

Heritage Impact Assessments

Bradford South East

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H879
Site Name:	Spen View Lane / Shetcliffe Lane, Bierley
Regulation 18 Site Ref	SE4/H
Former SHLAA Site Ref	SE/014b
Site Address	Lockwood Farm, Spen View Lane, Bierley
Settlement	Bradford South East
Gross Site Area (ha)	1.51
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of a roughly triangular shaped piece of land bordered to the north by Shetcliffe Lane and the houses on Fieldhurst Court and enclosed to the west by Spen View Lane. The former disused railway embankment forms the eastern and southeastern boundary. The site is laid mostly to grass with some scattered trees and field boundaries evident. The northwestern portion of the site is dominated by a spoil heap (now grassed over), a remnant left from historic extractive works. From this point the topography of the site slopes downwards towards the south and east. Located centrally within the site is Lockwood Farm, which consists of a farmhouse and barn (both in residential use) which are Grade II listed buildings along with more modern farm buildings, located immediately to the SE of the farmhouse.

Identified heritage constraints

1.2 Designated assets

- Lockwood Farmhouse, Spen View Lane – Grade II (NHLE 1133707)
- 439-443 Shetcliffe Lane – Grade II* (NHLE 1219429)
- 430 Shetcliffe Lane and 6 Walker Street – Grade II (NHLE 1314104)
- 426 and 428 Shetcliffe Lane – Grade II (NHLE 113374)
- Tan House farmhouse and cottage – Grade II (NHLE 1299379)

1.3 Non-designated assets

- None identified

1.4 WYAAS Comments

1.5 Historic England Comments: Objects

1.6 The site contains Lockwood Farmhouse, a Grade II Listed Building. The development of this area could harm elements which contribute to the significance of this designated heritage asset.

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 Listed Building 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 Listed Building, 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 Listed Building, 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 **Lockwood Farm** dates from the late 17th or early 18th century, though there are later alterations evident. The farmhouse is stone built and has three bays with original chamfered mullion windows in the principle elevation, though some of the stone mullions have since been removed. The principle elevation faces southwards with a north-facing outshut to the rear under a sloping stone slate roof. A short distance to the north is a stone built barn which is considered to be included within the listing by virtue of curtilage. The barn appears to be slightly later than the farmhouse, as it does not appear on the 1852 OS map. It probably dates from the mid/late 19th century.

Later alterations and an extension is evident and it is now in residential use. The farmhouse and barn together form an interesting and intact grouping. The construction, materials and vernacular design of these buildings inform the understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed and which still exists, albeit at a somewhat reduced scale. The remaining farmland provides a contextual agricultural setting to the heritage assets which contributes positively to their significance. The modern farm buildings are demonstrative of the ongoing function of the farm but are not of significance or interest. Lockwood Farm and barn are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of **medium** value.

- 1.11 **439-443 Shetcliffe Lane** is a former yeoman's house located approximately 75m to the west of the boundary of the northern edge of the site. The property dates to the 15/16th centuries and was originally a timber framed house, later encased in gritstone. Originally the property was one dwelling, though it is now subdivided into two/three properties. It has a projecting gable to the lefthand side and chamfered mullion windows. The square headed arched doorway is inscribed with initials and dated 1625 (it was possibly around this time that the property was encased in stone). To the rear are further mullion windows and the interior is noted in the list description for its features of significance including fireplaces, panelling with decorative friezes and the roof trusses. The property is Grade II* listed in recognition of its significance and is of historic and architectural interest. This heritage asset is considered to be of **high** value.
- 1.12 **426, 428, 430 Shetcliffe Lane and 6 Walker Street** are located to the northwest of the site, approximately 80m from its boundary. The building, which has been subdivided in to smaller residential units, was originally a 17th century farmhouse with a later 18th century wing added to the eastern end. The building is Grade II listed and is of historic and architectural interest and is considered to be of **medium** value.
- 1.13 **Tan House Farmhouse and Cottage** (now renamed as Tan House Court) is located approximately 100m to the southwest of the application site. The cottage dates to the 17th century (the door lintel is dated 1650) and the farmhouse is a late 18th or early 19th century rebuild. Both are constructed in the local vernacular and display traditional detailing typical of their age. Tan House farmhouse and cottage are Grade II listed and are of architectural and historic interest and is considered to be of **medium** value.

Impact of development on significance

- 1.14 The site at present is mostly open, set to pasture and appears to be in agricultural use for the main part. There are some field boundaries and scattered trees evident, though historic maps appear to show that many of the original field boundaries have been altered or removed over the years. The northern part of the site was formerly used a coal and ironstone extractive pit and the spoil heap is still visible, though it is now grassed.

- 1.15 A public footpath runs immediately to the north of the barn at Lockwood Farm and also along the northeastern boundary of the site. It is enclosed to the eastern boundary by the disused railway embankment, which is elevated above the surrounding landscape at its northern end. This was once part of the Pudsey and Low Moor Branch Railway, though it was dismantled in the 1960s. Late 20th century residential development provides the setting to the north and west with some large industrial structures visible on the skyline. The site generally appears to slope from the northwest to the south east and Lockwood Farm faces southwards across open fields. There is good long distance visibility from the farm across the site and also expansive views of the distant landscape setting to the south and southeast.
- 1.16 The site surrounds Lockwood Farm and barn to three sides. From Shetcliffe Lane views of the heritage assets are limited due to the height of the former spoil heap however there are partial views from the footpath along the northeast boundary of the site and the farm and barn are highly visible at several points along Spen View Lane and from the former railway line. The setting of Lockwood farm has changed significantly over the years. The 1852 OS map shows the farm sitting to the east of 'Back Lane' (now Spen View Lane) and completely divorced from surrounding development. Map evidence indicates that fields surround the farm until 1933 when an interwar housing estate is constructed to the north of Shetcliffe Lane. Over time the setting to the north and west has become more suburban and only the fields to the south and east of the heritage assets remain. Whilst the development around the farmhouse and barn have divorced the assets from their historic landscape to a degree, the remaining rural setting does contribute to the understanding and ability to read the function and original status of the buildings as well as allow them to be appreciated within an open backdrop and contextual setting.
- 1.17 It is undoubted that the development of the site will further divorce the heritage assets from their rural setting and will alter the perception and manner in which the buildings are appreciated and understood and this is likely to result in some harm to the significance of the Lockwood farm and barn.
- 1.18 The heritage assets beyond the site boundary (Tan House farm and cottage, 439-443 Shetcliffe Lane, 426-430 Shetcliffe Lane and 6 Walker Street) are located outside the site and inter-visibility between the site and the heritage assets is limited in all cases by other existing buildings or landscape structures. It is considered unlikely that the development of the site would impact on the setting of these heritage assets above and beyond that of the existing situation.

Mitigation measures/ Opportunities to enhance significance

- 1.19 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 Lockwood Farm to enable views of the farm and barn to be maintained and to allow 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 and how this then merges in to the site be properly considered so that the design and layout of the development integrates the heritage assets and the open

space holistically in to the overall proposal. 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 barn. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.20 Following mitigation measures, it is likely that the area close to Lockwood farm and barn would need to remain 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

- 1.21 Development is likely to only be **ACCEPTABLE** on the provision of a landscaped buffer and through mitigation to protect the setting of Lockwood Farm and barn.

