

Heritage Impact Assessments

Burley-in-Wharfedale

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H115
Site Name:	Main Street / A65
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	BU/008
Site Address	Main Street
Settlement	Burley-in-Wharfedale
Gross Site Area (ha)	2.01
Regulation 19 Site Status	Rejected

Site description

- 1.1 An area of land enclosed by the A65 to the south-east and north-east, with a belt of shrubs and young trees on the embankments to the road verges. To the north is Burley Hall Care Home, the grounds abutting the site with a low stone wall forming the boundary. The Hall grounds contain mature trees although these are somewhat overgrown and neglected, and a small lake. To the north-west is St Mary's Parish Church with its prominent tower and spire. South of this and forming the western edge are traditional properties facing onto Main Street and clustered around Post Office Yard. The site is grassland pasture with a slight slope towards the east and north. There are a couple of large isolated trees within the grassland.

Identified heritage constraints

1.2 Designated assets

- Burley in Wharfedale conservation area, designated in 1977.
- Former orchard walls south of Burley Hall, Grade II, NHLE1133512
- Burley Hall, Grade II, NHLE 1199796
- Parish Church of St Mary, Grade II, NHLE 1133487
- 24-30 Main Street and 2 Post Office Yard, Grade II, NHLE 1314248
- 16 Main Street, Grade II, NHLE1133485
- 10 & 12 Main Street, Grade II, NHLE 1133484
- 4, 6 & 8 Main Street, Grade II, NHLE 1314247
- Chevin House and Highway Cottage Main Street, Grade II, NHLE 1133483
- Burley Lodge Main Street, Grade II, NHLE 1314246

- Burley House, Grade I, NHLE 1199636

1.3 Non-designated assets

- None within or directly adjacent to the proposed site.

Significance of assets

- 1.4 Burley-in-Wharfedale Conservation Area covers the historic core of the settlement, which retains elements from various stages of its historic development and effectively charts its transformation from a small rural community into a thriving nineteenth century industrial village. The origins of the settlement are unclear, but the first historical reference to the place comes from a Saxon charter dating from around 872. Its name is thought to derive from the amalgamation of two constituent parts: Burg or Burgh, meaning fortification or mound and Ley meaning meadow or clearing. Agricultural structures with carriage entrances and farmhouses can still be found in the centre of the village, alongside workers housing and impressive buildings that were constructed to house richer members of society, which are reflective of the industrialisation of the place and its affluence during the eighteenth and nineteenth centuries. Greenholme Mills was instrumental in this development, but is now separated from the village by the A65. The mix of building types, which include religious buildings, clubs, schools, shops and meeting places all map the political and social changes that followed the period of industrialisation and urbanisation. Subsequent twentieth century development has largely occurred around this core and consequently its form has remained essentially unchanged since the closing decades of the nineteenth century and its historical integrity is well preserved. The street layout is of particular antiquity, as they originally formed part of the routes from Burley to Otley, Ilkley and Bradford which were already established by the fourteenth century.
- 1.5 Burley-in-Wharfedale is the image of a Georgian and Victorian rural and subsequently more commercialised village. The settlement itself is situated on flat land on the plain of the River Wharfe; it is relatively contained with distinctive boundaries. The conservation area focuses on the centre of the village, which is where most of its civic buildings, leisure and retail facilities are clustered, and consequently it has a pleasant active nature. It has a linear form that is created by the extent of stone buildings, which along with the eclectic mix of style, age and orientation of these structures and the juxtaposition of large stylised buildings set in green space and smaller, simpler cottages create the distinctive feel of the place. Most of the structures are two-storeys in height and consequently there is little variation in the roofline, with only the spire of St. Mary's Church and the tower of Queen's Hall puncturing the skyline: two important landmarks of the settlement. The details of the buildings, particularly vernacular details, are essential to the sense of place. The use of local stone is one of its most important features; it is used for buildings of all ages within the conservation area, for boundary walls and in the flagged and setted streets and paths. This serves to unify the elements to form a harmonious whole. The heritage importance of the conservation area is **medium**.
- 1.6 Burley Hall was listed in 1976. It is a large 2 storey house mainly dating from the 18th century. The building is characterised by its hipped stone slate roof with deeply

overhanging eaves. The main front faces east and was historically intended to look across the intended site. The heritage importance of the asset is **medium**.

