

Heritage Impact Assessments

Oxenhope

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H833
Site Name:	Crossfield Road
Regulation 18 Site Ref	OX1/H
Former SHLAA Site Ref	OX/003
Site Address	Crossfield Road
Settlement	Oxenhope
Gross Site Area (ha)	0.69
Regulation 19 Site Status	Allocation

Site description

- 1.1 A long relatively narrow plot of land orientated north-south. The proposed site is rough grassland, and slopes steadily towards the south. At its southern end it adjoins the end of Crossfield Road, a suburban road branching off Moorhouse Lane and lined with 1970s detached dwellings. Similar development abuts the eastern boundary, until towards the northern end, where the site abuts the grounds of Moorhouse Farm, the former farmhouse and barn of which appear to date from the late 18th century. Adjacent to these to the east are Moor House and a further barn to its north, adjacent to Moorhouse Lane.
- 1.2 The long western edge of the proposed site comprises a drystone wall with occasional field trees. Beyond are open pasture. In character, the site is contiguous with these fields to its west.

Identified heritage constraints

1.3 Designated assets

- Moor House, Moorhouse Lane (incorrectly named as 'Moor Lane' in National Heritage List), Grade II listed, NHLE1313948
- Barn to north of Moor House, Moorhouse Lane (incorrectly stated as to south of Moor House in National Heritage List), Grade II listed, NHLE 1200422
- Oxenhope Station Road Conservation Area

1.4 Non-designated assets

- Moorhouse Farm and The Barn, Moorhouse Lane.

Significance of assets

- 1.5 Moor House: House. Early C19. Stone, stone slate roof. 2 storeys, 3 1st-floor windows. Quoins. Central doorway with pilasters, frieze and pediment. Two 2-light windows with sashes with glazing bars on each floor. Single sash over door. Kneelers, coping. Garden front has a bay window and 3-light sashes. It appears this house, built in the local vernacular in either the late 18th century or early 19th century, was re-fronted on its south side in the later 19th century. Perhaps initially with agricultural origins, it has evolved to be a small villa with more architectural presence. The house has **Medium** heritage significance.
- 1.6 Barn to north of Moor House: Probably C16. Squared rubble, stone slate roof. Segment-headed cart door; door with stone lintel to left. Interior: wallposts support tie beam trusses with curved braces; purlins. A fine example of a vernacular barn. Its age suggests that the house it adjoins may not be the first on the site. The barn has **Medium** heritage significance.
- 1.7 Moorhouse Farm and The Barn stand to the north-west of Moor House. From their appearance, they appear to date from the late 18th century. The house displays the local vernacular, with single and triple flat-faced 3-light mullioned windows. The barn is also in coursed stone under a lower stone slate roof. It appears to have been converted to residential use in the late 20th century but its agricultural origins remain legible. Because of their age, clear character, and well preserved illustration of the local vernacular, and proximity to the listed assets at Moor House, the adjoining properties are regarded as undesignated heritage assets. As they have important local significance, the undesignated assets are assessed as having **Medium** heritage significance.
- 1.8 Oxenhope Station Road conservation area. The nearest part of the conservation area is sufficiently distant for development of the proposed site to not materially impact its setting or character.

Impact of development on significance

- 1.9 The heritage assets would not be physically impacted by development of the proposed site. It is assumed access would be taken from Crossfield Road and therefore there would be no incursion through the curtilages of the listed and unlisted assets.
- 1.10 It is possible that historically the wider agricultural land of which the proposed site forms part was the holding of Moorhouse Farm. Development would completely sever the buildings from the open agricultural land. The historic buildings would become subsumed within suburban development, with only their immediate relationship to each other giving remaining historic context.
- 1.11 A 20th century dwelling and its curtilage to the west of Moor House would prevent development of the proposed site from encroaching directly adjacent to the setting of Moor House and the listed barn to its north. Although there would be glimpsed views of

new built form, depending on layout, this could be only a slight impact on the settings of the listed assets.

