

Heritage Impact Assessments

Silsden

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1089
Site Name:	Woodside Road
Regulation 18 Site Ref	SI3/H
Former SHLAA Site Ref	SI/008
Site Address	Woodside Road
Settlement	Silsden
Gross Site Area (ha)	5.55
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site consists of three agricultural fields, partially divided by hedges and trees. It slopes from north to south towards the Leeds & Liverpool Canal. The canal forms the site boundary on its southern edge. To the north is residential housing. To the east of the site are allotments.

Identified heritage constraints

1.2 Designated assets

- Leeds Liverpool Canal Conservation Area

- 1.3 Historic England comment: The site adjoins the Leeds Liverpool Canal Conservation Area. Development of this area could harm elements which contribute to the significance of the CA.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS comment: Adj Canal Conservation Area. Extant field boundaries survive from mid-19th century at least. Development should retain existing boundaries wherever possible & grain of development should respect them

Significance of assets

Leeds Liverpool Canal Conservation Area

- 1.6 The Leeds and Liverpool Canal is the longest single canal in Britain and has been described as the region's single most important transport facility as it aided and influenced the growth of industry, the development of towns and villages and even influenced agricultural practices along its length.
- 1.7 The canal enters Bradford District to the south of Low Woodside Farm (approximately 100m to the west of Site SI/008) and progresses eastwards towards the former mill village of Silsden. The Council's Conservation Area Appraisal (2006) assesses the setting alongside this stretch of canal as picturesque and rural with an open and pastoral landscape to either side of the waterway. Views from the canal in all directions along this stretch are highlighted as key views that positively contribute to the character of the area. The appraisal goes on to state that the fields to the north rising quite steeply and those to the south dropping away to the valley bottom, facilitating good long-distance views across Airedale and the surrounding countryside.
- 1.8 The Leeds Liverpool Canal Conservation Area has **Medium** heritage importance.

Impact of development on significance

- 1.9 The site is set to grass with trees standing along the boundaries. Due to the sloping topography, there are views from the publicly accessible towpath and the canal across the site towards the brow of the hill, on which the houses along Woodside Road are visible. The site and the fields to the north and south of the canal form an important part of the rural setting to the Conservation Area.
- 1.15 Residential development will undoubtedly change the character of the site from agricultural with an open aspect to suburban and as a result, the setting of the Leeds & Liverpool Canal Conservation Area will be affected by the development of the site.
- 1.16 Residential development has extended, in recent years, westwards along the canal from the centre of Silsden. The extension of residential built form has impacted upon views out of and into the Leeds & Liverpool Canal Conservation Area and has changed its setting. At present the open land on the north side of the canal currently feels rural in character and natural features such as trees make an important contribution to the sense of place. It has a distinct feel of marking end of the urban edge of Silsden and the start of its rural setting.
- 1.17 The presence of residential dwellings on a previously open site will impact upon the sense of place and character of the setting of the conservation area and will result in some harm to the setting therefore overall significance of the heritage asset. The development is likely to result in moderate harm to this part of the setting of the heritage asset.

Mitigation measures/ Opportunities to enhance significance

- 1.18 It is likely that the development of the site will result in harm to the setting of the Leeds & Liverpool Canal Conservation Area. This harm is likely to be less than substantial. The development of the bulk of the site is likely to result in less than substantial harm of an unacceptable level. This harm must be weighed against the public benefits of development. It may be possible to mitigate some of the harm through careful consideration of design, scale and layout as well as incorporating well thought out landscaping within the site but it is unlikely that the harm will be eradicated entirely through mitigation measures.
- 1.19 If development of the site proceeds, it will need to be informed by and respond to nearby high-quality built form. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. The height of development should not exceed two storeys. Careful consideration of the landscape strategy including retention of the existing trees, boundary treatments and where possible, indications of field boundaries will be needed in order to retain as much as possible the rural character of the site and its local distinctiveness.

Impact on significance following mitigation measures

- 1.20 Development of the site is likely to result in harm to the setting and therefore significance of the Leeds & Liverpool Canal Conservation Area. This harm is likely to be less than substantial and mitigation measures may help reduce this harm somewhat, however development would foreseeably result in **less than substantial harm (of an unacceptable level)** in heritage terms. It is considered that the impact on the setting of the nearby listed buildings and Silsden Conservation Area is likely to be minimal/negligible, when taking in to account their existing setting and limited visual linkages and intervening built form.

