

Heritage Impact Assessments

Bingley

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H68
Site Name	Land West of Heights Lane
Regulation 18 Site Ref.	BI4/H
Former SHLAA Site Ref.	BI/013
Site Address	Heights Way, Eldwick
Settlement	Bingley
Gross Site Area (ha)	1.19
Regulation 19 Site Status	Rejected

Site description

- 1.1 The proposal site is a rectangular plot of grassland to the west of Heights Way in the village of Eldwick, currently used for animal grazing. The site is bounded by the Prince of Wales Park to its south and west, modern housing development also to its south and Heights Way road to the east. There are open views across agricultural fields beyond the dry stone wall north boundary. The topography of the site slopes from north to south with slight undulations along its length.

Identified heritage constraints

- 1.2 Designated assets
- Grade II Listed Prince of Wales Park (NHLE- 1001497)
- 1.3 Non-designated assets
- None identified
- 1.4 WYAAS comment: No apparent direct significant archaeological implications.

Significance of assets

Grade II Listed Prince of Wales Park (NHLE-1001497)

- 1.5 The listed public park was originally moorland and a former quarry site which were gifted to the people of Bingley during the 1860s land enclosures. The park was established in this location to celebrate the 1963 wedding of the Prince of Wales and was completed by 1865. As part of the works, 15,000 trees were planted and several of these were donated by the prince from his Sandringham estate. The park remains in public use and in the ownership of Bradford Council. The park has historic value through its association with the Prince of Wales who would later become George VII and its aesthetic and community value. The heritage importance of the site is **Medium**.

Impact of development on significance

- 1.6 Development on the site has the potential to negatively impact the setting of the Grade II listed park. Since the 1930s, housing development has begun to encircle the public parkland and the development of the west end of this site will result in further loss of the original contextual surroundings from which the park was originally forged.
- 1.7 Development along the current east boundary of the park has in the past resulted in illegally undertaken works to trees by householders, negatively impacting on both the character and setting of the grade II listed heritage asset.
- 1.8 Further development has the potential to continue the **Moderate-Major** negative impact on both the character and setting of the park.
- 1.9 Historic England Comment: The site is close to the Grade II Prince of Wales Registered Park and Garden. Whilst the site is located outside of the boundary of the Saltaire World Heritage Site (WHS) buffer zone it is within an area where tall buildings could affect its setting. Development of this area could harm elements which contribute to the significance of these heritage assets.

Mitigation measures/ Opportunities to enhance significance

- 1.10 There is no opportunity to mitigate the contextual loss that development of the west end of this site would have. To enable any development and to protect the setting and character of the park, development should be restricted by a north continuation of the line of modern development along the east boundary of the park. Any potential heritage impact to the east of this offset buffer could be mitigated.

Impact on significance following mitigation measures

- 1.11 Development towards the west end of this site cannot be mitigated and the resulting effect of development would be less than substantial negative harm (of an unacceptable level). Development to east of the park boundary, as a continuation of the modern development would have a less than substantial (of acceptable level) to negligible negative impact.

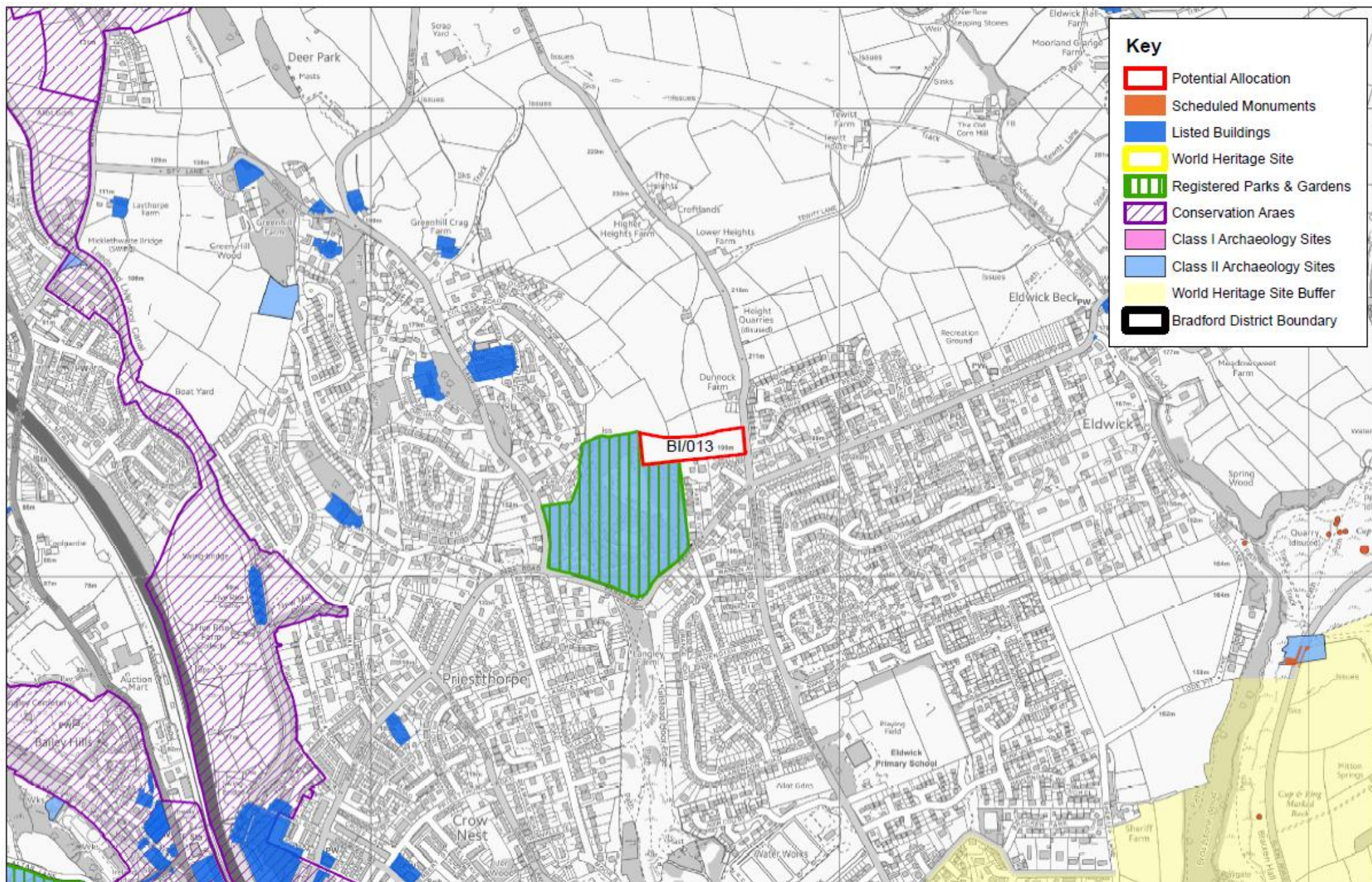
- 1.12 Development towards the west end of the proposal site is considered UNACCEPTABLE. Development to the east of the park boundary, aligned with modern development would be ACCEPTABLE.

