

Heritage Impact Assessments

Bradford North East

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H599
Site Name	Barkerend Mill
Regulation 18 Site Ref.	NE7/H
Former SHLAA Site Ref.	NE/035
Site Address	Pit Lane, Barkerend Road
Settlement	Bradford North East
Gross Site Area (ha)	0.49
Regulation 19 Site Status	Allocation

Site description

- 1.1 An area of derelict land covered with rubble and self-seeded scrub. To the north is the large roundabout forming the junction of Otley Road and Barkerend Road. To the west is a road spur from the roundabout into the site, which leads onto Pit Lane which continues as a footpath through to Bardsey Crescent to the south. To the east is a modern portal framed structure housing a Lidl supermarket, and behind this in the south-east portion of the site is a 6 storey stone built former textile mill, the remaining part of Barkerend Mills.
- 1.2 The site is almost flat.

Identified heritage constraints

- 1.3 Designated assets
- Grade II listed Barkerend Mill, NHLE 1314311
- 1.4 Non-designated assets
- None identified

Significance of assets

- 1.5 The proposed site comprises the former site of the once larger Barkerend Mills complex:

- 1.6 'Mid C19 probable rebuild of earlier cotton mill as worsted mill. Later C19 extensions along road front. Long 6-storey sandstone "brick" road front plain windows. Waggon entrance. To rear at right angles is the earlier mid C19 block of 6-storeys sandstone "brick", 15 windows with segmental heads to lintels, on sill bands; spaced block brackets to eaves cornice. Terminal stair turrets with eaves cornice broken forward over. The north end has central hoist tower and attached to the north-east corner a chimney breast tower, which rises above eaves level as a broached base to the octagonal sandstone "brick" stack.'
- 1.7 The buildings referred to in the listing description once filled the site, fronting Barkerend Road. The majority were damaged by fire in the early 1990s and subsequently demolished. Only the 6 storey 17 bay block remains, described as being mid-19th century but actually dating from around c.1870 and believed to have been designed by Eli Milnes architect. Significance has been lost as the buildings once illustrated the evolution and growth of an integrated mill complex. The remaining block has architectural interest and also displays evidence of the development of power supply and transmission during its use, thus having industrial archaeological interest. The setting of the mill has been dramatically changed with the loss of associated industrial buildings and the construction of the adjacent supermarket, of indifferent design quality.
- 1.8 Barkerend Mill remains listed at Grade II and is of **Medium** significance.

Impact of development on significance

- 1.9 The site is in multiple ownership. The remaining listed building is now regarded as a listed building at risk, vulnerable due to insecurity against intruders and frequently affected by vandalism, fire and anti-social behaviour. The regeneration and re-use of the listed building is an urgent objective. Development of the proposed adjacent site would affect the setting of the Grade II listed mill building. However the setting is of low heritage significance, now comprising no industrial buildings contemporary with the mill building. Therefore the primary heritage requirement of any development of the adjacent site is that it would not by virtue of use or design, prejudice the re-use of the mill in any way. The use must consider the opportunities for re-use of the listed building, which is an essential objective in terms of listed building protection and regeneration, and in terms of cohesive and coordinated planning of the area and of policy DS1 of the adopted core strategy. Any use of the development site must not hinder or conflict with expected or possible uses of the mill.
- 1.10 The appearance of the development site would be expected to complement the setting of the listed building. Although unlikely to be of comparable scale, which would potentially obscure the listed building, the application of good quality materials in designs which create an interesting and attractive townscape will be expected. The thoughtful use of landscaping and layout to maintain views of the listed building and enrich its setting with appropriate greening will also be expected.
- 1.11 The re-use of the listed mill would necessarily maintain its significance and bring heritage benefits in securing its future. Subject to careful consideration of the setting of the listed building, development of the adjacent site will be capable of maintaining and

potentially enhancing the setting, as well as facilitating regeneration of the listed building at risk.

- 1.12 It is expected that development would have a **Moderate** impact on the significance of the listed building, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on setting, improving upon the existing unsightly derelict setting and sustaining the listed building. Less than substantial harm of an acceptable degree should be the expected outcome.

