

Heritage Impact Assessments

Ilkley

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H357
Site Name:	Skipton Road West
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	IL/011A
Site Address	Skipton Road
Settlement	Ilkley
Gross Site Area (ha)	0.82
Regulation 19 Site Status	Not Assessed

Site description

- 1.1 The site comprises of an irregular shaped piece of land which is mostly laid to grass at present, with a track running east-west through the site. The land is bordered to the south by a stone boundary wall and then Skipton Road and to the north by open fields and a caravan site. To the northwest of the site is Hall Croft, a residential dwelling set in large grounds. Level changes mean that the site is elevated slightly above the level of Skipton Road and the fields immediately to the north. The site previously formed the embankments to the Skipton-Ilkley branch railway line. The line was closed in 1965-6 and it is evident that since that time there has been some reworking of the landscape. There are scattered trees located within the site, mostly along the northern periphery and a group on the southern boundary.

Identified heritage constraints

1.2 Designated assets

- Milepost, Skipton Road – Grade II (NHLE 1393128)
- Hollin Hall farmhouse, Skipton Road – Grade II (NHLE 1183446)
- Outbuilding to east of Hollin Hall farm yard by stream, Skipton Road- Grade II (NHLE 1232755)

1.3 Non-designated assets

- None known

1.4 WYAAS Comments - Site crossed by PRN3031. Archaeological condition if developed.

1.5 Historic England Comments - None available

Significance of assets

- 1.6 Located on the south side of Skipton Road, a short distance from the south-western point of the site, is a 19th century milepost. The milepost, which is Grade II listed, is relatively well preserved and situated in its original position. It consists of a triangular cast iron front with semi-circular head plate above on a shaped stone backing post. The lettering is black on a white background and is inscribed with the distances to local settlements. The milepost is significant as it represents important changes in the development of the road network and has group value with two other mileposts on the A65. The milepost is of historic interest and has evidentiary significance. It is considered to be of **medium** value.
- 1.7 **Hollin Hall farmhouse** is located approx. 30m to the east of the site within a small group of traditional stone buildings which are set down below the level of Skipton Road, which is located to the south of them. Hollin Hall farmhouse dates to the 17th century and is a stone-built dwelling of two storeys with a stone slate roof. The property has windows divided into small lights with chamfered stone mullions and transoms beneath a drip mould. The interior of the property retains original oak panelling to some of the first floor rooms and the oak beams and roofing structures are noted. The property is a Grade II and is considered to be a good example of a vernacular property of its period. The house is of architectural and historic interest and is considered to be of **medium** value.
- 1.8 The former **outbuilding** located to the southeast of Hollin Hall is now a residential dwelling and is located to the east of the site, approximately 100m from the boundary. The building is two storeys in height and built in the local vernacular style with roughly coursed rubble stone elevations and a stone slate roof. The list entry estimates its date of construction to be around the 18th century. The property, now called The Old Mill, is Grade II listed and is of architectural and historic interest and considered to be of **medium** value.

Impact of development on significance

- 1.9 The site is located in a relatively rural landscape setting. The suburban western edge of Ilkley is located a short distance to the east of the site and the group of traditional buildings around Hollins Hall are notable in their separation from nearby buildings. The site itself is somewhat lacking in character or defined purpose however it does provide an open backdrop to the buildings to the east and the trees within the site soften the appearance of the land and contribute positively to the wider setting of the nearby heritage assets.
- 1.10 Due to its close proximity to the group of traditional buildings at Hollin Hall, the development of the site has the potential to have an impact upon the setting of the listed buildings. At present, the group of buildings form a traditional and somewhat isolated cluster. Whilst the A65 passes immediately to the south of the group, the difference in ground levels (the road is elevated) means that the group retains a distinct

character and is viewed in isolation from nearby built form. The buildings are all now in residential use but it is likely that the hall was previously linked to the agricultural use of the surrounding land and the other buildings within the group were most likely outbuildings to the hall and associated with this usage also. The setting of the hall and its outbuildings has been changed previously, with the construction of the branch line and its embankments a short distance to the north of the group on previously undeveloped land. After the closure of the branch line, the track was removed and the embankments have, over the years, undergone some reworking. The route of the former railway now has returned to a more natural appearance with trees evident along its line. 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 rural backdrop enhances this as it provides visual and historic links to the landscape in which the buildings are set and the separation from nearby development allows the original function and status of the buildings to be better understood.

- 1.11 The development of the site will potentially bring dwellings in close proximity to the heritage assets and will diminish the sense of isolation and separation that the group of buildings around Hollin Hall have previously enjoyed. It is likely that the development of the site will alter the perception and manner in which the buildings are appreciated in the context of their rural and open setting and this is likely to result in some harm to the significance of the listed buildings.
- 1.12 Development is unlikely to impact on the setting or significance of the listed milepost. The significance of the milepost is mostly derived from its historic positioning on the main Ilkley-Skipton road. It is demonstrative of an important phase in the development of the road network and marks the transfer of responsibility from the local councils and turnpike trusts to the County Councils. The development of the site will not affect its positioning on the roadside nor will it impact upon its significance.
- 1.13 Development has the potential to have a **moderate** negative impact on significance and setting of the listed buildings and the other traditional buildings grouped around Hollin Hall. It is anticipated that the impact of the development of the site upon the significance and setting of the listed milepost will be **negligible**.

Mitigation measures/ Opportunities to enhance significance

- 1.14 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. The strengthening of landscaping along the boundaries to the west of Hollins Hall and its outbuildings (the east and southeast boundaries of the site) with trees will help maintain the sense of separation and visual distinction of the group from surrounding built form. Landscaping will also help limit the visual impact of development from Hollins Hall and its outbuilding and will help maintain its setting.
- 1.15 Notwithstanding this, development of the site will need to be informed by and respond to the surrounding high quality development. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. Design and materials

should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees will be needed. The existing stone boundary wall along the boundary with Skipton Road should also be incorporated to ensure that this element of the rural character of the site is retained.

- 1.16 An appropriate condition requesting a pre-development below ground archaeological assessment/study is likely to be required.

Impact on significance following mitigation measures

- 1.17 If development of the site accords with the above suggested measures it is likely that development could be accommodated on most of the site with moderate/minor harm to the setting of the listed buildings and with adequate mitigation measures, development could result in less than substantial harm (of an acceptable level).

Conclusion

- 1.18 Development is likely to be **ACCEPTABLE** with appropriate measures and mitigation to protect the setting of the nearby listed buildings and with appropriate conditions to protect any below ground archaeology that may exist within the site.

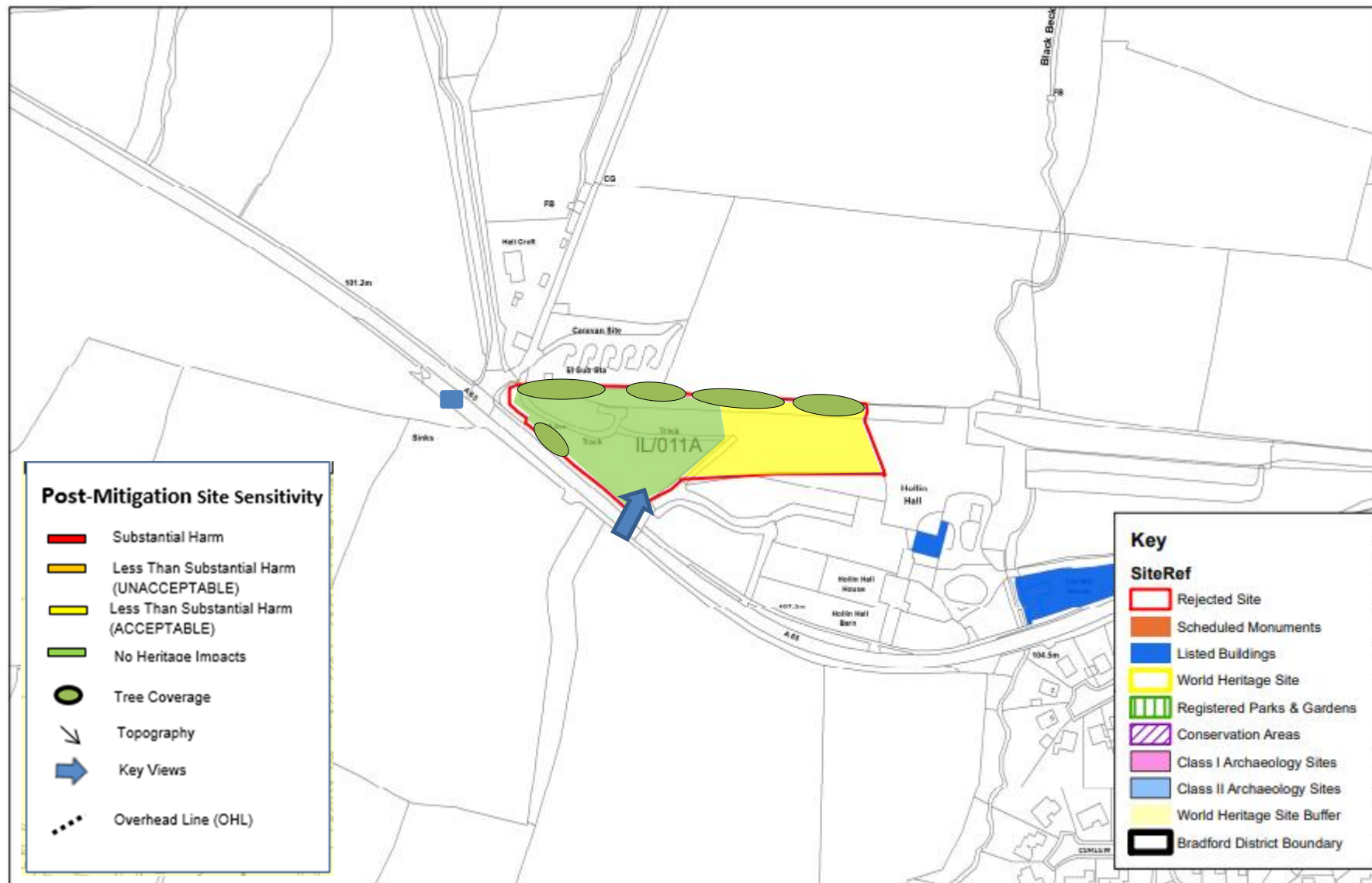
Site Photographs



View northwards from the southern-most point of the boundary of the site and Skipton Road



View eastwards across the site from the western corner.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H359
Site Name:	Wheatley Lane
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	IL/013
Site Address	Wheatley Grange, Leeds Road
Settlement	Ilkley
Gross Site Area (ha)	1.28
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is a single field currently set as grassland pasture. To the west is a long run of dwellings. The southern section of these is a long terrace of large Victorian houses, a stone setted back street abutting the site. The continuation is a block of 1970s townhouses with further large terraced houses stretching north until Leeds Road. The south-eastern boundary is formed by a farm track edged with hedgerow and timber fencing. South of this are further open fields. On the eastern side are modern agricultural buildings and the more traditional stone structures of Wheatley Grange Farm. The north east and northern boundary to Leeds Road is formed of a post and rail fence and then a coursed stone wall. The site is open, and slopes slightly towards the north. The land continuing east is all open meadow and pasture.