- 1.7 St Mary's Parish Church was listed in 1976. A rebuilding from 1843 on the site of an earlier church. Gothic revival style with a nave under a single roof without aisles. The nave is dominated by a sequence of lancet windows on each side. The tower with small flying buttresses on its upper stage supports a slender stone spire. A significant landmark throughout the village. The heritage importance of the asset is **medium**.
- 1.8 4-12, 16, 24-30 Main Street and 2 Post Office Yard are all 2-storey early 19th century stone cottages, under stone slate roofs. They were listed in 1976. They predominantly address Main Street, enclosing its eastern side. Post Office Yard is accessed by a carriage entrance with a flat lintel, and comprises a setted yard with a 2-storey wing projecting eastwards from the main orientation. The properties are generally simple with single windows in stone-jambled surrounds and doors with simple canopies on brackets. The fenestration is largely traditional sashed windows. The properties have group merit. The heritage importance of the assets is **medium**.
- 1.9 Chevin House and Highway Cottage were listed in 1976. Highway Cottage is an adaptation of former stabling to Burley Lodge. The partly blocked former carriage entrance is visible with a flat lintel formed of tapered voussoirs. Above is a circular window. Chevin House to the right was either service accommodation or an extension to Burley Lodge. Its south front has Gothic glazed windows set in shallow pointed arched openings. The heritage importance of the assets is **medium**.
- 1.10 Burley Lodge was listed in 1949 and is an elegant dwelling of Georgian character. The whole is faced in high quality ashlar stone. The southern front has a central pedimented bay accommodating the principal entrance. Either side is simpler fenestration with sliding sashes set in architraved surrounds. The east front looking across the proposed site is similar. The heritage importance of the assets is **medium**.
- 1.11 Burley House was listed in 1949. A small Georgian mansion of the later 18th century. It is faced in ashlar, under a hipped stone slate roof. The main east front is of 2 storeys over 5 bays, fully symmetrical. The central doorway is surmounted by a fanlight and surrounded by tall sashed windows. At second floor level is a pediment across the central 3 bays with a shallow oval window. The roof is partly hidden by a parapet with urns at the corners and the crest of the pediment. The north front has a Venetian window lighting the staircase, the south front a central canted bay window. This fine Georgian mansion has some good interior features. It has recently been renovated as apartments after many years in school, restaurant and office use. It stands at the southern entrance to the village and together with Burley Lodge opposite, forms the gateway to the village. The heritage importance of the asset is **high**.

Impact of development on significance

- 1.12 The proposed site is adjacent to the east end of Burley in Wharfedale. It historically was part of the agricultural land encompassing the village, and which stretched eastwards towards Otley. The land is grassland pasture and lay between the original line of the Otley Road and the River Wharfe. The land would have provided the aspect from the main eastern front of Burley Hall, beyond its formal grounds. It also afforded timeless

views of the village when heading westwards, with the Hall and Church standing in the landscape, a classic English village. The conservation area designation of 1977 deliberately included the first couple of fields east of the end of the village and the farmstead of Goit Stock on the Otley Road as an essential part of the setting of Burley in the landscape.

- 1.13 In 1995 the A65 Burley Bypass created a new link northwards from the eastern end of Main Street to the bypass line running alongside the river and a new alignment of the A660 towards Otley. The link resulted in an area of pasture east of the village being enclosed by the new road. In 2004 as part of the conservation area assessment programme, the conservation area boundary was reviewed. The areas beneath and east of the bypass were omitted, but that area west of the bypass, the proposed site, was retained in a revised adopted boundary as a key part of the setting of the traditional village.
- 1.14 To the south and west of the settlement, the conservation area and historic core of Burley has lost its relationship and connection with its former agricultural landscape setting. In some parts to the north this connection partly survives as playing fields, albeit severed from the river by the bypass. The eastern end of the village, with some of the most important historic buildings – Burley House, St Marys Church, Burley Lodge and Burley Hall, retains tangible connections with its once open pastoral setting. This includes Burley House Field, land between the old Otley Road and the A65, and the proposed allocation land. The relationship of the village with the landscape at its eastern end is unchanged in over 170 years since the first Ordnance Survey with buildings existing then as now. The sole change is to the roads.
- 1.15 The eastern end of the village has built assets of architectural significance, with Grade I Burley House, together with the higher status buildings in the village – Burley House, Burley Hall, Burley Lodge and St Marys Church. The built form here has strong sense of place and historic integrity and retains its physical relationship to the rural landscape setting. The proposed allocation site presently affords views from the north, across the site to the Grade I Burley House, and towards the village from the east, of the setting of Burley Hall, and St Mary's with its landmark spire in a rural setting.
- 1.16 Development of the site would obliterate the majority of the remaining open space where the conservation area abuts its traditional setting. No mitigation in the form of landscaping or a bespoke development layout would reduce the harm which would result from this. Although the views of the village from the east are somewhat obscured by the immature belt of shrubs and trees on the flanks of the road, there is nothing to prevent removal of these. This would render any new development highly visible and discordant in the environment. Whilst it could be argued that the planting belt affords some visual buffer, the significance of the site goes beyond its visual presence and is also spatial. The relationship of the village to its setting can be clearly read on plan as well as visually, and development would destroy that tangible connection.
- 1.17 The settings of Burley Hall, St Marys Church and the properties comprising Burley Lodge and the Grade II listed houses stretching south from the Church would all be harmed by development on the proposed site. Views of the buildings from the south and east would be largely lost and the understanding of their location on the edge of the village would

be lost. Any views from the properties towards the east would be disrupted by modern development. The harm to these settings would be **Moderate**. The resulting effect would be **less than substantial harm (of an unacceptable level)**.

- 1.18 The effect on the setting of Grade I Burley House would be **Minor**. The resulting effect would be **less than substantial harm (of an acceptable level)**.
- 1.19 The impact on the conservation area would be **Major**. The resulting effect would be **less than substantial harm (of an unacceptable level)**.

Mitigation measures/ Opportunities to enhance significance

- 1.20 Because of the modest size and configuration of the site and the relationship with the heritage assets, no mitigation would be possible that would reduce the adverse impacts identified. Particularly, the harm to the conservation area would derive from any form of development. The principle of development of this site is unacceptable in heritage terms.

Impact on significance following mitigation measures

- 1.21 Not applicable.

Conclusion

- 1.22 Development of any part of this site would result in an **UNACCEPTABLE** impact and is unacceptable in principle.