- 1.12 The impacts depend very much on any eventual layout of development of the proposed site. The impact would be likely to be more spatial than immediately visual. The loss of historic context and becoming absorbed in a more suburban environment would result in some harm. Mitigation through affording a buffer from built form at the northern end of the proposed site would assist in reducing the harm this impact would have.

Mitigation measures/ Opportunities to enhance significance

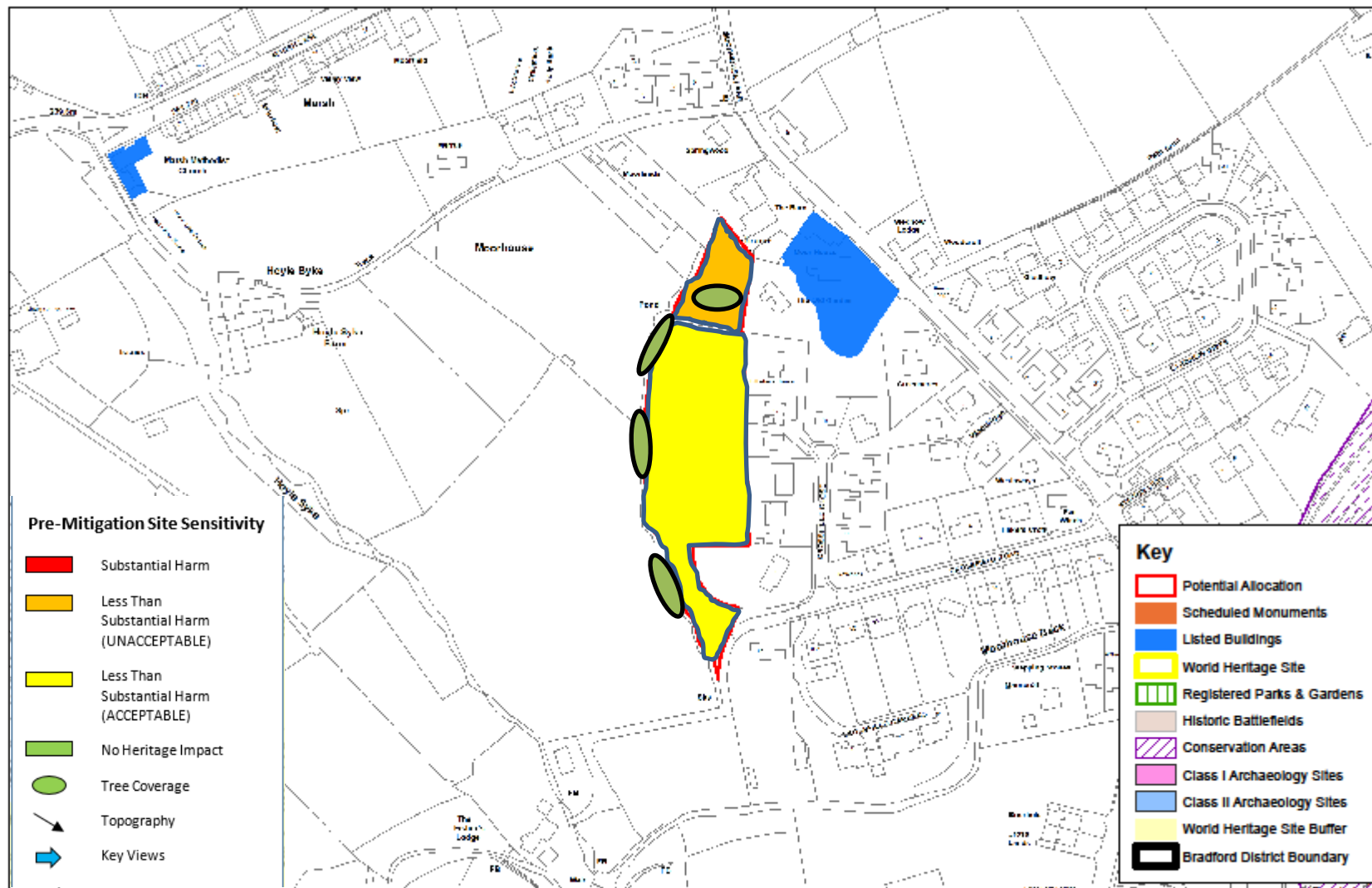
- 1.13 It would be desirable if the northern end of the proposed site were either removed from any intended allocation, or restricted from development if allocated. It appears the northernmost part may be garden to The Barn, identified as an undesignated heritage asset, and this would be best excluded from the proposed site.
- 1.14 If this part of the proposed site is included, any eventual development layout should leave this area open with carefully considered landscape planting to reduce visual impacts on the designated and undesignated heritage assets. The character of the site should remain comparable to its current appearance.

