

Heritage Impact Assessments

Shipley

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1009
Site Name:	Lower Holme Mill, Otley Road
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	SH/017
Site Address	Otley Road
Settlement	Shipley
Gross Site Area (ha)	0.22
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises a relatively flat, rectangular patch of hardstanding which was formerly used as car parking for the adjacent commercial units. The site is bound by Victorian residential terraces to the north west, further hardstanding by the River Wharfe to the south east and commercial/industrial units to the east and west.

Identified heritage constraints

- 1.2 Designated assets
- World Heritage Site Buffer Zone
- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.
- 1.4 Non-designated assets
- None identified.
- 1.5 WYAAS comment: No apparent significant archaeological implications

Significance of assets

- 1.6 In accordance with UNESCO World Heritage Centre's guidelines Saltaire World Heritage Site was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis

of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

1.7 Determined importance: **Very High**

Impact of development on significance

1.8 There are no obtainable views of the World Heritage Site from Site SH/017. The development of this site will have no impact on the Outstanding Universal Values for which Saltaire was ascribed a World Heritage Site.

1.9 The site may be visible from Key Viewing positions at Idle Hill and Gaisby Hill as identified through the Saltaire Management Plan Setting Survey (Figure 1.) however, it is not considered that the development of this site would detract from these views towards the World Heritage Site (Fig 2- View 22).

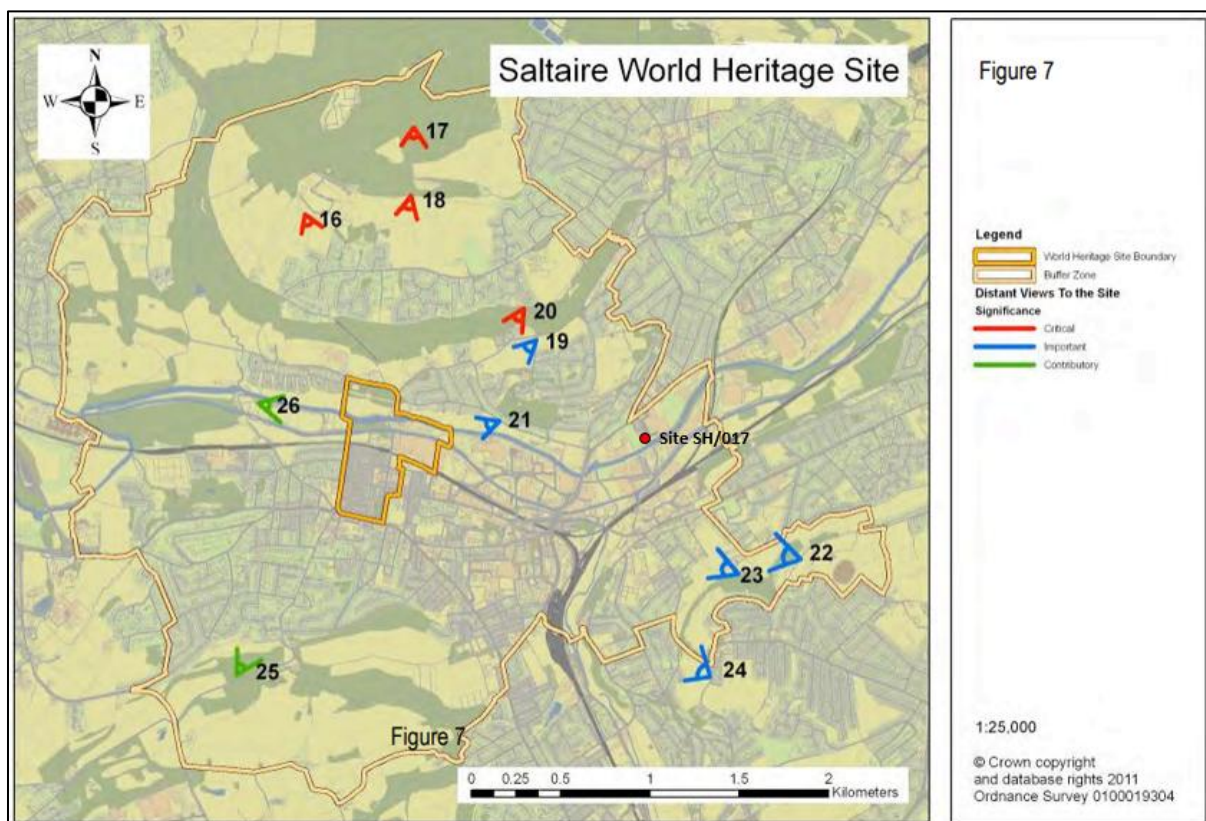


Figure 1. Identified Key Views towards Saltaire WHS (Saltaire WHS Management Plan 2014)

1.10 The scale of impact on the identified heritage asset will be **Negligible**:

1.11 The proposed changes will have a very minor visual impact on the significance of the heritage asset or its setting or a very minor impact on the overall character of the surrounding context. This can be negated through mitigation.

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



Figure 2. Identified Key View (22) Looking towards Saltaire from Idle Hill – Site SH/017 highlighted.

Conclusion

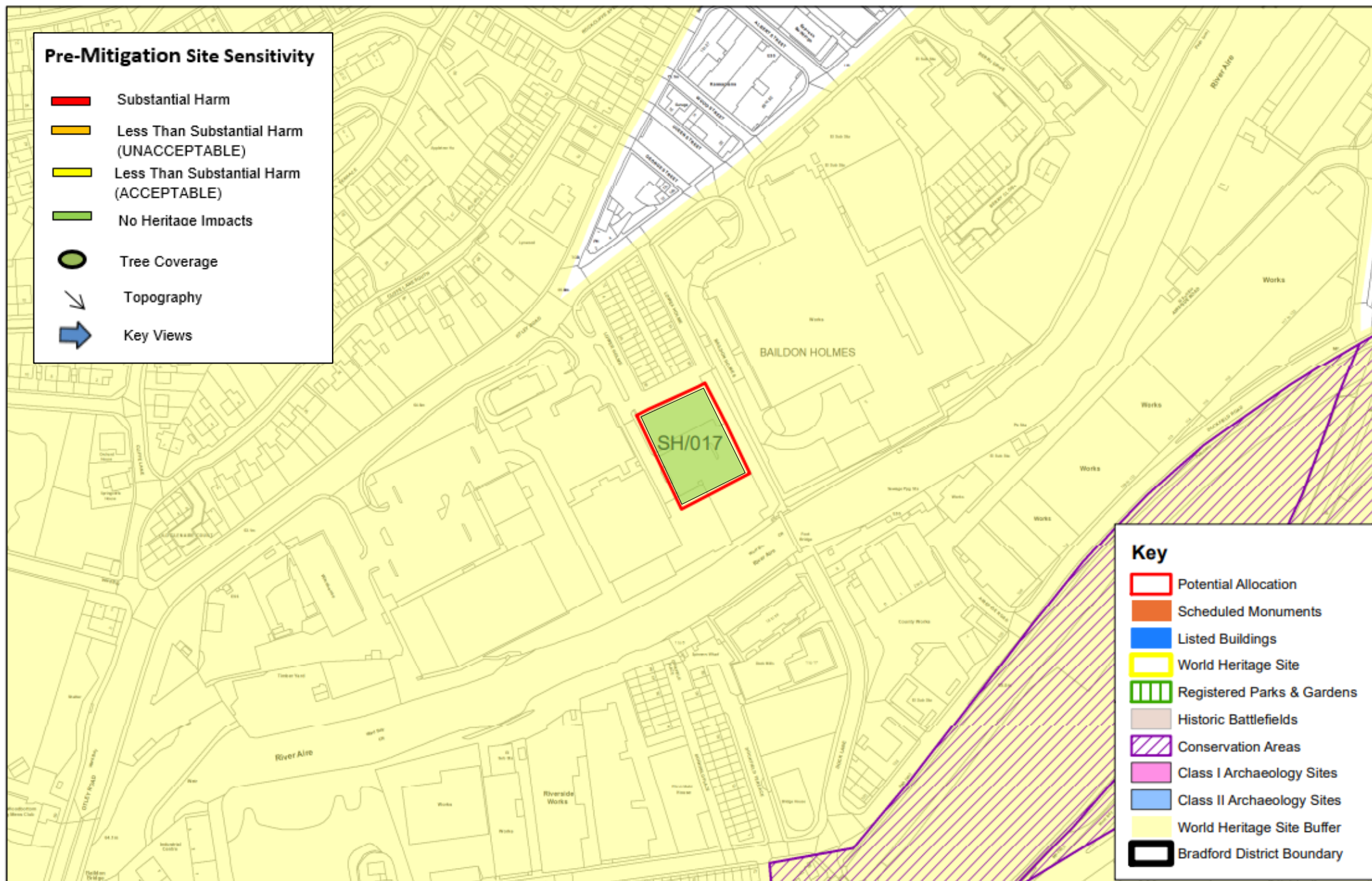
- 1.13 The redevelopment of the site will result in No discernible change to the character or setting of the World Heritage Site. The development of the site would be **ACCEPTABLE**.



