

Heritage Impact Assessments

Harden

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H352
Site Name:	Chelston House
Regulation 18 Site Ref	HR1/H
Former SHLAA Site Ref	HR/004
Site Address	Chelston House
Settlement	Harden
Gross Site Area (ha)	0.67
Regulation 19 Site Status	Rejected

Site description

- 1.1 The Site is an irregular shaped parcel of land currently separated into two fields by a public footpath. The site is located off Wilsden Road and is bound to the north east by modern housing development (Chelston Park) and to the north west by Braes Castle accessed via Long Lane. A hedge and tree boundary runs along the west and south of the site. The northern field has a sloping topography (north-south) and is characterised as grass and overgrowth. The southern field is relatively flat and is characterised as Trees and woodland scrub. Each field has a stone built single car garage with gated access to Wilsden Road. Approximately 200m to the south of the site is Grade II* Harden Hall.

Identified heritage constraints

1.2 Designated assets

- Harden Hall II* (NHLE: 1134140)
- Barn east of Harden Hall G.II (NHLE 1183458)
- Barn south east of Harden Hall G.II (NHLE 1134142)
- Entrance gate piers & wall with balcony G.II (NHLE 1183449)
- Garden wall and mounting block G.II (NHLE 1134141)

- 1.3 Historic England comment: The site is located some 200 metre north of the Grade II* listed Harden Hall and adjoins the undesignated Braes Castle to the north. 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.

1.4 Non-designated assets

- None identified.

1.5 WYAAS comment: Query size of development area. V. close to PRN2704 - documented medieval iron-working site. SE facing slope. Recommend pre-determination archaeological evaluation.

Significance of assets

- 1.6 Harden Hall is an early-mid 17th century manor house. The property was designated as a Grade II* listed heritage asset in 1966 along with its associated agricultural barns, gate posts and walling, all of which are designated a Grade II Listing. Harden Hall- which has now been divided into two dwellings, retains most of its original fenestration and internal features. Historic England state in the listing description that this property is perhaps the best example of a preserved & unaltered 17th century house within the area.
- 1.7 The immediate setting of the Harden Hall grouping is hedge and tree lined field systems to the north and west. Mature woodland provides a buffer screen to modern housing development to the south and Wilsden Road to the east. The surrounding topography and landscaping provides privacy to the listed grouping.
- 1.8 The heritage significance of Harden Hall can be seen through its evidential, and historic value. The importance of Harden Hall is **High**
- 1.9 The Site is approximately 200m to the north of Harden Hall. Due to the topography of the landscape and tree screening there are very limited available views into the Site from the designated grouping.

Impact of development on significance

- 1.10 The resulting impact of development at this site will depend upon its visibility from the designated grouping. The current setting is tree lined field systems with no views of development to the north. The visibility of modern development would be an encroachment upon and erode part of the setting of the assets. Dependent upon the extent and scale of development the impact to the setting would be **Moderate**.
- 1.11 The resulting effect would be **Less than Substantial Harm** and would require adequate mitigation.