Identified heritage constraints

1.2 Designated assets

- Wheatley Grange, Grade II listed, NHLE 1283137
- Outbuildings enclosing the farmyard of Wheatley Grange on the north, west and south to the west of the house, Grade II listed, NHLE 1314245
- Barn south of Wheatley Grange, adjacent to house and in same axis, Grade II, NHLE 1133481
- Walling to drive entrance to Wheatley Grange, west section of which extends almost to north east corner of house, Grade II, NHLE 1314226

1.3 Non-designated assets

- None identified

Significance of assets

- 1.4 Wheatley Grange and its outbuildings and driveway walls were all listed in May 1976. The house is stated as a symmetrical farmhouse of good quality and dating from the 18th century. It is interesting to note however that it does not appear on the first edition Ordnance Survey of 1850. It is built of dressed stone under a blue slate roof. The east front has 3 bays of windows, equally set, surrounding a doorway with fanlight and projecting stone canopy on brackets. All windows retain original glazing bar sashes. To the rear is an arched stair window. The chimneys are corniced and the roof verges have kneelers in the 18th century vernacular manner. The single storey outbuildings surround 3 sides of a courtyard and presumably would have served as stables, dairy and other ancillary uses. The barn is of 2 storey height and plain. It has a stone slate roof. The driveway walls are well crafted in coursed stone with semi-circular copings. The walls splay out where the drive meets Leeds Road.
- 1.5 The farmstead is an attractive and well preserved example of a planned agricultural enterprise. In this it is somewhat unusual as farm buildings are often developed incrementally and have sustained much alteration over time. Wheatley Grange has an air of a small estate-type farm and the original buildings are very legible as remaining in the same form and appearance as they were built. The farm buildings are highly visible, standing in open farmland. The front of the farmhouse can be viewed from some distance when approaching Ilkley along Leeds Road.
- 1.6 Despite being of later construction than the listing entry suggests, Wheatley Grange is a good example of a planned farmstead. It remains largely unaltered from the time of construction, continues in agricultural use and stands in a landscape setting unchanged since the 19th century. The buildings have individual and group merit and a **Medium** significance.

Impact of development on significance

- 1.7 Proposed site IL.013 is situated between Wheatley Grange and the row of dwellings on Wheatley Lane. Wheatley Lane essentially forms the edge of the built area of Ben Rhydding and Ilkley and is an obvious and defensible boundary.
- 1.8 A component of the significance of Wheatley Grange farm is that it remains in its unchanged agricultural use and setting. The proposed site affords good views from Leeds Road towards the farmstead, in its pastoral setting. The single storey outbuildings can be readily seen with the house and barn beyond. If the full site was to be developed this view would be lost. Views of the farm at a greater distance are possible from the south-west where the farm access track joins Wheatley Lane. This view of the farm in its context would also be lost if the site was developed. Any development of the proposed site would result in Wheatley Grange farm merging with the built form of Ben Rhydding and losing its definition in the landscape. Although the fabric of the listed buildings would not be impacted directly, the setting of the farm would be partly obliterated, harming its significance. Both the visual definition of the farm complex would be compromised as well as partial loss of the understanding of the

farm set in its supporting land holding. Development of the proposed site is assessed as having a **Moderate to Major** negative impact on the immediate setting of the listed buildings at Wheatley Grange farm.

Mitigation measures/ Opportunities to enhance significance

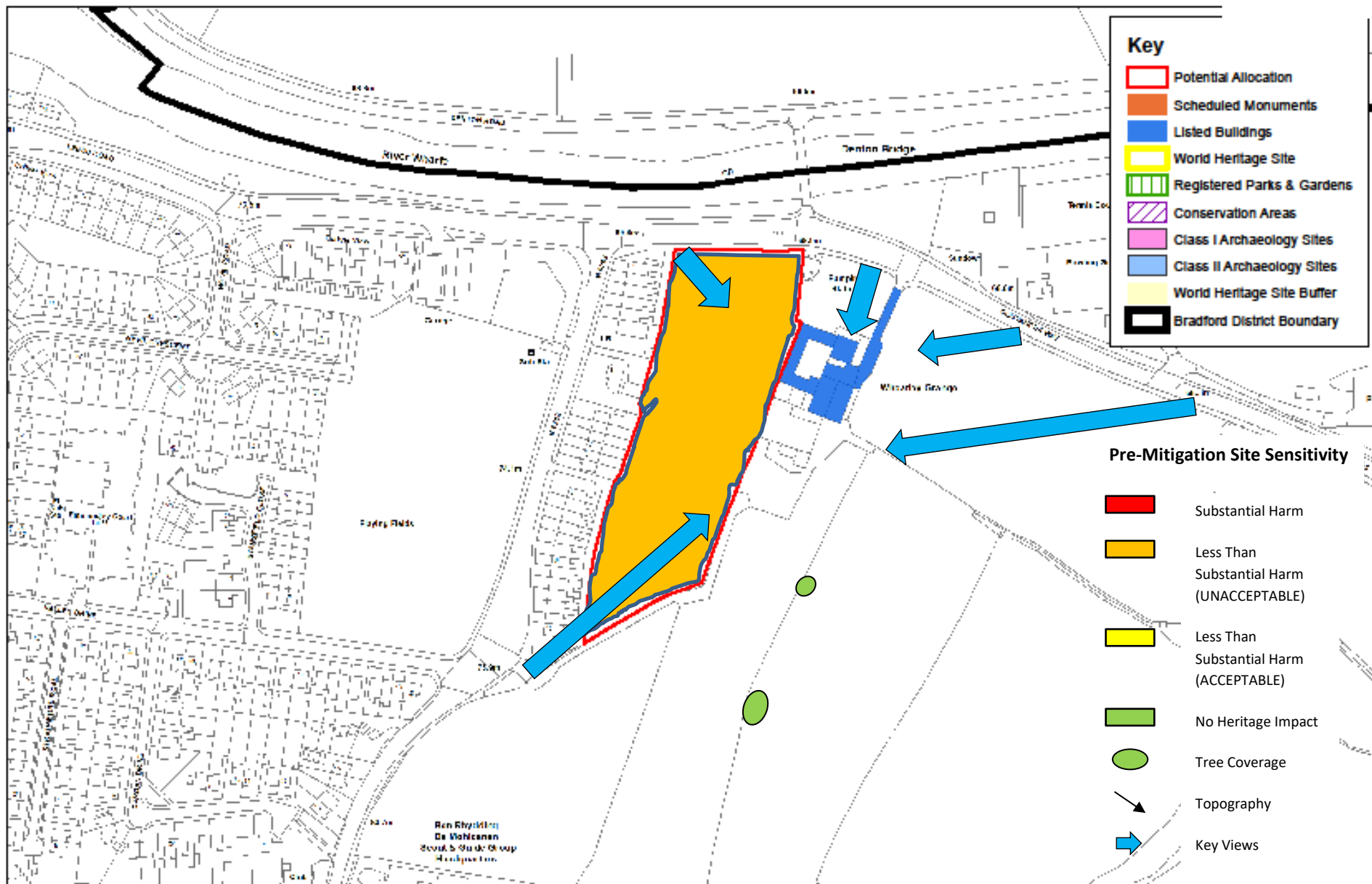
- 1.9 Consideration has been given to whether partial development of the site would be feasible without causing unacceptable harm to the setting of the heritage assets. However the configuration of the site, its openness without any existing screening from the heritage assets, and its relationship with the assets, preclude development of any part without having comparable harmful impact as that which would derive from entire development. Partial development would potentially be unviable, and landscape buffer planting would appear incongruous in this otherwise open environment.
- 1.10 Any form of development on the proposed site would appear intrusive and incongruous and this could not be mitigated without such measures appearing equally incongruous. It is concluded that mitigation measures would not assist in reducing the negative impacts on heritage significance.

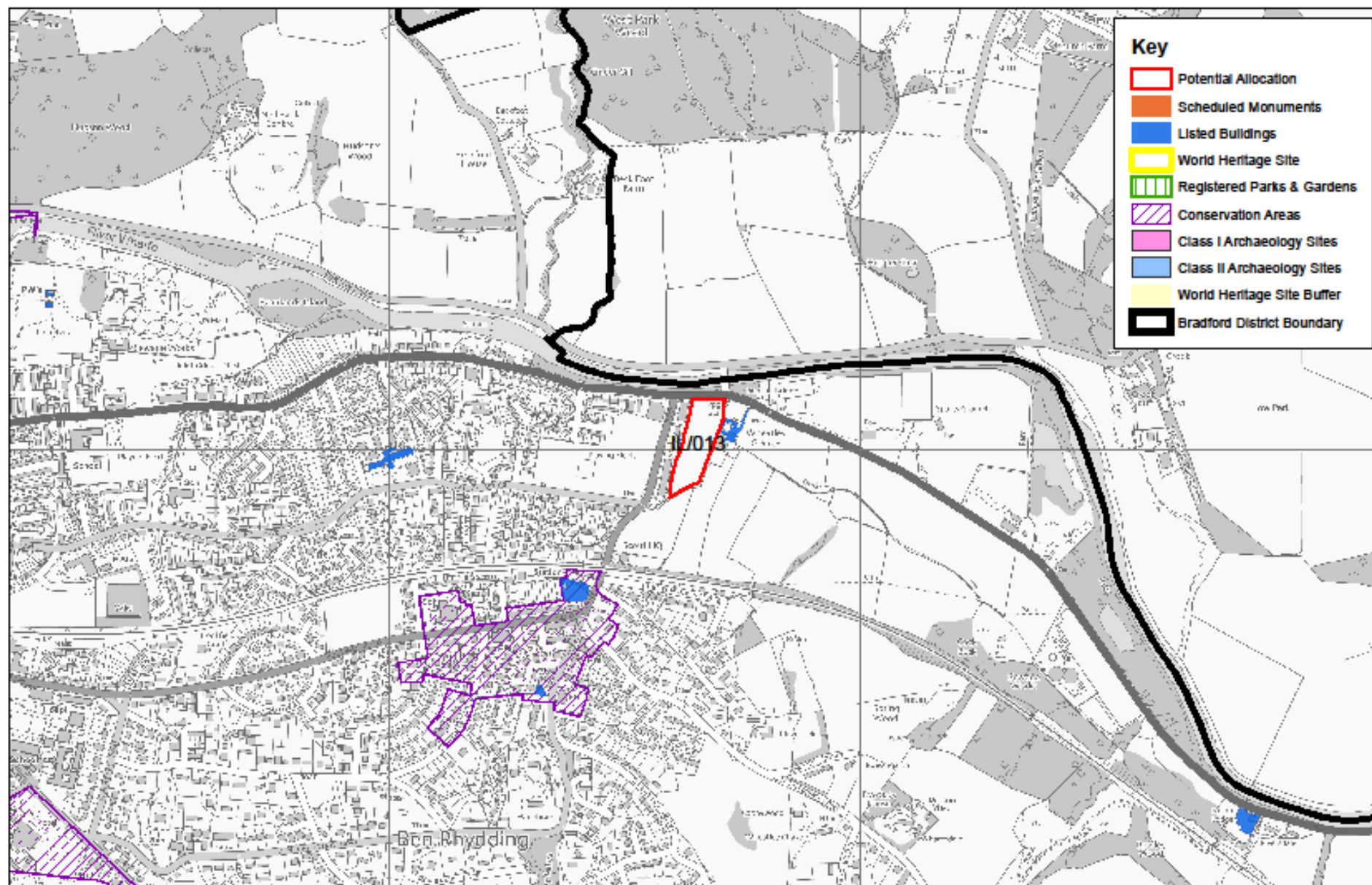
Impact on significance following mitigation measures