Mitigation measures/ Opportunities to enhance significance

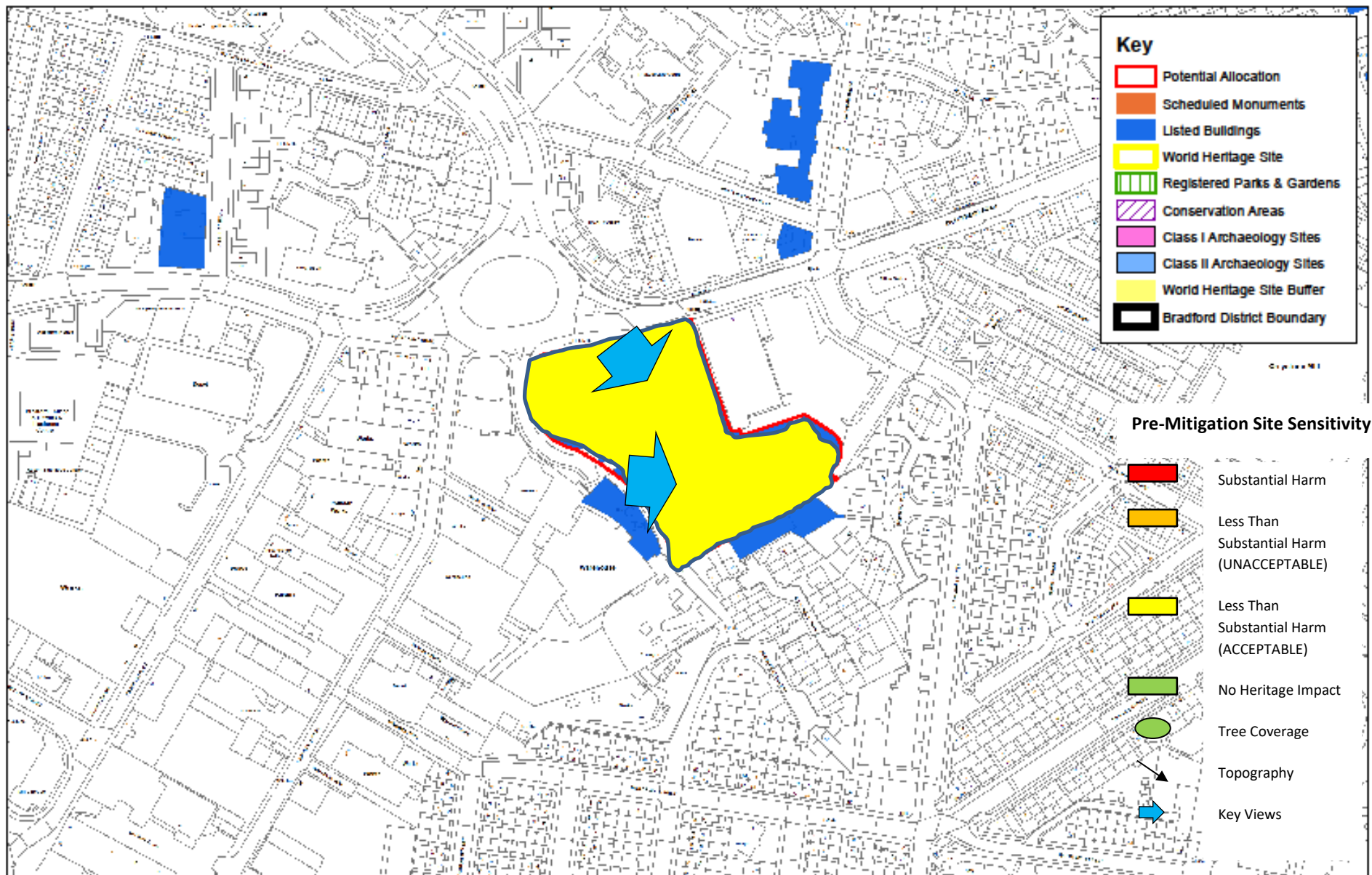
- 1.13 Careful attention to the intended use, design, layout and appearance of any development with appropriate landscaping would maintain and potentially enhance significance.

Impact on significance following mitigation measures

- 1.14 Not applicable.

Conclusion

- 1.15 Development of the proposed site should strive to have an **ACCEPTABLE** impact with the potential to improve the setting of the listed building and support its regeneration.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H678
Site Name	Kyme Mill
Regulation 18 Site Ref.	NE16/H
Former SHLAA Site Ref.	NE/112
Site Address	Napier Terrace, Moorside Lane
Settlement	Bradford
Gross Site Area (ha)	0.88
Regulation 19 Site Status	Rejected

Site description

- 1.1 The mill complex is located in a densely developed area. The mill is approached from Leeds Road along Napier Terrace. The street is lined with terraced houses. Moorside Lane abuts the western side of the mills, with areas of surface car parking and 20th century commercial buildings. To the north is open ground, partly used for informal car parking. To the north-east is Napier Road, with traditional terraced houses standing with their backs directly to the boundary wall of the mill.
- 1.2 The mills comprise an L-shaped 4 storey block, appearing to be of late 19th century construction to the left of the entrance. The site is entered through a gated opening in a high boundary wall which closes off the top of Napier Terrace. To the north of the mill yard is a large 4 storey inverted T-shaped block, the head of which runs south-west to north-east. This block appears to have earlier 19th century origins, with a central gabled feature with a Venetian window at attic level. Adjacent stands a plain square mill chimney. West of this block is an area of single storey weaving sheds with north-light roofs. The northern end of the complex is occupied by a further 4 storey building, with a double ridged roof. This again appears to be of late 19th or early 20th century date.
- 1.3 The buildings appear to be in various commercial uses with a medium level of occupancy.