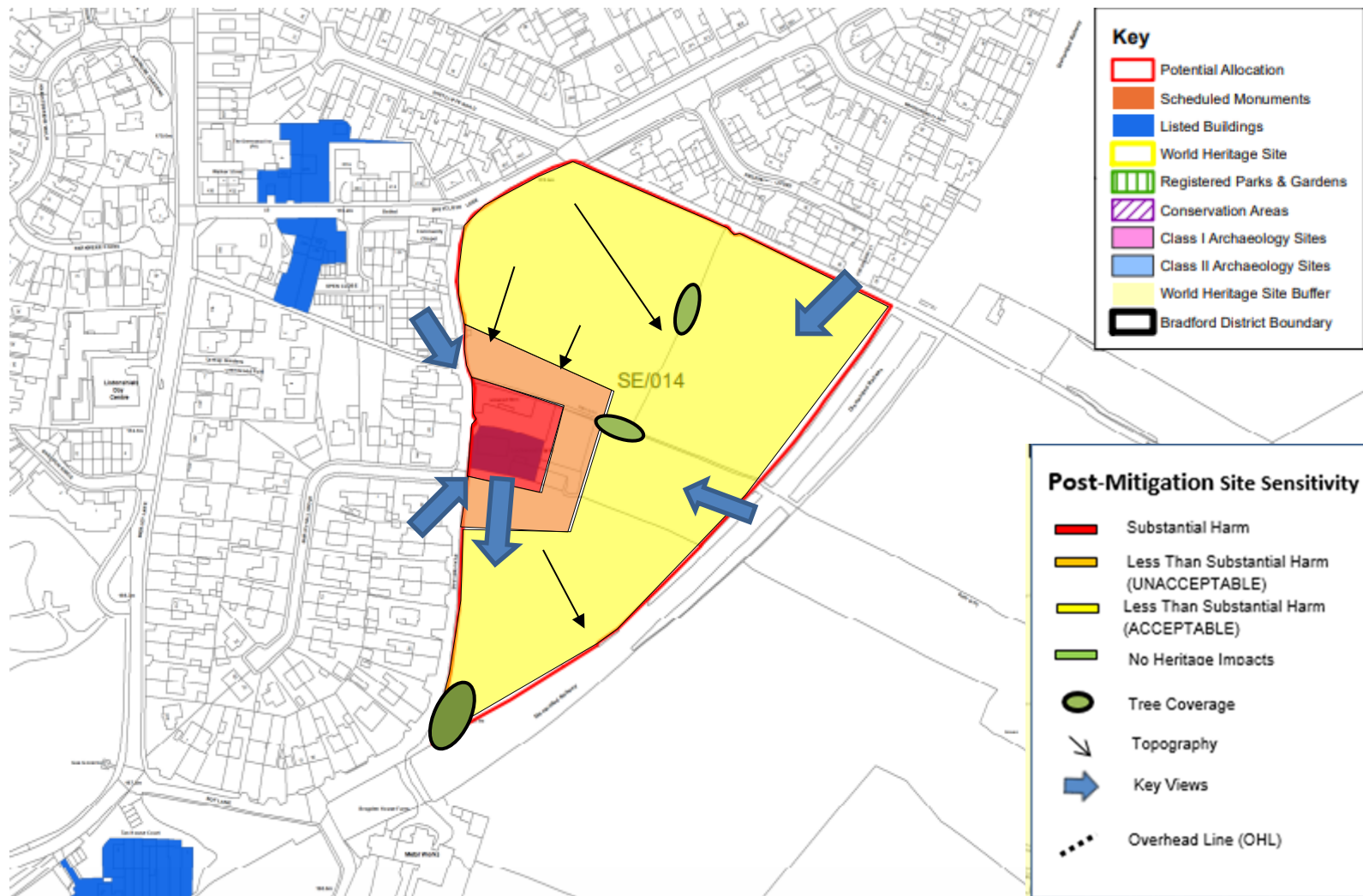
Site photographs



View from Spen View Lane from immediately to the southeast of Lockwood farmhouse and barn



View westwards from Spen View Lane to the south of Lockward farm



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H979
Site Name:	Ned Lane, Holmewood
Regulation 18 Site Ref	SE13/H
Former SHLAA Site Ref	SE/046
Site Address	Land south of Holme Bank Farm, Ned Lane
Settlement	Bradford South East
Gross Site Area (ha)	2.90
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is mostly open and set to pasture with some scattered trees around the periphery of the site and along field boundaries. Ned Lane forms the boundary to the east of the site and partially encompasses the north and south of the site also. Further fields and a copse of trees form the western boundary. To the south and east of the site, beyond the immediate setting of fields and woodland, is the edge of Holmewood/Ryecroft, a large and well established residential estate.
- 1.2 The site slopes downwards from north to south, with the slope increasing and becoming steeper towards the southern end of the site. Immediately to the north of the site is Holme Bank farmstead, which comprises of a group of former agricultural buildings, most of which have been converted to residential use as well as a small number of recently constructed dwellings.

Identified heritage constraints

1.3 Designated assets

- Nos 18 and 20 and adjoining barn, Ned Lane, Tyersal – Grade II (NHLE 1314515) located immediately to the north of the site
- No 16 and adjoining barn fronting road, Ned Lane, Tyersal – Grade II (NHLE 1132970) located immediately to the north of the site
- 25 Ned Lane, Tyersal – Grade II (NHLE 1292487) located approx. 10m to the south of the site

- Holme Farm, Holme Lane – Grade II (NHLE 1133087) located approx. 150m to the south of the site
- Barn to east side of yard at Holme Farm, Holme Lane – Grade II (NHLE 1068691) located approx. 150m to the south of the site

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments - None available

1.6 Historic England Comments – Object.

1.7 These three sites are grouped around a number of Grade II Listed Buildings lie opposite the northern and southern ends of the site. 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 the 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 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 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 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

- 1.11 **Holme Bank Stead** (20 Ned Lane), **18 Ned Lane** and the adjoining former **barn** form part of Holme Bank Farm and are located immediately to the north of the site. According to the list entry, the farmhouse, 20 Ned Lane and barn date to the late 17th or early 18th century with the cottage (no.18) being added around 1800. The farmhouse is two storey in height and constructed in the local vernacular from gritstone with a stone slate roof. Original mullion windows are present in the north elevation. The east facing gable end was refaced in sandstone bricks around the middle of the 19th century and the window openings are reflective of the proportions typical of vernacular buildings during this period. The construction, materials and vernacular design of these buildings inform the understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed and which still exists. The surrounding farmland provides a contextual rural setting to the heritage assets which contributes positively to their significance. The farmhouse, cottage and barn are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of medium value.
- 1.12 **16 Ned Lane** and the adjoining **barn** are located within the same farmstead, immediately to the north of the site, and are also good examples of the local vernacular. The house, 16 Ned Lane is a two storey dwelling, which according to the list entry, was rebuilt around the middle of the 19th century in sandstone brick with a stone slate roof. The principle frontage faces south and has an older wing attached to the rear. Located between the house and the road is a 17th century barn, now converted into residential use and is distinctive because of its long low stone slate roof. This grouping is Grade II listed and is considered to be a good example of the local vernacular of the period. The house and barn are both of historic and architectural interest and have an aesthetic and historical value which is recognised by their listed status. They are considered to be of medium value.
- 1.13 **25 Ned Lane** is located immediately to the south of the site, with Ned Lane separating the southern tip of the site from the property. The building comprises of a two storey pair of cottages, now one dwelling, which dates to c.1800 and constructed of sandstone bricks with a stone slate roof. The building has a south facing principle frontage which retains four light mullion windows at first floor but later alterations are evident including an extension, porch and modern conservatory which have somewhat impacted upon its character, appearance and significance. The property is Grade II listed and is of historic and architectural interest, being a good example of a pair of vernacular worker's cottages. It has aesthetic and historic significance and is considered to be of medium value.
- 1.14 **Holme farm** and **barn** are Grade II listed buildings and are located a short distance to the south of the site. The farmhouse dates to the late 17th or early 18th century and is built from gritstone with a stone slate roof. The south facing frontage has mullion windows and corniced gable chimneystacks. The rear elevation has an outshut under a continuous sloping stone roof. The barn is located a short distance to the east of the farmhouse, at right angles. It is similarly built from local stone with a stone slate roof and dates from the 18th century. The list entry states that the building may be a re-

casing of an earlier timber framed aisled barn. The barn is now in residential use. Both buildings are considered to be good examples of the local vernacular building techniques and materials. They are of historical and aesthetic significance and of medium value.