- 1.11 Not applicable.

Conclusion

- 1.12 Development of the proposed site is concluded to have resulting **Less than substantial harm of an unacceptable level** which is not capable of mitigation to achieve a less harmful impact on heritage significance.





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H382
Site Name:	Hadfield Farm, Skipton Road West
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	IL/051
Site Address	Hadfield Farm, Skipton Road
Settlement	Ilkley
Gross Site Area (ha)	33.03
Regulation 19 Site Status	Not Assessed

Site description

- 1.1 The site comprises of an irregular shaped piece of land located on the north side of Skipton Road. The boundary includes Hadfield Farm, located in the eastern part of the site. The Site is mostly set to agricultural pasture, divided into fields with some field boundaries evident. The site generally slopes down to the north, towards the valley bottom and the River Wharfe. Black Beck runs north-south centrally through the site and the Dales Way footpath through the northern section of the site. The southern boundary of the site is formed, in part, by the embankments to the former Skipton-Ilkley branch railway line. The line was closed in 1965-6 and it is evident that since that time there has been some reworking of the landscape. There are scattered trees located within the site, and along the southern boundary.

Identified heritage constraints

1.2 Designated assets

- Milepost, Skipton Road – Grade II (NHLE 1393128)
- Hollin Hall farmhouse, Skipton Road – Grade II (NHLE 1183446)
- Outbuilding to east of Hollin Hall farmyard by stream, Skipton Road- Grade II (NHLE 1232755)
- Ilkley Conservation Area

1.3 Non-designated assets

- None known

- 1.4 WYAAS Comments - Site crossed by PRN3031. Archaeological condition if developed.
- 1.5 Historic England Comments (in relation to allocation site IL2/H) - Objects.
The site is located adjacent to Hollin Hall Farm House and outbuilding, both of which are Grade II listed Buildings. The development of this area could harm elements which contribute to the significance of these designated heritage assets. 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.
- 1.6 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 area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.
- 1.7 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 Listed Buildings in its vicinity, and what impact 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 Conservation Area and Listed Buildings, 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 Conservation Area and these Listed Buildings, 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

- 1.8 Located on the south side of Skipton Road, a short distance from the south-western point of the site, is a 19th century milestone. The milestone, which is Grade II listed, is relatively well preserved and situated in its original position. It consists of a triangular cast iron front with semi-circular head plate above on a shaped stone backing post. The lettering is black on a white background and is inscribed with the distances to local settlements. The milestone is significant as it represents important changes in the development of the road network and has group value with two other milestones on the A65. The milestone is of historic interest and has evidentiary significance. It is considered to be of **medium** value.

- 1.9 **Hollin Hall farmhouse** is located immediately to the south of the site, within a small group of traditional stone buildings which are set down below the level of Skipton Road. According to the list entry, Hollin Hall dates to the 17th century however some elements of the Hall, such as its timber frame, potentially pre-date this. Hollin Hall is a stone-built dwelling of two storeys with a stone slate roof. The property has windows divided into small lights with chamfered stone mullions and transoms beneath a drip mould. The interior of the property retains original oak panelling to some of the first floor rooms and the oak beams and roofing structures are noted on the list entry. The property is a Grade II and is considered to be a good example of a vernacular property of its period. The house is of architectural and historic interest and is considered to be of **medium** value.
- 1.10 The former **outbuilding** located to the southeast of Hollin Hall is now a residential dwelling and is located to the east of the site, approximately 100m from the boundary. The building is two storeys in height and built in the local vernacular style with roughly coursed rubble stone elevations and a stone slate roof. The list entry estimates its date of construction to be around the 18th century. The property, now called **The Old Mill**, is Grade II listed and is of architectural and historic interest and considered to be of **medium** value.
- 1.11 The site is located approximately 500m to the north of the NW boundary of **Ilkley Conservation Area**, which was designated in 1977. The boundary was extended in 1982 and then amended once again in 2002. The conservation area covers a large area consisting of the historic core of Ilkley including its town centre as well as much of the surrounding later 19th and early 20th century residential and commercial developments. The town is thought to have originally formed as a Roman settlement named Olicana and continued later as a medieval village following its abandonment by the Romans. Much later it developed a reputation as a spa town during the late 18th and 19th centuries and the success of the hydropathic industry led to rapid expansion of the town. The conservation area is divided into six distinct character zones, each of which is individual in terms of its development and character and within which different building styles and ages are represented. The Conservation Area has a historical, aesthetic and communal value. The heritage value of the site is **medium**.

Impact of development on significance

- 1.12 The site is located in a relatively rural landscape setting along the lower section of the Wharfe valley. The suburban western edge of Ilkley is located a short distance to the east of the site, but to the north and west the landscape is mostly agricultural in character. The group of traditional buildings around Hollins Hall are notable in their separation from nearby buildings and their location within this landscape contributes positively to their setting and significance.
- 1.13 Due to its close proximity to the group of traditional buildings at Hollin Hall, the development of the site has the potential to have a harmful impact upon the setting of these listed buildings. At present, the group of buildings form a traditional and somewhat isolated cluster. Whilst the A65 passes immediately to the south of the group, the difference in ground levels (the road is elevated) means that the group retains a distinct rural character and is viewed in isolation from nearby built form. The

buildings are all now in residential use, but it is likely that the hall was previously linked to the agricultural use of the surrounding land and the other buildings within the group were most likely outbuildings to the hall and associated with this usage also. The Old Mill probably has origins as a mill, as the name suggests and is located alongside Black Beck. The setting of the hall and its outbuildings has been changed previously, with the construction of the branch line and its embankments a short distance to the north of the group on previously undeveloped land. After the closure of the branch line, the track was removed and the embankments have, over the years, undergone some reworking. The route of the former railway now has returned to a more natural appearance with trees evident along the location of the line. Despite some later alterations to the buildings and the addition of modern ancillary structures such as garages, the group retains its agricultural character and rural setting, and has a traditional appearance. The rural backdrop enhances this as it provides visual and historic links to the landscape in which the buildings are set and the separation from nearby development allows the original function and status of the buildings to be better understood.

- 1.14 The development of the site will potentially bring dwellings in close proximity to the heritage assets and will diminish the sense of isolation and separation that the group of buildings around Hollin Hall have previously enjoyed. It is likely that the development of the site will alter the perception and manner in which the buildings are appreciated in the context of their rural and open setting and this is likely to result in some harm to the significance of the listed buildings. It is likely that Hollin Hall, being located immediately abutting the southern boundary of the proposed site, and with the most open setting to the north of the building, will be most impacted by the proposed development of the site.
- 1.15 Development is unlikely to impact on the setting or significance of the listed milepost. The significance of the milepost is mostly derived from its historic positioning on the main Ilkley-Skipton road. It is demonstrative of an important phase in the development of the road network and marks the transfer of responsibility from the local councils and turnpike trusts to the County Councils. The development of the site will not affect its positioning on the roadside nor will it impact upon its significance.
- 1.16 The site is located approximately 500m to the northwest of the boundary of Ilkley Conservation Area. The setting of the conservation area is an important element of the conservation area character and contributes positively to its sense of place. The Ilkley Conservation Area Assessment (2002) notes how the most spectacular and pervading views from the conservation area are those to the south of the steeply rising valley sides and moorland. The setting to the north of the conservation area is not specifically noted in the assessment however the development site forms part of its wider setting. The Ilkley Conservation Area appraisal (2006) identifies key views within the conservation area southwards. Given the elevation of much of Ilkley Conservation Area, which is located on steeply rising land up the valley sides, there are numerous opportunities for views of the setting to the north of the town. These views allow appreciation of the location of the town (and conservation area) within its valley setting and its sense of enclosure between the rising moorland to the south and wooded hillsides and fields to the north. The development of a large site on the edge of the

settlement has the potential to impact to a degree on the wider setting of the conservation area.

- 1.17 Development has the potential to have a **moderate** negative impact on significance and setting of the listed buildings grouped around Hollin Hall and on the setting of Ilkley Conservation Area. It is anticipated that the impact of the development of the site upon the significance and setting of the listed milepost will be **negligible**.

Mitigation measures/ Opportunities to enhance significance

- 1.18 The moderate negative impact on the significance and setting of the listed buildings, in particular Hollin Hall, which is located immediately abutting the southern boundary of the site, is likely to result in harm that is Less than Substantial (of an unacceptable level).
- 1.19 There may be means to mitigate the impact of development on parts of the site so that the harm is reduced to an acceptable level. Development in the area of the site immediately abutting Hollin Hall is likely to result in harm, as any development would significantly compromise the openness of the setting. It is likely that a substantial buffer of undeveloped land would need to be left to allow the sense of isolation and rural character of Hollin Hall and the group of buildings in which it stands, to be maintained. The strengthening of landscaping along the boundaries to the west of Hollins Hall and its outbuildings, and around the southern areas of the developed areas of the site will assist in maintaining the sense of separation and visual distinction of the group from surrounding built form. Landscaping will also help limit the visual impact of development from Hollins Hall and its outbuilding and will help maintain its setting.
- 1.20 Notwithstanding this, development of the site will need to be informed by and respond to the surrounding high quality development. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. Building heights should remain low in the developed areas of the site and should also take into account the topography to ensure that long distance views from Hollin Hall and from within the higher ground within the conservation area are maintained as far as possible. Design and materials should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees will be needed and the addition of significant areas of additional landscaping and undeveloped buffers to the north of the listed buildings. The existing stone boundary wall along the boundary with Skipton Road should also be incorporated to ensure that this element of the rural character of the site is retained.
- 1.21 An appropriate condition requesting a pre-development below ground archaeological assessment/study is likely to be required.