Identified heritage constraints

- 1.4 Designated assets
 - None within distance where development of the Mills would have an impact.

1.5 Non-designated assets

- The Mills are an undesignated heritage asset.

Significance of assets

- 1.6 The origin and early development of Bradford Moor Mill (as the mills were originally known) has not been established, but it may have been built during the second quarter of the 19th century, and it is shown as a worsted mill on the Ordnance Survey map of 1852. This map was produced at a scale of 1:10560, and appears to show two rectangular blocks with two small reservoirs to the rear, although the detail is unclear. Conversely the Ordnance Survey 1:500 Town Plan of 1891 shows that the mill consisted of a large, T-shaped range, with freestanding chimney and three small reservoirs to the rear, and two smaller buildings to the south. The engine and boiler houses are not marked, suggesting that the steam-power plant was housed inside the main mill building. The principal entrance was at the south-western corner, affording access from Moorside Lane, with a second entrance a short distance to the north is likely to have been for goods. This map, together with the next edition of 1908, identify the buildings as Moorside Mill, and indicate that it was used for producing a cotton yarn. The Ordnance Survey map of 1921 shows that several new buildings, including a weaving shed, had been added to the mill, and that it had switched production from cotton to mohair. Further addition had been completed by 1933, by which date the mill had returned to its original use of producing worsted, but had changed its name to Kyme Mills. These buildings all remained standing, providing important evidence for the progressive development of a textile mill up to the 1930s. The mill has some wider industrial context value and historic interest with the adjacent 19th-century workers' housing on Napier Road and Napier Terrace.
- 1.7 The mills are afforded high heritage value in the University of Salford study of textile mills in the District published in February 2019, being noted as a good example of a largely complete and potentially early integrated mill complex.
- 1.8 WYAAS comment: Site contains Bradford Moor Mill (PRN16619). Mill identified by HE-funded Salford University survey as worthy of retention & conversion to residential. Mill would need archaeological assessment in advance of development.
- 1.9 Historic England comment: There are no designated heritage assets in the vicinity of the site. Kyme Mills is a distinctive and characterful building that could be considered to be an undesignated heritage asset. As such any development of this site should seek to retain and sensitively convert the mill buildings and structures of interest.

Impact of development on significance

- 1.10 The presumption is for retention and conversion of the majority of the buildings on the site, with focus on those with historic and architectural merit. Re-use of existing buildings achieves better sustainability credentials than demolition and re-development as the embodied energy already expended in construction of large, robust buildings is retained.

- 1.11 Subject to the sensitive adaptation of the buildings to new use, the significance of the undesignated heritage assets will be maintained, and indeed enhanced, through affording an assured future for them.

Mitigation measures/ Opportunities to enhance significance

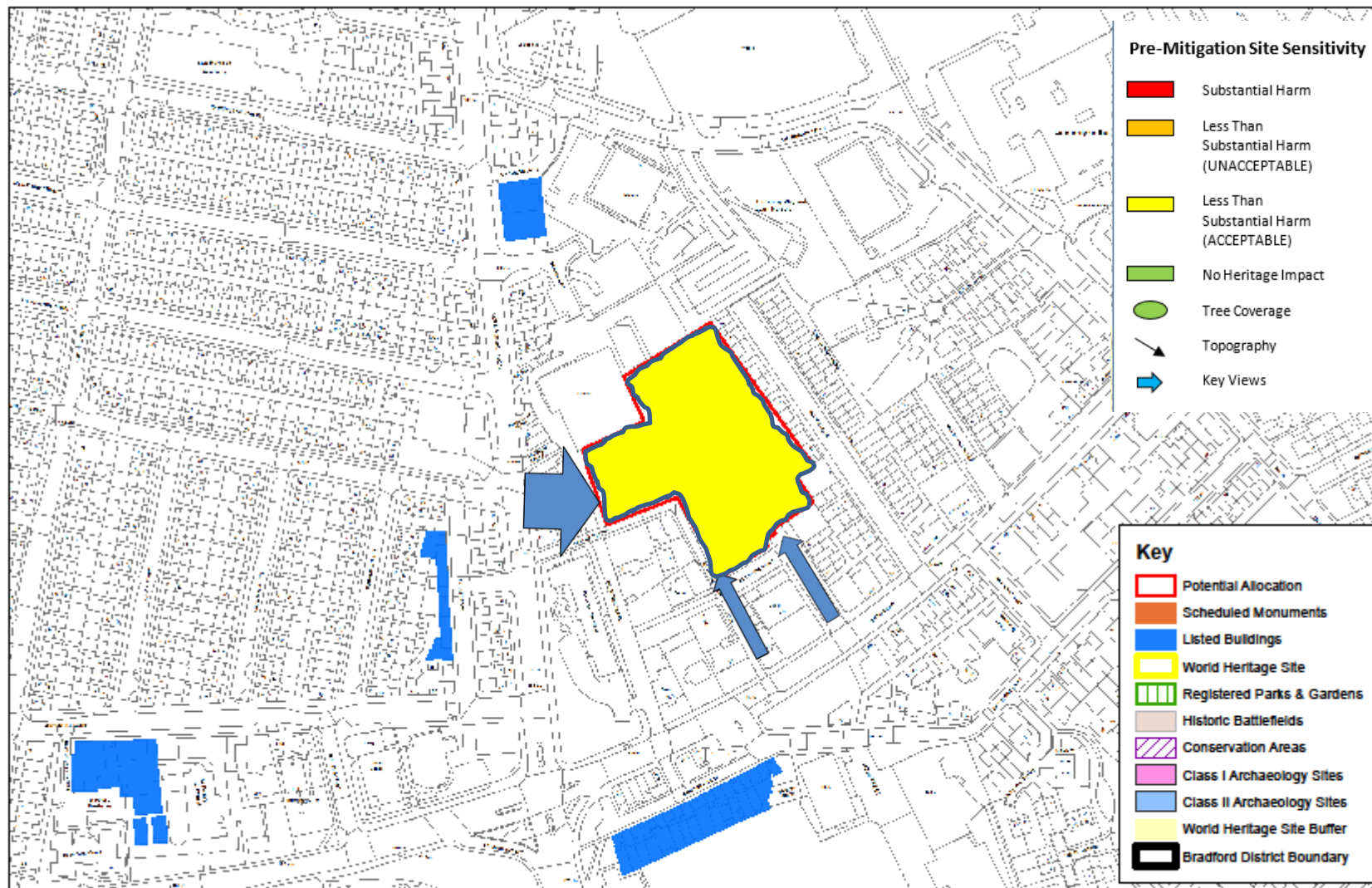
- 1.12 Not applicable.