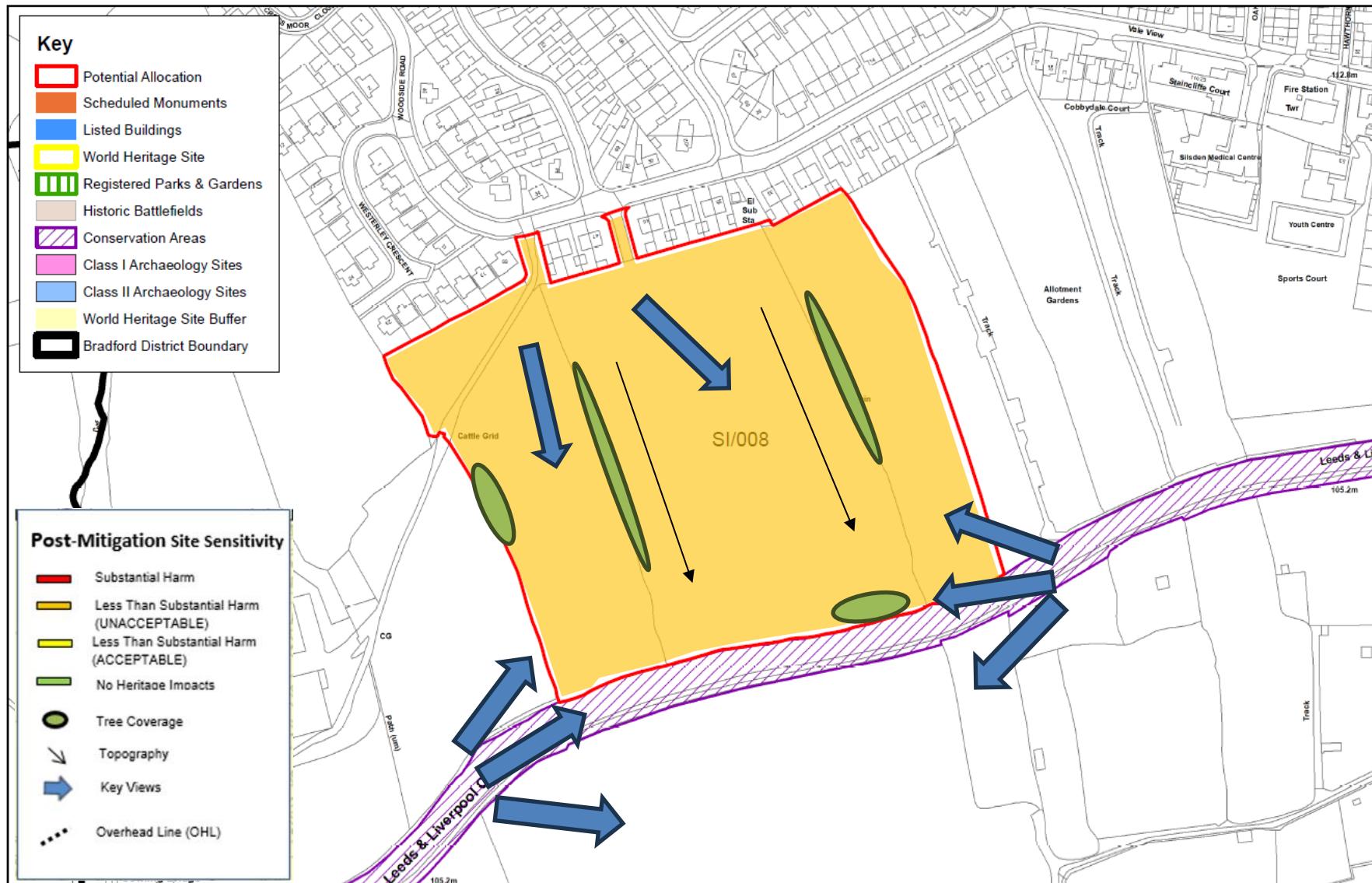
Conclusion

- 1.21 Development of the site is likely to be **UNACCEPTABLE** in terms of the heritage impact on the setting of the Leeds & Liverpool Canal Conservation Area.