Impact of development on significance

- 1.15 The site is located to the east of Holmewood, a large estate of mostly post war local authority housing which was constructed on the edge of the urban area. The site itself is located within farmland, laid mostly to pasture and has a rural and open character. Historic OS maps from the late 19th and early 20th centuries show the site as being divided in to fields with field boundaries appearing to follow the same lines. These maps show the site as being located some distance from the nearest settlement up until the middle of the 20th century, though other dispersed farmsteads are evident at Low Fold, Holme, Holme Farm and Holme Green. Sites of former wells are indicated on the late 19th century OS maps within the southern end of the site.
- 1.16 The sloping topography of the site affords good long distance views from several points within and across the site from Ned Lane. At the southern end of the site, as it drops more steeply towards the bottom of the small valley through which Holme Becks runs, it has a more enclosed feel due to the trees standing around the edge of the field and the steeply rising sides of the valley and there are fewer long distance views.
- 1.17 There are no heritage assets within the site itself but immediately to the north is Holme Bank farmstead, which consists of several listed buildings alongside converted later farm buildings and a small number of recently built dwellings. From Holme Bank farm, the land to the south, including the proposed site slopes downwards towards Holme Beck and there are longer distance views from the farm across the surrounding landscape. Over time the distant setting to the south and west has become more suburban and houses and tower blocks are visible. The fields immediately to the south of Holme Bank farm remain, as do more expansive areas of agricultural and open land to the north and east of the heritage assets. The extensive conversion of outbuildings around the two farmhouses and barns have altered the character of the farmstead and the immediate setting of the listed buildings within it to a degree. Despite this the remaining rural setting and in particular the views southwards from the heritage assets across the site and towards the heritage assets from Ned Lane do contribute to the understanding and ability to read the function and original status of the listed buildings as well as allow them to be appreciated within an open backdrop and contextual setting.
- 1.18 It is undoubted that the proposed development of the site will impact on the rural setting of the heritage assets. By its nature, much of the openness and agricultural character of the land would be lost through the development of housing. This will alter to some extent the perception of the heritage assets within the landscape and the manner in which the buildings are appreciated and understood and this is likely to result in some harm to the significance of the heritage assets at Holme Bank farmstead.

- 1.19 The impact on the significance of 25 Ned Lane is likely to be somewhat less. 25 Ned Lane is located at the foot of a small valley through which Holme Beck runs (though it appears to be culverted as it runs beside 25 Ned Lane and the neighbouring property) and the point where Ned Lane becomes Holme Lane. Due to the nature of the sloping topography and the trees standing around the periphery of the southern section of the application site there are fewer visual linkages between the heritage asset and the application site. The principle elevation of 25 Ned Lane faces southwards and the rear elevation, which faces on to the application site, is much simpler with fewer openings and windows so as such, the property has a greater visual relationship to the setting to the south which it overlooks and from which there are views of the principle elevation. The development of the site, in particular the southern point will have some impact on the setting of 25 Ned Lane but it is anticipated that it would be less than substantial.
- 1.20 Holme Farm and Holme Farm barn are located further south along Holme Lane and higher up the valley side than 25 Ned Lane. The farm and barn, both of which are in residential use, are surrounded by agricultural land to the south, east and north. The west of the buildings, on the opposite side of Holme Lane, is a housing estate. There are some longer distance views of the site from Holme Farm farmhouse and barn, due to their elevated location on the opposite valley side however in terms of impacting on the immediate setting and the significance of the heritage asset, the impact of the development of the site on the heritage assets is likely to be relatively minor.

Mitigation measures/ Opportunities to enhance significance

- 1.21 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 Holme Bank farm to enable views of the group of heritage assets to be maintained and to allow the buildings to be viewed as a farmstead group with a degree of separation from later development 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 and how this then merges in to the site needs to be properly considered so that the design and layout of the development integrates the heritage assets and the open space holistically in to the overall proposal.
- 1.22 Development of the middle section of the site is less likely to have an impact on impact views or the contextual setting of the heritage assets due to the sloping topography however building levels should remain low in this section, and across the whole site (likely to be no higher than 2 storeys) to allow some longer distance visual linkages between the heritage assets at Holme Bank farm and its surroundings to be maintained.
- 1.23 The southern tip of the site has a different feel to the more open northern end of the site, with views in to and out of the site limited by the topography and the trees around the edge of the site. There are some visual linkages between this part of the site and the heritage asset, 25 Ned Lane, to the south but the impact on setting and significance of this building is likely to be lower for these reasons. That being said, a lower density development in this section of the site which maintains the trees and field boundary along Ned Lane would mitigate the potential impacts to a degree.

- 1.24 With regard to the entire site, and in particular the areas close to the heritage assets, the development should respond to and take design cues from the agricultural character of the landscape and local distinctiveness of the existing building form, especially the heritage assets. This should inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.25 Following mitigation measures, it is likely that the area close to Holme Bank farmstead would need to remain undeveloped due to the close proximity to heritage assets and the need to maintain existing views of the group. The development of this area would result in less than substantial harm (of an unacceptable level) to the significance of the heritage assets.
- 1.26 If mitigation measures are adequate and the development of the remaining areas is carefully considered, sensitively undertaken and a result of an informed and responsive proposal which fully takes account of the proximity and setting of the heritage assets, development on the remaining areas of the site could result in **less than substantial harm (of an acceptable level)**.