Impact on significance following mitigation measures

- 1.22 If development of the site accords with the above suggested measures it is likely that development could be accommodated on some parts of the site with moderate/minor harm to the setting of the listed buildings and conservation area with adequate mitigation measures. Development could result in less than substantial harm (of an

acceptable level). The impact of developing the remaining areas of the site, which are located in close proximity to Hollin Hall farmhouse and outbuilding, will be more difficult to mitigate and without further information, it is considered likely to result **less than substantial harm (of an unacceptable level)**.

Conclusion

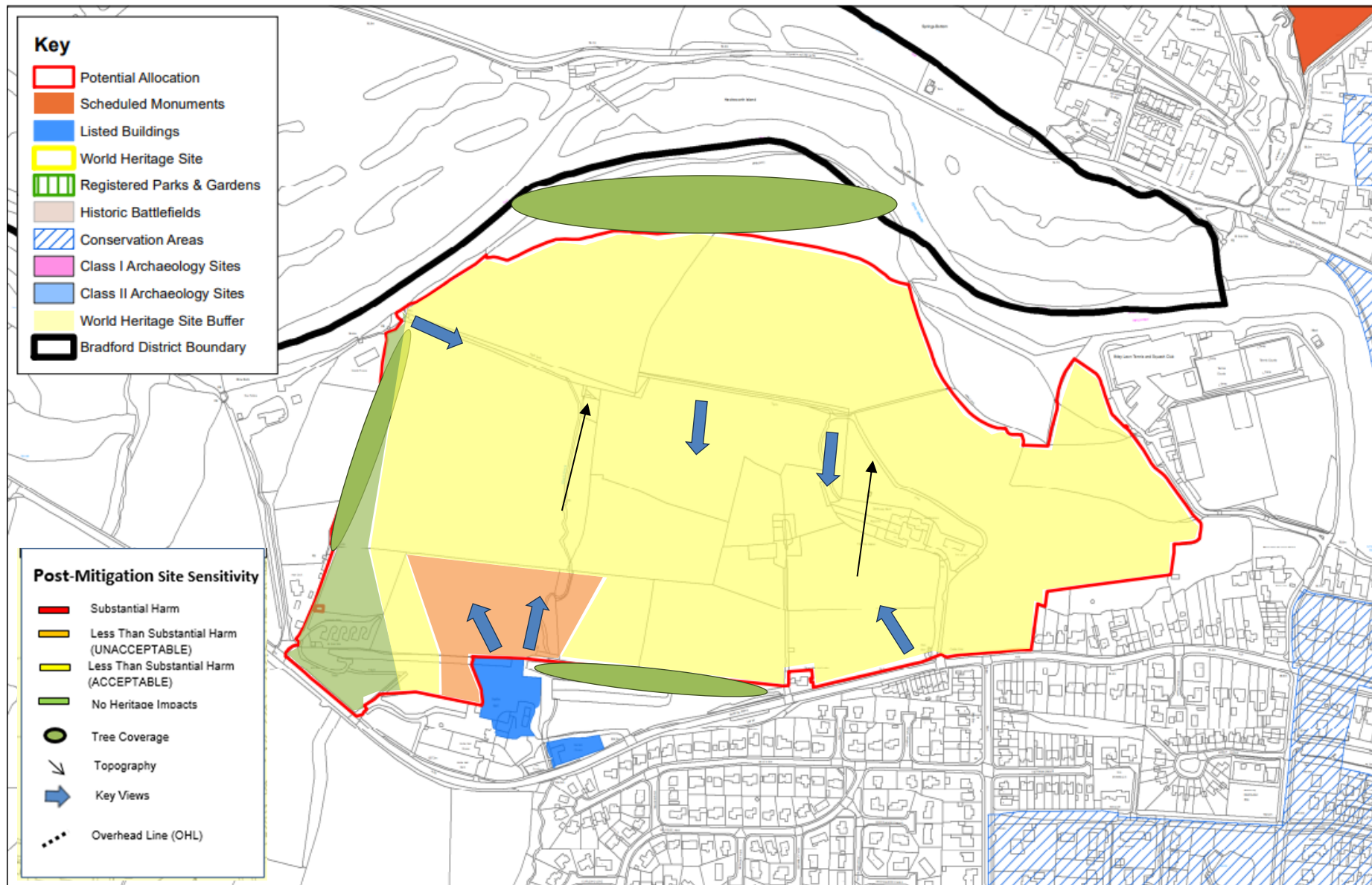
- 1.23 Development of some areas of the site are likely to be **UNACCEPTABLE** due to the potential impacts on the setting of the heritage assets abutting and within close proximity of the site. Development may be **ACCEPTABLE** on other areas of the site with appropriate measures and mitigation to protect the setting of the nearby listed buildings and conservation area and with appropriate conditions to protect any below ground archaeology that may existing within the site.



View northwards from the southern-most point of the boundary of the site and Skipton Road



Images (credit Google Streetview) north from Skipton Road (top) and Hollin Hall farmhouse grouping (bottom)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H383
Site Name:	Land off Wheatley Grove, Ilkley
Regulation 18 Site Ref	IL1/H
Former SHLAA Site Ref	IL/009
Site Address	Wheatley Grove
Settlement	Ilkley
Gross Site Area (ha)	7.17
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an irregular shaped piece of land located on the southeastern edge of Ben Rhydding. It has a moderately sloping topography, with the land rising from north to south due to the valley sides and moorland to the south of the settlement. At present the land is open and set to pasture with trees evident around the periphery of the site and in a cluster located centrally within the site. There are long distance views from the southern boundary (at various points along Wheatley Lane) across the site towards the opposing valley sides to the north.
- 1.2 The setting of the site varies, with residential properties, mostly positioned in mature gardens with plentiful tree coverage, to the north, east and west and the open land of the Ben Rhydding Golf Club to the south.

Identified heritage constraints

- 1.3 Designated assets
- Gibb Farmhouse, Ben Rhydding Drive – Grade II (NHLE 1314192)
 - Barn to SW of Gibb Field Farmhouse, Ben Rhydding Drive – Grade II (NHLE 1314282)
 - Ben Rhydding Conservation Area
- 1.4 Non-designated assets
- None identified

- 1.5 WYAAS Comments - Site crossed by PRN3011. Well shown within site mid 19th century OS map. Recommend predetermination archaeological evaluation.
- 1.6 Historic England Comments - Object
- 1.7 Gibb Farmhouse and the adjacent barn 230 metres to the south of this site are Grade II Listed Buildings. The development of this area could harm elements which contribute to the significance of these designated heritage assets.
- 1.8 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.
- 1.9 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. In addition, thorough assessment of the site should be undertaken in order to establish its archaeological potential including a desk based assessment, geophysical survey and archaeological evaluation as appropriate.
- 1.10 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

- 1.11 **Gibb farmhouse** and its associated **barn** are located approximately 250m to the south of the development site. The farmhouse has a south facing elevation and probably dates from the 17th century. The house is stone built of partly coursed rubble under a stone slate roof. On the south elevation are casement windows with stone jambs, some altered and a recessed panel feature with canted reveals. The barn is located at the western end of the farmhouse and orientated at right-angles. It probably dates to the 18th century and is built of squared coursed stone with a stone slate roof. The cart opening is unusually tall and has a segmental arched head. The house and barn are both Grade II listed and are good examples of the local vernacular building style. They have historical, architectural and evidentiary significance and are considered to be medium value.
- 1.12 The boundary of **Ben Rhydding Conservation Area** is located approximately 300m the northwest of the development site. The Conservation Area was designated in 2003 and covers the historic core of the settlement. Wheatley, as it was originally called, was formerly a rural hamlet mostly consisting of farmhouses and cottages. It grew significantly after the area became renown for the health benefits of the local spring water and the Ben Rhydding Hotel, a hydropathic facility, was built in 1844. The village was renamed after this date and a period of intensive development continued in to the early 20th century. Many of the houses and commercial buildings in the conservation area date from this period. The Conservation Area is considered to be of medium value.

Impact of development on significance

- 1.13 The site is undeveloped and at present is set to grass with trees standing around the boundaries and in a cluster centrally within the site. Due to the sloping topography, there are views across and beyond the site towards the opposite valley sides. The site has a relatively rural character, though it occupies a location on the edge of the settlement of Ben Rhydding.
- 1.14 Development is unlikely to impact on the setting or significance of the Grade II listed Gibb farmhouse and barn. The farmstead is located some distance, about 250m, to the south of the development site and at a much higher elevation due to rising land levels. A golf course stands between the site and the listed farmstead along with several groups of trees. There are no known visual linkages between the site and the heritage assets and is considered very unlikely that there will be any impact on the significance or setting of the assets as a result of the development of the site.
- 1.15 The site is located approximately 300m to the southeast of the conservation area boundary however the setting of the conservation area is an important element of the conservation area character and contributes positively to its sense of place. The Ben Rhydding Conservation Area Assessment (2003) notes how the most spectacular and pervading views from the conservation area are those to the south of the steeply rising valley sides and moorland. The development site forms part of the wider setting to the south of the conservation area but due to the intervening built form and trees, there are no known views from within the conservation area which include the development site

or which it is visible in. It is acknowledged that there may be some views which incorporate the trees within the site within the general setting however it is not possible to distinguish which trees are within gardens and which trees may be within the site in these views. Longer distance views to the south of the conservation area are of the valley sides that are located at more elevated points above the conservation area and views which include the site are not apparent. Providing the existing tree coverage within the site is retained, it is considered unlikely that the development of the site would therefore impact on the setting of the Conservation Area.

Mitigation measures/ Opportunities to enhance significance

- 1.16 It is likely that the development of the site can be undertaken without harm to the significance or setting of the nearby designated heritage assets.
- 1.17 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. Where existing stone boundary walls exist, these should also be incorporated to ensure that this element of the rural character of the site is retained.

Impact on significance following mitigation measures

- 1.18 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.