Views (above and below) northwards from the canal towpath across the site





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1090
Site Name:	Sykes Lane
Regulation 18 Site Ref	SI4/H
Former SHLAA Site Ref	SI/013
Site Address	Sykes Lane
Settlement	Silsden
Gross Site Area (ha)	5.59
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an irregular shaped piece of land located on the south side of the Leeds & Liverpool Canal. The site has a sloping topography which descends from north to south as the landscape drops towards the river in the valley bottom. At the present time the site is mostly set to agricultural grazing, with an area of allotment gardens located in the eastern corner. The site is mostly divided into small fields with boundaries generally presenting as hedges, fences and some stone walls. Trees are scattered across the site.
- 1.2 The setting of the site is varied, with a recently constructed housing site forming the setting to the east and a development site on the former works located to the southeast. To the southwest and west the site has an open setting characterised by fields. Beyond the canal to the north the setting has an open appearance, though there are modern houses located along part of the north side of the canal closest to the town and also allotment gardens running back from the canal in one section.

Identified heritage constraints

1.3 Designated assets

- Leeds & Liverpool Canal Conservation Area
- Silsden Canal Conservation Area
- Canal Warehouse/joiner's workshop, Sykes Lane – Grade II (NHLE 1223314)
- Canal Warehouse (Pennine Boats), north side of Leeds & Liverpool Canal, Silsden – Grade II (NHLE 1223300)

- 33 Keighley Road, Silsden – Grade II (NHLE 1223295)

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments – Adjacent to the Canal Conservation Area. Extant field boundaries survive from mid 19th century at least. Development should retain existing boundaries wherever possible & grain of development should respect them. Archaeological significant fieldname suggestive of settlement (PRN2359). Recommend archaeological evaluation.

1.6 Historic England Comments - The site lies adjacent to the Leeds Liverpool Canal Conservation Area. The development of this area could harm elements which contribute to the significance of this designated heritage asset.

1.7 The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, 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 character or appearance of the Conservation Area and what effect the loss of this site and its subsequent development might have upon them.

1.8 Before allocating this site for development:

(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.

(2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area, 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

1.9 The boundary of **Leeds & Liverpool Canal Conservation Area** is located immediately to the north of and abutting the development site and the boundary of Silsden Conservation Area is located a short distance to the east of the application site. The Leeds & Liverpool Canal Conservation Area was first designated in 1988 and initially covered only a limited section of the canal and surrounding area at Shipley. The boundary was later extended to cover the entire length of the canal section that runs

through the Bradford district and then was amended again in 2006. The designation of the canal as a conservation area recognises the historic value of the canal structure and its relationship to the traditional waterside buildings, settlements and spaces along its length as well as the special contribution that it makes to sense of place and local distinctiveness. It encompasses a wide variety of landscapes such as woodland and fields as well as some of the associated settlements and buildings though in parts, the conservation area narrows to the width of the canal and the towpath alone. It incorporates fifteen locks including the Five Rise locks at Bingley as well as numerous bridges.

- 1.10 The Leeds & Liverpool Canal Conservation Area immediately abuts **Silsden Conservation Area**, which covers the historic centre of the town and extends in a linear fashion along the line of Kirkgate/Keighley Road which runs through the centre from north to south. Silsden Conservation Area was designated in 1980 and a boundary review undertaken in 2002. The town originally developed as an agricultural/farming settlement and the conservation area boundary encompasses the earliest surviving buildings which reflect these origins. These include Old Hall and its barn as well as vernacular farmhouses, barns and worker's cottages dating from the 17th century. The economic base of Silsden evolved to industrial during the 18th and 19th centuries and the conservation area includes some of the former mills, terraces of workers housing and civic buildings which were constructed during this period. The conservation area, despite later expansions of the settlement around its edges, maintains a vibrant and bustling village feel due to its lively centre and rural setting. It has a strong sense of place and the buildings and spaces between them contribute to its distinctive character. Both the Leeds & Liverpool Canal Conservation Area and Silsden Conservation Area are considered to be of **medium** value.
- 1.11 There are three listed buildings in relatively close proximity to the site, the closest being the canal **warehouse/joiners workshop** on Sykes Lane. The former warehouse dates to the mid-19th century and is of three storeys, built from hammer dressed stone with a stone slate roof. The rear faces the canal and the front has two segmental arched cart entries (one blocked). The building is a good example of a vernacular building associated with the canal industries and is of historic and architectural interest. It is Grade II listed and of **medium** value.
- 1.12 On the opposite side of the canal is a **warehouse** still in use in commercial activities related to traditional canal industry (boat repairs and now also boat hire). The warehouse faces south across the canal and is located at the side of the boat yard. It is a late 18th or early 19th century in construction and is built of hammer dressed stone with a stone slate roof. The building is simply detailed with a central doorway with a monolithic lintel and mullioned windows. The building is a good example of a vernacular building associated with the canal industries and is of historic and architectural interest. It is Grade II listed and of **medium** value.
- 1.13 Slightly further away, approx. 250m from the site boundary is **33 Keighley Road**, a Grade II listed house dating to 1838. The property fronts on to the main Keighley Road and is two storeys in height with a three bay symmetrical frontage. The house is constructed of hammer dressed stone and has a stone slate roof, windows set in plain