Mitigation measures/ Opportunities to enhance significance

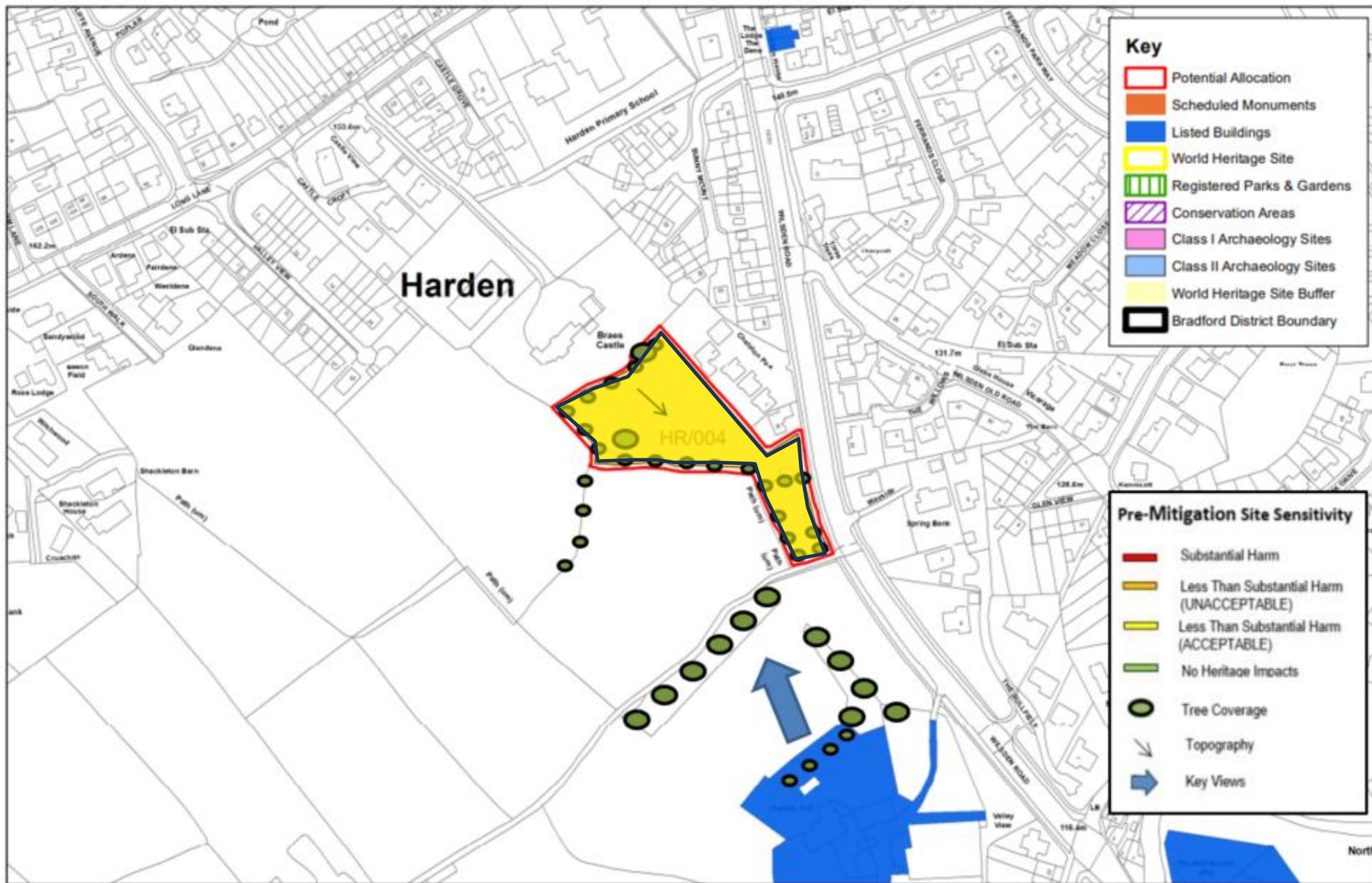
- 1.12 Development may be acceptable if the height of buildings is controlled and the south and west site boundary strengthened through further planting. The site boundary to Braes Castle should also be strengthened. If the development can be masked, the resulting will be no resulting negative impact on the setting of the designated assets would be mitigated.

Impact on significance following mitigation measures

- 1.13 If the mitigation measures effectively screen views of future development from the designated heritage assets there will be **No Heritage Impact**.

Conclusion

- 1.14 Development will only be **ACCEPTABLE** on the provision of an adequate green landscaping buffer at the north, west and south of the site that screens the development from the designated assets.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H354
Site Name:	Long Lane, Harden
Regulation 18 Site Ref	HR3/H
Former SHLAA Site Ref	HR/006
Site Address	Long Lane
Settlement	Harden
Gross Site Area (ha)	1.37
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of a roughly rectangular shaped piece of land bordered to the northwest by Hill End Lane/Long Lane, just below the junction with Ryecroft Road. To the east of the site are residential properties that form the western edge of the settlement of Harden. To the south and west, with the exception of a few scattered dwellings, the setting is mostly agricultural fields.
- 1.2 The site itself is laid to pasture and has a gently undulating topography which slopes downwards from north to south. There are trees located around the periphery of the site and long distance views southwards towards Wilsden. A stone wall, which is rustic in appearance and character, forms the site frontage to Hill End Road. A mixture of hedges and fences appear to enclose the remainder of the site.