Impact on significance following mitigation measures

- 1.13 Not applicable.

Conclusion

- 1.14 The buildings comprising Kyme Mills have clear heritage merit. They present an opportunity to provide significant numbers of residential units through the sustainable adaptation of existing structures. The conversion of the buildings should be encouraged, with consideration given to proactive discussions with building owners to evolve a viable and sympathetic residential development. On this basis, development would have an **ACCEPTABLE** impact.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H682
Site Name	Apperley Road, Apperley Bridge
Regulation 18 Site Ref.	NE4/H
Former SHLAA Site Ref.	NE/025b
Site Address	Apperley Road, Apperley Bridge
Settlement	Bradford North East
Gross Site Area (ha)	1.63
Regulation 19 Site Status	Rejected

Site description

- 1.1 The potential site is an area of mostly open ground with the NE bordering the canal, the small section of SE boundary bordering Apperley Road and to the west is the Millers Homes housing estate which is still under construction. The site slopes gently at its southern end towards the canal but has a steeper incline in the northern section. At present most of the site is set to grazing horses though 277 Apperley Road, a Grade II listed building is located in the southern corner. Trees are located along much of the boundaries of the site, with good tree cover around its northern and southern edges and along the canal frontage. There are the remains of some subdivision of the site with a drystone wall crossing from east to west at approximately two-thirds of the way down and the remains of fencing evident in several places.

Identified heritage constraints

1.2 Designated assets

- Leeds & Liverpool Canal Conservation Area
- 287 Apperley Road – Grade II (NHLE 1184369)
- 289 Apperley Road – Grade II (NHLE 1133326)
- Leeds & Liverpool canal retaining walls, gates and shoot of Dobson Locks – Grade II listed (NHLE 1314478) immediately to the NE of the site
- Leeds & Liverpool Canal British Waterways Authority Works Depot Building by the summit of Dobson Locks – Grade II (NHLE 113309) approx. 30m to the NE of the site

- Leeds & Liverpool Canal Cottages adjacent to Dobson Locks – Grade II (NHLE 1133038) approx. 10m to the NE of the site
- 291 and 293 Apperley Road – Grade II (NHLE 1184399) approx. 40m to the NW of the site
- Barn adjacent to east end of 291 Apperley Road – Grade II (NHLE 1133327) approx. 50m to the NW of the site
- Field House, Apperley Road – Grade II (NHLE 1133325) approx. 50m to the E of the site
- Mill Holme Farmhouse and integral barn, Apperley Road – Grade II (NHLE 1314322) approx. 120m to the SW of the site

1.3 Non-designated assets

- None identified.

1.4 WYAAS Comments - Adjacent Conservation Area & Listed building on eastern side. No apparent significant direct archaeological implications.

1.5 Historic England Comments: Objects

1.6 This undeveloped site is adjacent to the Leeds Liverpool Canal Conservation Area and close to several Grade II listed buildings and structures either side of Milman Bridge and north along the canal at Dobson Locks. The Conservation Area Appraisal identifies that Milman Bridge marks the point where there is a pronounced shift from the open countryside to the village-like feel around the crossing. Whilst new development has taken place to the west of the site, this area continues to provide an area of open land on the west side of the canal. Development of this area could harm elements which contribute to the significance of the CA and the listed assets associated with the canal.