stone surrounds and a central doorway with consoles and cornice. The property is of historic, aesthetic and architectural interest and is of **medium** value.

Impact of development on significance

- 1.14 The site is set to grass with trees standing along the boundaries. Due to the sloping topography, there are views from the publicly accessible towpath and the canal across the site and the valley towards Steeton. Immediately to the east/southeast of the development site is a development of recently built houses and beyond that the settlement of Silsden.
- 1.15 Residential development will undoubtedly change the character of the site from agricultural with an open aspect to suburban and as a result, the setting of the Leeds & Liverpool Canal Conservation Area will be affected by the development of the site. The site forms an important part of the rural setting to the Conservation Area. To the east of the site, land has already been developed for residential purposes and the appearance of part of the setting to the north of the canal is already relatively suburban in character due to late 20th century residential development along part of the canal frontage.
- 1.16 Residential development has extended, in recent years, westwards along the canal from the centre of Silsden. The extension of residential built form has impacted upon views out of and in to the Leeds & Liverpool Canal Conservation Area and has changed the its setting. At present the open land to the south of the canal facilitates views from the canal and the towpath southwards along and across the valley. The landscape setting here is rural in character and natural features such as trees make an important contribution to the sense of place. It has a distinct feel of marking end of the urban edge of Silsden and the start of its rural setting. Further development of the open setting to the south of the conservation area will impact upon important views from within the conservation area across the valley. The presence of residential dwellings on a previously open site will also impact upon the sense of place and character of the setting of the conservation area and will result in some harm to the setting therefore significance of the heritage asset. The development of the bulk of the site will result in less than substantial harm (of an unacceptable level) however development of the eastern most section, currently occupied by the allotments, is likely to result in slightly lower levels of harm (possibly less than substantial harm of an acceptable level) due to the already altered character of this part of the site. The presence of scattered sheds upon the allotments and the extension of development on the north side of the canal to roughly this point means that this part of the site presents a different character and sense of place and does not possess the same rural appearance as the remainder of the site and therefore makes a more neutral contribution to the setting of the conservation area.
- 1.17 With regard to the setting of Silsden Conservation Area and the listed warehouses and listed dwelling, the setting of these heritage assets is unlikely to be impacted above and beyond that of the existing situation due to the distances between the assets and the development site and intervening built form which significantly limits visual linkages.

Mitigation measures/ Opportunities to enhance significance

- 1.18 It is likely that the development of the site will result in harm to the setting of the Leeds & Liverpool Canal Conservation Area. This harm is likely to be less than substantial. The development of the bulk of the site is likely to result in less than substantial harm of an unacceptable level and the eastern part of the site being likely to result in less than substantial harm of an acceptable level. This harm must be weighed against the public benefits of development. It may be possible to mitigate some of the harm through careful consideration of design, scale and layout as well as incorporating well thought out landscaping within the site but it is unlikely that the harm will be eradicated entirely through mitigation measures.
- 1.19 If development of the site proceeds, it will need to be informed by and respond to nearby high quality built form. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. The height of development should not exceed two storeys. Careful consideration of the landscape strategy including retention of the existing trees, boundary treatments and where possible, indications of field boundaries will be needed in order to retain as much as possible the rural character of the site and its local distinctiveness.

Impact on significance following mitigation measures

- 1.20 Development of the site is likely to result in harm to the setting and therefore significance of the Leeds & Liverpool Canal Conservation Area. This harm is likely to be less than substantial and mitigation measures may help reduce this harm somewhat, however development of the majority of the site would result in less than substantial harm (of an unacceptable level) in heritage terms. It is considered that the impact on the setting of the nearby listed buildings and Silsden Conservation Area is likely to be minimal/negligible, when taking in to account their existing setting and limited visual linkages and intervening built form.