Impact on significance following mitigation measures

- 1.15 If mitigation is effectively applied, the spatial and visual impact on the designated and undesignated heritage assets could be reduced to minor. This would result in an overall effect, and which would be the expected outcome if development of the proposed site took place, of **Less than Substantial Harm (of an Acceptable Level)**.

Conclusion

- 1.16 Allocation of this site has potential to result in harm to the setting of designated and undesignated heritage assets. There would be some impacts on setting and loss of spatial significance in the context of the properties and their relationship to open landscape. It should also be noted that the existing built edge of the settlement forms a sound boundary, and any development west of this, including the proposed site will result in some incongruous incursion into landscape character areas.
- 1.17 Mitigation would acceptably reduce impact, especially through careful siting of development and effective landscaping, and it should be expected that any development would achieve an impact of **Less than Substantial Harm (of an Acceptable Level)**. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H834
Site Name:	Cross Lane
Regulation 18 Site Ref	OX2/H
Former SHLAA Site Ref	OX/014
Site Address	Cross Lane
Settlement	Oxenhope
Gross Site Area (ha)	0.78
Regulation 19 Site Status	Allocation

Site description

- 1.1 The proposed site is currently agricultural grassland. It slopes steadily from south to north. Its northern boundary abuts 3 modern houses close to Moorhouse Lane and then comprises Moorhouse Beck further west. To its south are allotment gardens and late 20th century suburban development at Cross Farm Court. The eastern edge is formed by Cross Lane with coursed and drystone walls. The eastern boundary is interrupted by a pair of stone-built semi-detached houses standing in isolation.

Identified heritage constraints

1.2 Designated assets

- Oxenhope Station Road conservation area, designated in 1980.

1.3 Non-designated assets

- Buildings comprising the former Cross Farm on Cross Lane abutting the south-eastern corner of the proposed site.

Significance of assets

- 1.4 Oxenhope was one of the many medieval or post-medieval scattered settlements established in the Pennine uplands. Originally an outlying subordinate of Bradford Manor, there is no mention of Oxenhope Manor in the 1086 Domesday Survey and it was presumably one of the unnamed berewicks of Bradford. There are mentions of an area of land referred to as Hoxenehop, Oxop(e) and Oxenehope from 1191-3 onwards.

The name Oxenhope literally means 'valley of oxen', from the Old English term hop meaning valley head and probably refers to the area's original use as summer grazing by cattle brought over from Bradford.