Identified heritage constraints

- 1.3 Designated assets
 - Hostel Stone, Hill End Lane – Grade II listed structure (NHLE 1133396)
 - Hill End Farmhouse, Hill End Lane – Grade II (NHLE 1314282)
 - Ivy House Farmhouse, Wilsden Road – Grade II (NHLE 1134143)
 - Ryecroft Conservation Area
 - Saltaire World Heritage Site

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments: No apparent significant archaeological implications.

1.6 Historic England Comments: The site is close to a number of Grade II listed buildings and structures, most notably Ivy House Farmhouse to the south-east and Hill End Farmhouse to the north-west, along with the Grade II listed Hostel Stone opposite the site at the junction with Ryecroft Road. 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.

1.7 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.

1.8 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.

1.9 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

- 1.10 Located on the west side of the junction of Hill End Lane with Ryecroft Road, immediately to the north of the development site, is a boundary stone or guide post known as the **Hostel Stone**. The guide post, which is Grade II listed, is thought to date to the 18th century according to the list entry and consists of a single slab of stone which is rectangular in shape with an arched head. The inscription on the front of the stone is very weathered and unfortunately is indecipherable. It is not known if this is the original position of the guide post. The stone is of historic interest and has evidentiary significance. It is considered to be of **medium** value.
- 1.11 **Hill End farmhouse** is located within a small group of traditional buildings located approximately 75m to the NW of the development site. The farmhouse has a south facing elevation and is thought to date from the early/mid 17th century with a later 18th century addition to the righthand side. The house is stone built, with coursed gritstone to the front and hammer-dressed to the rear under a stone slate roof. Most of the original window openings remain intact and consist of multiple light mullioned windows beneath hoodmoulds. A principle doorway on the front elevation has Classical detailing and to the rear is a doorway with a Tudor arched lintel. Internally there are original details of interest. The house is Grade II listed and is considered to be a fine example of a prosperous Yeoman's house of its period with later 18th century Classical details. It has historical, aesthetic and evidentiary significance and is considered to be medium value.
- 1.12 **Ivy House farmhouse** is located approx. 250m to the south of the development site and consists of a late 17th century farmhouse. The farmhouse is built of dressed stone under a stone slate roof and has a two cell, gable entry plan. The property has double chamfered mullion windows and a lintel over the original doorway (now under a modern porch) inscribed 'S S 1676' (for Samuel Sunderland). Internally there are some original features of interest, notably a large bressumer carried on a chamfered heckpost. The carved decoration on this post is thought to be a charm against witchcraft. The farmhouse is located within an agricultural setting of open fields which contributes to the understanding of its original purpose and function. The farmhouse is Grade II listed in recognition of its historical, aesthetic and evidentiary significance and is a good example of the local vernacular. It is considered to be of medium value.
- 1.13 **Ryecroft Conservation Area** is located approximately 300m the northwest of the development site. The Conservation Area covers the small hamlet of Ryecroft and some of the surrounding fields which contribute to its setting. The hamlet development as a small farming and quarrying community located below Harden Moor and it consists of a group of buildings dating back to the 17th century. It has altered little over the years and retains much of its unique character. The Conservation Area is considered to be of medium value.