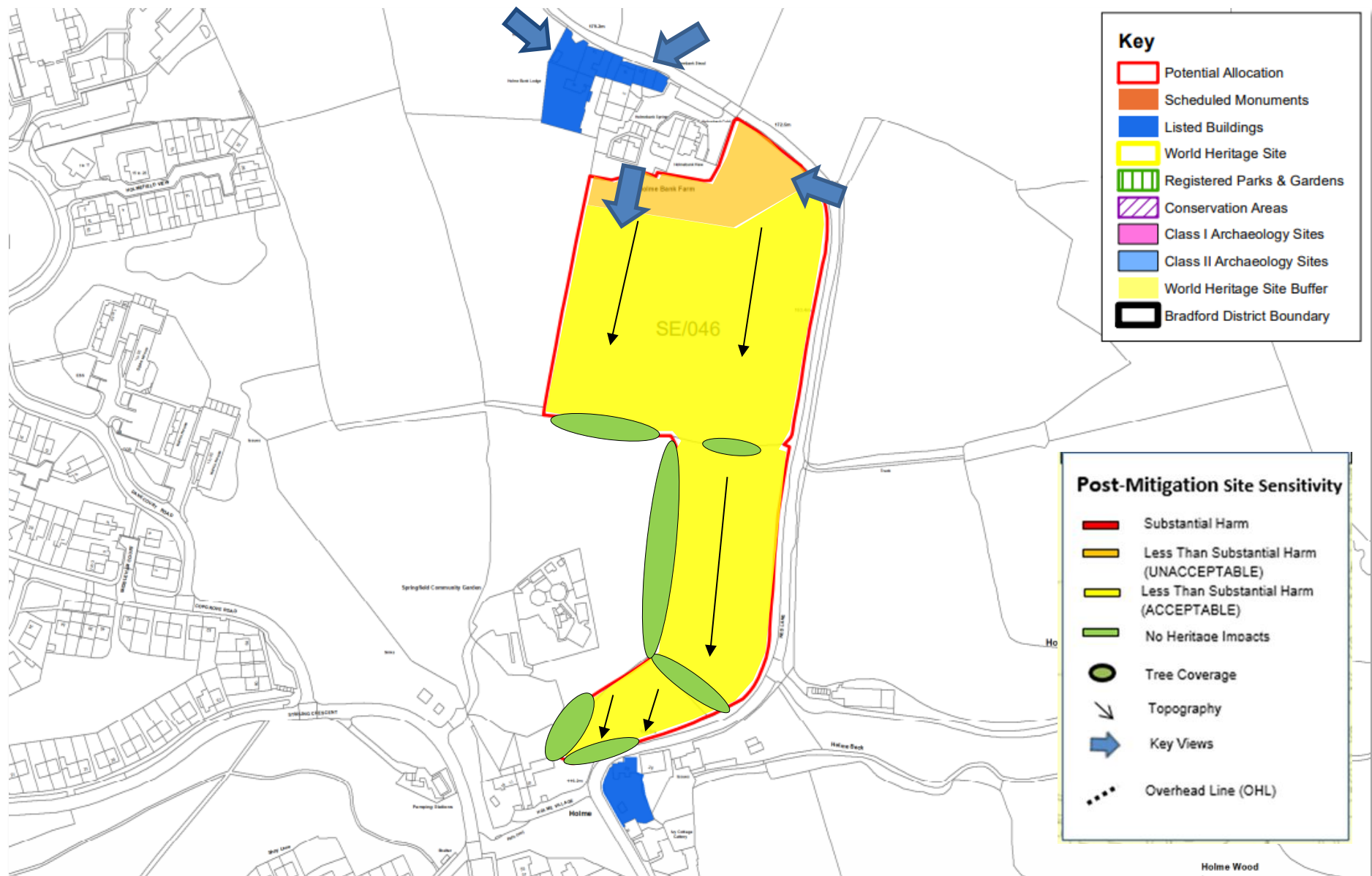
Conclusion

- 1.27 Development of part of the site is likely to only be **ACCEPTABLE** through extensive mitigation to protect the setting of the heritage assets at Holme Bank farm.

Site Photographs



View from the bottom of Ned Lane looking northwards towards Holme Bank Farm



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H984
Site Name:	Ned Lane (2), Holmewood
Regulation 18 Site Ref	SE18/H
Former SHLAA Site Ref	SE/055
Site Address	Land west of Holme Bank Farm, Ned Lane
Settlement	Bradford South East
Gross Site Area (ha)	3.76
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site consists of mostly open land, set to pasture/grazing and with some scattered trees along field boundaries and around the periphery. The short northern-most boundary is formed by Ned Lane, with further open fields along the eastern boundaries. Abutting the site, at its eastern corner, is Holme Bank farmstead, a collection of farm buildings of varying age which are now in residential use along with a small number of recently built dwellings. To the west of the site is a developed area consisting of residential properties along Eversley Drive and Holmeview and the grounds and buildings of Carrwood Primary School.
- 1.2 The site itself slopes fairly gently downwards from north to south, with the slope increasing and becoming steeper towards the southern end of the site.

Identified heritage constraints

1.3 Designated assets

- Nos 18 and 20 and adjoining barn, Ned Lane, Tyersal – Grade II (NHLE 1314515) located immediately to the northeast of the site
- No 16 and adjoining barn fronting road, Ned Lane, Tyersal – Grade II (NHLE 1132970) located immediately to the northeast of the site
- 25 Ned Lane, Tyersal – Grade II (NHLE 1292487) located approx. 200m to the south of the site
- Holme Farm, Holme Lane – Grade II (NHLE 1133087) located approx. 400m to the south of the site

- Barn to east side of yard at Holme Farm, Holme Lane – Grade II (NHLE 1068691) located approx. 400m to the south of the site

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments - None available

1.6 Historic England Comments – Object

1.7 These three sites are grouped around a number of Grade II Listed Buildings lie opposite the northern and southern ends of the site. 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 the 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 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 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 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

- 1.11 **Holme Bank Stead** (20 Ned Lane), **18 Ned Lane** and the adjoining former **barn** form part of Holme Bank Farm and are located adjacent to the eastern boundary of the site. According to the list entry, the farmhouse, 20 Ned Lane and barn date to the late 17th or early 18th century with the cottage (no.18) being added around 1800. The farmhouse is two storeys in height and constructed in the local vernacular from gritstone with a stone slate roof. Original mullion windows are present in the north elevation. The east facing gable end was refaced in sandstone bricks around the middle of the 19th century and the window openings are reflective of the proportions typical of this period. The construction, materials and vernacular design of these buildings inform the understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed and which still exists. The surrounding farmland provides a contextual rural setting to the heritage assets which contributes positively to their significance. The farmhouse, cottage and barn are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of medium value.
- 1.12 **16 Ned Lane** and the adjoining **barn** are located within the same farmstead, immediately to the east of the site, and are also good examples of the local vernacular. The house, 16 Ned Lane is a two storey dwelling, which according to the list entry, was rebuilt around the middle of the 19th century in sandstone brick with a stone slate roof. The principle frontage faces south and has an older wing attached to the rear. Located between the house and the road is a 17th century barn, now converted into residential use and is distinctive because of its long low stone slate roof. This grouping is Grade II listed and is considered to be a good example of the local vernacular of the period. The house and barn are both of historic and architectural interest and have an aesthetic and historical value which is recognised by their listed status. They are considered to be of medium value.
- 1.13 **25 Ned Lane** is located to the south of the site. The building comprises of a two storey pair of cottages, now one dwelling, which dates to c.1800 and constructed of sandstone bricks with a stone slate roof. The building has a south facing principle frontage which retains four light mullion windows at first floor but later alterations are evident including an extension, porch and modern conservatory which have somewhat impacted upon its character, appearance and significance. The property is Grade II listed and is of historic and architectural interest, being a good example of a pair of vernacular worker's cottages. It has aesthetic and historic significance and is considered be of medium value.
- 1.14 **Holme Farm** and **barn** are Grade II listed buildings and are located some distance to the south of the site. The farmhouse dates to the late 17th or early 18th century and is built from gritstone with a stone slate roof. The south facing frontage has mullion windows and corniced gable chimneystacks. The rear elevation has an outshut under a continuous sloping stone roof. The barn is located a short distance to the east of the farmhouse, at right angles. It is similarly built from local stone with a stone slate roof and dates form the 18th century. The list entry states that the building may be a re-casing of an earlier timber framed aisled barn. The barn is now in residential use.

Both buildings are considered to be good examples of the local vernacular building techniques and materials. They are of historical and aesthetic significance and of medium value.

Impact of development on significance

- 1.15 The site is located to the east of Holmewood, a large estate of mostly post war local authority housing which was constructed on the edge of the urban area. The site itself is located within farmland, laid to pasture for grazing and has a rural character. Historic OS maps from the late 19th and early 20th centuries show the site as being divided in to fields with field boundaries appearing to follow the same lines as they currently do. These maps show the site as being located some distance from the nearest settlement up until the middle of the 20th century, though other dispersed farmsteads are evident at Low Fold, Holme, Holme Farm and Holme Green.
- 1.16 The sloping topography of the site affords good long distance views from several points within and across the site from Ned Lane at the northern most boundary. Towards the southern end of the site the fields start to slope downwards more steeply and this facilitates long distance views east towards Pudsey and south towards Tong and Dudley Hill.
- 1.17 There are no heritage assets within the site itself but abutting the site to the east is Holme Bank farmstead, which consists of several listed buildings alongside converted later farm buildings and some recently constructed dwellings. From Holme Bank farm, the land to the south, including part of the proposed site, slopes downwards towards Holme Beck and there are long distance views from the ridge on which the farmstead is located to the surrounding landscape. Over time the distant setting to the south and west has become more suburban and houses and tower blocks are visible. The fields immediately to the south of Holme Bank farm remain, as do more expansive areas of agricultural and open land to the north and east of the heritage assets. The conversion of outbuildings and the construction of some additional dwellings around the two farmhouses and barns have altered the character of the farmstead and the immediate setting of the listed buildings within it to a degree. Despite this the remaining rural setting and in particular the views southwards from the heritage assets across the site and towards the heritage assets from Ned Lane do contribute to the understanding and ability to read the function and original status of the listed buildings as well as allow them to be appreciated within an open backdrop and contextual setting.
- 1.18 It is undoubted that the proposed development of the site will impact on the rural setting of the heritage assets. By its nature, much of the openness and agricultural character of the land would be lost through the development of housing. This will alter to some extent the perception of the heritage assets within the landscape and the manner in which the buildings are appreciated and understood and this is likely to result in some harm to the significance of the heritage assets at Holme Bank farmstead.
- 1.19 The impact on the significance of 25 Ned Lane is likely to be less due to the separation of the site from the asset due to distance and topography. 25 Ned Lane is located at the foot of a small valley through which Holme Beck runs (though it appears to be

culverted as it runs beside 25 Ned Lane and the neighbouring property) and the point where Ned Lane becomes Holme Lane. Due to the nature of the sloping topography and distance, there are fewer visual linkages between the heritage asset and the application site. The principle elevation of 25 Ned Lane faces southwards and the property has a greater visual relationship to the setting to the south which it overlooks and from which there are views of the principle elevation. The development of the site is considered unlikely to impact on the setting of the heritage asset or have a less than substantial impact (at the lower end of the scale).