Date: 27/04/2022



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Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1011
Site Name:	Carr Lane, Windhill
Regulation 18 Site Ref	SH2/H
Former SHLAA Site Ref	SH/019
Site Address	Carr Lane, BD18 2JU
Settlement	Shipley
Gross Site Area (ha)	1.10
Regulation 19 Site Status	Allocation

Site Description

- 1.1 The site is located between the rear of Park Road and Crag Road and slopes down towards Crag Road in a South-North direction. The site comprises a large area of vacant previously developed land. There is an area of open space to the north behind the car park to retail units on Crag Road, an in use Funeral Directors and residential uses to the south of the site. The site has partly revegetated with some mature trees/shrubs within the site.

Identified heritage constraints

- 1.2 Designated assets
- Saltaire Conservation Area & World Heritage Site (NHLE1000099)
- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.
- 1.4 Non-designated assets
- None identified
- 1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Saltaire Conservation Area & World Heritage

- 1.6 Saltaire is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltaire World Heritage Site Management Plan 2014)
- 1.7 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.8 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance

Impact of development on significance

- 1.9 The World Heritage Site Management Plan (2014) through its setting survey identifies views towards the WHS from Wrose Hill and Idle Hill provide particularly good vantage points looking west along the Aire Valley from which the site's rural valley location and setting can be appreciated. These views are identified as important to the OUV of the WHS. Site visits to both these vantage points determined that due to the topography of the area and existing residential development, that Site SH/019 does not form a prominent part of the available views towards the WHS. There are no available views of Site SH/019 from within the WHS boundary.
- 1.10 On the understanding that a proposal on this site would not include high rise development or tall infrastructure, there will be at most a **Negligible** impact on long views towards the WHS from the identified key viewing points at Idle Hill and Wrose Hill.
- 1.11 *The proposed changes will have a very minor visual impact on the significance of the heritage asset or its setting or a very minor impact on the overall character of the*

surrounding context. This can be negated through mitigation. (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

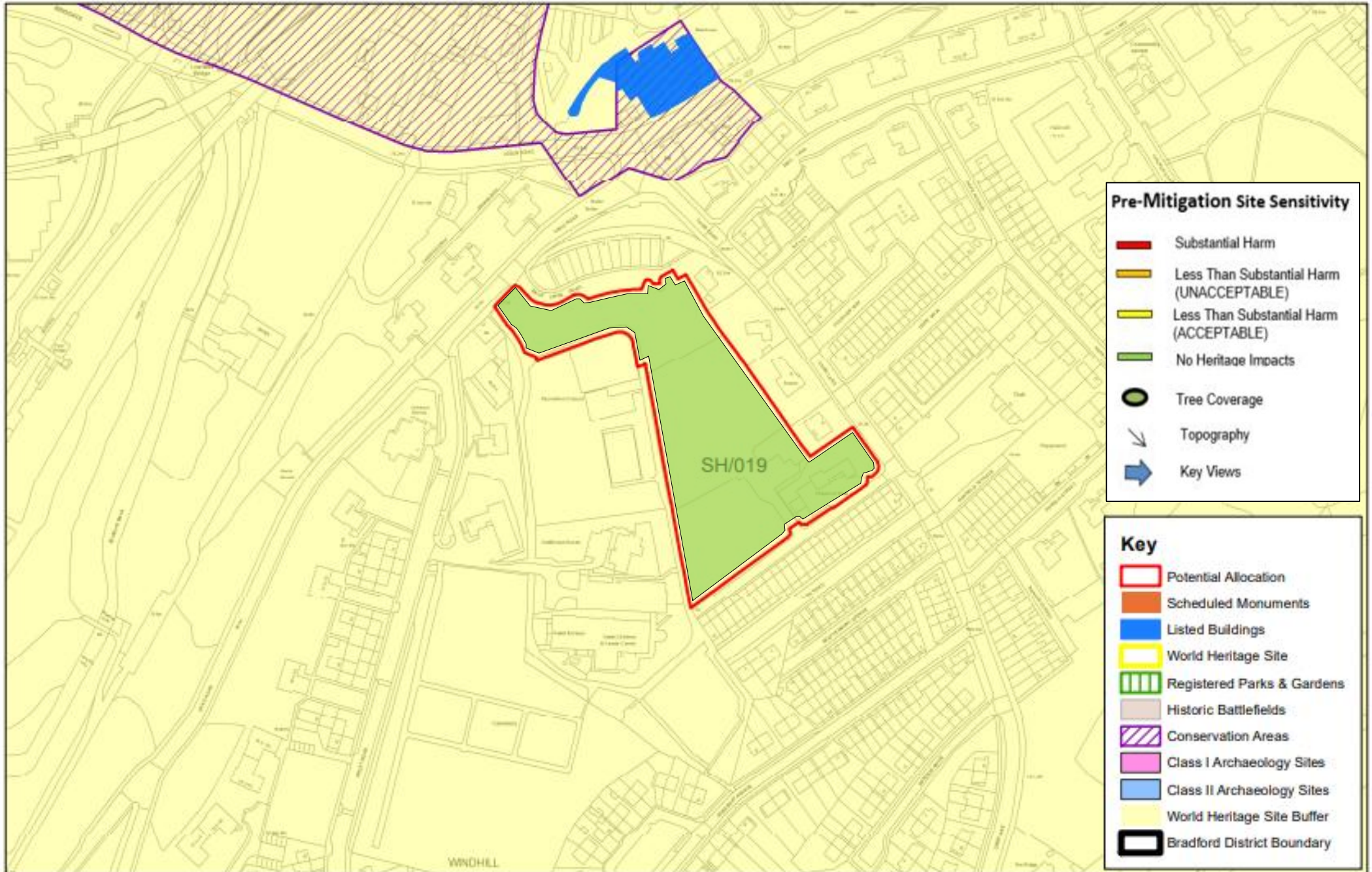
- 1.12 **Negligible** Impacts to a heritage asset of **Very High** heritage significance are determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm (of an Acceptable Level)**:
- 1.13 *Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have a minimal (though still discernible) impact or can be adequately mitigated.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

Mitigation measures/ Opportunities to enhance significance

- 1.14 Development of the site should be carefully informed in terms of development scale and materials by the local palette and all mature trees and green landscaping should be retained.