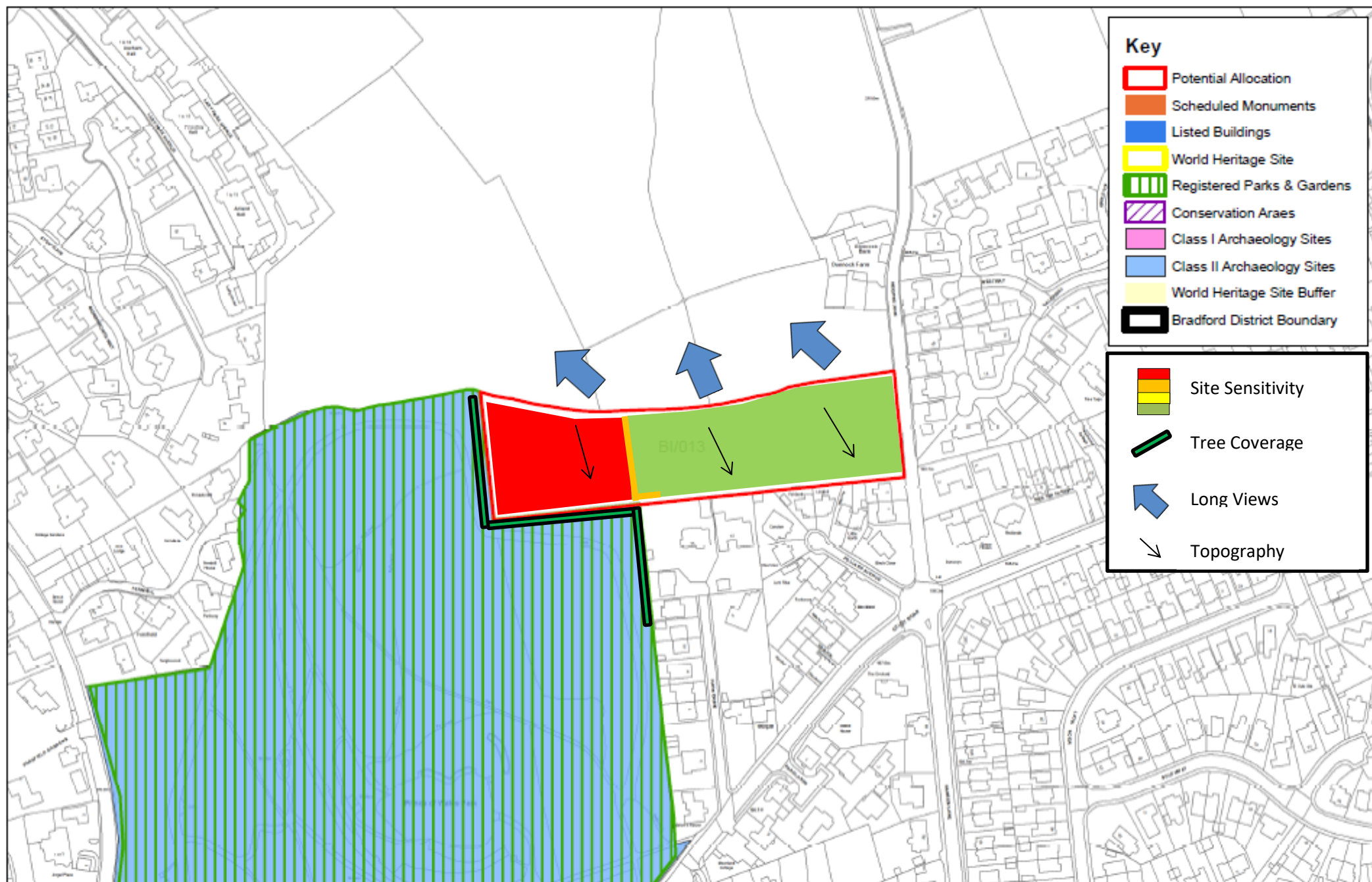


Figure 1 BA/013 Looking West



Figure 2 BA/013 Looking South West





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H106
Site Name	Greenhill Barn, Lady Lane
Regulation 18 Site Ref.	BI13/H
Former SHLAA Site Ref.	BI/011
Site Address	Greenhill Barn, Lady Lane
Settlement	Bingley
Gross Site Area (ha)	0.56
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is presently covered in a plantation of evergreen conifers. It slopes towards the south, down to Lady Lane. To the west is a small cluster of former farm building, comprising Greenhill Barn, now converted to domestic use, and Greenhill Grange, a 2 storey traditional stone house, Grade II listed. To the south east are a detached 1970s dormer bungalow and stone built 2 storey detached house, with behind, Greenhill Crag Farmhouse, a 17th century Grade II listed property. All boundaries appear to comprise drystone walls. Opposite on the south side of Lady Lane at lower level is a late 20th century housing development. The rising land to the north of the site is all open grazing land, separated by drystone walls. This landscape is typical of valley flanks in Airedale.

Identified heritage constraints

1.2 Designated assets

- Greenhill Crag Farm, NHLE 1314283, Grade II listed.
- Greenhill Grange, NHLE1134136, Grade II listed.

1.3 Non-designated assets

- None identified.

- 1.4 WYAAS comment: Within PRN14673. Recommend desk based assessment/ walkover first instance.