1.7 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.

1.8 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.

1.9 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.

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 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 any of 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 19

Significance of assets

- 1.11 The Leeds & Liverpool Canal abuts the north-eastern boundary of the site and small corner falls within the boundary of the conservation area. The **Leeds & Liverpool Canal Conservation Area** is a 16 mile linear designation which covers the length of the canal as it passes through Bradford district. It also includes some landscapes, buildings and settlements that make a particularly strong contribution to the canal or are historically associated with it. In this section the conservation area includes the canal itself, the locks and associated buildings and the buildings and their curtilages around Milman Bridge. This section of the canal was particularly significant as it was the location of one of only four Canal Company maintenance yards along the length of the entire canal. Originally there were three wharves at Milman Bridge and as a consequence, there were several buildings historically associated with the canal around the bridge and locks.
- 1.12 The setting to the canal is of particular significance at this point. The slightly elevated position of the locks allows views eastwards across fields. The open fields to the west form a green backdrop which provides important contextual setting and visual linkages. At Milman Bridge there is a distinct shift in the character of the canal conservation area and setting. To the south of the bridge, and beyond this point the canal environment and conservation area take on a more 'village-like' feel with houses dominating the west side of the canal and the marina (formerly a boatyard) and converted mills providing links to the development of industry and commerce alongside the waterway. This contrasts quite significantly with the feel, sense of place and local distinctiveness of the setting to the north of Milman Bridge, around the locks and to either side of the canal. At this point the canal and its setting has a distinctly more rural feel, reinforced by the longer distance views to the surrounding landscape to the east of the canal and listed locks and by the green landscaped backdrop to the west (including the HIA site).

The conservation area and its setting has a historical, aesthetic and communal value and its heritage value is **medium**.

- 1.13 **Dobson Locks** (Grade II) are a two rise locks and are contemporary with this section of the canal. They raise the level of the canal by approximately 20 feet and are of stone construction with timber lock gates. Stone steps are cut into the side of each facing along with iron railings and stone copings to the top of the lock walls. Iron mooring posts are attached to the copings. To the west of the locks is an overflow channel lined with stone setts. The locks are an important feature of the canal, they were a crucial part of the engineering solution found to overcome topographical and level changes along the route of the canal and as such impart an understanding of the engineering feat that was the construction of the canal and have an important function. The locks have been altered very little and they have significance as an individual heritage asset but also with the grouping of other canal structures nearby. The locks have a historical, aesthetic and communal value. The heritage value of these assets are **medium**.
- 1.14 Immediately to the east of the locks are the **British Waterways Offices**. These were originally built as a Canal Company warehouse around 1800 and retain much of their former traditional industrial character. The buildings are two storeys in height with a single storey element at the southern end. The offices are built of traditional materials – stone and stone slate with timber doors and window frames. At the northern end of the offices is a single storey shed and services for boaters. The canal offices are Grade II listed in recognition of their historic and architectural interest and make an important contribution to the understanding of the development and historic function of the canal and its associated structures. The offices have a historical, aesthetic and communal value. The heritage value of these assets are **medium**.
- 1.15 The **cottages adjacent to Dobson locks** are an attractive and traditional group of three Canal Company houses. The cottages date from the early 19th century and whilst some alterations are evident, they retain much of their original character and a high degree of traditional detailing, such as the timber sash windows, panelled doors and all except the northern most cottage has a stone slate roof. The cottages are characterful, are Grade II listed buildings and have a historical and aesthetic value. The heritage value of these assets is **medium**.
- 1.16 **289 Apperley Road** is an early 19th century house located immediately adjacent to Milman Bridge. It was originally located at the head of the boat yard and wharf and was most probably built to accommodate the Area Inspector. It is a handsome, three-bay property fronted with ashlar stone, with a stone slate roof and corniced chimneystacks. The property retains a high degree of its original character and detailing, such as 12 pane sash windows. The property is of architectural and historic significance and contributes to the understanding of the development of the canal and its functions. It is a Grade II listed building and has historical and aesthetic value. The heritage value of the asset is **medium**.
- 1.17 **287 Apperley Road** is a similar property in terms of its size, though has slightly less elaborate detailing when compared to 289 Apperley Road. The property dates to the early 19th century and is a two-storey three-bay house built from stone with a stone

slate roof. The property retains sash windows (those these are probably later replacements) and is set back a short distance from the road. It is a Grade II listed building and has historical and aesthetic value. The heritage value of these assets is **medium**.