Conclusion

- 1.15 There will be no impact on the OUV, character or setting of the WHS. Development of the site would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1056
Site Name:	Brow Foot, Wrose Brow Road, Windhill
Regulation 18 Site Ref	SH22/H
Former SHLAA Site Ref	SH/056 (Formally NE133)
Site Address	Browfoot / Wrose Brow Road
Settlement	Shipley (Formally Bradford North East)
Gross Site Area (ha)	0.32
Regulation 19 Site Status	Allocation

Site Description

- 1.1 The Site is an irregular shaped plot of maintained grassland between two groups of 20th century housing. The site is bound by Browfoot and Wrose Brow Road. The topography of the site is relatively flat but steeply rises towards its southern boundary to meet the incline of Wrose Brow Road.

Identified heritage constraints

- 1.2 Designated assets
- Saltaire Conservation Area & World Heritage Site (NHLE1000099)
- 1.3 Historic England comment: The site is located adjacent to the Saltaire World Heritage Site (WHS) buffer zone and within an area where tall buildings could affect its setting. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.
- 1.4 Non-designated assets
- None identified
- 1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Saltaire Conservation Area & World Heritage

- 1.6 Saltaire is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltaire World Heritage Site Management Plan 2014)
- 1.7 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.8 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance

Impact of development on significance

- 1.9 The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond. Although later development has encroached on Saltaire, significant remnants of the rural landscape remain evidenced by the setting and views.
- 1.10 Site NE/133 is located below Catstones Wood at the foot of Idle Hill just outside the development buffer zone of the WHS, however there are long views along the valley towards Salts Mill and WHS from the sites elevated southern boundary (Figure 1). The site may also be discernible from key viewing positions within the WHS boundary looking east towards Idle Hill. The Management Plan Identified Key View towards the WHS that has the potential to be impacted upon is View 22-Idle Hill

(Figure.2). The Management Plan states that the view from Idle Hill allows the village's rural valley location to be appreciated with the River Aire and its wash lands also forming important elements in the view. Saltaire's architectural quality and uniformity provides a distinct contrast with that of other development within the Aire Valley of varying materials, age and quality. The ensemble of mills, public buildings and housing are all evident. Key View 22 (1-3) are identified as **Important** to the appreciation of the Outstanding Universal Value and setting of the WHS.



Figure 1. View towards WHS from Site NE/133

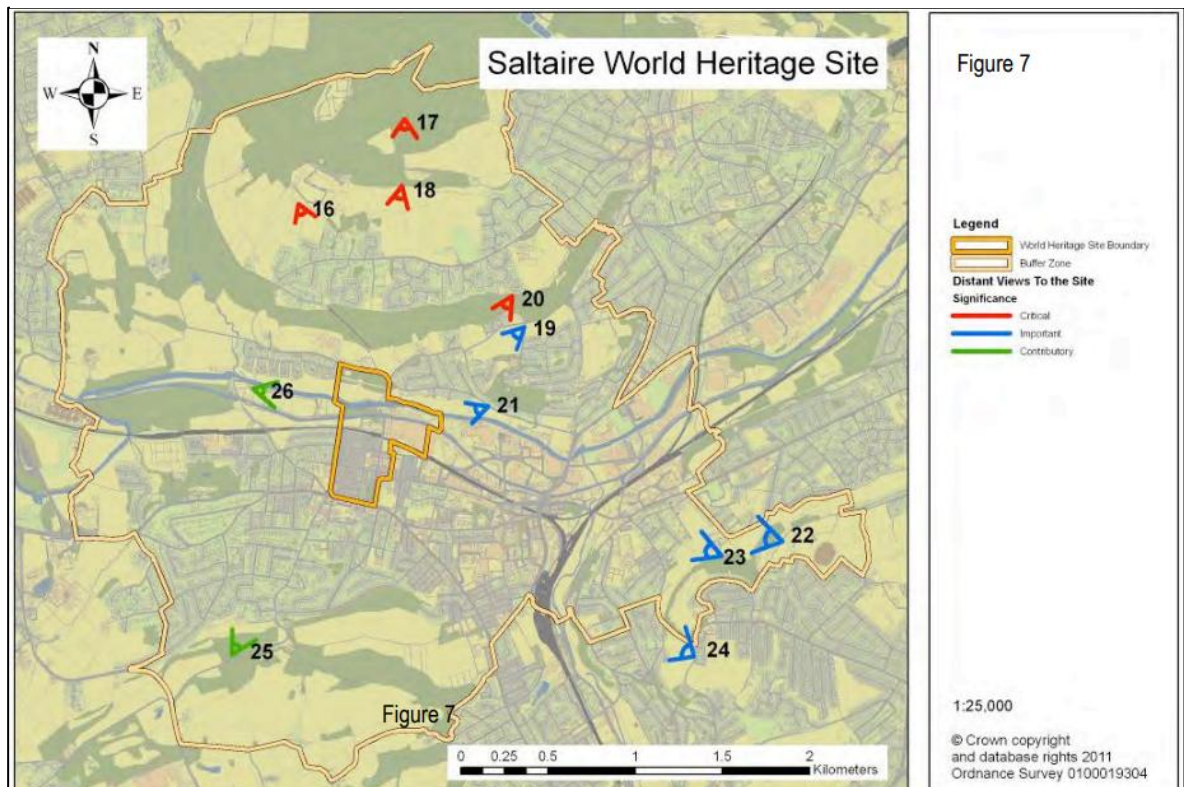


Figure 2. WHS Management Plan 2014 Identified Key Views towards the WHS

- 1.11 Site NE/133 does not form part of the views from Idle Hill due to screening provided by Catstones wood and the sloping topography of the area. The view towards the WHS from View 22 is shown below as Figure 3.



Figure 3. View towards Saltaire WHS from View Point 22.1

- 1.12 From within the WHS, key axial views east have the potential to include Site NE/133. The site is approximately 2km to the east/ south east of the WHS and forms part of an area of established housing development. The acceptability of development on this site will depend on the proposed scale of development in terms of heights, massing and materials. If the proposed development is restricted to the height of the surrounding properties, it should not be notable in long views from the WHS.
- 1.13 The development of Site NE/133 will result in **No change** to the existing view towards the WHS from Idle Hill (View 22) and at most a **Negligible** impact to the view from within the WHS boundary.
- 1.14 A **negligible** impact to the **Very High** importance of the World Heritage Site would have a resulting effect of **Less than Substantial Harm (of an Acceptable Level)**
- Less than Substantial Harm (of an Acceptable Level)**
- 1.15 'Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have a minimal (though still discernible) impact or can be adequately mitigated' (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