- 1.5 Historic England comment: The site lies in between two Grade II Listed Buildings, Greenhill Grange to the north-west and Greenhill Crag to the south-east. Whilst the site is located outside of the boundary of the Saltaire World Heritage Site (WHS) buffer zone it is within an area where tall buildings could affect its setting. The development of this area could harm elements which contribute to the significance of these designated heritage assets. National planning policy makes it clear that World Heritage Sites are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. In addition, there is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.
- 1.6 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the heritage assets in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the heritage assets, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.7 Greenhill Crag: House. Initialled and dated

" E. S. I. S.

1669. I. H. "

Hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys. 3-cell, baffle-entry plan. All are double-chamfered mullioned windows mostly retaining mullions. 1st cell has 2-light window to each floor. 2nd cell (housebody) has 5-light window with 4-light above; doorway with chamfered surround has dated lintel partly obscured by added mid-C20 gabled porch, inserted window above. 3rd cell has 4-light window to each floor. Coped gables with kneelers. That to right has stack, one other stack to ridge.

Right-hand return wall has former 2-light window (now doorway) with 4-light window above. Set in apex is double cross of the Knights Templars.

Interior: housebody has stop-chamfered spine beams carried on original bressumer which is supported by stone heck-screen.

- 1.8 Greenhill Grange: House and attached cottage. Late C17 with earlier features inside, altered mid C18 when cottage was added. Hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys. House: 2-cell baffle-entry plan. 2 bays of windows; those to ground floor have double-chamfered surrounds, formerly of 5 lights with lowered sills and one central mullion; 1st floor has windows with plain stone surrounds and modern glazing. Lean-to porch covers original doorway with Tudor-arched lintel and chamfered jambs; small single-light window above. Coped gables with kneelers and stacks. Left-hand return wall has carved double-cross of the Knights Templars set in apex of gable. Interior: housebody has stop-chamfered, scarf-jointed spine beams, evidence of former bressumer and fire-hood replaced by later segmental-arched fireplace with cyma-moulded surround. Parlour has ogee stop-chamfered spine beam morticed into bressumer. A section of oak-panelling possibly part of the original heck-screen, is initialled and dated " R F . A F 1634 " (Ferrand family).
- 1.9 Both of the listed houses have **Medium** significance.

Impact of development on significance

- 1.10 Development of the proposed site would result in the removal of all current tree cover. Also a substantial breach in the stone boundary wall would be required to form an access and visibility splays. This would result in a more suburban, as opposed to semi-rural ambience.
- 1.11 The position of Greenhill Crag in relation to outbuildings and the detached 20th century houses to its south-west would provide some intervening buffering of impact. However, as the ground rises northwards and is presently open, any new built form in the eastern part of the proposed site would be visible from Greenhill Crag and depending on site layout, scale and appearance of built form, could be incongruous and discordant. The setting of the former farmhouse on its north and west side remains much as it would have been when in agricultural use and before 20th century development nearer Lady Lane. Introduction of visible suburban development at a higher level than the listed building would result in visual harm to its setting. That harm has potential to be of **Moderate** impact.
- 1.12 Greenhill Grange stands at right angles to the road, its front elevation facing south-east along Lady Lane. Greenhill Barn stands to the east, at right angles to the former farmhouse and close to the boundary of the proposed site. Although the former barn provides some separation from the proposed site to the listed asset, the cluster of traditional buildings here currently enjoy a relatively isolated setting, and display a semi-rural character. Development on the proposed site would radically change that, regardless of density, layout and design, and this has the potential to harm the setting of Greenhill Grange. That harm has potential to be of **Moderate** magnitude.

Mitigation measures/ Opportunities to enhance significance

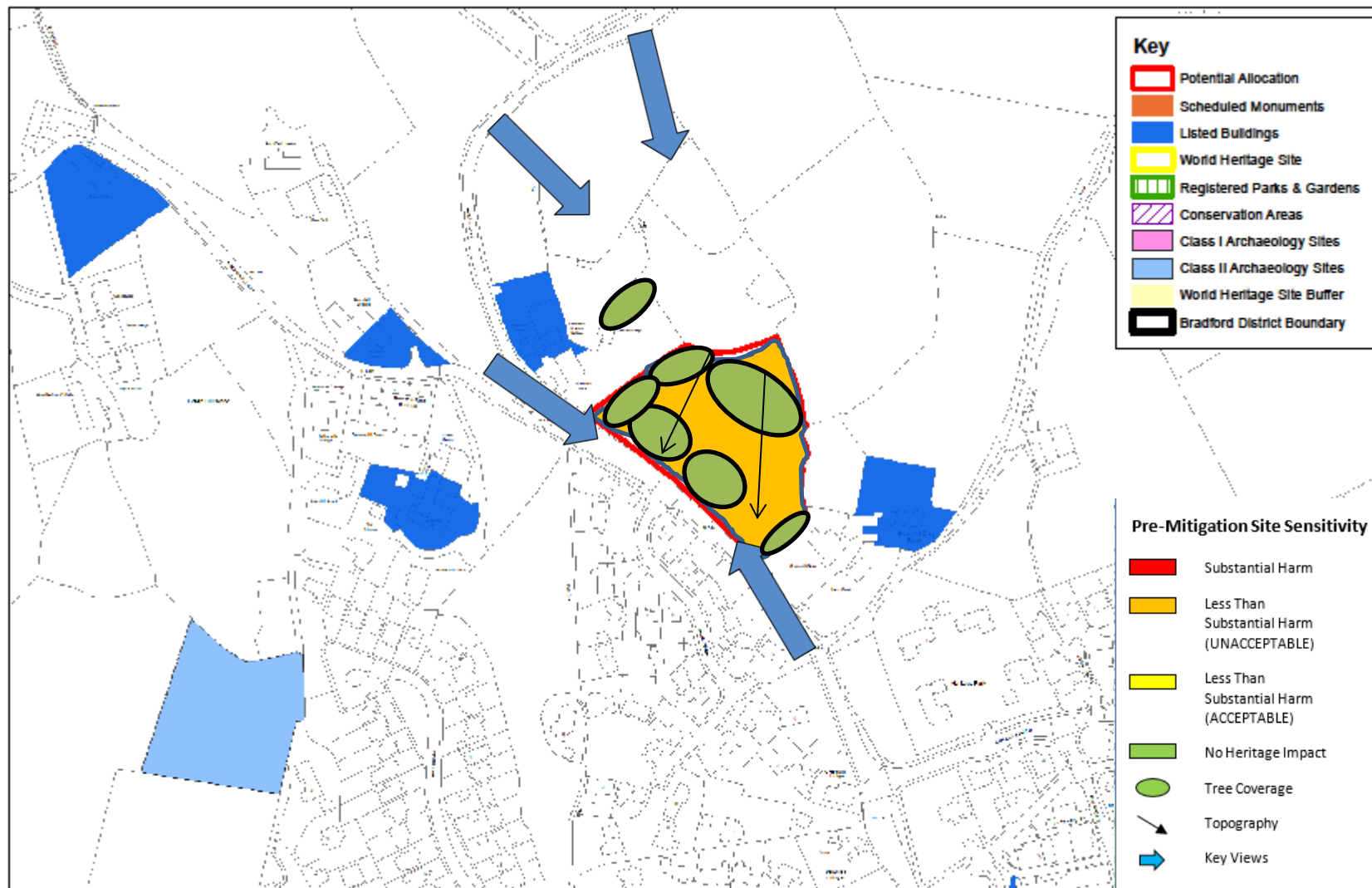
- 1.13 The topography of this potential site leads to the likelihood of any new built form being readily apparent both from Lady Lane and from the north and east. Landscaping would not be a simple means of mitigating the potential incongruity of residential development here as the site adjoins an open pastoral landscape with very few field trees.
- 1.14 The topography of the site would result in any built form rising up from Lady Lane, and also standing at a higher level than Greenhill Crag to the east. Linear tree or buffer planting would have the potential to appear alien in the landscape and setting of the former farmhouse and would not wholly resolve issues of potential harm.
- 1.15 The increased built presence in the setting of Greenhill Grange, infilling the present space between it, Greenhill Barn and the next nearest buildings to the east would suburbanise the setting. The issue of rising ground would again emphasise the presence of new built form, destroying the present perceived degree of isolation which the listed asset enjoys. Landscape planting would not wholly resolve issues of potential harm.
- 1.16 It is not obvious how any mitigation measures could address issues of potential **Less than Substantial Harm (of an Unacceptable Level)**.