Conclusion

- 1.21 Development of the majority of the site is likely to be **UNACCEPTABLE** in terms of the heritage impact on the setting of the Leeds & Liverpool Canal Conservation Area. Development of part of the eastern section of the site may be **ACCEPTABLE** subject to mitigation measures.



View southwards from the canal towpath from the west edge of the site



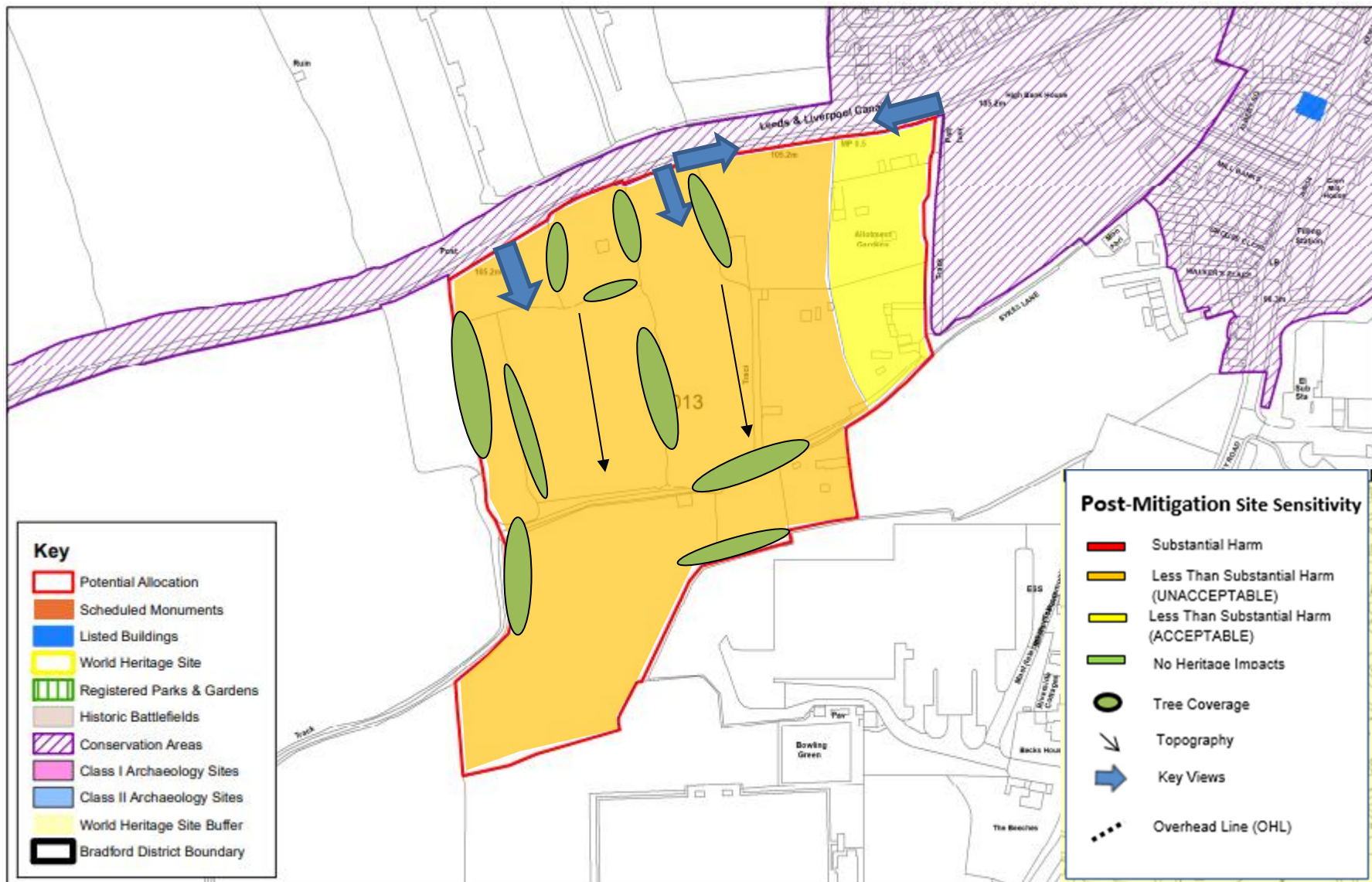
View along the canal towpath westwards. The site is on the left hand side.