- 1.20 Holme Farm and Holme Farm barn are located further south along Holme Lane and higher up the valley side than 25 Ned Lane. The farm and barn, both of which are in residential use, are surrounded by agricultural land to the south, east and north. The west of the buildings, on the opposite side of Holme Lane, is a housing estate. There may be some longer distance and partial views of the site from Holme Farm farmhouse and barn, due to their elevated location on the opposite valley side however in terms of the potential level of impact on the immediate setting and the significance of the heritage assets, the impact of the development of the site on the heritage assets is likely to be minor.

Mitigation measures/ Opportunities to enhance significance

- 1.21 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 Holme Bank farm to enable views of the group of heritage assets to be maintained and to allow the buildings to be viewed as a farmstead group with a degree of separation from later development 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 and how this then merges in to the site needs to be properly considered so that the design and layout of the development integrates the heritage assets and the open space holistically in to the overall proposal.
- 1.22 The site is generally very open and this allows views across the site and in most directions out of the site. Development of the western section of the site may be likely to have less of an impact on the setting of Holme Bank farm as this area is adjacent to the line of the existing built form on the edge of the Holmewood estate however the loss of the open setting will undoubtedly change the setting of the heritage assets. With the constraints in mind, development should respond to and take design cues from the agricultural character of the landscape and local distinctiveness of the existing building form, especially the heritage assets. This should inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy. It is likely that development above two storeys would appear out of keeping and overly urban in character and appearance and that residential development should be low density and of low height. It should utilise an informed and sensitive layout and design and maintain the agricultural character of the area through the use of landscaping, open spaces and retention of key features such as boundary walls, trees and topography.

Impact on significance following mitigation measures

- 1.23 Following mitigation measures, it is likely that the area close to Holme Bank farmstead would need to remain undeveloped due to the close proximity to heritage assets and the need to maintain existing views of the group. The development of this area would result in less than substantial harm (of an unacceptable level) to the significance of the heritage assets.
- 1.24 If mitigation measures are adequate and the development of the remaining areas is carefully considered, sensitively undertaken and a result of an informed and responsive proposal which fully takes account of the proximity and setting of the heritage assets, development on the remaining areas of the site could result in **less than substantial harm (of an acceptable level)**.

Conclusion

- 1.25 Development is likely to only be **ACCEPTABLE** through extensive mitigation to protect the setting of the heritage assets at Holme Bank farm.

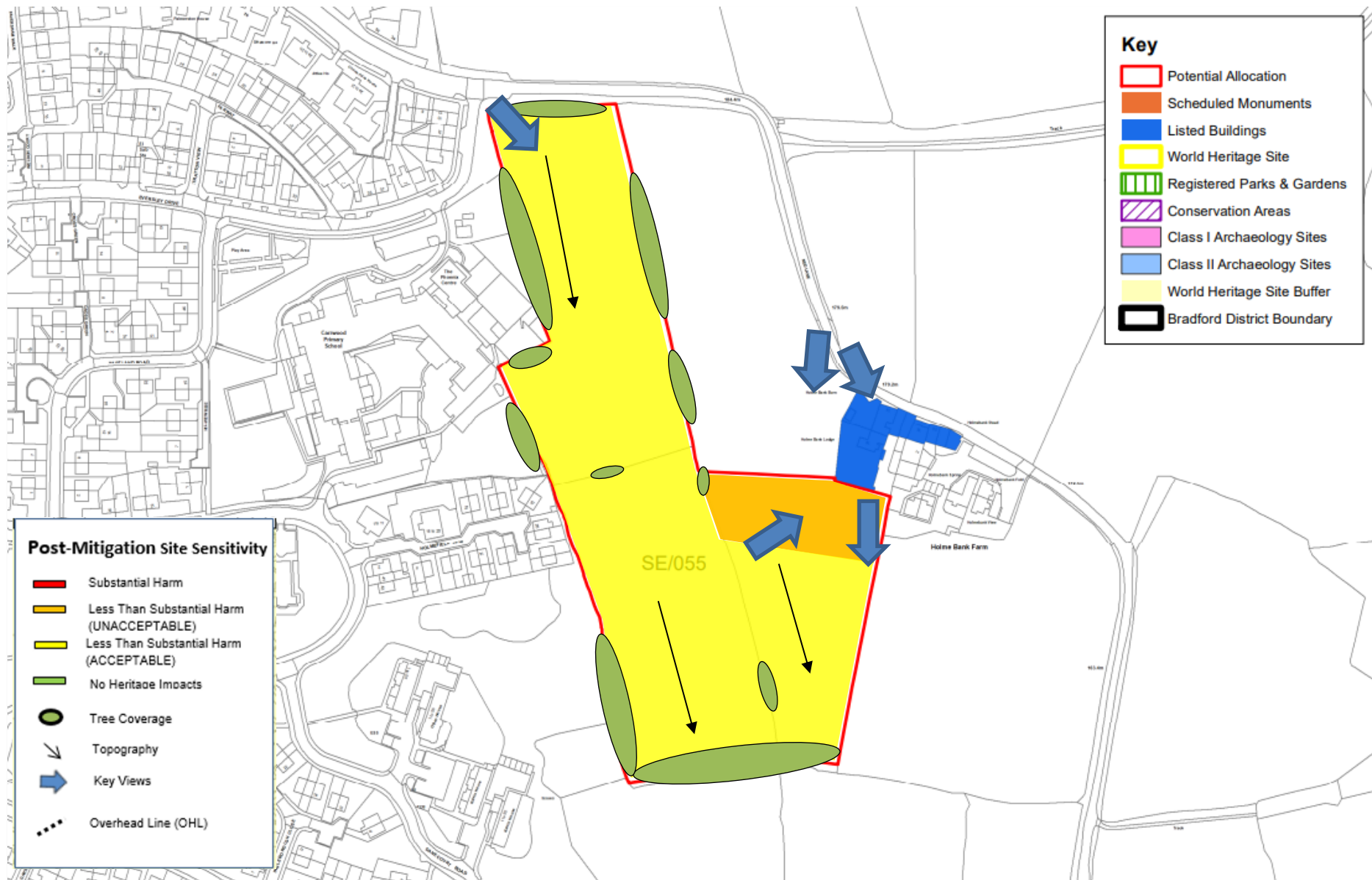
Site Photograph



View from the corner of Ned Lane and Eversley Drive southwards



View from Ned Lane south along the west boundary of the site towards Holme Bank farm.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H996
Site Name:	Land west of Ned Lane, Holmewood
Regulation 18 Site Ref	SE31/H
Former SHLAA Site Ref	SE/137
Site Address	Ned Lane, Holmewood
Settlement	Bradford South East
Gross Site Area (ha)	1.53
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is a roughly L shaped and comprises of open pasture in the northern section and a group of farm buildings and dwellings at the southeastern end. The northern boundary of the site is formed by a stone boundary wall and beyond this Ned Lane, which continues along the eastern boundary. Immediately to west and south of the site are further areas of open pasture. There are some scattered trees around the periphery of the site and along the field boundaries. The fields within the site are currently used for livestock grazing. Holme Bank farmstead is located within the site, at its southern end. The farmstead consists of various stone-built former farm buildings and dwellings. These include Grade II listed farmhouses and barns as well as other ancillary former agricultural buildings and some recently constructed dwellings. These are set around the former farm yards and are enclosed within stone boundary walls.
- 1.2 The site slopes gently from north to south. Immediately to the south of the site, the slopes drops away more steeply and facilitates long distance views out of and away from the site.