Impact on significance following mitigation measures

- 1.17 Not applicable.

Conclusion

- 1.18 The topography and configuration of this site has potential to cause harm to the settings of 2 designated heritage assets. No mitigation measures are readily identifiable which would overcome landscape harm or which would adequately offset heritage asset harm. It is concluded that allocation of the potential site and development would result in **Less than Substantial Harm (of an Unacceptable Level)** to heritage assets.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H107
Site Name	Land West of Heights Lane, Eldwick (1)
Regulation 18 Site Ref.	BI4/H
Former SHLAA Site Ref.	BI/013
Site Address	Heights Way, Eldwick
Settlement	Bingley
Gross Site Area (ha)	
Regulation 19 Site Status	

Site description

- 1.1 The proposal site is a rectangular plot of grassland to the west of Heights Way in the village of Eldwick, currently used for animal grazing. The site is bounded by the Prince of Wales Park to its south and west, modern housing development also to its south and Heights Way road to the east. There are open views across agricultural fields beyond the dry stone wall north boundary. The topography of the site slopes from north to south with slight undulations along its length.

Identified heritage constraints

- 1.2 Designated assets
- Grade II Listed Prince of Wales Park (NHLE- 1001497)
- 1.3 Non-designated assets
- 1.4 WYAAS comment: No apparent direct significant archaeological implications.

Significance of assets

Grade II Listed Prince of Wales Park (NHLE-1001497)

- 1.5 The listed public park was originally moorland and a former quarry site which were gifted to the people of Bingley during the 1860s land enclosures. The park was established in this location to celebrate the 1963 wedding of the Prince of Wales and

was completed by 1865. As part of the works, 15,000 trees were planted and several of these were donated by the prince from his Sandringham estate. The park remains in public use and in the ownership of Bradford Council. The park has historic value through its association with the Prince of Wales who would later become George VII and its aesthetic and community value. The heritage importance of the site is **Medium**.

Impact of development on significance

- 1.6 Development on the site has the potential to negatively impact the setting of the Grade II listed park. Since the 1930s, housing development has begun to encircle the public parkland and the development of the west end of this site will result in further loss of the original contextual surroundings from which the park was originally forged.
- 1.7 Development along the current east boundary of the park has in the past resulted in illegally undertaken works to trees by householders, negatively impacting on both the character and setting of the grade II listed heritage asset.
- 1.8 Further development has the potential to continue the **Moderate-Major** negative impact on both the character and setting of the park.
- 1.9 Historic England Comment: The site is close to the Grade II Prince of Wales Registered Park and Garden. Whilst the site is located outside of the boundary of the Saltaire World Heritage Site (WHS) buffer zone it is within an area where tall buildings could affect its setting. Development of this area could harm elements which contribute to the significance of these heritage assets.

Mitigation measures/ Opportunities to enhance significance

- 1.10 There is no opportunity to mitigate the contextual loss that development of the west end of this site would have. To enable any development and to protect the setting and character of the park, development should be restricted by a north continuation of the line of modern development along the east boundary of the park. Any potential heritage impact to the east of this offset buffer could be mitigated.

Impact on significance following mitigation measures

- 1.11 Development towards the west end of this site cannot be mitigated and the resulting effect of development would be less than substantial negative harm (of an unacceptable level). Development to east of the park boundary, as a continuation of the modern development would have a less than substantial (of acceptable level) to negligible negative impact.