Conclusion

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





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H384
Site Name:	Former Railway Land, Skipton Road, Ilkley
Regulation 18 Site Ref	IL2/H
Former SHLAA Site Ref	IL/011B
Site Address	Skipton Road East
Settlement	Ilkley
Gross Site Area (ha)	1.35
Regulation 19 Site Status	Commitment – U/C

Site description

- 1.1 The site comprises of a roughly triangular shaped piece of land bordered to the south by Skipton Road. The land previously formed the embankment to the Skipton-Ilkley branch line which was closed in 1965/66 and since that time the land has been reworked and its current appearance of much of the site is that of bare earth and spoil which is visually unappealing. The northern edge of the site formed the north embankment to the railway and this has returned to a more natural state and is lined with mature trees and vegetation. Beyond this are open fields and a rural landscape setting. To the west of the site is a small group of traditional buildings, including Hollin Hall farmhouse and its former outbuilding (both Grade II listed).

Identified heritage constraints

1.2 Designated assets

- Hollin Hall farmhouse, Skipton Road – Grade II (NHLE 1183446)
- Outbuilding to east of Hollin Hall farm yard by stream, Skipton Road – Grade II (NHLE 1232755)
- Ilkley Conservation Area

1.3 Non-designated assets

- 1.4 According to the WYAAS response to planning application 21/05075/MAF, the site has some archaeological potential, with the line of potential line of the Roman road from Ilkley running NW-SE across the site. Land to the north of the site is considered to

have high archaeological potential for prehistoric activity. It is possible that there are undiscovered below ground archaeological remains which at present are non-designated.

- 1.5 WYAAS Comments - Site contains PRN3001. Archaeological condition if developed.
- 1.6 Historic England Comments - The site is located adjacent to Hollin Hall farm house and outbuilding, both of which are Grade II buildings. The development of this area could harm elements which contribute to the significance of these designated heritage assets.
- 1.7 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 Conservation Area and listed buildings 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 Conservation Area and listed buildings, 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 Conservation Area and listed buildings, 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 **Hollin Hall farmhouse** is located approx. 35m to the west of the site within a small group of traditional stone buildings which are set down below the level of Skipton Road, located to the south. Hollin Hall farmhouse dates to the 17th century and is a stone-built dwelling of two storeys with a stone slate roof and corniced chimneystacks. The windows in the principle elevation include large openings divided by chamfered stone mullions and transoms beneath a drip mould. The interior of the property retains original oak panelling to some of the first floor rooms and the oak beams and roofing structures are noted. The property is a Grade II and is considered to be a good example of a vernacular property of its period. The house is of architectural and historic interest and is considered to be of **medium** value.
- 1.11 The former outbuilding located to the southeast of Hollin Hall is now a residential dwelling and is located to the immediately to the south of the site. The building is two storeys in height and built in the local vernacular style with roughly coursed rubble stone elevations and a stone slate roof. The list entry estimates its date of construction to be around the 18th century. The property, now called The Old Mill, is Grade II listed and is of architectural and historic interest and considered to be of **medium** value.
- 1.12 The site is located approximately 500m to the north of the NW boundary of **Ilkley Conservation Area**, which was designated in 1977. The boundary was extended in 1982 and then amended once again in 2002. The conservation area covers a large area consisting of the historic core of Ilkley including its town centre as well as much of the surrounding later 19th and early 20th century residential and commercial developments. The town is thought to have originally formed as a Roman settlement named Olicana and continued later as a medieval village following its abandonment by the Romans. Much later it developed a reputation as a spa town during the late 18th and 19th centuries and the success of the hydropathic industry led to rapid expansion of the town. The conservation area is divided into six distinct character zones, each of which is individual in terms of its development and character and within which different building styles and ages are represented. The Conservation Area has a historical, aesthetic and communal value. The heritage value of the site is **medium**.

Impact of development on significance

- 1.13 The site is located on the edge of the suburban area of Ilkley with a rural setting to both the north and west. Immediately to the south of the site is the suburban edge of Ilkley which is characterised by residential development. The northern part of the site formed the embankment to the Skipton-Ilkley branch line. The branch line was closed around the mid-1960s and since that time, the site has been significantly reworked and currently presents as mostly bare earth. The northern portion of the site, following the line of the former railway line, has returned to a more natural appearance and there is mature vegetation and trees located in this area. Trees also extend along the western boundary of the site, along which the beck runs. These trees form a landscaped buffer between the site and the group of traditional buildings which include the Grade II listed Hollin Hall and the former outbuilding (now called the Old Mill) along with other unlisted former outbuildings.
- 1.14 Due to its close proximity to the group of traditional buildings at Hollin Hall, the development of the site has the potential to have an impact upon the setting of the

listed buildings. At present, the group of buildings form a traditional and somewhat isolated cluster. Whilst the A65 passes immediately to the south of the group, the difference in ground levels (the road is elevated) means that the group retains a distinct character and is viewed in isolation from nearby built form. The buildings are all now in residential use but it is likely that the hall was previously linked to the agricultural use of the surrounding land and the other buildings within the group were most likely outbuildings to the hall and associated with this usage also. The setting of the hall and its outbuildings has been changed previously, with the construction of the branch line and its embankments a short distance to the north of the group. After the closure of the branch line, the embankments underwent some reworking however the line of the former railway has returned to a more natural appearance with trees evident along its line. 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 rural backdrop enhances this as it provides visual and historic links to the landscape in which it is set and the separation from nearby development allows the original function and status of the buildings to be better understood.

- 1.15 The development of the site will potentially bring dwellings in close proximity to the heritage assets and will diminish the sense of isolation and separation that the group of buildings around Hollin Hall have previously enjoyed. It is likely that the development of the site will alter the perception and manner in which the buildings are appreciated in terms of their sense of separation and in the context of their rural and open setting and this is likely to result in some harm to the significance of the listed buildings.
- 1.16 Due to the distance between the site and Ilkley 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 Ilkley Conservation Area.
- 1.17 Development has the potential to have a **moderate** negative impact on significance and setting of the listed buildings and the other traditional buildings grouped around Hollin Hall. The potential impact on below ground archaeology within the site, should it exist, is unknown and could range from **major to negligible**. It is anticipated that the impact of the development of the site upon the significance and setting of Ilkley Conservation Area will be **negligible**.

Mitigation measures/ Opportunities to enhance significance

- 1.18 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. An appropriate condition requesting a pre-development below ground archaeological assessment/study is likely to be required, as requested by WYAAS. The retention of the trees along the northern and western boundary of the site and the strengthening of the landscaping along the SW 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 listed buildings (Hollin Hall and outbuilding). It may also be necessary to set development back from the western boundary of the site to create a landscaped buffer to ensure that the distinction of the group of buildings which consists of Hollin Hall and its former outbuildings is

maintained. This would also help ensure that development does not result in pressure to lop or remove trees that are in close proximity to dwellings in the future.

- 1.19 Notwithstanding this, development of the site will need to be informed by and respond to the surrounding high quality development. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. Design and materials should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees will be needed. The existing stone boundary wall along the boundary with Skipton 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

- 1.20 If development of the site accords with the above suggested measures it is likely that development could be accommodated on most of the site with moderate/minor harm to the setting of the listed buildings and with adequate mitigation measure, development would result in less than substantial harm (of an acceptable level).

Conclusion

- 1.21 Development is likely to be **ACCEPTABLE** with appropriate measures and mitigation to protect the setting of the nearby listed building and with appropriate conditions to protect any below ground archaeology that may existing within the site.

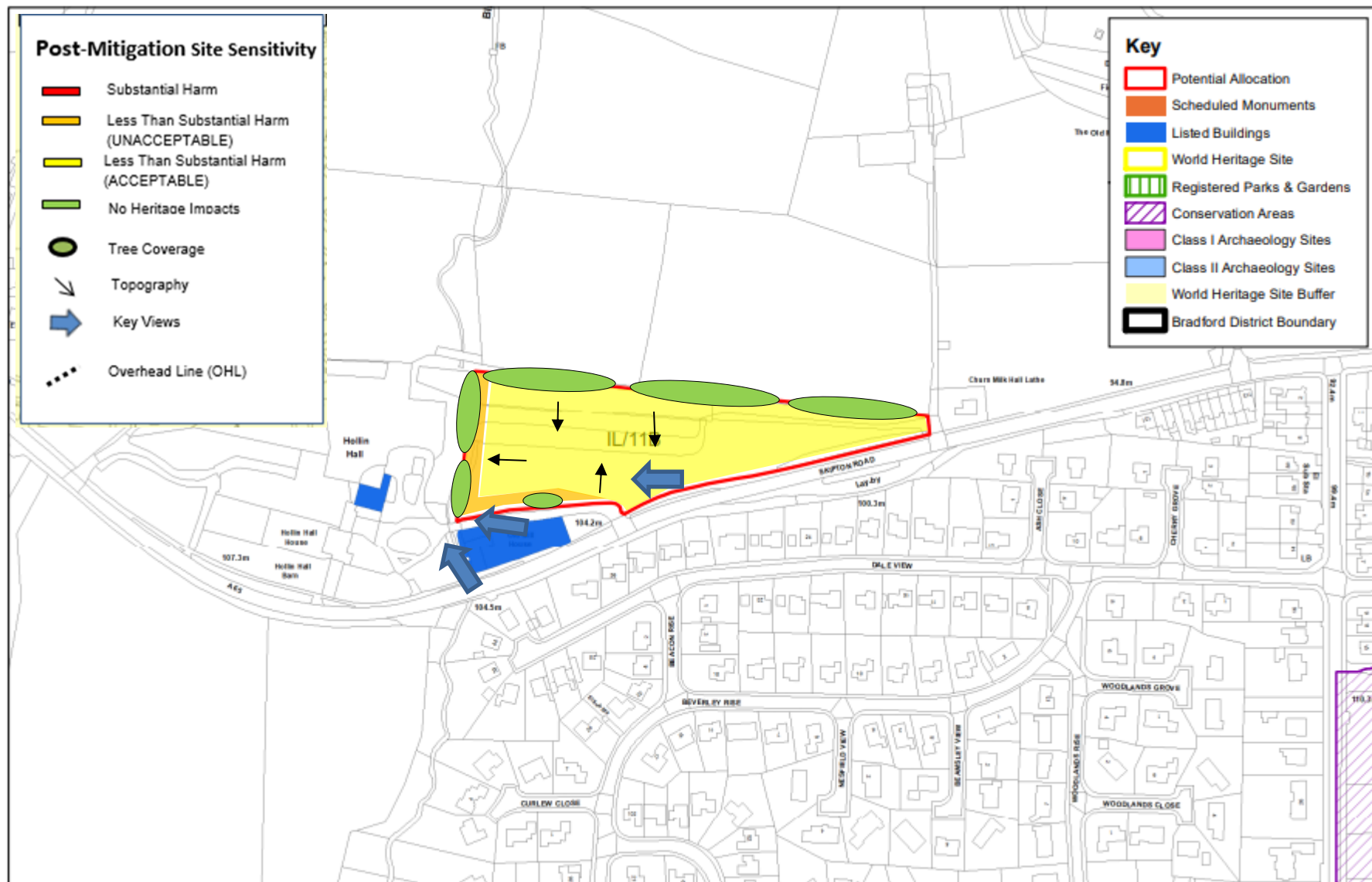
Site photographs



View from Skipton Road looking towards the NE portion of the site



View from Skipton Road westwards towards Hollins Hall and surrounding buildings



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H358
Site Name:	Coutances Way
Regulation 18 Site Ref	IL3/H
Former SHLAA Site Ref	IL/014
Site Address	Wheatley Lane ‘ Leeds Road
Settlement	Ilkley
Net Site Area (ha)	
Site Capacity (Yield) Indicative	

