

Heritage Impact Assessments

Menston

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H584
Site Name:	Bingley Road
Regulation 18 Site Ref	ME1/H
Former SHLAA Site Ref	ME/002
Site Address	Bingley Road
Settlement	Menston
Gross Site Area (ha)	2.32
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is an irregular shaped open field to the south of Menston Village and Conservation Area. The site is bounded by dry stone wall along the road (Derry Hill) to its west and 20th century housing to the north. The adjacent field to the east is in the process of being redeveloped for housing. The topography of the site undulates as it slopes from south to north. A mature tree line runs along the Derry Hill boundary and a public right of way crosses the field at the sites southern boundary. On the date of the site visit/assessment the site was under pastoral usage.

Identified heritage constraints

1.2 Designated assets

- Menston Conservation Area

- 1.3 Historic England comment: The site is located on the south side of Menston on Derry Hill overlooking the Menston Conservation Area some 250 metres to the north. Due to the elevated nature of the site development of this area could harm elements which contribute to the significance of the CA.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS comment: No apparent significant archaeological implications

Significance of assets

Menston Conservation Area.

- 1.6 Up until the end of the 18th century, Menston, like many other small settlements in the district, was very much an agricultural community, small and self-contained. The settlement most probably consisted of a handful of scattered farmsteads and cottages that were roughly centred around the heart of the settlement at the junction between Main Street, Derry Hill and Burley Lane. Fairfax Hall and Grange Farm were likely to have been the principal buildings in the settlement, along with Menston's other hall, Low Hall that was located at the eastern end of Main Street.
- 1.7 By the middle of the 19 century the Industrial Revolution had made its mark economically, socially and environmentally in Menston. As elsewhere in the country the new ease of transport combined with the technological advancement of this age spurred on a change in the means of manufacture. The cottage-based industry, which had until this point complemented the agricultural pace of the settlement, evolved into an increasingly efficient factory-based concern, thus rendering domestic production uneconomical.
- 1.8 Following the Second World War the village expanded considerably, with many of the green fields immediately around the village and particularly the station area, being used for housing developments. Despite the surrounding 20th century residential developments Menston has retained much of its historic core and the surviving built form acts as an interpretable testament to the economic, social and religious changes that have shaped the development of this settlement.
- 1.9 The Menston Conservation Area Assessment identifies that the topography and setting of the village is an important defining characteristic of the area's sense of place and character. Just as important are the views within, into and out of the settlement as these give the area a wider context and often reaffirm historical associations.
- 1.10 The heritage significance of the conservation area is **Medium**.

Impact of development on significance

- 1.11 The historic core of the village (conservation area) has been encircled by modern residential development during the 20th century, however, the rural character of the village can still be appreciated through its wider setting and long views. The rising land that surrounds the village to the south, southeast and southwest provide an aesthetic rural backdrop to the conservation area that secludes the village adding to its sense of place.
- 1.12 The conservation area assessment identifies views from Derry Hill and its tree lines as providing both open vistas and snapshots that allow for the appreciation of the settlements development and also the wider rural setting. There are no obtainable views of the site from within the conservation area boundary, however the tree lines along Derry Hill are notable as a backdrop above the rooflines.
- 1.13 The topography of the site creates two distinct terraces for potential development. The southern end of the site is at the foot of Derry Hill and is relatively flat. Development

here, if informed by the scale and massing of the 20th century housing to its immediate south, would have no impact on the conservation area and would not overtly impact on views.

- 1.14 At approximately 50 m north of the southern boundary the topography of the field steeply inclines before levelling out to create an upper terrace. Development at this elevation may have the potential to be visible from within the conservation area and will certainly impact on views across the conservation area and valley from Derry Hill.
- 1.15 The loss of any trees within the site that form part of the rural backdrop would not be agreeable.
- 1.16 The development of the northern end of the site has the potential to result in a **Moderate negative** impact to the conservation area.
- 1.17 *The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised through positive mitigation.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.18 **Moderate** impact to the heritage assets deemed to be of a **Medium** heritage significance are determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm**. The acceptability of development on this site would be dependent upon the possibility of adequate mitigation that preserves the existing views into and out of the conservation area.

Mitigation measures/ Opportunities to enhance significance

- 1.19 If the site is taken forward, development should be restricted to the foot of Derry Hill. Mitigation of the impact of development on the long views from Derry Hill across the conservation area may not be achievable.

Conclusion

- 1.20 The development of the south end of the site will not impact upon the character and setting of the conservation area so is considered **ACCEPTABLE**. Development at the elevated north end of the site will negatively impact on views across the conservation area and its rural character and so is considered **NOT ACCEPTABLE**.

Site Photographs



View South from Site ME/002



View East from Site ME/002



View North East from Site ME/002



View towards Site ME/022 from Stocks Hill (Road)