Conclusion

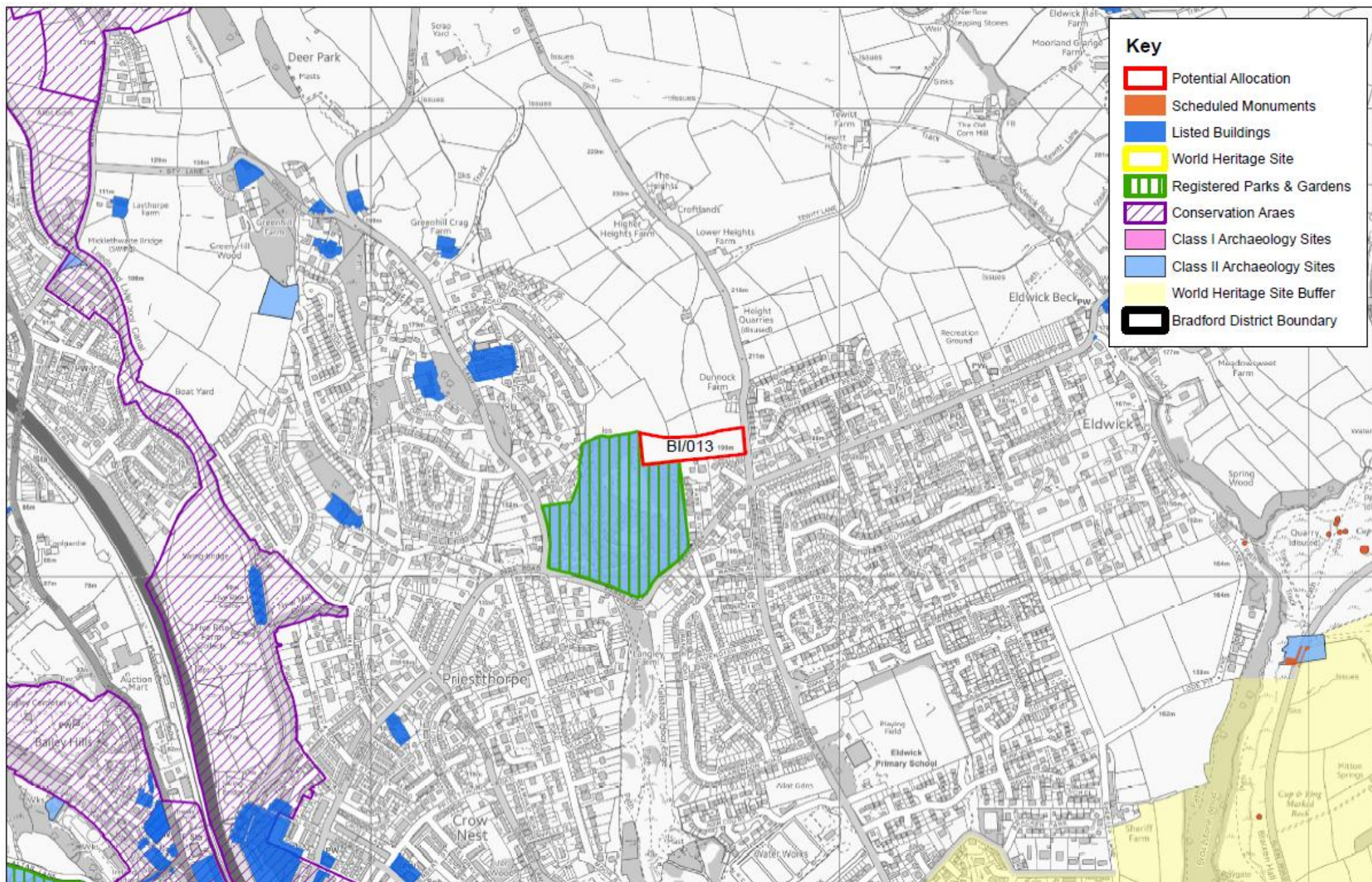
- 1.12 Development towards the west end of the proposal site is considered UNACCEPTABLE. Development to the east of the park boundary, aligned with modern development would be ACCEPTABLE.