Allotment gardens located in the northeastern corner of the site. The recently constructed houses on the adjoining site are visible on the left of the image.



View eastwards along the towpath back towards Silsden. Photo taken from adjacent to High Bank House.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1091
Site Name:	Aire View Infants, Elliot Street
Regulation 18 Site Ref	SI7/H
Former SHLAA Site Ref	SI/023
Site Address	Elliot Street
Settlement	Silsden
Gross Site Area (ha)	0.49
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is in current use by Silsden Primary School (Aire View Infants), to west of the town centre. The current use will end with the opening of a new school off Hawber Cote Lane. The site comprises the school building which dates from 1876 and modern extensions. The remainder of the grounds is hardstanding utilised as a school playground.

Identified heritage constraints

- 1.2 Designated assets
- Leeds Liverpool Canal Conservation Area
- 1.3 Historic England comment: The site is close to the Leeds Liverpool Canal Conservation Area. Development of this area could harm elements which contribute to the significance of the CA. In addition, the school buildings could be considered to be undesignated (Locally listed) heritage assets.
- 1.4 Non-designated assets
- None identified
- 1.5 WYAAS comment: Adj. Conservation Area. No apparent significant direct archaeological implications.

Significance of assets

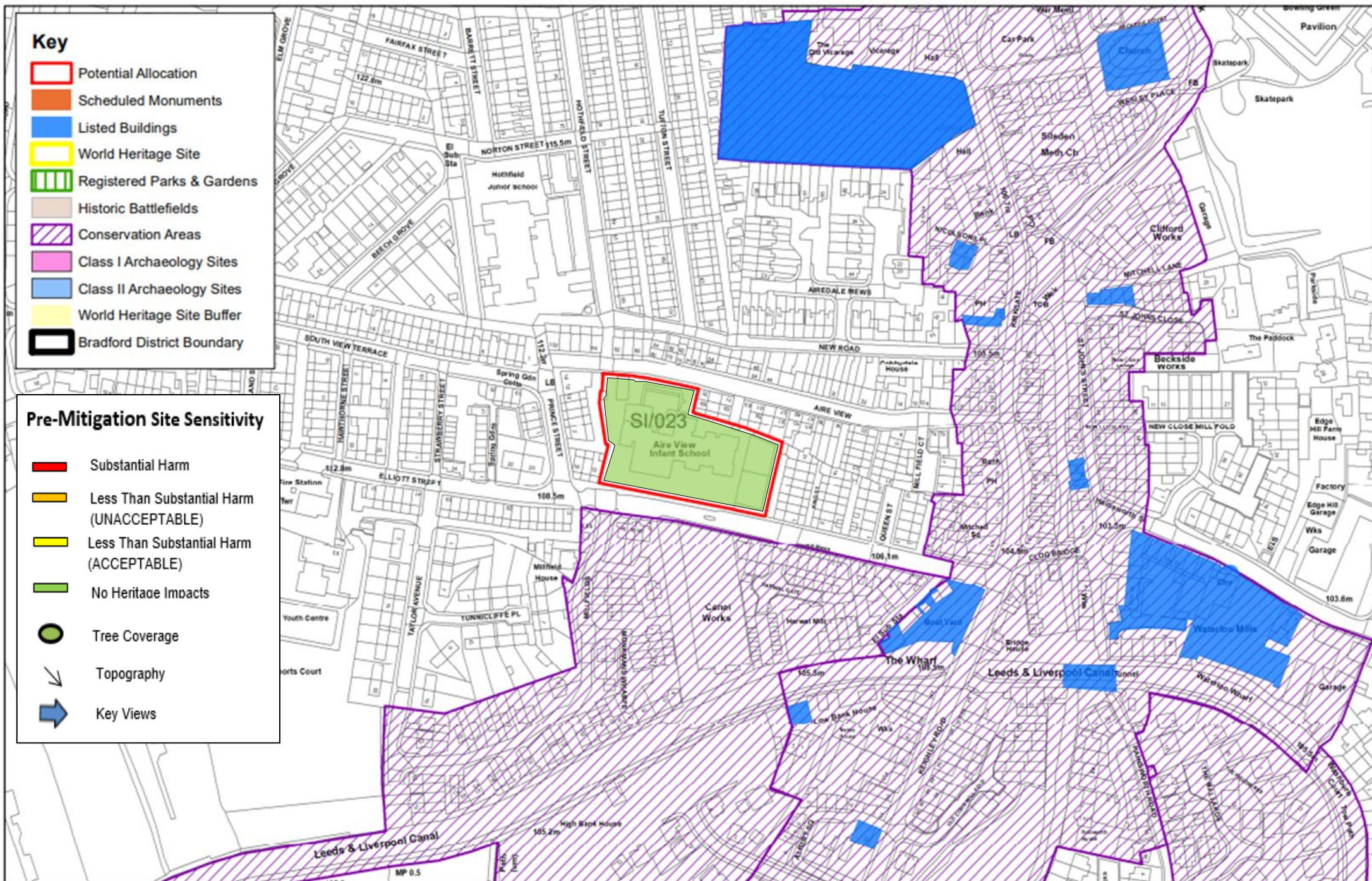
- 1.6 The Bradford section of the Leeds & Liverpool Canal was first designated as a conservation area on 2nd March 1988. The initial conservation area consisted of a small section of the canal and surrounding area at Shipley. The purpose of this designation was to recognise the value of the canal and its historic waterside buildings. The conservation area was used to guide possible investors and was successful in triggering interest in the commercial development of several key buildings around Shipley Wharf. The success of this designation led to the extension of the boundary to cover the entire length of the canal in the Bradford district, stretching from its entrance into the district around Cobbydale to the west of Silsden and its exit at Apperley Bridge. The 16-mile length of canal encompasses a wide variety of landscapes, ranging from woodland and fields to industrial settlements. In some places the conservation area boundary widens to incorporate buildings or landscapes that make a particular contribution to the canal or indeed are historically associated with the canal. In other sections the conservation area narrows to the width of the canal alone.
- 1.7 The heritage importance and weighting of conservation areas in planning policy and heritage legislation is **Medium:**
- 1.8 As suggested by Historic England, the school building may be considered a suitable candidate for local listing due to its age and community ties. Locally listed buildings (non-designated assets) have a **Low** importance weighting in planning policy and heritage legislation.