Mitigation measures/ Opportunities to enhance significance

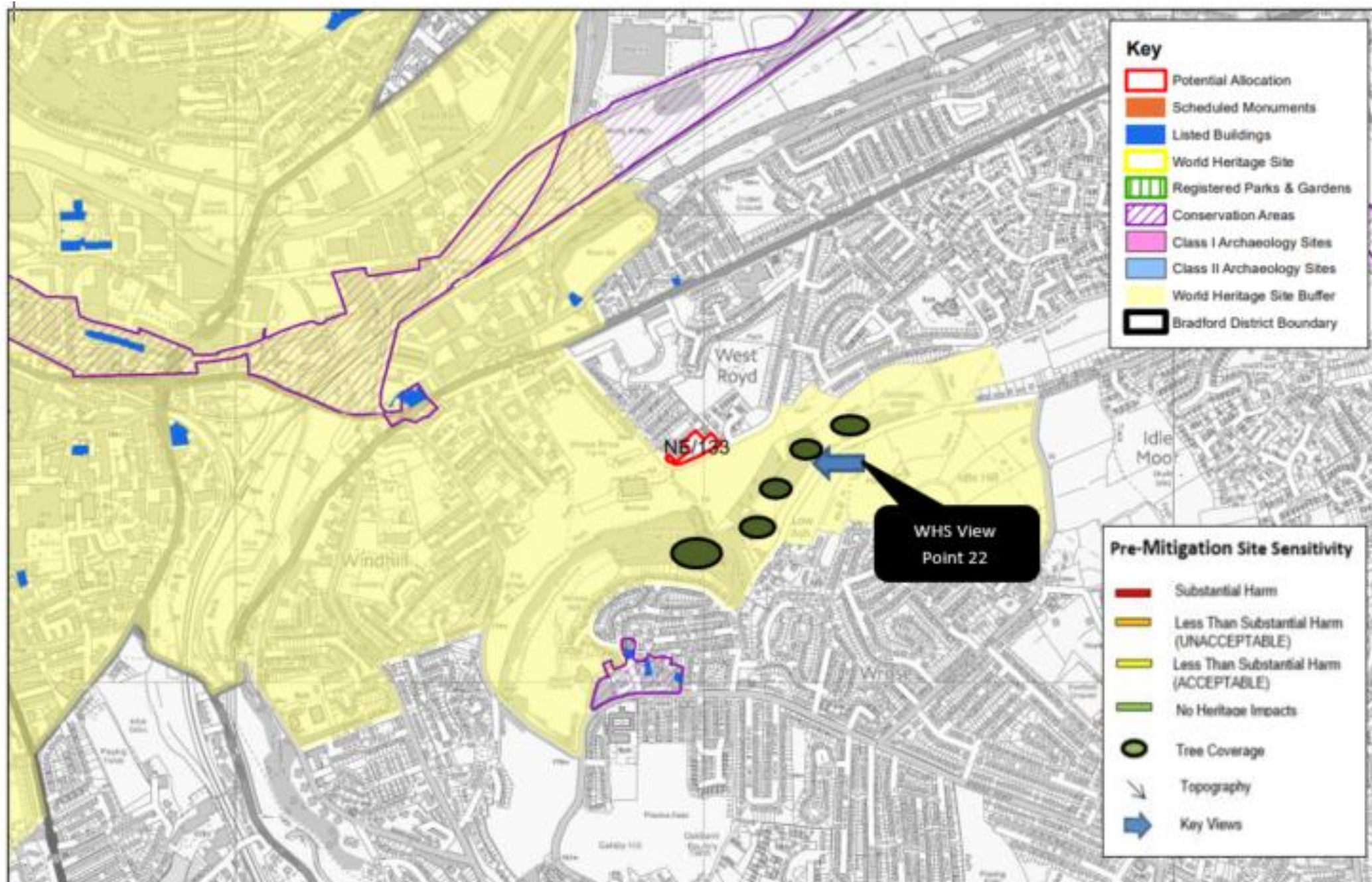
- 1.16 In order to mitigate the negative impact development will have on the long views from the WHS, it is suggested that restrictions are placed on the number of dwellings to be built and that their scale and materials restricted to conform to their setting.

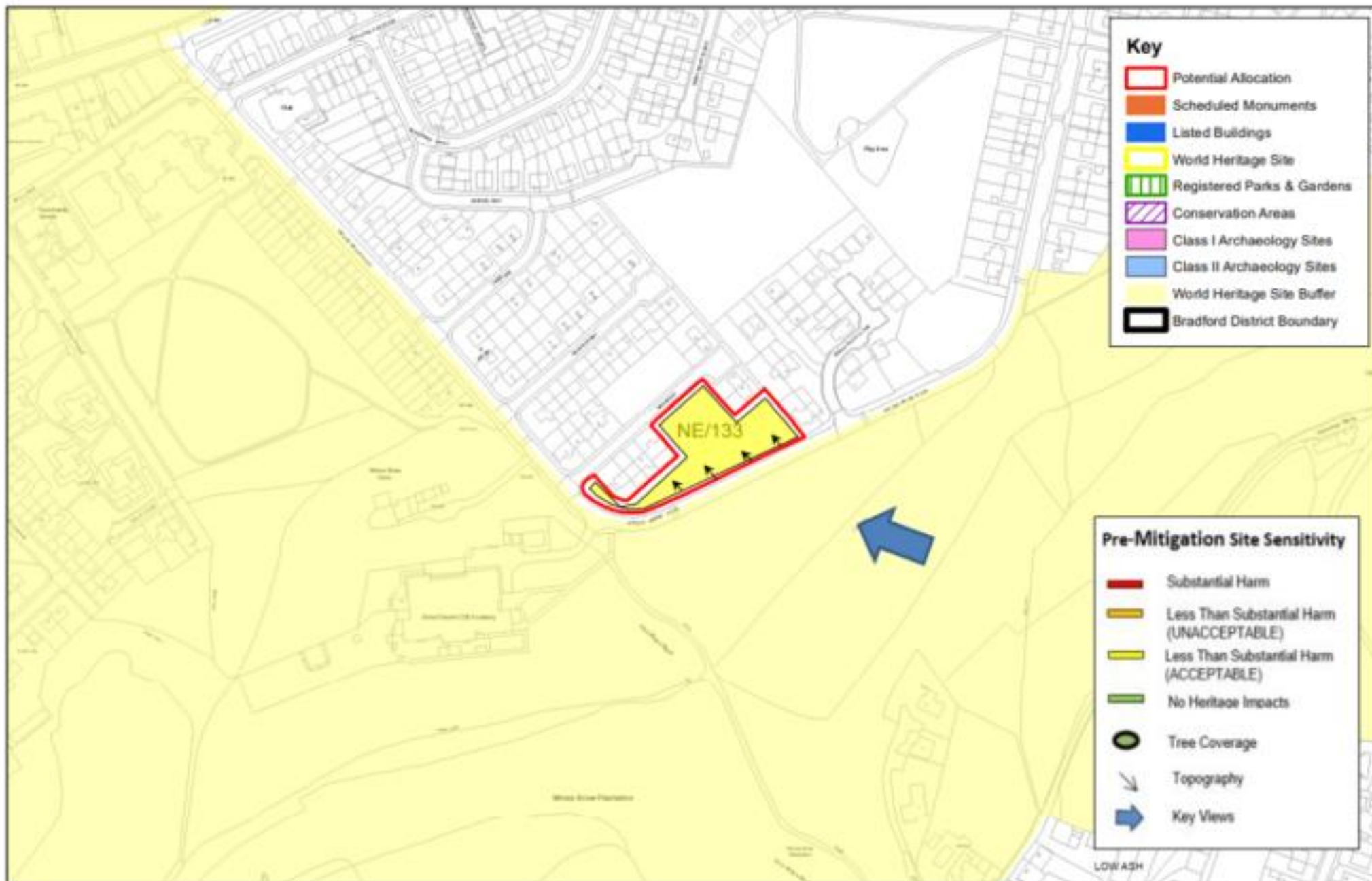
Impact on significance following mitigation measures

- 1.17 If this site can be developed with housing that sympathetically blends into the existing residential context there will be no impact on the long views from the WHS.

Conclusion

- 1.18 If a proposal for the site can be designed as not to impact on the Character, setting or OUV of the World Heritage Site, this would be **ACCEPTABLE**





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1057
Site Name:	Wycliffe Road
Regulation 18 Site Ref	SH3/H
Former SHLAA Site Ref	SH/022
Site Address	Mill View, BD19 3LG
Settlement	Shipley
Gross Site Area (ha)	1.38
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises three areas of open green space separated by Wycliffe Road and Thompson Street. The land is adjacent to the blocks of two/three storey flats around Wycliffe Gardens to the North. The site slopes down in a south- north direction and has views of Salts Mill to the north. There are residential uses to the west, south and east.