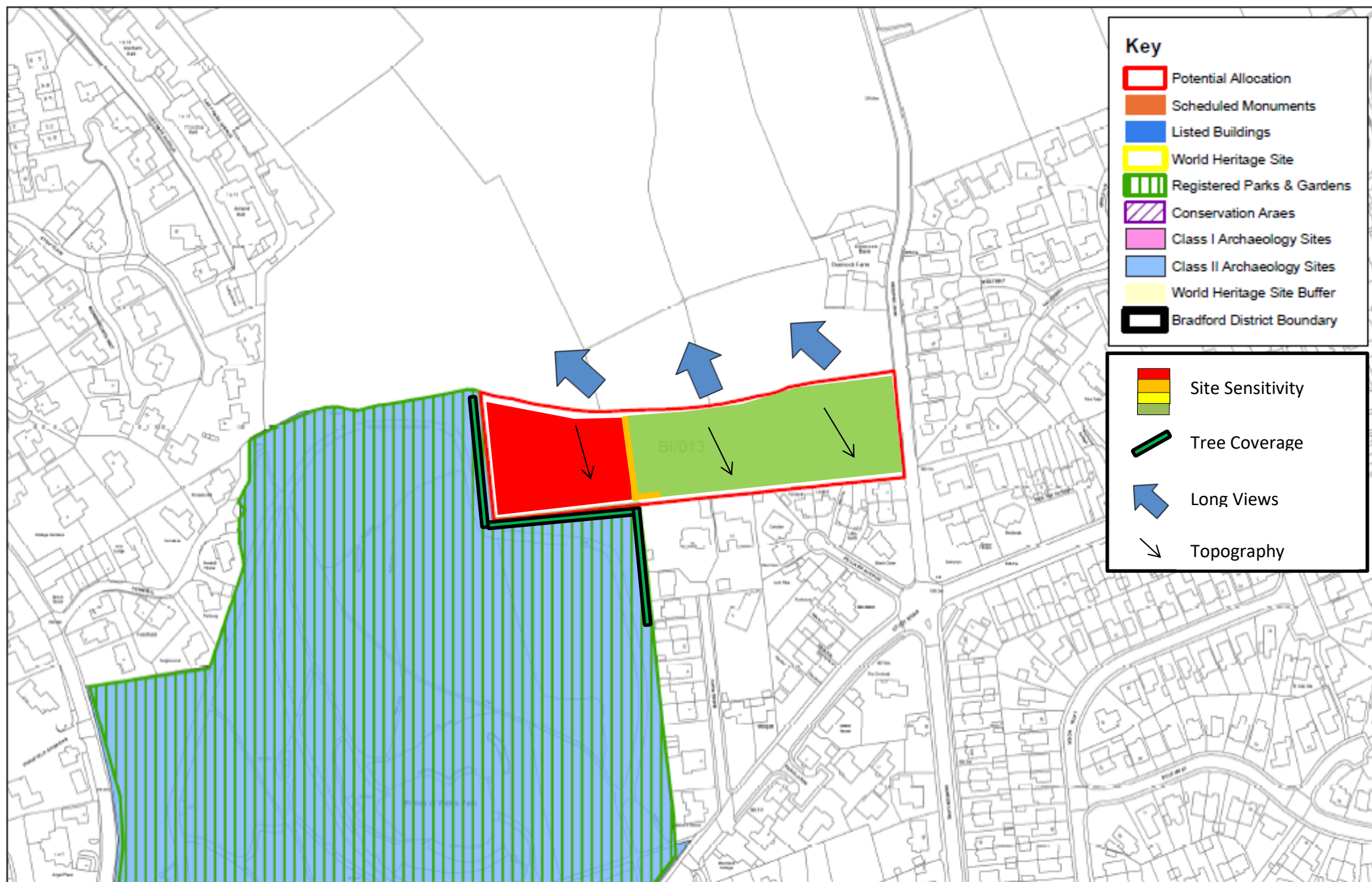


Figure 1 BA/013 Looking West



Figure 2 BA/013 Looking South West





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H108
Site Name	Whitley Street, Bingley
Regulation 18 Site Ref.	BI7/H
Former SHLAA Site Ref.	BI/040
Site Address	Whitley Street
Settlement	Bingley
Gross Site Area (ha)	0.48
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site consists of a roughly L shaped block of buildings located within a mostly industrial/commercial area to the north of Bingley town centre and the canal. The site slopes steeply down from north to south and is located within the Leeds & Liverpool Canal Conservation Area.
- 1.2 The buildings on the site mostly date from the late 19th and early 20th centuries and they consist of a range of two and three storey stone-built industrial warehouses/sheds facing on to Whitley Street with single storey north-light sheds to the rear. The site boundary on to Clyde Street is fronted by single and two storey stone buildings, the two storey element possibly containing the former offices to the mill. There are some small scale modern infill developments and ancillary buildings within the site, but most are traditionally built stone and slate structures.
- 1.3 The setting of the site is mix of industrial/commercial buildings and residential streets. To the north of the site are rows of terraced late 19th century dwellings running north to south. The setting to east, south and west is more mixed, with mostly traditional industrial and commercial premises alongside modern residential developments.

Identified heritage constraints

- 1.4 Designated assets
 - Park Road Tannery, Park Road – Grade II (NHLE 1314275)
 - Bingley Baptist Church, Park Road – Grade II (NHLE 1314293)

- Wall, Railings and Gate piers to Bingley Baptist Church – Grade II (NHLE 1133341)
- Bingley Church of England First School (Former), Park Road – Grade II (NHLE 1245219)
- Leeds & Liverpool Canal Conservation Area
- Bingley Conservation Area
- Saltaire World Heritage Site

1.5 Non-designated assets

- Buildings on the southern part of the site identified as being key unlisted buildings in the Leeds & Liverpool Canal Conservation Area

1.6 WYAAS Comments: Site contains Park Road Mills (PRN16574).

1.7 Within Conservation Area. Mill identified by HE-funded Salford University survey as potentially worthy of retention & conversion to residential. Mill would need archaeological recording in advance of development.

1.8 Historic England Comments: Object.

1.9 The site is entirely within the Leeds Liverpool Canal Conservation Area. A number of the buildings on the site are identified in the Conservation Area Appraisal as making an important contribution to the Conservation Area, including Park Road Mills and the adjacent warehouse building. Whilst the site is located outside of the boundary of the Saltaire World Heritage Site (WHS) buffer zone it is within an area where tall buildings could affect its setting. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.10 National planning policy makes it clear that World Heritage Sites are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional.

1.11 The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas.

1.12 In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

- 1.13 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.
- 1.14 Before allocating this site for development:
- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and World Heritage Site, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.
 - (2) If it is considered that the development of this site would harm elements which contribute to the significance of the heritage assets, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.
 - (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.15 The site falls within the boundary of **Leeds & Liverpool Canal Conservation Area** and the boundary of Bingley Conservation Area is located a short distance to the south of the canal itself. The Leeds & Liverpool Canal Conservation Area was first designated in 1988 and initially covered only a limited section of the canal and surrounding area at Shipley. The boundary was later extended to cover the entire length of the canal section that runs through the Bradford district and then was amended again in 2006. The designation of the canal as a conservation area recognises the historic value of the canal and its relationship to the traditional waterside buildings, settlements and spaces along its length as well as the special contribution that it makes to sense of place and local distinctiveness. It encompasses a wide variety of landscapes such as woodland and fields as well as some of the associated settlements and buildings, though in some areas the conservation area narrows to the width of the canal and the towpath alone. It incorporates fifteen locks including the five rise locks at Bingley as well as numerous bridges.
- 1.16 The section of the conservation area in which the site is located, developed post 1870 and became the principle industrial area within Bingley. The buildings are mostly former textile mills and warehouses and there is a clear relationship between the buildings in the area and the canal. The streets are closely lined by buildings and this facilitates interesting views and vistas both from the canal across the varied skyline and from within this part of the conservation area along the streets. The area has suffered high levels of vacancy and underuse of the buildings and some have been demolished and the plots infilled with modern residential or commercial development. This part of the conservation area has a strong sense of place and the

buildings and spaces between them contribute to its distinctive character. Both the Leeds & Liverpool Canal Conservation Area and Bingley Conservation Area are considered to be of **medium** heritage value.

