

Heritage Impact Assessments

Denholme

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H284
Site Name:	Hill Top Farm
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	DH/007
Site Address	Hill Top Farm, BD13 4AP
Settlement	Denholme
Gross Site Area (ha)	4.91
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an irregular shaped parcel of undeveloped greenbelt land at the urban fringe of Denholme. The site is flanked by modern housing development and a school to its south and east. To the north is open fields and to the west is a grouping of properties (Waterloo House and Waterloo Cottages) set within parkland.

Identified heritage constraints

- 1.2 Designated assets
- None
- 1.3 An application has been submitted to Historic England for the listing of properties and parkland to the west of the site.
- 1.4 Non-designated assets
- None identified
- 1.5 Historic England Comment: There are no designated heritage assets in the vicinity of the site. However, an application has been submitted for the consideration of the listing of the parkland and properties to the immediate west of the site.
- 1.6 WYAAS comment: Site of coal pit on c1850 OS map. Recommend desk-based assessment & walkover first instance. May require archaeological condition.

Suitability Statement

- 1.7 There are no designated heritage assets within close proximity to the site. Assessing the potential for the future designation of the adjacent land to the west is beyond the scope of this assessment. If site DH/007 is progressed for development, there is a sufficient offset buffer and scope for further planting/ green landscaping at the south west boundary to suggest that development will have no impact on the parkland and properties to the west.
- 1.8 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.

Conclusion

- 1.9 The redevelopment of the site will have no impact on any known designated heritage assets. Subject to archaeological evaluation, the development of this site would be **ACCEPTABLE**