Identified heritage constraints

1.2 Designated assets

- Saltaire World Heritage Site Buffer Zone (NHLE1000099),
- Church of St Paul G.II Listed 9NHLE: 1133546)

- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site buffer zone some 150 metres from the boundary of the WHS. Development of this area could harm elements which contribute to the significance of these heritage assets.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS Comment: Within World Heritage buffer zone. No apparent significant direct archaeological implications.

Significance of assets

Saltaire WHS

- 1.6 Saltaire is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltaire World Heritage Site Management Plan 2014)
- 1.7 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.8 The World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value (OUV) of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond.
- 1.9 Site SH/022 is notable green space which forms part of the identified Key Views towards the WHS from Baildon Moor (Figure 1). This undeveloped greenspace provides a pleasantly contrasting backdrop for Salts Mill amid the residential sprawl.



Figure 1. View towards Saltire WHS from Hope Farm (View 18)

- 1.10 From within the boundary of the site, due to surrounding topography, there are obtainable (distant) views of the full length of Salts Mill (Figure 2). Although this is not a recognised 'Key View' towards the WHS, its preservation should be considered as part of any future development proposals.
- 1.11 Saltire through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Very Important** heritage significance.



Figure 2. View north across Site SH/022 towards Salts Mill

Church of St. Paul

- 1.12 The Church of St Paul is the original parish church of Shipley. It was constructed in the 1820s in a gothic style designed by John Oates of Halifax. Stain glass windows were added in the 1860s along with a clock in the tower. The church retains evidential, historic, aesthetic and communal heritage values. As a Grade II Listed heritage asset the church has **Medium** heritage significance.

Impact of development on significance

Saltaire WHS

- 1.13 The WHS Management Plan identifies views towards the WHS from Crooke Farm, Hope Hill and Baildon Moor (Views 16-18) as critical to the appreciation and understanding of the OUV of the WHS. The development of the site has the potential to detract from these views. Historic England should be consulted on whether development of this site would impact upon the OUV of Saltaire, and whether considerations regarding the future development of the site should be referred to UNESCO and ICOMOS.
- 1.14 The development of this site would indirectly, negatively impact on the setting of the WHS. The level of impact is determined to be **Moderate**.
- 1.15 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.
- 1.16 The resulting effect of a **Moderate** negative impact to a heritage asset of **Very High** importance would be considered **Substantial Harm**:
- 1.17 *Considerable change which has the potential to affect the special character and significance of the assets including their setting. Significance may be substantially harmed or lost.*

Church of St. Paul

- 1.18 There are available views of the church tower and clock from within the site, however, as the setting of the church is already modern residential development, it is determined that there will be **Negligible** further impact to the setting of the church.
- 1.19 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.
- 1.20 The resulting effect of development on this site to the Church of St Paul would constitute **No Heritage Impact**:
- 1.21 *No discernible change to the character or setting of a heritage asset.*

Mitigation measures/ Opportunities to enhance significance

- 1.22 The site is a key green space amongst residential development. The complete loss of this space to development would also indirectly impact on the setting of the WHS. There may be opportunities to partially develop the site around its peripheries at

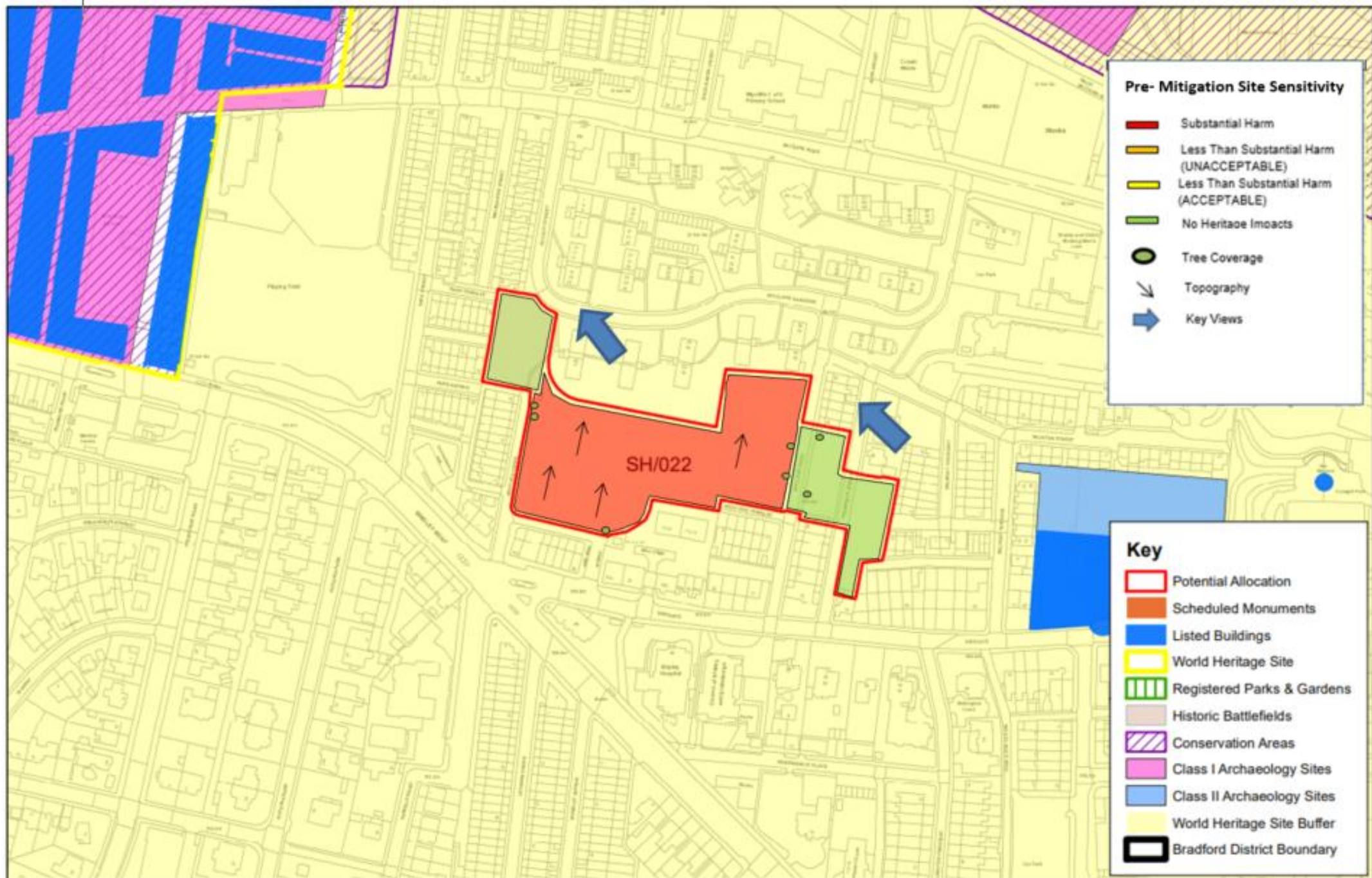
Wycliffe Road, Thompson Street and Moorview Avenue. Infill development-sympathetically informed by the existing development context is unlikely to be discernible in the key views across the WHS and would retain the majority of the greenspace.

Impact on significance following mitigation measures

- 1.23 Partial development of the site that does not detract from the key view/ setting of the WHS would be considered to have **No Heritage Impact**.

Conclusion

- 1.24 The loss of this greenspace would be detrimental to the setting of the WHS. There is scope for some infill development around the site peripheries that will not impact on the character or setting of the WHS. Partial development of the site could be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1058
Site Name:	Glenview Drive / Bankfield Road
Regulation 18 Site Ref	SH4/H
Former SHLAA Site Ref	SH/026
Site Address	Glenview Drive, BD16 1UW
Settlement	Shipley
Gross Site Area (ha)	6.20
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site consists of a large undulating open field which is steeply sloping in parts, with areas of mature trees and woodland within the site. The site is located between residential areas around Glenview Drive to the North and Cottingley Cliffe Road to the South with open fields to the west.