- 1.17 The buildings on the site form an integral and characterful part of the conservation area and the buildings in the southern part of the site are recognised in the Leeds & Liverpool Canal Conservation Area assessment as being key unlisted buildings and therefore are considered to be undesignated heritage assets. Map evidence indicates that the site was developed in the second half of the 19th century. By 1890 Park Road Mills, a worsted mill, was occupying the southern section of the site with a timber yard adjacent to the west. This had been extended northwards up to Clyde Street by the first quarter of the 20th century. The sections of the mill fronting onto Whitley Street contribute strongly to the sense of place in this part of the conservation area. They are traditionally built in local stone with slate roofs and have a long frontage right up to the rear of the pavement. The tall window openings indicate their previous industrial use and the tall cart entry doors are identifiable. To the rear are mostly single storey north light sheds and facing onto Clyde Street is a two storey stone building with a principle entrance door within stone surrounds and a cornice above, indicating that this may have been the offices. The buildings contribute positively to conservation area character and understanding of the historic development of the area. They are of historic and architectural interest and are of a **low** heritage value.
- 1.18 The former **Park Road Tannery** (now converted to residential apartments) is located approximately 100m to west of the site. It is a c.1900 former leather works with a distinctive 5 storey frontage to Park Road. The building is principally built of hammer dressed stone with ashlar dressings with a cast iron and timber upper storey and a Welsh slate roof. The principle doorway is located on the Clyde Street elevation and is set within an ornately decorated opening with stone scroll pilasters and a pediment above. The upper floor, which was used as the leather drying room, has a fish-bone king post roof structure with cast iron spandrels and columns. The building is Grade II listed and is of aesthetic, historic and architectural interest and is of **medium** heritage value.
- 1.19 Immediately to the north of the former tannery is **Bingley Baptist Church**, which was built in 1874 and is Grade II listed along with its **wall, railings and gate piers** (separately Grade II listed). The church is constructed from hammer dressed stone with ashlar dressings under a Welsh slate roof in a Gothic Revival style. The square three stage tower is located to the north of the nave and transept and the interior retains its Gothic styling with gallery. To the front of the church, onto Park Road, is the forecourt wall with railings and two pairs of gate piers. The southern opening retains cast iron decorative gates. The church and its boundary features are of architectural, historic, aesthetic and communal interest and are of **medium** heritage value.
- 1.20 The former **Bingley Church of England First School** is located on Park Road, approximately 150m west of the site. The school was built in 1814 of local gritstone with ashlar dressings and has a stone slate roof with small cupola or bellcote under a pyramidal shaped slate roof. Originally it was built as a single storey structure but

was extended in 1870 and the two storey northern part added at this point. It was built as a National School, as indicated on the date stone, but close in 1824 before being reopened in 1833 as a mill school. The building has been converted in to residential use and is of historic, aesthetic and architectural interest and is of **medium** heritage value.

- 1.21 **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). It was inscribed as a **World Heritage Site** by the World Heritage Committee of UNESCO in 2001.
- 1.22 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. The site is located approximately 4.5km to the west of the Saltaire and approximately 2km to the west of the edge of the designated buffer zone.
- 1.23 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

- 1.24 The existing buildings appear to remain in industrial and commercial use and a variety of businesses appear to be operating from various units within the site. Some of the structures appear to be unused, specifically the three storey warehouse on Whitely Street positioned at right angles to the road and is in need of maintenance, though none of the buildings are in a significantly deteriorated condition. If the site was to be allocated for housing, to accord with national and local planning policy, retention of the buildings which have a positive heritage significance would be expected. The multi-storey buildings would lend themselves to residential conversion,

adaptation having been carried out on comparable buildings elsewhere across the District and within the local area. Single storey sheds are less easy to adapt due to deep floor plans and the materials and construction of roofs. A comprehensive approach to development would be required, identifying a solution which retains the important components. The re-use of the traditional buildings on the site would necessarily maintain their significance and bring heritage benefits in securing their future. It is expected that development would have a **Moderate** impact on the significance of the non-designated heritage assets and the Leeds & Liverpool Canal Conservation Area, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on significance, securing the future of the traditional buildings and achieving significant residential provision. Less than substantial harm of an acceptable degree should be the expected outcome.

- 1.25 Due to the scale and nature of the potential development of the site, as well as the distance and intervening built form, it is not anticipated that it would impact on the setting of the nearby listed buildings/structures or the setting of Bingley Conservation Area.
- 1.26 The proposed site is located outside of the Buffer Zone to Saltaire World Heritage Site and the conversion of the existing multi-storey structures would not alter the existing views, it is considered unlikely to impact on key views in to or out of the World Heritage Site or its setting.

Mitigation measures/ Opportunities to enhance significance

- 1.27 A well designed and sympathetic conversion scheme for the existing buildings that are of heritage value will be expected and any areas of demolition and/or infill development should be well justified and well designed so that they complement and respect the heritage significance of the site and the wider conservation area. It is anticipated that any development will be well considered in terms of design, materials, scale and layout.