- 1.18 **291 and 291 Apperley Road and barn** located a short distance to the east of 293 are an attractive and traditional grouping of buildings also associated with the canal. The cottages and barn probably date from the time of the canal construction around the end of the 18th century and retain much of their original character. The cottages were most likely used to house Canal Company employees originally and the barn for overnight stabling of barge horses. The barn has been converted in recent years to a dwelling. The buildings are of historic and architectural interest individually and as a group. They are Grade II listed and impart an understanding of the development of the canal and the functions of its associated structures. The cottages and barn have a historical and aesthetic value. The heritage value of these assets are **medium**.
- 1.19 **Field House**, located on the south side of Apperley Bridge was originally constructed in the late 18th century property as a canal toll house. The main body of the house was then rebuilt in the 1840s. The property is two storey (but retains the single storey late 18th century outhouse with a mullioned window) and is built in stone with a stone slate roof. The property is of architectural and historic significance and contributes to the understanding of the development of the canal and its functions. It is a Grade II listed building and has historical and aesthetic value. The heritage value of the asset is **medium**.
- 1.20 Further to the west is **Mill Holme**, a former farmhouse with attached barn dating to the late 18th century. The property is stone built with a blue slate roof (originally this would have been stone slate) and timber sash and casement windows. The property would have once formed part of a farm holding however the property is now in residential use and the original farmlands have since been developed with housing and thus its original setting is much changed. The building itself still retains its former agricultural character and it is Grade II listed and has historical and aesthetic value. The heritage value of the asset is **medium**.

Impact of development on significance

- 1.21 The site is located within the setting of (and partly within) the Leeds & Liverpool Canal Conservation Area and within the setting of several listed buildings, nearly all of which are associated with the development of the canal. The setting of these assets is intrinsically linked to the open countryside which surrounds them. The function of the canal was to provide easier transportation of bulky goods, initially lime, which was fundamental to agriculture and building and lime kilns were commonly located alongside the canal. The areas of open landscape make a strongly positive contribution to the setting of the canal and listed buildings. The buildings and the canal have a tangible link to the rural landscape in which they are set and help inform our understanding of their function and their historic relationship to their setting. The setting of the heritage assets is therefore considered to make a substantial contribution to their significance.

- 1.22 There has already been recent housing development in the vicinity of the proposed site, with the area of land to the west being developed by Miller Homes. Significant efforts were made to ensure that the area adjacent to the canal and locks (immediately to the north of the proposed application site) was intentionally left open and undeveloped in order to maintain the open setting of the assets. The proposed application site provides a key area of open landscape within the immediate setting of the assets and as such its development is likely to substantially compromise the contribution that it makes and will harm the setting of the heritage assets, and their significance, to a substantial degree.
- 1.23 Development of much of the site has the potential to have a **major** negative impact on the significance and setting of the Leeds & Liverpool Canal Conservation Area, Dobson Locks, the Canal offices and the lock cottages. It is likely to have a **moderate** negative impact on the significance and setting of 287 and 289 Apperley Road, 291 and 293 Apperley Road and the barn and Field House. Due to the distance and limited visual linkages it is likely to have a **minor/negligible** impact on the significance and setting of Mill Holme farmhouse and barn.

Mitigation measures/ Opportunities to enhance significance

- 1.24 It is not possible to mitigate the impacts of the proposed development on the majority of the site due to its openness. There may be scope for the development of a very small proportion of the site that lies immediately adjacent to Apperley Road as this area is screened from the canal and the gap in the building line would appear to provide an opportunity for a small amount of infill development. However, this would only appear to allow for one or two dwellings immediately alongside the road and this may be further constrained by the presence of trees which may be protected and/or make a contribution to local amenity.

Impact on significance following mitigation measures

- 1.25 Due to the difficulty of mitigating the impacts of a residential development on the majority of the site, then it is likely that development the majority of the site will result in **SUBSTANTIAL HARM** to the significance of the heritage assets.

Conclusion

- 1.26 The development of the majority of the site will result in an **UNACCEPTABLE** impact