- 1.14 **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.
- 1.15 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 8km to the west of the Saltaire and approximately 6km to the west of the edge of the designated buffer zone.
- 1.16 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

- 1.17 The site is undeveloped and set to grass with trees standing around the boundaries. Due to the sloping topography, there are views across and beyond the site from the northern boundary towards Wilsden. The site is located within a relatively rural setting, though it occupies a location on the edge of the settlement of Harden.
- 1.18 Development is unlikely to impact on the setting or significance of the listed guide post. The significance of the guide post is mostly derived from its age, rarity and its historic interest as an historic means of marking or defining distance or land ownership. The development of the site will not affect its positioning on the roadside nor will it impact upon its significance however steps should be taken to ensure that it is adequately protected during development.
- 1.19 Development is may impact harmfully upon the setting of Hill End farmhouse. At present the farmhouse is located within a group of traditional farm buildings which are

set apart of nearby built form and enjoy a somewhat isolated location. Their immediate setting is relatively rural, with an open backdrop and fields to either side providing their immediate setting. The difference in ground levels (they are elevated above the level of the road) means that the group retains a distinct character and is viewed in isolation from nearby buildings. The buildings are all now in residential use but it is likely that the farmhouse was previously linked to the agricultural use of the surrounding land and the other buildings within the group were most likely outbuildings/barns and associated with this usage also. Despite some later alterations to the buildings and the addition of modern ancillary structures such as garages, the group retains some of its agricultural character and has a traditional appearance. The development of the site will potentially bring dwellings and the edge of the settlement of Harden closer to the heritage assets and this will potentially diminish the sense of isolation and separation that the group of buildings around Hill End farmhouse have previously enjoyed. It is noted that there are some isolated dwellings closer to the heritage assets (such as Coytfield) and that the impact is likely to be somewhat mitigated by the topography and differing land levels of the site and the heritage assets and the distance between the site and Hill End.

- 1.20 Ivy House farmhouse forms part of an isolated farmstead located to the south of the development set and set apart from the settlement of Harden. There are modern farm buildings located to the north of the farmhouse but beyond this, the setting is that of open fields and an agricultural landscape. The development of the site will not impact on the immediate setting of the farmhouse and due to the sloping topography and the presence of trees along the southern boundary of the site, there are no apparent visual linkages between the site and the heritage assets. It is likely that if building heights are kept at a relatively low level, no more than 2.5 storeys and comparable with the heights of dwellings to the east of the development site, and that the landscaped/tree buffer is retained, that development will not impact on the setting of Ivy House farmhouse to any harmful degree.
- 1.21 Due to the distance between the site and Ryecroft Conservation Area, the differing land levels and the presence of existing buildings between them, it is considered unlikely that the development of the site would impact on the setting of the Conservation Area above and beyond that of the existing situation.
- 1.22 The proposed site is located outside of the Buffer Zone to Saltaire World Heritage Site and due to the topography and orientation of the land in relation to Saltaire World Heritage Site, it is considered unlikely to impact on key views in to or out of the World Heritage Site or its setting. The Saltaire World Heritage Site Management Plan (2014) contains a visibility plan in Figure 4 (Appendix 7) which indicates that there is no inter-visibility between the site and the WHS. Site visits have demonstrated that this is also likely to be the case. It is therefore considered unlikely that development (of buildings of no more than two or three storeys in height) would impact on the setting or key views into and out of the World Heritage Site.

Mitigation measures/ Opportunities to enhance significance

- 1.23 It is likely that it will be possible to mitigate the impact of development on the site so that the levels of harm are considered acceptable. The retention of the trees around

the boundaries of the site and the strengthening of the landscaping along the southern edge of the site will be essential to maintain the sense of separation and to limit the visual impact of development upon the setting of the nearby listed buildings at Ivy Hall farm and Hill End farm.

- 1.24 Notwithstanding this, development of the site will need to be informed by and respond to the nearby development. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional and/or high quality buildings and that this should also be reflected in the materials. Careful consideration of the landscape strategy including retention of the existing trees will be needed. The existing stone boundary wall along the frontage to Hill End Road should also be incorporated to ensure that this element of the rural character of the site is retained.

Impact on significance following mitigation measures

- 1.25 If development of the site accords with the above suggested measures it is likely that development could be accommodated on site with minor/negligible harm to the setting of the nearby designated heritage assets and with adequate mitigation measures, development would result in less than substantial harm (of an acceptable level).

Conclusion

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



View southwards across the site from Hill End Road