Identified heritage constraints

1.2 Designated assets

- Saltaire WHS Buffer Zone
- New Close Farm G.II (NHLE: 1133575)
- Barn east of New Close Farm G.II* (NHLE:1133576)

- 1.3 Historic England comment: The site is located adjacent to the Grade II listed New Close Farmhouse & Barn. Whilst the site is located outside of the boundary of the Saltaire World Heritage Site (WHS) buffer zone it is within an area where tall buildings could affect its setting. Development of this area could harm elements which contribute to the significance of these heritage assets.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS comment: Site of old coal workings marked on mid-19th century map, possibly surviving still as earthworks. Recommend archaeological evaluation.

Significance of assets

Saltaire WHS Buffer Zone

- 1.6 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated. Site SH/026 is beyond the boundary of WHS Buffer; however, its proximity should still be a consideration in any future development proposal.
- 1.7 Saltaire has been ascribed a World Heritage Site by UNESCO for its Outstanding Universal Value. It carries the highest level of heritage Importance- **Very High**.

Barn east of New Close Farm

- 1.8 A 17th century timber framed barn, later encased in stone. The interior of the barn retains its king post trusses. The barn has been added to in the 18th and 19th centuries.
- 1.9 The barn is G. II* Listed due to its age and rarity. The importance level of G.II* heritage assets is **High**.

New Close Farm

- 1.10 A mid-17th century, 2 storey farmhouse with a steep pitched roof. The farmhouse has been rendered and a front porch has been added. The property is listed due to its age and architectural styling.
- 1.11 The farmhouse is Grade II Listed and has an importance level of **Medium**.

Impact of development on significance

- 1.12 The development of Site SH/026 would encroach upon the rural character, openness and setting of the listed agricultural grouping. To facilitate development, green space and woodland that positively adds to the character of the area would also be lost. The scale of impact of development would be **Moderate**:
- 1.13 *The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised through positive mitigation.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.14 The resulting effect of a **Moderate** impact to heritage assets of **High & Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in Less than **Substantial Harm (of an Unacceptable Level)**:

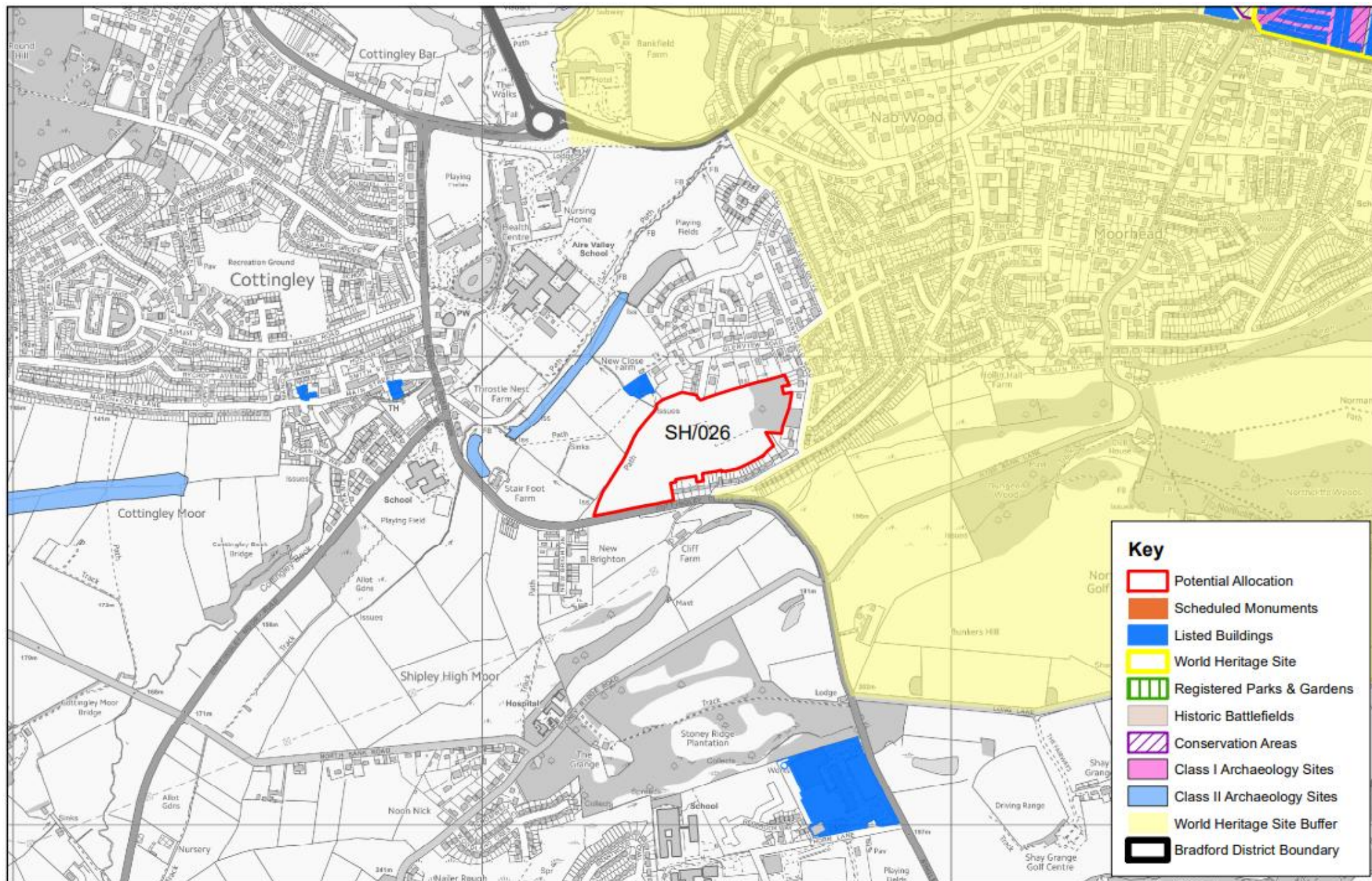
- 1.15 *Change which has the potential to affect the special character and significance of the assets including their setting. Significance may be harmed or lost and would result in less than substantial harm which is considered to be unacceptable as the impacts cannot be adequately mitigated* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.16 There are not anticipated to be any impacts on the setting of the World Heritage Site by development of Site SH/026. This assessment is based on the understanding that development would not include high rise development or tall infrastructural works.