Site description

- 1.1 The site is a block of 4 fields currently set as grassland pasture together with the buildings comprising Wheatley Grange farm. To the west is a single narrow field, also under consideration as a potential site, IL.013 with beyond, a long run of dwellings. The southern section of these is a long terrace of large Victorian houses, a stone setted back street abutting the site. The continuation is a block of 1970s townhouses with further large terraced houses stretching north until Leeds Road. The south-western boundary is formed by Wheatley Lane. Adjacent to the south-western corner is the premises and site of the local scout troop. The southern boundary is defined by the embankment carrying the Wharfedale line railway. A public footpath abuts the south eastern corner. The eastern edge is defined by a small stream in a slight depression, forming the field boundary. A line of trees identifies this edge. Beyond this are further open fields. The north-eastern edge is a field boundary comprising mainly post and wire fencing with more open fields beyond. The site projects north to include the modern agricultural buildings and the more traditional stone structures of Wheatley Grange Farm. Beyond is a small paddock and the wall-lined driveway leading to Leeds Road. The site is open with occasional large mature trees, and slopes gently towards the north. The land adjoining to the north and east is all open meadow and pasture, indistinguishable in character from the proposed site.

Identified heritage constraints

1.2 Designated assets

- Wheatley Grange, Grade II listed, NHLE 1283137

- Outbuildings enclosing the farmyard of Wheatley Grange on the north, west and south to the west of the house, Grade II listed, NHLE 1314245
- Barn south of Wheatley Grange, adjacent to house and in same axis, Grade II, NHLE 1133481
- Walling to drive entrance to Wheatley Grange, west section of which extends almost to north east corner of house, Grade II, NHLE 1314226

1.3 Non-designated assets

- None identified

Significance of assets

- 1.4 Wheatley Grange and its outbuildings and driveway walls were all listed in May 1976. The house is stated as a symmetrical farmhouse of good quality and dating from the 18th century. It is interesting to note however that it does not appear on the first edition Ordnance Survey map of 1850. It is built of dressed stone under a blue slate roof. The east front has 3 bays of windows, equally set, surrounding a doorway with fanlight and projecting stone canopy on brackets. All windows retain original glazing bar sashes. To the rear is an arched stair window. The chimneys are corniced and the roof verges have kneelers in the 18th century vernacular manner. The single storey outbuildings surround 3 sides of a courtyard and presumably would have served as stables, dairy and other ancillary uses. The barn is of 2 storey height and plain. It has a stone slate roof. The driveway walls are well crafted in coursed stone with semi-circular copings. The walls splay out where the drive meets Leeds Road.
- 1.5 The farmstead is an attractive and well preserved example of a planned agricultural enterprise. In this it is somewhat unusual as farm buildings are often developed incrementally and have sustained much alteration over time. Wheatley Grange has an air of a small estate-type farm and the original buildings are very legible as remaining in the same form and appearance as they were built. The farm buildings are highly visible, standing in open farmland. The front of the farmhouse can be viewed from some distance when approaching Ilkley along Leeds Road.
- 1.6 Despite being of later construction than the listing entry suggests, Wheatley Grange is a good example of a planned farmstead. It remains largely unaltered from the time of construction, continues in agricultural use and stands in a landscape setting unchanged since the 19th century. The buildings have individual and group merit and a **Medium** significance.

Impact of development on significance

- 1.7 Proposed site IL.014 includes Wheatley Grange and 4 fields adjacent to the south. Part of the western boundary is formed by Wheatley Lane. Wheatley Lane essentially forms the edge of the built area of Ben Rhydding and Ilkley and is an obvious and defensible boundary.
- 1.8 A component of the significance of Wheatley Grange farm is that it remains in its unchanged agricultural use and setting. The proposed site comprises a substantial part

of the pastoral setting of the farm buildings. The proposed site forms the backdrop to the farm buildings in views from the east and north. The open backdrop enables appreciation of the farm buildings in their agricultural setting, and longer distance views of the farm in its surroundings, including up towards Ilkley Moor. If the proposed site was developed, views from the footpath adjoining the site to the south would be entirely lost. Development would also be evident in views from the east where the farm can be seen set in its landscape environment. Any development of the proposed site would result in Wheatley Grange farm merging with the built form of Ben Rhydding and losing its definition in the landscape.

- 1.9 The proposed site includes the farm buildings themselves, and if no longer a working farm, alternative uses for the agricultural buildings would be required to ensure their retention. The single storey buildings on 3 sides of the courtyard in particular could be difficult to adapt and enabling an alternative use could affect the significance of the listed buildings.
- 1.10 A significant part of the setting of the farm would be obliterated, harming its significance. Both the visual definition of the farm complex would be compromised as well as partial loss of the understanding of the farm set in its supporting land holding. Development of the proposed site is assessed as having a **Major** negative impact on the immediate setting of the listed buildings at Wheatley Grange farm.

Mitigation measures/ Opportunities to enhance significance

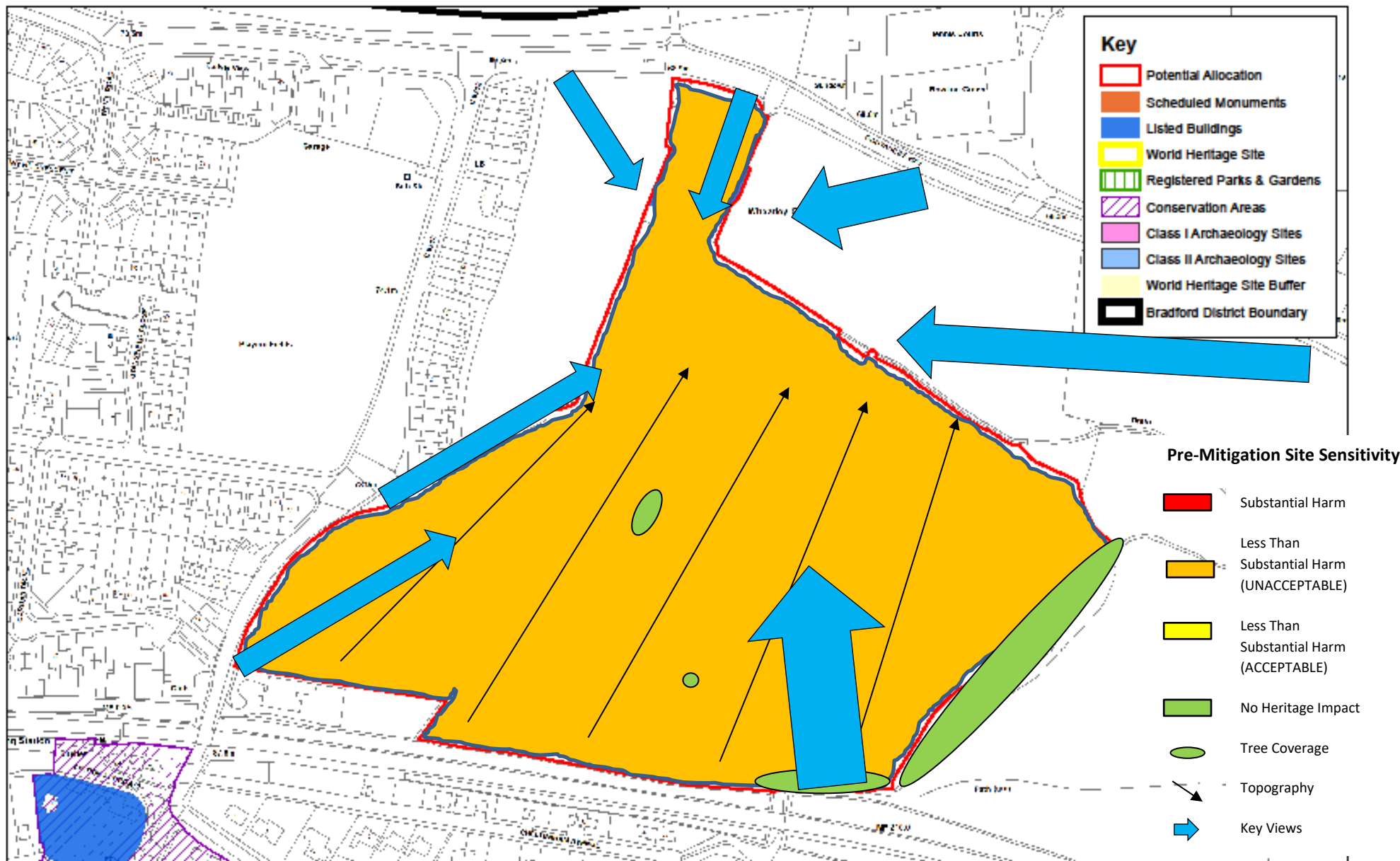
- 1.11 Consideration has been given to whether partial development of the site would be feasible without causing unacceptable harm to the setting of the heritage assets. However the configuration of the site, its openness without any existing screening from the heritage assets, and its relationship with the assets, preclude development of any part without having comparable harmful impact as that which would derive from entire development. Landscape buffer planting would appear incongruous in this otherwise open environment.
- 1.12 Any form of development on the proposed site would appear intrusive and incongruous and this could not be mitigated without such measures appearing equally incongruous. It is concluded that mitigation measures would not assist in reducing the negative impacts on heritage significance.

Impact on significance following mitigation measures

- 1.13 Not applicable.