Identified heritage constraints

- 1.3 Designated assets
- Nos 18 and 20 and adjoining barn, Ned Lane, Tyersal – Grade II (NHLE 1314515) located within the southeastern portion of the site
 - No 16 and adjoining barn fronting road, Ned Lane, Tyersal – Grade II (NHLE 1132970) located within the southeastern portion of the site

- 25 Ned Lane, Tyersal – Grade II (NHLE 1292487) located approx. 400m to the south of the site
- Holme Farm, Holme Lane – Grade II (NHLE 1133087) located approx. 600m to the south of the site
- Barn to east side of yard at Holme Farm, Holme Lane – Grade II (NHLE 1068691) located approx. 600m to the south of the site

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments - None available

1.6 Historic England Comments – Object

- 1.7 These three sites are grouped around a number of Grade II Listed Buildings lie opposite the northern and southern ends of the site. 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 the 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 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 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 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

- 1.11 **Holme Bank Stead** (20 Ned Lane), **18 Ned Lane** and the adjoining former **barn** form part of Holme Bank Farm and are located within the southern end of the site. According to the list entry, the farmhouse, 20 Ned Lane and barn date to the late 17th or early 18th century with the cottage (no.18) being added around 1800. The farmhouse is two storey in height and constructed in the local vernacular from gritstone with a stone slate roof. Original mullion windows are present in the north elevation. The east facing gable end was refaced in sandstone bricks around the middle of the 19th century and the window openings are reflective of the proportions typical of vernacular buildings during this period. The barn has been converted in to residential use. The construction, materials and vernacular design of these buildings inform the understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed and which still exists. The surrounding farmland provides a contextual rural setting to the heritage assets which contributes positively to their significance. The farmhouse, cottage and former barn are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of medium value.
- 1.12 **16 Ned Lane** and the adjoining **barn** are located within the same farmstead, within the south-eastern portion of the site, and are also good examples of the local vernacular. The house, 16 Ned Lane is a two storey dwelling, which according to the list entry, was rebuilt around the middle of the 19th century in sandstone brick with a stone slate roof. The principle frontage faces south and has an older wing attached to the rear. Located between the house and the road is a 17th century barn (dated 1687), now converted into residential use and is distinctive because of its long low stone slate roof. This grouping is Grade II listed and is considered to be a good example of the local vernacular of the period. The house and barn are both of historic and architectural interest and have an aesthetic and historical value which is recognised by their listed status. They are considered to be of medium value.
- 1.13 **25 Ned Lane** is located to the south of the site. The building is a two storey pair of cottages, now one dwelling, which dates to c.1800 and constructed of sandstone bricks with a stone slate roof. The building has a south facing principle frontage which retains four light mullion windows at first floor but later alterations are evident including an extension, porch and modern conservatory which have somewhat impacted upon its character, appearance and significance. The property is Grade II listed and is of historic and architectural interest, being a good example of a pair of vernacular worker's cottages. It has aesthetic and historic significance and is considered be of medium value.
- 1.14 **Holme Farm** and **barn** are Grade II listed buildings and are located some distance to the south of the site. The farmhouse dates to the late 17th or early 18th century and is built from gritstone with a stone slate roof. The south facing frontage has mullion windows and corniced gable chimneystacks. The rear elevation has an outshut under

a continuous sloping stone roof. The barn is located a short distance to the east of the farmhouse, at right angles. It is similarly built from local stone with a stone slate roof and dates from the 18th century. The list entry states that the building may be a recasing of an earlier timber framed aisled barn. The barn is now in residential use. Both buildings are considered to be good examples of the local vernacular building techniques and materials. They are of historical and aesthetic significance and of medium value.

Impact of development on significance

- 1.15 The site is located to the east of Holmewood, a large estate of mostly post war local authority housing which was constructed on the edge of the urban area. The site itself is located within farmland, laid mostly to pasture and has a rural character. Historic OS maps from the late 19th and early 20th centuries show the site as being divided in to fields with field boundaries appearing to follow the same lines as they currently do. The first OS map (mid-19th century) indicates a route through the site from Ned Lane in a south-westerly direction. It is unclear what the purpose of this track was or where it ultimately led to. The OS maps show the site as being located some distance from the nearest settlement up until the middle of the 20th century, though other dispersed farmsteads are evident at Low Fold, Tyersale Gate, Holme, Holme Farm and Holme Green.
- 1.16 The sloping topography of the site affords good long distance views from several points within and around the site and from Ned Lane along the northern boundary. Beyond the southern end of the site the fields slope downwards more steeply and this facilitates longer distance views south towards Tong and Dudley Hill.
- 1.17 Holme Bank farmstead is located within the site, at its south-eastern end. The farmstead consists of a number of traditional farm buildings, including Grade II listed buildings (Holme Bank Stead or 20 Ned Lane, 18 Ned Lane, the former barn at the rear of 18 Ned Lane, 16 Ned Lane and the former barn at the rear of 16, now known as 14 Ned Lane) alongside converted later farm buildings and some recently constructed dwellings. From Holme Bank Farm, the land to the south slopes downwards towards Holme Beck and there are long distance views from the farm across the surrounding landscape. Over time the distant setting to the south and west has become more suburban and houses and tower blocks are visible. The fields immediately to the south of Holme Bank farmstead remain, as do more expansive areas of agricultural and open land to the north and east of the heritage assets. The extensive conversion of outbuildings and the construction of some new dwellings around the two farmhouses and barns have altered the character of the farmstead and the immediate setting of the listed buildings within it to a degree. Despite this, the remaining rural setting and in particular the views southwards from the heritage assets and towards the heritage assets from various points along Ned Lane do contribute to the understanding and ability to read the function and original status of the listed buildings as well as allow them to be appreciated within an open backdrop and contextual setting.
- 1.18 It is undoubted that the proposed development of the site will impact on the rural setting of the heritage assets. By its nature, much of the openness and agricultural character of the surrounding land would be lost through the development of housing.

This will alter to some extent the perception of the heritage assets within the landscape and the manner in which the buildings are appreciated and understood and this is likely to result in some harm to the significance of the heritage assets at Holme Bank farmstead.

- 1.19 The impact on the significance of 25 Ned Lane is likely to be less due to the separation of the site from the asset due to distance and topography. 25 Ned Lane is located at the foot of a small valley through which Holme Beck runs (though it appears to be culverted as it runs beside 25 Ned Lane and the neighbouring property) and the point where Ned Lane becomes Holme Lane. Due to the nature of the sloping topography and distance, there are fewer visual linkages between the heritage asset and the application site. The principle elevation of 25 Ned Lane faces southwards and the property has a greater visual relationship to the setting to the south which it overlooks and from which there are views of the principle elevation. The development of the site is considered unlikely to impact on the setting of the heritage asset or have a less than substantial impact (at the lower end of the scale).
- 1.20 Holme Farm and Holme Farm barn are located further south along Holme Lane and higher up the valley side than 25 Ned Lane. The farm and barn, both of which are in residential use, are surrounded by agricultural land to the south, east and north. The west of the buildings, on the opposite side of Holme Lane, is a housing estate. There may be some longer distance and partial views of the site from Holme Farm farmhouse and barn, due to their elevated location on the opposite valley side however in terms of impacting on the immediate setting and the significance of the heritage asset, the impact of the development of the site on the heritage assets is likely to be very minor.