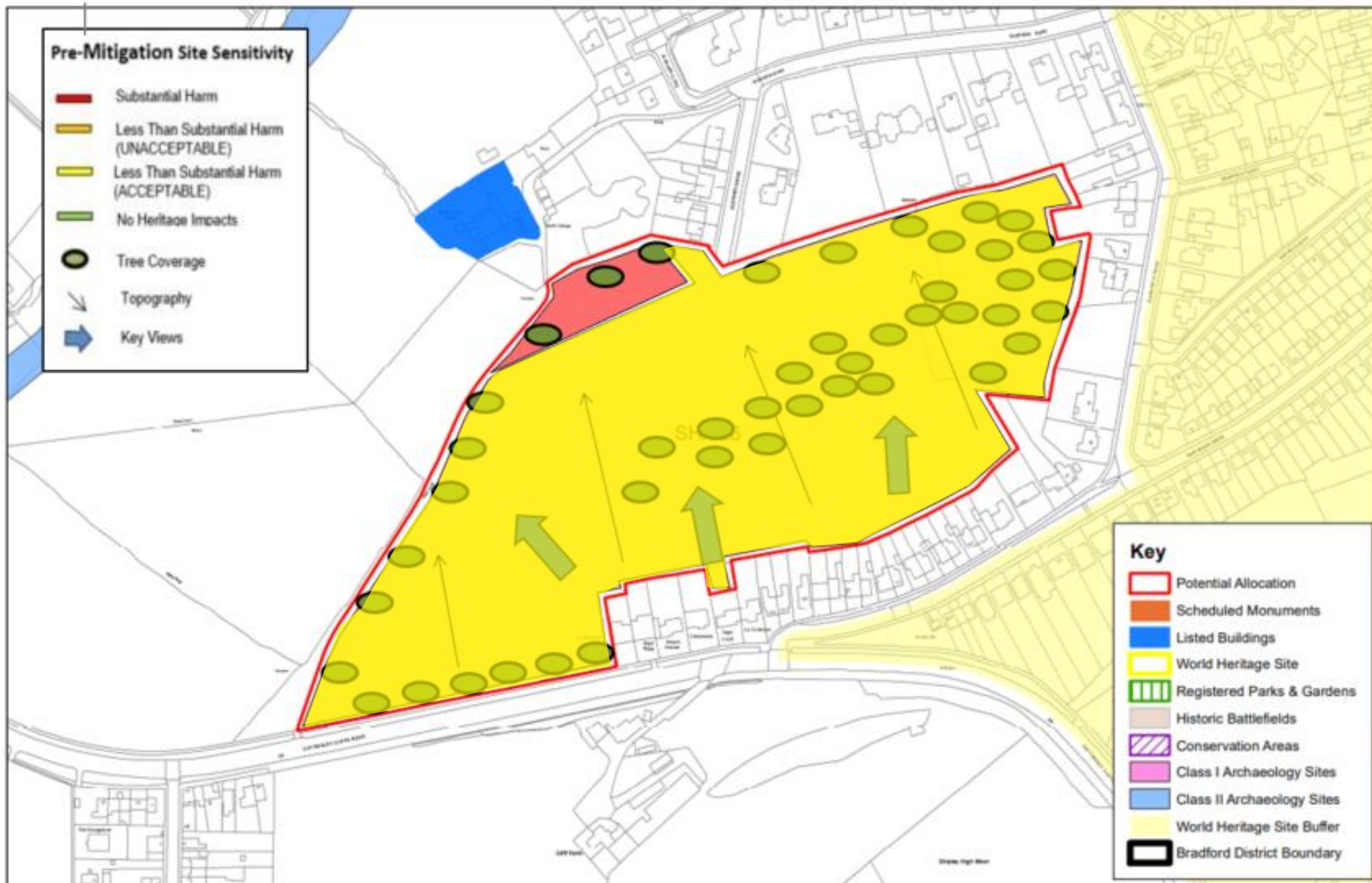
Mitigation measures/ Opportunities to enhance significance

- 1.17 There could be limited opportunity for development of the site at its southern end if a sufficient offset buffer could be afforded to the heritage assets and the majority of the woodland retained.

Conclusion

- 1.18 If it is possible to incorporate an acceptable mitigation strategy with development proposals that maintains the setting of the assets and screens development, the heritage impact may be downgraded to Less than substantial harm (of an acceptable level).





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1059
Site Name:	Bingley Road, Nab Wood
Regulation 18 Site Ref	SH5/H
Former SHLAA Site Ref	SH/027
Site Address	Bingley Road, Nab Wood
Settlement	Shipley
Gross Site Area (ha)	5.42
Regulation 19 Site Status	Allocation

Site description

- 1.1 The Site is an irregular shaped open field to the north of Bradford Road and to the west of the Mercure Hotel and allocation Site SH/028 (Bankfield Farm). The site topography undulates and slopes towards the River Aire at its southern boundary. The north end of the site is relatively flat. The field of grass and scrub was in use as pastoral grazing land at the time of visit. The site is bound by Bradford Road to the north and modern housing development along Branksome Drive & Branksome Road to its east. To the south is open field and to the west is the Mercure Hotel and Site SH/028. A public Right of Way crosses the Site on an east/west alignment.

Identified heritage constraints

- 1.2 Designated assets
- Saltaire World Heritage Site Buffer Zone
- 1.3 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.
- 1.4 Non-designated assets
- None identified

- 1.5 WYAAS comment: Due to size and adjacent artefact finds (PRN5437 & PRN2047) would recommend predetermination archaeological evaluation

Significance of assets

Saltaire WHS Buffer Zone

- 1.6 In accordance with UNESCO World Heritage Centre's guidelines, Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. UNESCO defines a Buffer Zone as:
- 1.7 *An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection.*
- 1.8 The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.9 The Saltaire World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond.
- 1.10 Within the management plan, the Site is identified as important to the rural backdrop of the WHS, however, it is not identified as part of the immediate setting of the village.

Impact of development on significance

- 1.11 The site visit determined that due the topography of the Aire Valley and the natural woodland screening provided by Hirst Wood and Nab Wood, that there are no obtainable views of the WHS from within the Site boundary. Development of this site would not impact on any identified key views towards or out of the WHS.
- 1.12 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

- 1.13 Development of the site should be informed by its local context in terms of scale and material usage. Towards the north end of the site, mature trees are located at the north and east boundaries. These should be retained and strengthened. The Public Right of Way with its dry stone walling is aesthetically pleasing and adds to the rural character. This should be retained.

- 1.14 The site has the potential to contain deposits of archaeological interest. A predetermination mitigation strategy must be agreed with WYAAS prior to any development of the site.

Conclusion

- 1.15 The development of the Site will have no impact on any known heritage assets. There are no obtainable views of Saltaire WHS and its Outstanding Universal Value will not be impacted upon. Subject to archaeological mitigation, the development of this site would be **ACCEPTABLE**.

Site Photos



Site SH/027 Looking South East



Site SH/027 Looking East



Site SH/027 Looking East



Site SH/027 Dry stone wall lined Public Right of Way Looking East



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1060
Site Name:	Bankfield Farm, Nab Wood
Regulation 18 Site Ref	SH6/H
Former SHLAA Site Ref	SH/028
Site Address	Bankfield Farm
Settlement	Shipley
Gross Site Area (ha)	1.57
Regulation 19 Site Status	Rejected

Site description

- 1.1 The Site is an irregular shaped plot of land to the north of the Mercure hotel. The site contains farm buildings accessed from Bradford Road by a single width, mature tree lined track. The site is bordered by woodland to the west, a public right of way and River Aire to the north and open fields to the north and east. The topography of the landscape undulates and steeply slopes from south to north.
- 1.2 Structures at Bankfield Farm are first depicted on OS mapping in 1893. Two open sided storage barns with stone tile roofing supported on stone piers are still standing on site, one of these has been repurposed for use as garages, the other is considered to retain its original form. Mapping shows a long rectangular structure was located to the east of these (just beyond the Site boundary) and this may have been a farm house. This structure is present on OS mapping up to 1951 but has since been demolished. The current residential property to the west of the storage barns is modern in date. A two storey structure of unknown usage but apparent modern construction is located to the south east of the barns.
- 1.3 Bankfield House was built as a private residence in 1848 for philanthropist and Bradford Mayor William Murgatroyd. The property was converted to a hotel in **** and has been extensively extended in the late 1980s.
- 1.4 The Bankfield Hotel and Bankfield Farm are not recognised heritage assets.

Identified heritage constraints

1.5 Designated assets

- Saltaire World Heritage Site Buffer Zone

1.6 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.

1.7 Non-designated assets

- None identified

1.8 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Saltaire WHS Buffer Zone

1.9 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. UNESCO defines a Buffer Zone as:

1.10 *An area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection.*

1.11 The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the World Heritage Site and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.

1.12 The Saltaire World Heritage Site Management Plan (2014) incorporates a Setting Survey Evaluation which provides an evidence base to assess the impact of future development on the Outstanding Universal Value of Saltaire WHS. One of the 'attributes' of the site's Outstanding Universal Values is the 'Valley location, topography and setting'. Titus Salt chose this rural setting for the new model village, rather than the existing urban centre. This exerted a profound influence on the development of town planning and the garden city movement in the United Kingdom and beyond.