Conclusion

- 1.14 Development of the proposed site is concluded to have resulting **Less than substantial harm of an unacceptable level** which is not capable of mitigation to achieve a less harmful impact on heritage significance.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H386
Site Name:	Stockeld Road
Regulation 18 Site Ref	IL2/H
Former SHLAA Site Ref	IL/033
Site Address	Stockeld Road
Settlement	Ilkley
Gross Site Area (ha)	0.23
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of a roughly rectangular shaped piece of land bordered to the north by Bridge Lane and Stockeld Road located to the west. To the east of the site is a terrace of late 19th/early 20th century houses. To the south of the site is the Sacred Heart Catholic Church and Presbytery.
- 1.2 The site is mostly laid to grass, the exception being an area of hardstanding in the southern half (which appears to be used as car parking) and slopes from south to north, downwards towards the river. There are some trees located at the southern end of the site, along the shared boundary with the presbytery. A stone wall, which is rustic in appearance and character, encloses most of the site and vehicular-width entrance with stone gate piers is located on the Bridge Lane frontage.
- 1.3 The site is located within Ilkley Conservation Area and a very short distance to the north of the site is Ilkley Old Bridge, a Scheduled Monument.

Identified heritage constraints

1.4 Designated assets

- Old Bridge, Ilkley – Scheduled Monument (NHLE 1005796)
- Ilkley Conservation Area

1.5 Non-designated assets

- None identified

- 1.6 WYAAS Comments - Within CA. Potential impact setting Scheduled bridge. PRN2081. May not be suitable for development. Recommend predetermination archaeological evaluation if considered. Close to postulated Roman ford on old road towards site of fort.
- 1.7 Historic England Comments - The site is located entirely within the Ilkley Conservation Area and close to the Old Bridge across the River Wharfe, a Scheduled Monument, to the north of the site. 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 Scheduled Monuments 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.
- 1.8 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.
- 1.9 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.
- 1.10 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.
- 1.11 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 Scheduled Monument 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 Conservation Area and Scheduled Monument, 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 Conservation Area and Scheduled Monument, 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

- 1.12 The site is located within **Ilkley Conservation Area**, which was designated in 1977. The boundary was extended in 1982 and then amended once again in 2002. The conservation area covers a large area consisting of the historic core of Ilkley including its town centre as well as much of the surrounding later 19th and early 20th century residential and commercial developments. The town is thought to have originally formed as a Roman settlement named Olicana and continued later as a medieval village following its abandonment by the Romans. Much later it developed a reputation as a spa town during the late 18th and 19th centuries and the success of the hydropathic industry led to rapid expansion of the town. The conservation area is divided into six distinct character zones, each of which is individual in terms of its development and character and within which different building styles and ages are represented. The site falls within the character zone named as 'Victorian and Edwardian Suburbs' but borders the 'Roman Core' zone. The Conservation Area has a historical, aesthetic and communal value. The heritage value of the site is **medium**.
- 1.13 Immediately to the north of the site is the 'old bridge', a **Scheduled Monument**. The bridge spans the River Wharfe and is thought to date from around 1673, and was probably built after an earlier bridge was washed away by floods. Previous earlier bridges, dating back to the medieval period, are thought to have stood on this site however it is also thought possible that a crossing point or ford here could date back to the Roman period. The bridge itself is built of stone and has three arches with parapets above. It is now closed to vehicular traffic but is accessible by pedestrians. The importance of the bridge is considered to be **high**, as recognised by its scheduling as a monument, and is of historical, aesthetic and communal value.

Impact of development on significance

- 1.14 The site is an undeveloped plot in an edge of town centre location, surrounded by mostly residential development and in a relatively built-up setting. Historic OS maps indicate that this plot has not previously been built upon and indeed, it may be the last remnant of the rural and agricultural fields that surrounded the town prior to its late 18th/19th century development. This suggestion is supported by the presence of the stone boundary wall and rustic stone gate piers which are located on the Bridge Lane frontage. It is unknown why this piece of land was not developed along with the surrounding plots, but it is likely that this was linked to the ownership of the land (possibly by the church located to the south). The development of this piece of land will result in the loss of the last remaining undeveloped area of formerly rural land within the immediate area however, given the relatively small size of the plot and the fact that the open land does not survive in any meaningful extent and has now lost its context, it is not considered that this results in an objection in principle to development nor that it will impact harmfully on the significance of the conservation area to an unacceptable degree.

- 1.15 Given the close proximity of Ilkley Old Bridge, a scheduled monument, the development of the site has the potential to impact upon its setting. The bridge is located approximately 30m to the north of the site on the opposite side of Bridge Lane/Stockeld Lane. The highway and the gardens/greenspace alongside the river provides a good degree of visual separation and physical distinction between the site and the scheduled monument and it is considered that the proximity of the bridge does not necessarily preclude development. It is possible that the site could be developed sensitively and without harm to the significance or setting of the bridge. Notwithstanding this, the current bridge, which dates from the 17th century, is located on the probable site of older bridges and prior to this, a possible Roman fording or crossing point of the river. The undeveloped nature of the site means that there may be potential for undiscovered below ground archaeology and as such, further assessment and investigation prior to development are likely to be necessary to understand the potential impact on significance.
- 1.16 The site is identified in the Ilkley Conservation Area appraisal as making a positive impact on the character and appearance of the conservation area. It is not identified as an area of key open space. The site itself is open and mostly laid to grass and there are trees at the southern end of the site, standing along the shared boundary with the presbytery. These make an attractive contribution to the visual amenity and the streetscape along Stockeld Road. The boundary treatment to the site is that of traditional stone walls and these along with the gate piers on Bridge Lane, contribute to the rural character and qualities of the site and provide an indication of its historic land use. The sloping nature of the site is an important consideration as this will impact on the appearance and impact of development. The topography allows views northwards from Stockeld Road towards the bridge and also across the site to the parkland and trees alongside the river. To the east of the site, residential development is typified by later Victorian and Edwardian terraced housing and development should respect and pay careful attention to the established grain of development and characteristic built form in order to avoid harm to the character and appearance of the conservation area. Development has the potential to have a **moderate** negative impact on significance, character and appearance of Ilkley Conservation Area and a **minor** impact on the setting of the scheduled bridge.

Mitigation measures/ Opportunities to enhance significance

- 1.17 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. An appropriate condition regarding pre-development below ground archaeological assessment/study is likely to be required. Notwithstanding this, development of the site will need to be informed by and respond to the surrounding high quality development within the conservation area and be respectful of the setting of the scheduled bridge. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby linear form of traditional terraced house developments and that this should also be reflected in the materials. Design and materials should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees at the south of the site, parking and bin storage will be needed. The existing stone boundary wall along the Stockeld Road and Bridge Lane frontages should also be incorporated to ensure that this important element of the rural character of the site is retained.

Impact on significance following mitigation measures

- 1.18 If development of the site accords with the above suggested measures it is likely that development could be accommodated on the site with negligible harm to the setting of the scheduled bridge and that this would result in no heritage impact on the significance of this heritage asset. The loss of the open space and the last vestige of agricultural land within this part of the conservation area would result in some harm, but given that the land has lost much of its context and is relatively small in size, with adequate mitigation the development would result in less than substantial harm (of an acceptable level).

Conclusion

- 1.19 Development is likely to be **ACCEPTABLE** with appropriate measures and mitigation to protect the setting of the scheduled bridge and the character and appearance of Ilkley Conservation Area.

Site Photographs



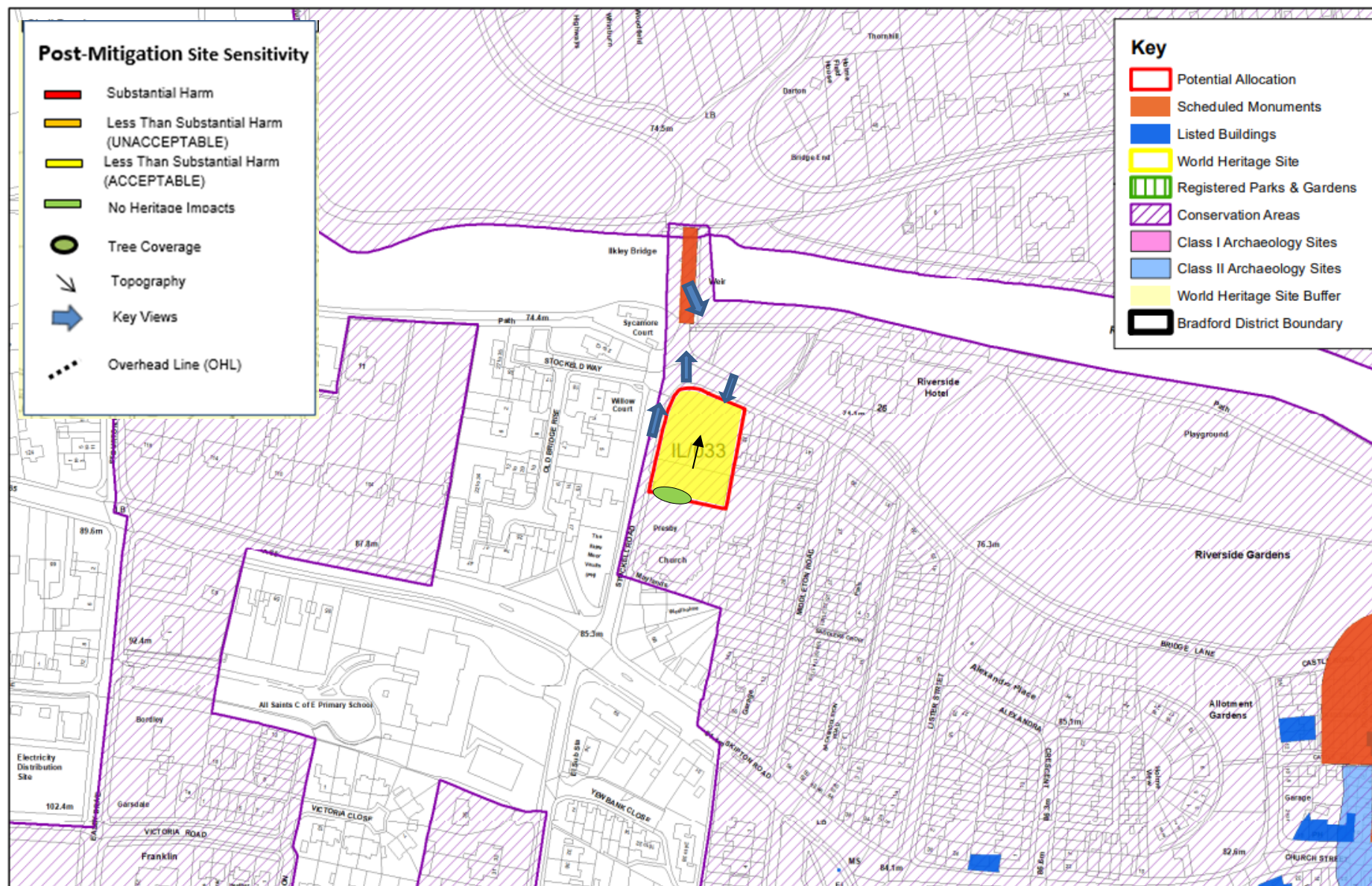
View from Bridge Lane southwards across the site



View from Bridge Lane eastwards to 41-53 Bridge Lane



Ilkley Old Bridge, scheduled monument as seen from Bridge Lane, immediately to the north of the site



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1547
Site Name:	Hadfield Farm, Ilkley
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	N/a
Site Address	Hadfield Farm, Skipton Road
Settlement	Ilkley
Gross Site Area (ha)	20.86
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of an irregular shaped piece of land located on the north side of Skipton Road. The boundary includes Hadfield Farm, located in the eastern part of the site. The Site is mostly set to agricultural pasture, divided into fields with some field boundaries evident. The site generally slopes down to the north, towards the valley bottom and the River Wharfe. Black Beck runs north-south centrally through the site and the Dales Way footpath along the northern boundary. The southern boundary of the site is formed by the embankments to the former Skipton-Ilkley branch railway line. The line was closed in 1965-6 and it is evident that since that time there has been some reworking of the landscape. There are scattered trees located within the site, and along the southern boundary.

