimney can be seen clearly. The rural wooded backdrop to the village forms a key component of the views.* (2014).
- 1.9 The rural foreground setting and long views are assessed in the Management Plan as being of good condition and **Critical (Very High)** importance, allowing uninterrupted aesthetic views of the village. Identified views require protection as they allow for the significance of Saltaire's Outstanding Universal Value to be appreciated. Site BA023 forms the foreground to the critical views to the World Heritage Site and currently makes a very positive contribution to the rural setting with idyllic pasture and groups of trees. The Setting Survey in the Management Plan includes this view as of 'unparalleled quality. The Site's rural valley location and setting... are immediately evident'. There is a risk that new housing development will have a significant impact

on the foreground and rural setting views towards the World Heritage Site causing the downgrading of the condition from Good to Fair. For this reason, Historic England should be consulted on whether downgrading of this view to the World Heritage Site has a significant impact on the Outstanding Universal Values of Saltaire, and whether it should be referred to UNESCO and ICOMOS.

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

- 1.10 The monument includes a carved grit stone rock, partly covered in earth and vegetation. It is situated in the second field below Dove Hall in Baildon. The carving consists of four well defined cups in a group, and a possible smaller cup, all on the south facing vertical face of the rock.
- 1.11 The moor is particularly rich in remains of prehistoric activity. The most numerous relics are the rock carvings which can be found on many of the boulders and outcrops scattered across the moor. Burial monuments, stone circles and a range of enclosed settlements are also known. Prehistoric rock carving is found on rock outcrops in several parts of upland Britain with one of the densest concentrations on Rombalds Moor. The most common form of decoration is the 'cup and ring' mark in which expanses of small cup-like hollows, which may be surrounded by one or more 'rings', are pecked into the surface of the rock. Other shapes and patterns, including some dominated by grooves or lines, are also known. Carvings may occur singly or in small groups, or may cover extensive areas of rock surface. They are believed to date to the Late Neolithic and Bronze Age periods (c.2500-1500 BC) and provide one of our most important insights into prehistoric 'art'. The exact meaning of the designs remains unknown, but they have been interpreted as sacred or religious symbols. Frequently they are found close to contemporary burial monuments. All positively identified prehistoric rock carving sites exhibiting a significant group of designs has been identified as **Nationally Important (High)**.
- 1.12 The determination of high significance is ascribed to the designated asset based on its rarity and heritage values as set out by Historic England's Conservation Principles, Policies and Guidance (2008). The cup marked stone demonstrates and retains historic value as both an illustrative and associative marker of late Neolithic- Early Bronze Age activity. The carvings have aesthetic value as rock art.

Impact of development on significance

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

scale of development the scale of impact on the critical views from the buffer zone and rural backdrop would be **Moderate**.

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

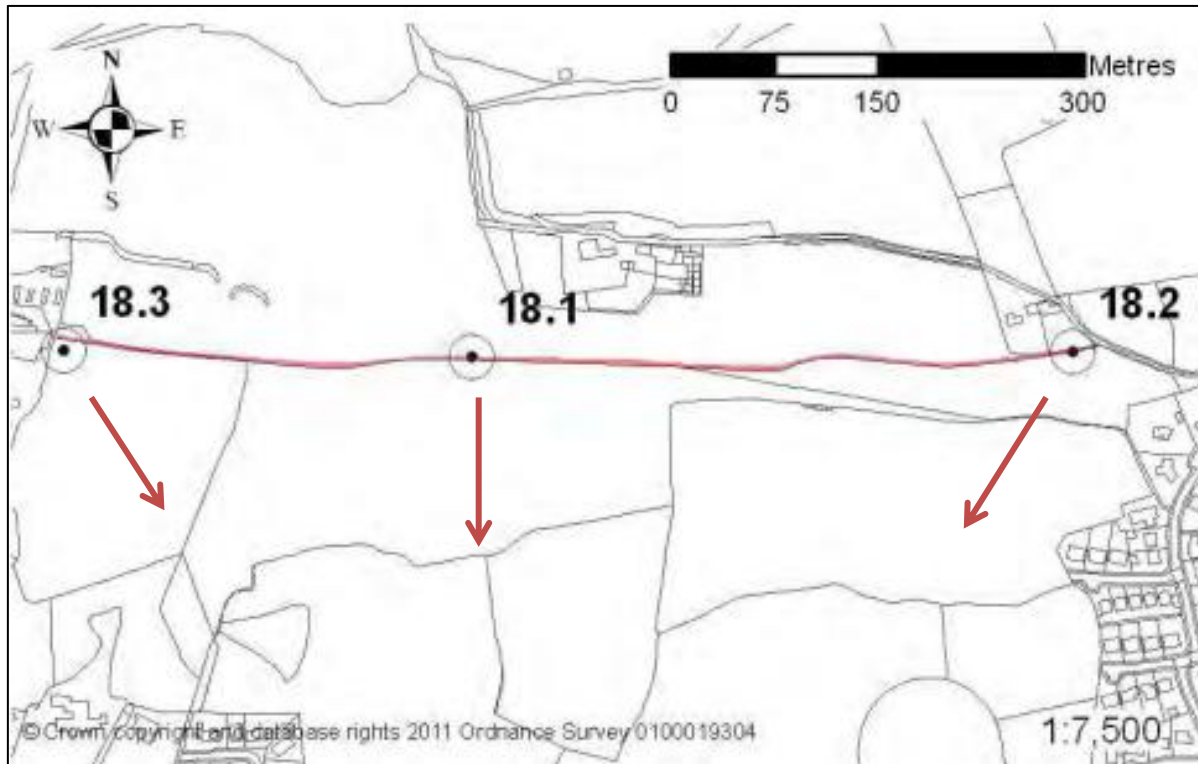


Figure 2. WHS critical viewpoints 18



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



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

Mitigation measures/ Opportunities to enhance significance

- 1.15 In order to mitigate the negative impact development will have on the long views toward the WHS, it is suggested that restrictions are placed on the number of dwellings to be built and that their scale is restricted to conform to the hierarchy of their setting.
- 1.16 Sympathetic materials must be used in the construction of dwellings and a landscaping strategy should be adopted that retains tree clusters and strengthens the green ridge boundary particularly north of the site.

Impact on significance following mitigation measures

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

Conclusion

- 1.18 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.