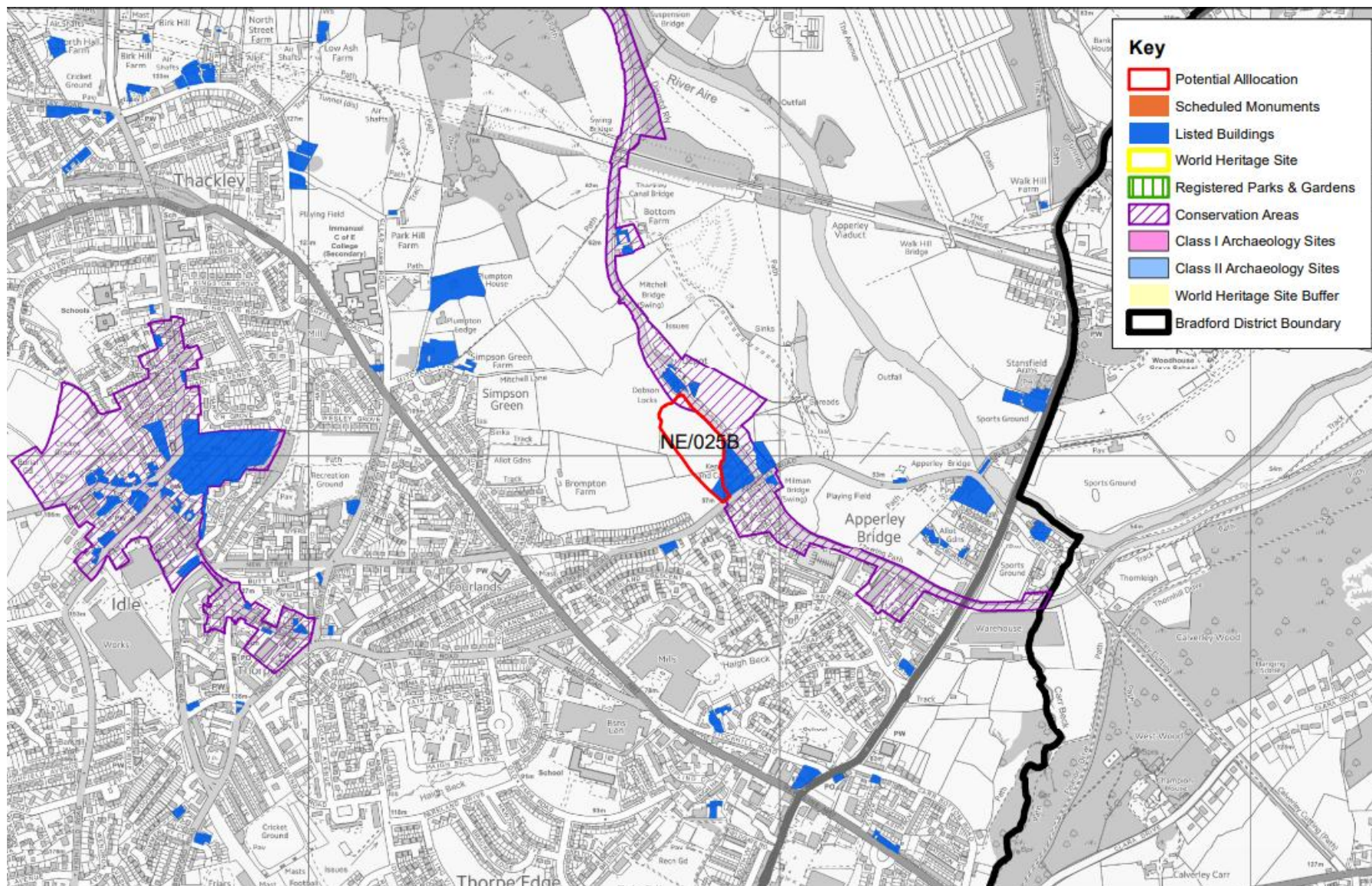
Site Photographs

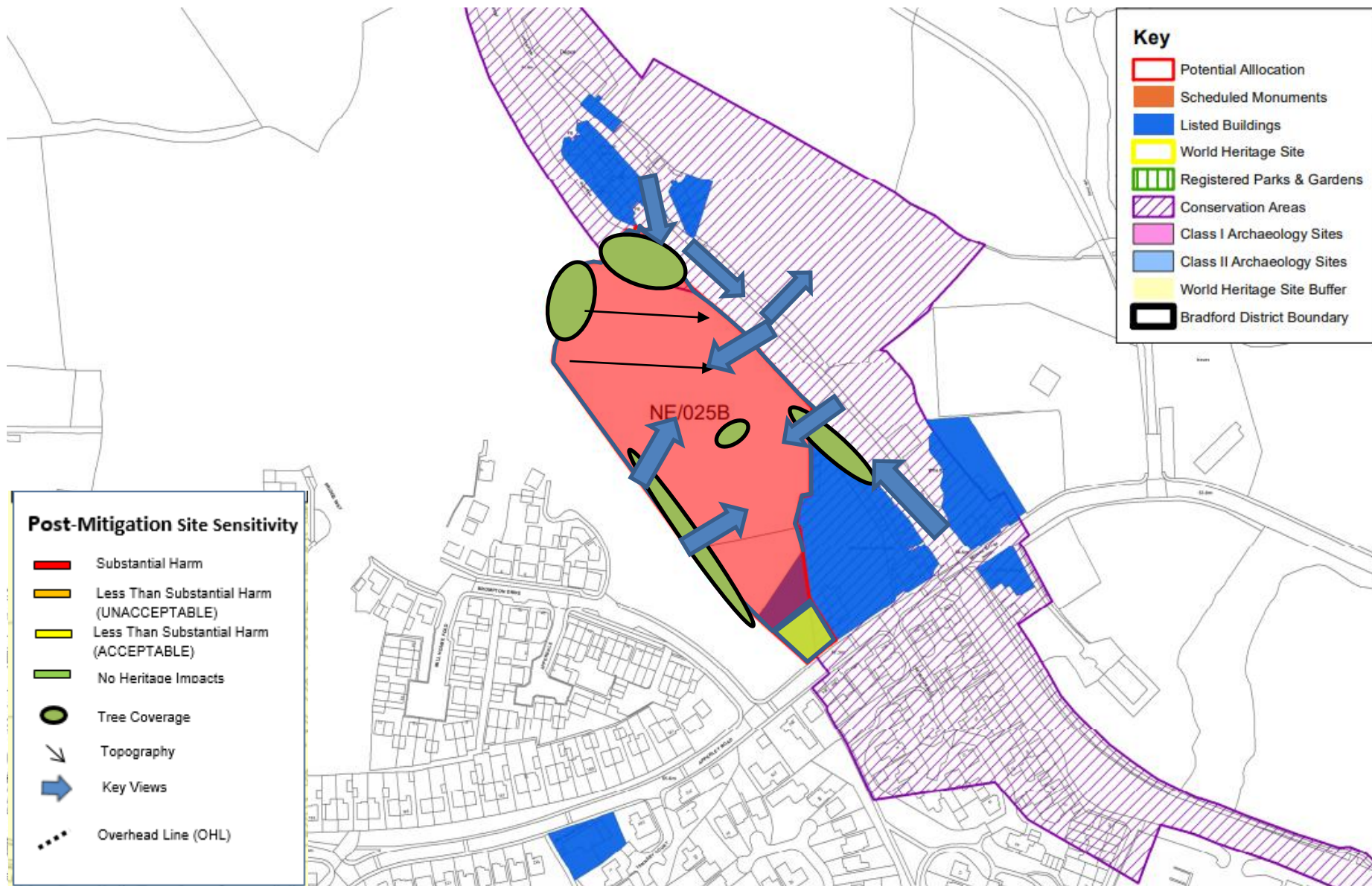


Photo 1 – View from Miller Homes development immediately to the west of the application site towards the locks



Photo 2: The site viewed from the canal towpath to the south of the locks





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	E20
Site Name:	Land south of Esholt Waste Water Treatment Works
Regulation 18 Site Ref	NE22/E
Former SHLAA Site Ref	NE/015B
Site Address	Walkhill Farm, BD10
Settlement	Bradford North East
Net Site Area (ha)	3.19

Site description

- 1.1 The site comprises a grouping of fields to the north and south of Grade II Listed Walk Hill Farm. The farm - which is no longer in agrarian usage is also within the site boundary, as is an irregular shaped piece of land containing an unlisted residential dwelling (Elm Lodge) to the south. The site is bound by the water treatment works to the north, The Avenue to the west, mature woodland forms to the east and the railway line forms the south boundary.



Identified heritage constraints

1.2 Designated assets

- Walk Hill Farmhouse- G.II (NHLE:1133322)

1.3 Historic England comment: Walk Hill Farmhouse at the southern end of this site is a Grade II Listed Building. Development could also impact upon the Rawdon Cragg Wood Conservation Area. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.4 Non-designated assets

- None identified

1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Walk Hill Farmhouse- G.II (NHLE:1133322)

1.6 Walk Hill Farmhouse is an extended, late 18th century stone built vernacular property. The former ancillary buildings within the immediate setting of the farmhouse have been converted for residential purposes. The heritage significance of the farmhouse is derived through its architectural styling and age. The grouping is Grade II Listed (The former ancillary buildings should be regarded as listed by curtilage). The Lodge at the south end of the Site is not a recognised heritage asset.