Identified heritage constraints

1.2 Designated assets

- Milepost, Skipton Road – Grade II (NHLE 1393128)
- Hollin Hall farmhouse, Skipton Road – Grade II (NHLE 1183446)
- Outbuilding to east of Hollin Hall farmyard by stream, Skipton Road- Grade II (NHLE 1232755)
- Ilkley Conservation Area

1.3 Non-designated assets

- None known

1.4 WYAAS Comments - Site crossed by PRN3031. Archaeological condition if developed.

1.5 Historic England Comments (in relation to allocation site IL2/H) – Object

1.6 The site is located adjacent to Hollin Hall Farm House and outbuilding, both of which are Grade II listed Buildings. The development of this area could harm elements which contribute to the significance of these designated heritage assets. 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.

1.7 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 area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.8 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 Listed Buildings in its vicinity, and what impact 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 Conservation Area and Listed Buildings, 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 Conservation Area and these Listed Buildings, 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

1.9 Located on the south side of Skipton Road, a short distance from the south-western point of the site, is a 19th century milepost. The milepost, which is Grade II listed, is relatively well preserved and situated in its original position. It consists of a triangular cast iron front with semi-circular head plate above on a shaped stone backing post. The lettering is black on a white background and is inscribed with the distances to local settlements. The milepost is significant as it represents important changes in the development of the road network and has group value with two other mileposts on the

A65. The milepost is of historic interest and has evidentiary significance. It is considered to be of **medium** value.

- 1.10 **Hollin Hall farmhouse** is located immediately to the south of the site, within a small group of traditional stone buildings which are set down below the level of Skipton Road. According to the list entry, Hollin Hall dates to the 17th century however some elements of the Hall, such as its timber frame, potentially pre-date this. Hollin Hall is a stone-built dwelling of two storeys with a stone slate roof. The property has windows divided into small lights with chamfered stone mullions and transoms beneath a drip mould. The interior of the property retains original oak panelling to some of the first floor rooms and the oak beams and roofing structures are noted in the list entry. The property is a Grade II and is considered to be a good example of a vernacular property of its period. The house is of architectural and historic interest and is considered to be of **medium** value.
- 1.11 The former **outbuilding** located to the southeast of Hollin Hall is now a residential dwelling and is located to the east of the site, approximately 100m from the boundary. The building is two storeys in height and built in the local vernacular style with roughly coursed rubble stone elevations and a stone slate roof. The list entry estimates its date of construction to be around the 18th century. The property, now called **The Old Mill**, is Grade II listed and is of architectural and historic interest and considered to be of **medium** value.
- 1.12 The site is located approximately 500m to the north of the NW boundary of **Ilkley Conservation Area**, which was designated in 1977. The boundary was extended in 1982 and then amended once again in 2002. The conservation area covers a large area consisting of the historic core of Ilkley including its town centre as well as much of the surrounding later 19th and early 20th century residential and commercial developments. The town is thought to have originally formed as a Roman settlement named Olicana and continued later as a medieval village following its abandonment by the Romans. Much later it developed a reputation as a spa town during the late 18th and 19th centuries and the success of the hydropathic industry led to rapid expansion of the town. The conservation area is divided into six distinct character zones, each of which is individual in terms of its development and character and within which different building styles and ages are represented. The Conservation Area has a historical, aesthetic and communal value. The heritage value of the site is **medium**.

Impact of development on significance

- 1.13 The site is located in a relatively rural landscape setting along the lower section of the Wharfe valley. The suburban western edge of Ilkley is located a short distance to the east of the site, but to the north and west the landscape is mostly agricultural in character. The group of traditional buildings around Hollins Hall are notable in their separation from nearby buildings and their location within this landscape contributes positively to their setting and significance.
- 1.14 Due to its close proximity to the group of traditional buildings at Hollin Hall, the development of the site has the potential to have a harmful impact upon the setting of these listed buildings. At present, the group of buildings form a traditional and

somewhat isolated cluster. Whilst the A65 passes immediately to the south of the group, the difference in ground levels (the road is elevated) means that the group retains a distinct rural character and is viewed in isolation from nearby built form. The buildings are all now in residential use, but it is likely that the hall was previously linked to the agricultural use of the surrounding land and the other buildings within the group were most likely outbuildings to the hall and associated with this usage also. The Old Mill probably has origins as a mill, as the name suggests and is located alongside Black Beck. The setting of the hall and its outbuildings has been changed previously, with the construction of the branch line and its embankments a short distance to the north of the group on previously undeveloped land. After the closure of the branch line, the track was removed and the embankments have, over the years, undergone some reworking. The route of the former railway now has returned to a more natural appearance with trees evident along the location of the line. Despite some later alterations to the buildings and the addition of modern ancillary structures such as garages, the group retains its agricultural character and rural setting, and has a traditional appearance. The rural backdrop enhances this as it provides visual and historic links to the landscape in which the buildings are set and the separation from nearby development allows the original function and status of the buildings to be better understood.

- 1.15 The development of the site will potentially bring dwellings in close proximity to the heritage assets and will diminish the sense of isolation and separation that the group of buildings around Hollin Hall have previously enjoyed. It is likely that the development of the site will alter the perception and manner in which the buildings are appreciated in the context of their rural and open setting and this is likely to result in some harm to the significance of the listed buildings. It is likely that Hollin Hall, being located immediately abutting the southern boundary of the proposed site, and with the most open setting to the north of the building, will be most impacted by the proposed development of the site.
- 1.16 Development is unlikely to impact on the setting or significance of the listed milepost. The significance of the milepost is mostly derived from its historic positioning on the main Ilkley-Skipton road. It is demonstrative of an important phase in the development of the road network and marks the transfer of responsibility from the local councils and turnpike trusts to the County Councils. The development of the site will not affect its positioning on the roadside nor will it impact upon its significance.
- 1.17 The site is located approximately 500m to the northwest of the boundary of Ilkley Conservation Area. The setting of the conservation area is an important element of the conservation area character and contributes positively to its sense of place. The Ilkley Conservation Area Assessment (2002) notes how the most spectacular and pervading views from the conservation area are those to the south of the steeply rising valley sides and moorland. The setting to the north of the conservation area is not specifically noted in the assessment however the development site forms part of its wider setting. The Ilkley Conservation Area appraisal (2006) identifies key views within the conservation area southwards. Given the elevation of much of Ilkley Conservation Area, which is located on steeply rising land up the valley sides, there are numerous opportunities for views of the setting to the north of the town. These views allow

appreciation of the location of the town (and conservation area) within its valley setting and its sense of enclosure between the rising moorland to the south and wooded hillsides and fields to the north. The development of a large site on the edge of the settlement has the potential to impact to a degree on the wider setting of the conservation area.

- 1.18 Development has the potential to have a **moderate** negative impact on significance and setting of the listed buildings grouped around Hollin Hall and on the setting of Ilkley Conservation Area. It is anticipated that the impact of the development of the site upon the significance and setting of the listed milepost will be **negligible**.

Mitigation measures/ Opportunities to enhance significance

- 1.19 The moderate negative impact on the significance and setting of the listed buildings, in particular Hollin Hall, which is located immediately abutting the southern boundary of the site, is likely to result in harm that is Less than Substantial (of an unacceptable level).
- 1.20 There may be means to mitigate the impact of development on parts of the site so that the harm is reduced to an acceptable level. Development in the area of the site immediately abutting Hollin Hall is likely to result in harm, as any development would significantly compromise the openness of the setting. It is likely that a substantial buffer of undeveloped land would need to be left to allow the sense of isolation and rural character of Hollin Hall and the group of buildings in which it stands, to be maintained. The strengthening of landscaping along the boundaries to the west of Hollins Hall and its outbuildings, and around the southern areas of the developed areas of the site will assist in maintaining the sense of separation and visual distinction of the group from surrounding built form. Landscaping will also help limit the visual impact of development from Hollins Hall and its outbuilding and will help maintain its setting.
- 1.21 Notwithstanding this, development of the site will need to be informed by and respond to the surrounding high quality development. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. Building heights should remain low in the developed areas of the site and should also take into account the topography to ensure that long distance views from Hollin Hall and from within the higher ground within the conservation area are maintained as far as possible. Design and materials should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees will be needed and the addition of significant areas of additional landscaping and undeveloped buffers to the north of the listed buildings. The existing stone boundary wall along the boundary with Skipton Road should also be incorporated to ensure that this element of the rural character of the site is retained.
- 1.22 An appropriate condition requesting a pre-development below ground archaeological assessment/study is likely to be required.

Impact on significance following mitigation measures

- 1.23 If development of the site accords with the above suggested measures it is likely that development could be accommodated on some parts of the site with moderate/minor harm to the setting of the listed buildings and conservation area with adequate mitigation measures. Development could result in less than substantial harm (of an acceptable level). The impact of developing the remaining areas of the site, which are located in close proximity to Hollin Hall farmhouse and outbuilding, will be more difficult to mitigate and without further information, it is considered likely to result **less than substantial harm (of an unacceptable level)**.

Conclusion

- 1.24 Development of some areas of the site are likely to be **UNACCEPTABLE** due to the potential impacts on the setting of the heritage assets abutting the site. Development may be **ACCEPTABLE** on other areas of the site with appropriate measures and mitigation to protect the setting of the nearby listed buildings and with appropriate conditions to protect any below ground archaeology that may exist within the site.

Site Photographs



View northwards from the southern-most point of the boundary of the site and Skipton Road



Images (credit Google Streetview) north from Skipton Road (top) and Hollin Hall farmhouse grouping (bottom)