Mitigation measures/ Opportunities to enhance significance

- 1.21 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 Holme Bank farm to enable views of the group of heritage assets to be maintained and to allow the buildings to be viewed as a farmstead group with a degree of separation from later development 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 and how this then merges in to the site needs to be properly considered so that the design and layout of the development integrates the heritage assets and the open space holistically in to the overall proposal.
- 1.22 The site in general is very open and this allows across the site towards the heritage assets at Holme Bank and from the heritage assets outwards in most directions. Development of the northern section of the site is likely to have less of an impact on the setting of Holme Bank farm as this area is at the furthest point away from the heritage assets however the loss of the open setting in general will undoubtedly change the setting and perception of the heritage assets. With this in mind, development should respond to and take design cues from the agricultural character of the landscape and local distinctiveness of the existing building form, especially the heritage assets. This should inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy. It is likely that development

above two storeys would appear out of keeping and overly urban in character and appearance and that residential development should be low density and of low height. It should utilise an informed and sensitive layout and design and maintain, as far as is possible, the agricultural character of the area through the use of landscaping, open spaces and retention of key features such as boundary walls, trees and topography.

Impact on significance following mitigation measures

- 1.23 Following mitigation measures, it is likely that the area close to Holme Bank farmstead would need to remain undeveloped due to the close proximity to heritage assets and the need to maintain existing views of the group. The development of this area would result in less than substantial harm (of an unacceptable level) to the significance of the heritage assets.
- 1.24 If mitigation measures are adequate and the development of the remaining areas is carefully considered, sensitively undertaken and a result of an informed and responsive proposal which fully takes account of the proximity and setting of the heritage assets, development on the remaining areas of the site could result in less than substantial harm (of an acceptable level).

Conclusion

- 1.25 Development of part of the site is likely to only be ACCEPTABLE through extensive mitigation to protect the setting of the heritage assets at Holme Bank farm.

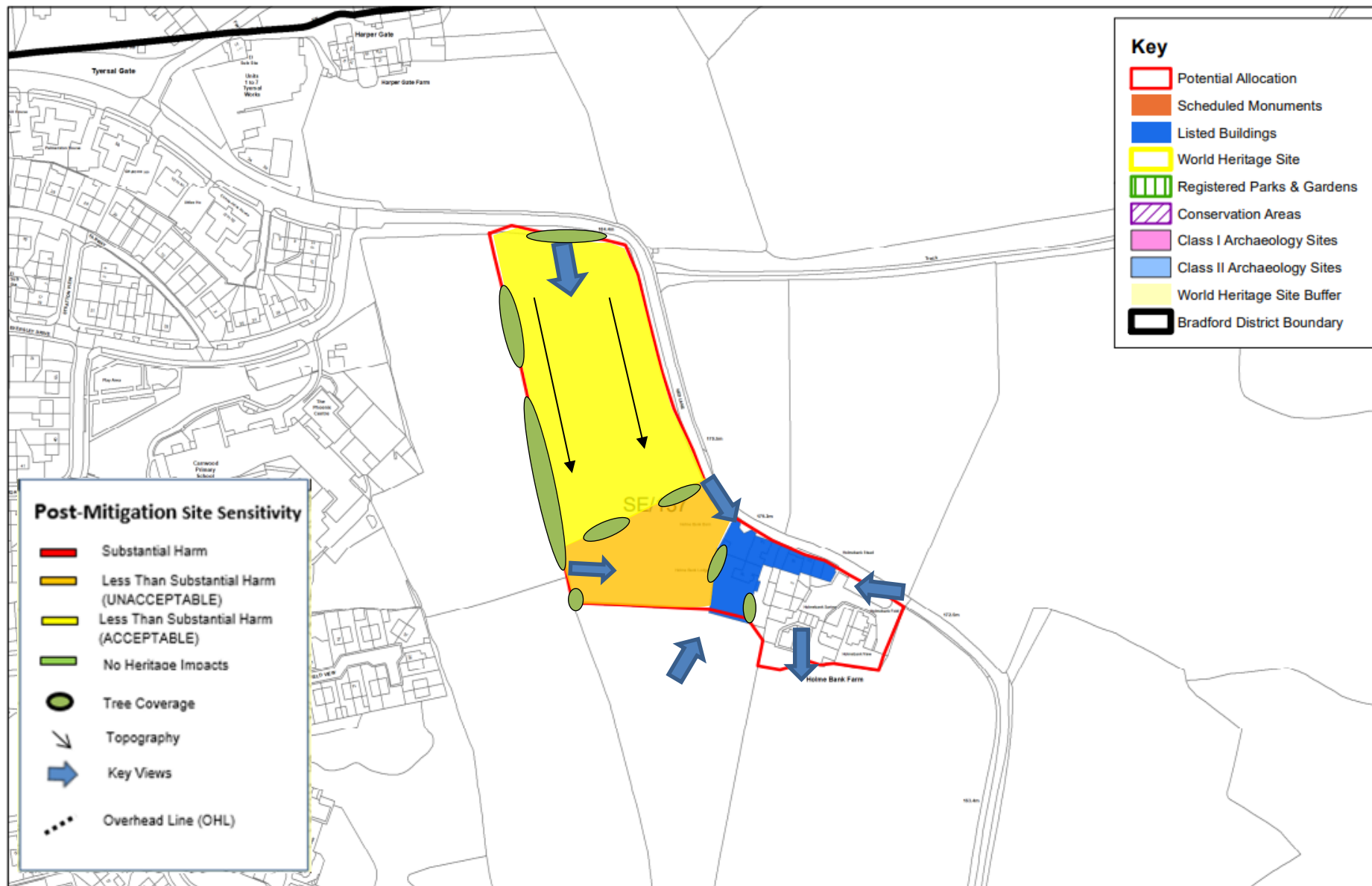
Site Photograph



View southwards from Ned Lane on the northern boundary of the site towards Holme Bank farmstead



View in a south-westerly direction across the site from the footpath to the northeast of the site and Ned Lane



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	E57
Site Name:	Westgate Hill / Tong Street
Regulation 18 Site Ref	SE37/E
Former SHLAA Site Ref	
Site Address	Westgate Hill / Tong Street
Settlement	Bradford South East
Net Site Area (ha)	5.44

Site description

- 1.1 The site is an irregular shaped grouping of hedge-bound agricultural fields located to the west of Tong Lane and south of Tong Garden Centre.



Identified heritage constraints

1.2 Designated assets

- Adwalton Moor 1643 Registered Battlefield (NHLE:100000)

- 6 Acres Public House- G.II (NHLE: 1133289)
- Shawfield Farm Barn- G.II (NHLE: 1133657)

1.3 Historic England comment: The site is adjacent to the Battle of Adwalton Moor 1643 Registered Battlefield. The battlefield is included on the Heritage at Risk register. Two Grade II Listed Buildings, The Kings Arms Public House and the Barn at Shawfield Farm, are close to the sites south-east corner. 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

Adwalton Moor 1643 Registered Battlefield

1.6 Adwalton Moor is one of 43 important battlefields identified on English Heritage's Register of Historic Battlefields, which is intended to offer protection and promote a better understanding of their significance.

1.7 The landscape on which the battle was fought is a source of primary evidence of a major historical event. The landscape, its terrain, topography and features determined the deployment of the soldiers and their weapons and the subsequent combat. It may also contain physical evidence of the battle in the form of archaeological deposits including human remains. Based on contemporary accounts of the battle it is possible to identify certain features of the battlefield that still remain to this day and therefore it is reasonable to apportion significance to these features and the wider landscape in which they are set.