Impact on significance following mitigation measures

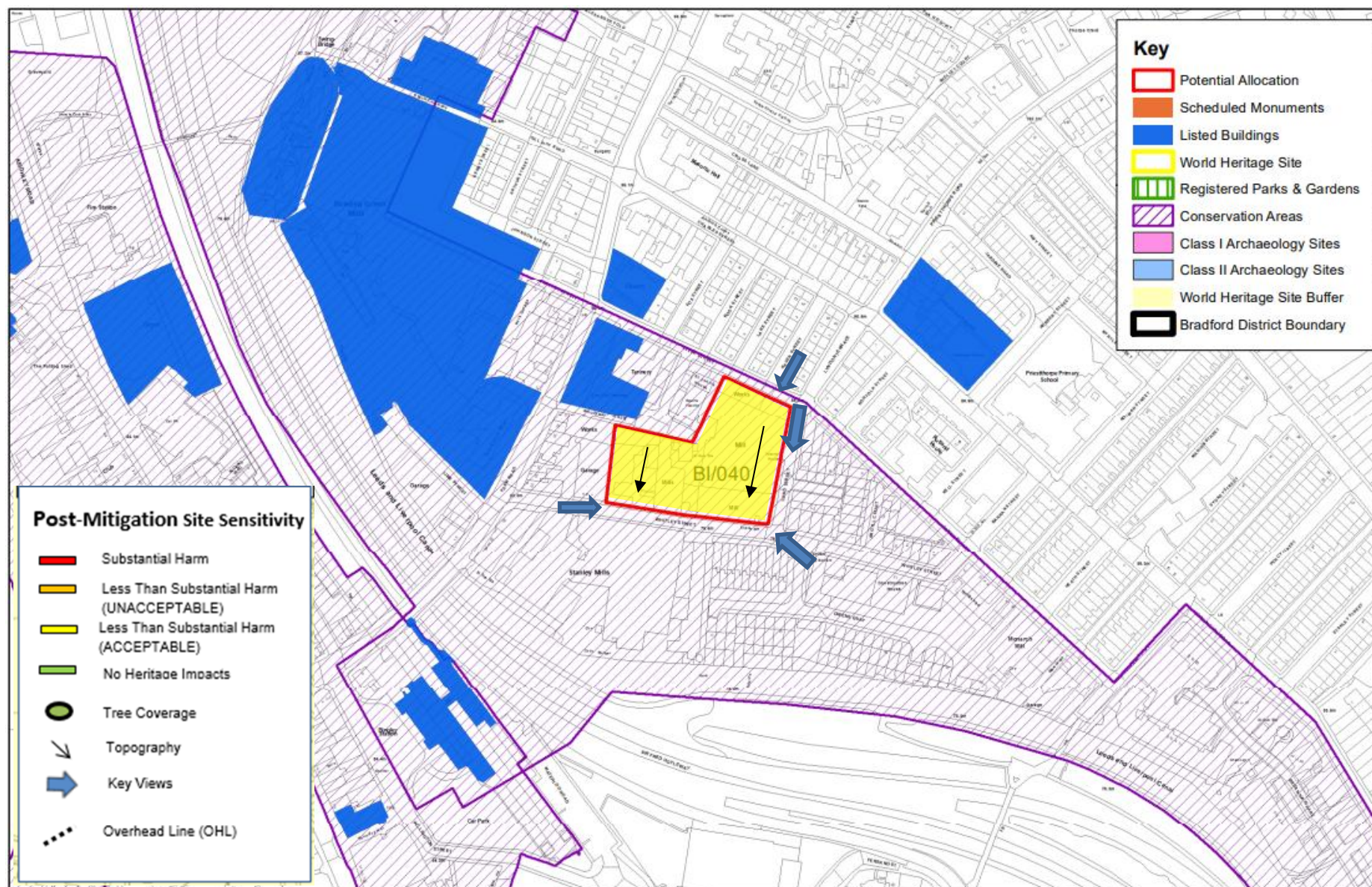
- 1.28 It is anticipated that if development is proposed in accordance with the above that it could be accommodated on the site with less than substantial harm (of an acceptable level) and that there may be some positive enhancement by bringing vacant buildings within the site back in to use.

Conclusion

- 1.29 Development is likely to be **ACCEPTABLE** with appropriate measures.







Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H109
Site Name	Land West of Heights Lane
Regulation 18 Site Ref.	N/A
Former SHLAA Site Ref.	BI/059
Site Address	Heights Lane, Eldwick
Settlement	Bingley
Gross Site Area (ha)	0.56
Regulation 19 Site Status	Rejected

Site description

- 1.1 The proposal site comprises 2 fields of grassland to the west of Heights Lane on the edge of the village of Eldwick, currently used for animal grazing. Both fields are enclosed by drystone walls. To the north-east of the site are 2 detached residential properties with outbuildings, whilst to the north, west and south are further open fields. The adjoining field to the south is proposed site BI/013 which adjoins the Prince of Wales Park to its south and west. There are open views across agricultural fields beyond the dry stone wall north and west boundaries. The topography of the site slopes very slightly from north to south. There is no tree cover or vegetation besides the pasture grassland. The site is separated from the established built environment of Eldwick by Heights Lane which runs into open countryside in its northerly continuation.

Identified heritage constraints

1.2 Designated assets

- Grade II Listed Prince of Wales Park (NHLE- 1001497)

1.3 Non-designated assets

- There are no known non-designated heritage assets within 500m of the centre of the site.

Significance of assets

Grade II Listed Prince of Wales Park (NHLE-1001497)

- 1.4 The listed public park was originally moorland and a former quarry site which were gifted to the people of Bingley during the 1860s land enclosures. The park was established in this location to celebrate the 1863 wedding of the Prince of Wales and was completed by 1865. As part of the works, 15,000 trees were planted and several of these were donated by the prince from his Sandringham estate. The park remains in public use and in the ownership of Bradford Council. The park has historic value through its association with the Prince of Wales who would later become Edward VII and aesthetic and community value. The heritage importance of the site is **Medium**.

Impact of development on significance

- 1.5 Development on the site has the potential to negatively impact the setting of the Grade II listed park. Since the 1930s, housing development has begun to encircle the public parkland. The northern edge of the park is the only remaining aspect which retains its open and pastoral character consistent with the setting of the park at its conception. Development of this site would encroach into the open landscape setting of the park, reducing its visual value and rendering the unaltered setting increasingly tenuous. The views from within the park across the grassland pasture contribute positively to its varied character at present. Development of the western of the 2 fields would result in further loss of the original contextual surroundings and would result in a **Moderate-Major** negative impact on both the character and setting of the park.

Mitigation measures/ Opportunities to enhance significance

- 1.6 There is no opportunity to mitigate the contextual loss that development of the western of the 2 fields comprising this site would have. Built form here would be highly visually incongruous and buffer planting would be equally discordant in what is presently open landscape. If proposed site BI/013 was to be developed to the south, it might be possible to develop the eastern of the 2 fields of BI/059 without negative harm (of an unacceptable level) to the setting and character of the park. Development should be restricted to the eastern field of the two. Any potential heritage impacts arising from development in this area have potential to be mitigated.

Impact on significance following mitigation measures

- 1.7 Development of the western part of this site could not be acceptably mitigated without appearing incongruous. Development here would cause **less than substantial negative harm (of an unacceptable level)**. Development to the eastern part of the site, subject to carefully considered mitigation could achieve a **less than substantial (of acceptable level) negative impact**.

Conclusion

- 1.8 Development of the western portion of the proposal site is considered UNACCEPTABLE as there is no opportunity to acceptably mitigate the resulting effect of development. Development to the eastern part of the site, could be mitigated to become ACCEPTABLE.