1.13 Within the management plan, the Site is identified as important to the rural backdrop of the WHS, however, it is not identified as part of the immediate setting of the village.

Impact of development on significance

1.14 The site visit determined that due the topography of the Aire Valley and the natural woodland screening provided by Hirst Wood and Nab Wood, that there are no obtainable views of the WHS from within the Site boundary. Development of this site would not impact on any identified key views towards or out of the WHS.

- 1.15 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

- 1.16 Development of the site should be informed by its local context in terms of scale and material usage. The site is bound to the south and west by a woodland fringe along the river bank and positively contributes views along the valley. This woodland should be retained.

Conclusion

- 1.17 The development of the Site will have no impact on any recognised heritage assets. There are no obtainable views of Saltaire WHS and its Outstanding Universal Value will not be impacted upon. There are no known heritage constraints associated with this site. Development of this site would be **ACCEPTABLE**

Site Photos



Site SH/028 Looking South



Site SH/028 Looking South West



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1061
Site Name:	Queens Road / Ferncliffe Road, Saltaire
Regulation 18 Site Ref	SH7/H
Former SHLAA Site Ref	SH/042A&B
Site Address	Queens Road / Ferncliffe Road, Saltaire
Settlement	Shipley
Gross Site Area (ha)	0.93
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an open, previously developed site comprising of a flat grassed areas within the eastern part and areas of hard surfacing within the western part, representing the former footprints of the former Ferncliffe Care Home and former Neville Grange Care Home. All previous buildings have since been cleared from the site (demolished c.2014). The site now presents are a somewhat unkempt and overgrown area of scrubland with scattered individual trees and a group of well-established trees along the northern boundary. The site slopes down from south to north with some embankments.
- 1.2 The setting of the site is formed by a mixed development, comprising of housing, commercial properties including shops, restaurants and takeaways and a church.

Identified heritage constraints

1.3 Designated assets

- Saltaire World Heritage Site (NHLE 1000099) – boundary located approx. 30m north of the site
- Saltaire Conservation Area - boundary located approx. 30m north of the site
- 51-97 Bingley Road (Grade II listed NHLE 1133565) – approximately 30m north of the site
- Terraced houses on Dove Street, Jane Street, Myrtle Place, George Street etc – all Grade II listed and located within Saltaire WHS and CA. Located in excess of 30m to the north of the site boundary.

1.4 Non-designated assets

- St Peters Church, Moorhead Lane

- 1.5 Historic England comment: The site is within the Saltaire World Heritage Site (WHS) buffer zone, less than 50 metres from the WHS, and close to the Grade II listed terrace on the north side of Bingley Road. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

National planning policy makes it clear that World Heritage Sites are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. 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. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

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 World Heritage Site and other heritage assets in its vicinity, and what impact development might have upon their significance.
- (2) If it is considered that the development of this site would harm elements which contribute to the significance of the World Heritage Site and other heritage assets, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.
- (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the World Heritage Site and other heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

- 1.6 WYAAS comment: Potential impact setting World Heritage site. No apparent significant direct archaeological implications.

Significance of assets

- 1.7 Saltaire is an exceptionally complete and well-preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries. (Saltaire World Heritage Site Management Plan 2014)
- 1.8 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated.
- 1.9 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Very High** heritage significance.
- 2.0 The boundary of Saltaire Conservation Area is located approximately 50m to the north of the site boundary. The Conservation Area encapsulates the entire original settlement of Saltaire, which was built as a planned, model industrial village between 1851 and 1876. The village was built on a gridiron plan with the mill (built 1851-3) being located adjacent to the canal and river and the streets of workers housing being located to the south and southwest of the mill. The civic buildings, such as the Congregational Church, Almshouses, hospital, school, the Institute (Victoria Hall) and open spaces such as Roberts Park were added later. The Conservation Area has a heritage importance weighting of **Medium**.
- 2.1 The terraces houses and shops which are located within Saltaire Conservation Area and Saltaire World Heritage Site are all listed. They are located to the north of the site, with the shops on the north side of Bingley Road, being approximately 30m from the northern boundary of the site and the terraces of housing and civic buildings within the model village being located to the north of Bingley Road. The shops on Bingley Road were built around 1868, and as with the other buildings in the village, they were designed by architects Lockwood and Mawson for Titus Salt. The terrace has shops at ground level and living accommodation above. To the north of the terrace are rows of workers

housing along with the almshouses and civic buildings built by Titus Salt. These were constructed after 1854. The shops, houses and almshouses are all Grade II listed buildings, with some of the civic buildings such as the church (Grade I), the mill (Grade II*), Victoria Hall (Grade II*) and the School (Grade II*) being a higher grade of listing. The heritage weighting ascribed to the designated assets are **Medium** in the case of Grade II listed buildings and **High** in the case of the Grade I and Grade II* listed buildings.

- 2.2 St Peters Church, on Moorhead Lane, is unlisted but due to its architectural and communal value, is considered to be an Undesignated Heritage Asset. The church was built around the start of the 20th century, with the church tower added later. It is a well-designed church, with attractive stained glass windows. The heritage weighting assigned to the building as a Non-Designated Heritage Asset is **Low**.

Impact of Development on Significance

- 2.3 The site is located in close proximity to the boundary of the World Heritage Site (WHS). It is identified within the Saltaire WHS Management Plan (2014) as an area from which the WHS is visible, and which is visible from within it. The site was previously developed but has since been cleared, with self-seeded young trees and vegetation now established across the plot. From various points around the periphery of the site, buildings within the WHS can be seen. However, the rear elevations of the shops along the southern side of Bingley Road form intervening built development that provides a degree of screening. There are also longer distance views from the site across to the open setting and rising land to the north of the WHS.
- 2.3 Given the site's close proximity to designated heritage assets (including the WHS, Conservation Area, and listed buildings), its development has the potential to affect their setting and key views into and out of the WHS. The extent of this impact will depend on the nature of the proposed development and could range from moderate to negligible. Key factors will include the scale, massing, layout, materials, and landscaping of any scheme.

Mitigation Measures / Opportunities to Enhance Significance

- 2.4 The site lies at a slightly lower level than Queens Road, and this topography could be utilised to reduce the apparent height of new buildings. A bank of well-established trees along the northern boundary also provides an opportunity for screening. The retention of these trees will be important in minimising visual impacts on views into and out of the WHS, as well as on the setting of the Conservation Area and nearby listed buildings. Development should generally be limited to a low height (typically no more than 2–2.5 storeys) to avoid interrupting key views.
- 2.5 St Peter's Church on Moorhead Lane is a prominent landmark (and identified as a non-designated heritage asset), and its visual prominence within the area should be preserved. Any new development should remain clearly subservient to the church, with building heights kept below the ridge height of its main structure.

- 2.6 Careful consideration must be given to the scale and massing of buildings, as well as the choice of materials, to ensure that development responds appropriately to the established character and context of the surrounding area.
- 2.7 Development proposals should be informed by the local context, including existing tree-lined boundaries, which contribute positively to the character of the street scene. Retention of these features is encouraged. Any development should avoid appearing overly prominent, particularly given the site's role as part immediate setting of the WHS.

Impact on Significance Following Mitigation Measures

- 2.8 If development accords with the measures outlined above, it is likely that the site could accommodate development across much of its area while resulting in negligible harm to the setting of listed buildings. With carefully designed mitigation, any residual impact is likely to fall within the category of **less than substantial harm (of an acceptable level)**.

Conclusion

- 2.9 Development may be **ACCEPTABLE** with appropriate measures and mitigation to protect the setting of the nearby heritage assets.