- 1.5 Pre 1086: Oxenhope was originally an outlying part of Bradford Manor and was probably originally used for summer grazing by cattle brought over from Bradford with little by way of permanent inhabitation.
- 1.6 14th Century: Permanent agricultural settlement occurred prior to the division of Haworth Township in the 14th century to form the new Townships of Near Oxenhope and Far Oxenhope. The latter contained Upper Town, Lower Town and Leeming.
- 1.7 16th Century: A major impetus for the increase in the number of farms and therefore population in Oxenhope was the sale of all land owned by Eltoft, Lord of the Manor of Oxenhope between 1589 – 92. Then land was sold to a combination of sitting tenants and a small syndicate.
- 1.8 17th Century: By 1850 there were almost 20 textile mills of varying size in the area. Competition forced the smaller mills out of business while the larger mills expanded and prospered further through the opening of the Keighley and Worth Valley Railway in 1867. The railway stimulated the expansion of Upper Town and Lower Town.
- 1.9 18th Century: The building of small worsted mills and the construction of small cottages for textiles works in the area such as Shaw and Upper town marked the beginning of the areas industrialisation between 1792 and 1820.
- 1.10 19th Century: Leeming Reservoir was constructed between 1872 - 78 to compensate the mill owners in the valley for the diversion of water to Bradford using conduits constructed across the moors.
- 1.11 20th Century: Oxenhope retained its industrial function until the latter half of the 20th century and despite later 'infill' developments, has the character and appearance of a group of distinct rural and industrial settlements.
- 1.12 The key elements of the character of Oxenhope Station Road conservation area:
 - 17th, 18th, and early 19th century buildings.
 - Traditional natural building materials
 - Roads tightly enclosed by buildings and boundary walls
 - A traditional roofscape
 - Self contained sense of place
 - A mixture of building types from detached properties to terraced rows
 - Predominantly domestic, rural development and architecture.
- 1.13 The arrival of the railway and construction of the station and goods shed in the 1860s was in a location at that time isolated between the clusters of settlement at Upper Town and Moor House. Only in the 20th century has residential development spread from both and resulted in the 2 clusters merging together across the valley floor. The conservation area has **Medium** heritage significance.

- 1.14 Cross Farm. Buildings clearly displaying the local vernacular style. The roadside dwellings which presumably served the farm now have the appearance of 3 terraced cottages. These are built in coursed stone under stone slate roofs with prominent kneelers and copings to the roof verges. The windows comprise paired and triple-light mullioned groups, in otherwise plain flat elevations. The porch to one of the houses is a later addition. As good examples of vernacular architecture and the pre-industrial agricultural origins of Oxenhope, the buildings at Cross Farm have **Medium** heritage significance.

Impact of development on significance

- 1.15 The proposed site is located north of the conservation area which includes the primary school and a pair of large Victorian villas further south along Cross Lane. Development would not impact this part of the conservation area.
- 1.16 Development would approach the opposite side of Mill Lane to the conservation area in the vicinity of the station. The setting of the station is landscaped and largely of 20th century character, with parking and informal shrubby woodland. Historically it would have been open, without woodland, enabling longer views.
- 1.17 The proposed site has a limited impact on the setting of the station and the extremity of the conservation area. whilst views outwards to pasture and hills beyond are possible at the junction of Mill Lane and Moorhouse Lane, this is not a strong characteristic of the conservation area. introduction of built form here would not cause significant harm to the setting of the conservation area, and with mitigation, could be moderated to an acceptable level.
- 1.18 Development of the proposed site would divorce the traditional buildings of the former Cross Farm from the remaining open landscape context. This would result in some degree of harm to the setting of this undesignated heritage asset. On balance however, it is felt that the level of significance does not justify resistance to development of part or all of the site.

Mitigation measures/ Opportunities to enhance significance

- 1.19 Should development of the proposed site be regarded as acceptable, it would be expected to respond to local distinctiveness by careful attention to design, appearance, layout and landscaping. Appearance which reflected the local vernacular utilising natural local materials would ensure that development on the proposed site protected the setting of the conservation area and minimised harm. The western edge of any development, although distant from the conservation area, would be expected to be sensitively landscaped to prevent a raw or incongruous built form abutting the open farmland.

Impact on significance following mitigation measures

- 1.20 If mitigation is effectively applied, the spatial and visual impact on the designated and undesignated heritage assets could be reduced to minor. This would result in an overall effect, and which would be the expected outcome if development of the proposed site took place, of **Less than Substantial Harm (of an Acceptable Level)**.

Conclusion

- 1.21 The proposed site is adjacent to the Oxenhope Station Road conservation area, although only at one localised position. Allocation of the proposed site is concluded to present only a slight impact for the setting of the conservation area. With careful attention to design and appearance, it is concluded that development would not cause harm, and should result in an impact of **Less than Substantial Harm (of an Acceptable Level)**. On this basis, development would be **ACCEPTABLE**.

