

Heritage Impact Assessments

Cullingworth

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H270
Site Name:	Cullingworth Mill
Regulation 18 Site Ref	CU2/H
Former SHLAA Site Ref	CU/004
Site Address	BD13 5DD
Settlement	Cullingworth
Gross Site Area (ha)	1.20
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is an irregular shaped plot of previously developed land shared between Cullingworth Mill and Bingley Stone Yard. The site is largely void of buildings except for the mill block and an interesting building with archway at the site entrance, both of which add to the character of the village.

Identified heritage constraints

1.2 Designated assets

- Cullingworth Baptist Church (NHLE:1133390 G.II)
- Boundary Wall Railings & Gates to Cullingworth Baptist Church (NHLE:1283305 G.II)
- Cullingworth War Memorial (NHLE: 1467703 G.II)
- Cullingworth Conservation Area

- 1.3 Historic England Comment: The boundary of the Cullingworth Conservation Area is close to the sites north-west corner. There are also three Grade II Listed Buildings in close proximity to the site, including the Cullingworth War Memorial and Cullingworth Baptist Ch. Cullingworth Mill is a distinctive and characterful building that could be considered to be an undesignated heritage asset. As such any development of this site should seek to retain and sensitively convert the mill buildings and structures of interest.

1.4 Non-designated assets

- None identified.

- 1.5 WYAAS Comment: Site of PRN16561, archaeological assessment in first instance. May require an archaeological condition on any permission. Site opp.

Significance of assets

Cullingworth Baptist Church (NHLE:1133390 G. II) and Boundary Wall Railings & Gates to Cullingworth Baptist Church (NHLE:1283305 G.II)

- 1.6 Baptist Church dated 1837 partially converted for residential dwelling. The building is constructed of hammer dressed stone and has a slate roof. Architectural detailing includes pediment gables and Ionic columns. The property is surrounded by stone walls with iron railings and gates and shrubbery largely screens the property from the streetscape.
- 1.7 The Baptiste church retains evidential and communal value. As a Grade II Listed heritage asset, the weighting ascribed is **Medium**

Cullingworth War Memorial (NHLE: 1467703 G.II)

- 1.8 The War Memorial, which commemorates fallen servicemen from the community, stands at the centre of the village, set within a sub-rectangular memorial garden. The memorial takes the form of a slightly tapering classical-style stone shaft, with an architrave, a frieze with a dentil band, and a projecting moulded cornice supported by plain mutules. Each elevation of the shaft has a rectangular stone tablet set within a recessed moulded frame. The memorial was unveiled in 1924.
- 1.9 The memorial retains evidential, historic and community values. The heritage weighting ascribed to the designated asset is **Medium**

Cullingworth Conservation Area.

- 1.10 The conservation area is located a short distance to the North West of the former mill site. Cullingworth Conservation Area was originally designated in September 1974. It currently covers the oldest surviving part of the village, incorporating St John's church, George's Square and the eastern part of Station Road (formerly Main Street). The centre of the village still retains a distinct rural feel, despite the extensive 20th century residential development around the older core. The original core of the village, located around Station Road and Georges Square, contains many listed vernacular structures. These include farmhouses, converted barns and commercial buildings as well as smaller cottages. The more formal style of architecture the church and chapels provide an interesting civic aspect. These buildings all provide a unique record of the early development of Cullingworth into a thriving agricultural hamlet an
- 1.11 The Conservation Area has a heritage importance weighting of **Medium**.

Impact of development on significance

- 1.12 The redevelopment of the site will have **Minor - Negligible** on the residential setting of the identified designated heritage assets. This assessment is based on the understanding that any redevelopment of this site would not include high rise development or tall infrastructural works.
- 1.13 The resulting effect of a **Minor- Negligible** impact to a heritage assets of **Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in Less than Substantial Harm (of an Acceptable Level):
- 1.14 *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

- 1.15 The mill building and entrance archway make a positive contribution to the character of the area and could be considered as key unlisted/ locally listed heritage assets. Any development of the site should seek to retain these assets and incorporate them into a regeneration scheme. The loss of these buildings should only be considered as a last option.

Conclusion

- 1.16 The redevelopment of the site will have Minor- Negligible on the identified 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**.