1.7 The Heritage Importance of Walk Hill Farmhouse is **Medium**

Impact of development on significance

1.8 Although the grouping is no longer engaged with farming, the fields that make up the site, are seen through mapping to be historically linked with Walk Hill Farm and form part of its immediate setting. The complete loss of these would be detrimental to the traditional character and setting of the listed grouping.

1.9 The Scale of Impact resulting from development of the site is determined to be **Moderate**

1.10 *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 Local Plan -Heritage Impact Assessment Methodology 2020)

1.11 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.

Mitigation measures/ Opportunities to enhance significance

1.12 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. A landscaped buffer or area of open

space is likely to be required around Walk Hill Farm to enable the buildings to be viewed in the context of open space and to allow an understanding of their function. This should be substantial enough to provide meaningful and effective separation between the development and the heritage assets. Development of the rest of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the listed farm and its ancillary buildings.

- 1.13 Following mitigation measures, it is likely that the area closest to Walk Hill Farm and its ancillary buildings would need to remain relatively open as due to the close proximity to heritage assets, development of this area would result in **less than substantial harm (of an unacceptable level)**. If mitigation measures are adequate and the development carefully considered in light of the proximity and setting of the heritage assets, development on the remaining areas of the site would result in **less than substantial harm (of an acceptable level)**.

Conclusion

- 1.14 Development is likely to only be **ACCEPTABLE** on the provision of a landscaped buffer and through mitigation to protect the setting of Walk Hill Farm.