Impact of development on significance

- 1.9 The site is located beyond the conservation area boundary. The land use around the site is a mixture of residential development and light industrial works. To the south of the site is modern housing development and converted former canal warehouses. Residential redevelopment of the site that is sympathetically informed by the surrounding context is likely to constitute a **Negligible** impact to the character and setting of the conservation area.
- 1.10 *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 (Heritage Impact Assessment Methodology 2020).*
- 1.11 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.

Conclusion

- 1.12 The redevelopment of the site will have no impact upon the character and setting of the conservation area. As the school building could be considered a suitable candidate for local listing, development proposals should seek to retain and convert/adapt conserve the school building. Redevelopment of the site is **ACCEPTABLE.**



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1092
Site Name:	Hothfield Juniors, Norton Street
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	SI/024
Site Address	Norton Street
Settlement	Silsden
Gross Site Area (ha)	0.47
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site which is located west of the town centre, is currently used by Hothfield Junior School. The site comprises a school house which dates from 1876 and later ancillary structures and extensions. The remainder of the grounds is hardstanding utilised as the school playground. The current usage will end with the opening of a new school off Hawber Cote Lane. The school is flanked on all sides by late 19th-20th century terraced housing.

Identified heritage constraints

- 1.2 Designated assets
- None
- 1.3 Non-designated assets
- None
- 1.4 Historic England comment: A number of the school buildings could be considered to be undesignated heritage assets. As such any development of this site should seek to retain and sensitively convert buildings and structures of interest.
- 1.5 WYAAS comment: No apparent significant direct archaeological implications.

Site suitability

- 1.6 Historic England note that although the school is not a designated heritage asset, it does have heritage significance identifiable through evidential and communal values:
- Evidential Value – Architectural style and age
 - Communal Value- Historic community ties with local area.
- 1.7 The school building may be considered a suitable candidate for local listing. Strong consideration should be given to the retention and conversion of the school building in any future development proposals.

Conclusion

- 1.8 The redevelopment of the site will have no impact on the character or setting of any designated heritage assets. Preference should be given for the retention of the school building. The redevelopment of the site is ACCEPTABLE.