1.8 Registered Battlefields are recognised to be of **High** (National) Importance.

6 Acres Public House

1.9 The 6 Acres Public House (Former Kings Arms) is a two-storey double pile three bay house which dates from around 1800-20. Although the property has been extensively extended, its original built form is still legible. The public house retains heritage significance through its evidential and communal value. As a Grade II listed heritage asset the public house has **Medium** importance

Shawfield Farm Barn

1.10 Historic England listing data identifies a barn at Shawfield Farm, just beyond the registered battlefield boundary, as having 17th Century origins. The stone built barn has a roof structure supported by large king post trusses and was heightened in the late 18-early 19th Century. The barn retains heritage significance through its evidential value of the agricultural development of the area. As a Grade II listed heritage asset the barn has **Medium** Importance

Impact of development on significance

Adwalton Moor 1643 Registered Battlefield

- 1.11 The rural setting of Adwalton Moor Registered Battlefield has been detrimentally eroded by development around its boundaries and has as such been placed on the At Risk register. Due to the topography of the area and tree lined roads, there are no direct views between Site SE37E and the battlefield, however the it must be recognised that development of this site will further erode the wider rural greenbelt around the battlefield. The Impact of development on significance of Adwalton Moor Battlefield would be: **Minor- Major** (*dependent upon the extent of the development proposal*).

Shawfield Farm Barn

- 1.12 There are obtainable long views from Shawfield Farm Barn across the site. Development of the site would therefore have a negative impact on the setting of the listed barn. The Impact of development on significance of Shawfield Farm Barn would be: **Minor -Moderate**

6 Acres Public House

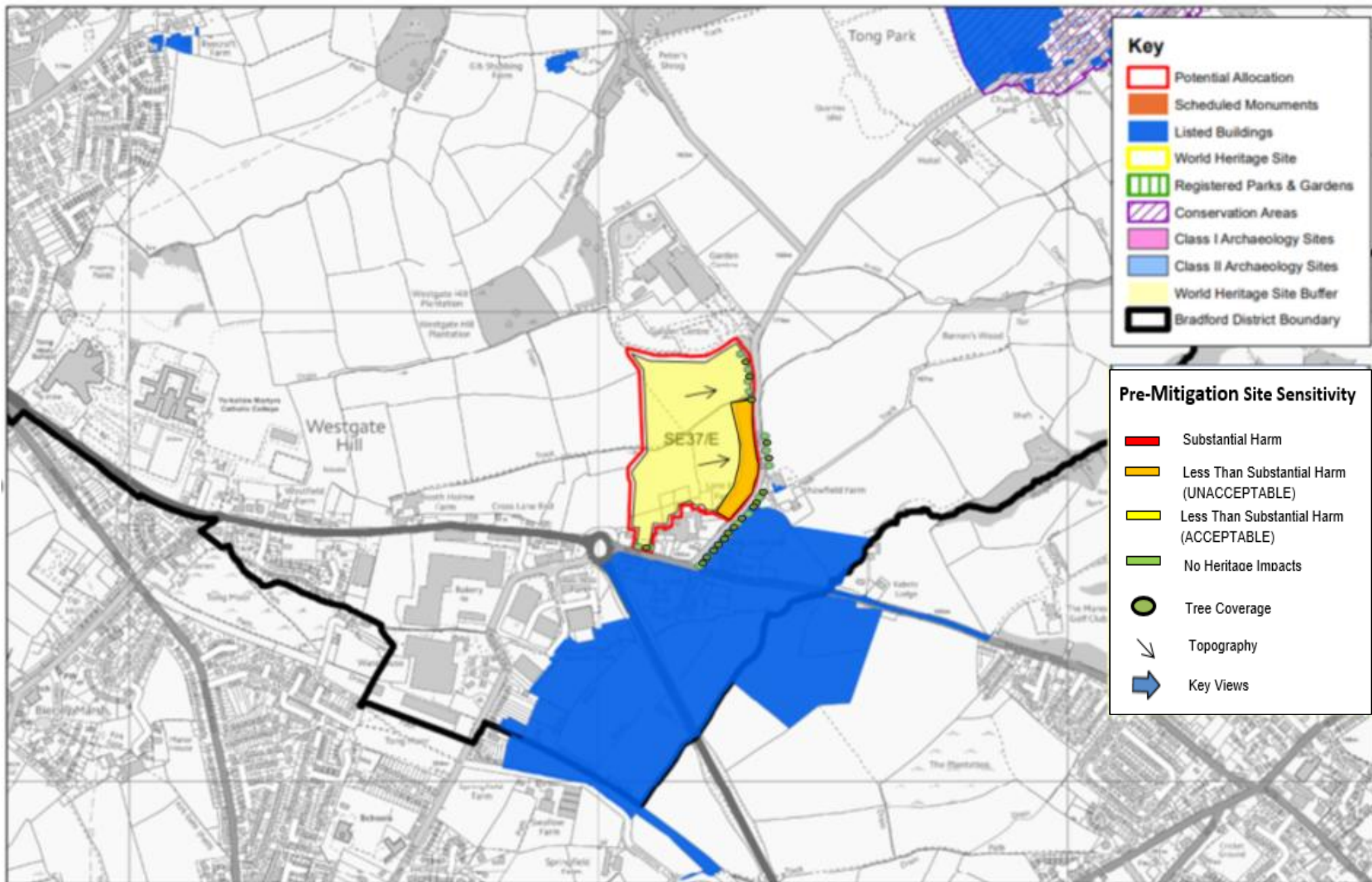
- 1.13 There are no obtainable views between the site and 6 Acres Public House. I do not consider there to be an impact on its setting. The Impact of development on significance of 6 Acres Public House would be: **Negligible**

Mitigation measures/ Opportunities to enhance significance

- 1.14 To the north and south of the site is commercial development. It may therefore be considered that a development proposal would be acceptable if properly managed with some of the site remaining open space, restriction on development massing and height and also the enhancement of green landscaping especially towards the boundaries by the designated heritage assets.

Conclusion

- 1.15 The development of Site SE37/E has the potential to impact on the rural setting of Adwalton Moor Registered Battlefield site and also Shawfield Farm Barn. The scale of impact will be dependent on what is proposed for the site. The resulting effects will only reach an **ACCEPTABLE** level -**Less than Substantial Harm (of an acceptable level)** if accompanied by an informed mitigation strategy that seeks to preserve the setting of the heritage assets.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	E61
Site Name:	Westgate Hill Street
Regulation 18 Site Ref	SE41/E
Former SHLAA Site Ref	
Site Address	Westgate Hill Street, BD4 0SQ
Settlement	Bradford South East
Net Site Area (ha)	

Site description

- 1.1 The site is an irregular shaped plot of unmaintained grassland between industrial units to the south of Westgate Hill Street.



Identified heritage constraints

1.2 Designated assets

- Adwalton Moor 1643 Registered Battlefield (NHLE:100000)

1.3 Historic England comment: The site is near to the Battle of Adwalton Moor 1643 Registered Battlefield. The battlefield is included on the Heritage at Risk register. The development of this area could harm elements which contribute to the significance of the designated heritage asset

1.4 Non-designated assets

- None identified

1.5 WYAAS comment: No apparent significant archaeological implications

Significance of assets

1.6 Adwalton Moor is one of 43 important battlefields identified on English Heritage's Register of Historic Battlefields, which is intended to offer protection and promote a better understanding of their significance. Adwalton Moor battlefield has been on the register since its inception in 1995.

1.7 The landscape on which the battle was fought is a source of primary evidence of a major historical event. The landscape, its terrain, topography and features determined the deployment of the soldiers and their weapons and the subsequent combat. It may also contain physical evidence of the battle in the form of archaeological deposits including human remains. Based on contemporary accounts of the battle it is possible to identify certain features of the battlefield that still remain to this day and therefore it is reasonable to apportion significance to these features and the wider landscape in which they are set. The site is approximately 200m to the west of the registered boundary.

1.8 Registered Battlefields are recognised to be of **High** (National) Importance.

Impact of development on significance

1.9 A substantial industrial development buffer exists between the site and registered boundary of the battlefield. There is no intervisibility between the two locations. Development of the site for employment opportunity will have no impact on the character and setting of the registered battlefield.

1.10 Impact on known designated heritage assets: **None**

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

Conclusion

1.12 The development of the site will have no impact on any known heritage assets. Development of this site would be **ACCEPTABLE**

