

Heritage Impact Assessments

Steeton-with-Eastburn

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1115
Site Name:	Summerhill Lane
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	ST/001
Site Address	Summerhill Lane
Settlement	Steeton
Gross Site Area (ha)	7.73
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises of an irregular shaped site located on the east side of the village of Steeton. At present the site is undeveloped and appears to be used for agricultural purposes, principally for grazing. There are few trees or standing features within the site. Some field boundaries are evident. The site is relatively level, occupying a position on the valley floor with the railway line immediately to the north and beyond that the bypass, river and canal. To the west of the site are residential dwellings and the boundary of Steeton Conservation Area. The setting to the east is more open and agricultural in character and to the south is a mix of residential properties and beyond this fields and open land which rises quite steeply up the valley sides.

Identified heritage constraints

1.2 Designated assets

- Steeton Conservation Area
- Steeton Hall Hotel, Station Road, Steeton – Grade II (NHLE 1223334)

1.3 Non-designated assets

- None identified

1.4 WYAAS Comments - No apparent significant archaeological implications.

1.5 Historic England Comments - Object

- 1.6 This is a large site on the east side of Steeton close to the Steeton 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.
- 1.8 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.
- 1.9 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 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

- 1.10 **Steeton Conservation Area** is located approximately 150m the west of the development site. The Conservation Area was designated in 1980 and a boundary review undertaken in 2005. The conservation area covers the pre-19th century core of the village as well as some of the later growth and development associated with the Industrial Revolution and the textile industry. The conservation area retains a distinctly village-like feel and the varied setting and topography of the valley in which it is located, contributes to its character and sense of place. The Conservation Area is considered to be of **medium** heritage value.
- 1.11 **Steeton Hall Hotel**, originally a large house, dates to the mid 19th century but incorporates earlier 17th century elements of a previous building. Later alterations and extensions were added and are dated 1904. The property has rendered walls with ashlar dressings and a Welsh slate roof and is two storeys in height. Detailing such as the Doric portico with decorative cast iron grill set in the parapet above and sash windows with arched lintels contribute to its interest. The interior retains some features of interest, such as the plaster ceilings, decorative doorcases to the main reception roofs and panelled doors with elaborate brass fittings. The building is Grade II listed

and is of historic and architectural interest. It is considered to be of **medium** heritage value.

Impact of development on significance

- 1.12 The site covers a relatively large area on the northeastern edge of Steeton. It is adjacent to both existing residential development and the railway line however its overall character is that of agricultural land and its level topography means that there are pleasant views from within the conservation area across the surrounding landscape, including across the proposed site, to the valley sides to both the north and the south.
- 1.13 The Conservation Area assessment (2005) describes the contribution that the setting of the conservation area makes to the rural character of the conservation area as contributing towards its village feel and sense of place. The assessment describes the open and agricultural character of the setting to the north and east as having 'distinct agricultural character' and that it creates an interesting and varied setting to the conservation area. It also describes how the northern parts of the conservation area are characterised by large properties set in spacious grounds and that this contrasts with the more organic and dense development of the older parts of the settlement around High Street. The conservation area assessment does emphasise the importance of the steeply rising valley sides to the south, which due to their topography are a more visible element of the setting and are apparent from various points outside of the conservation area. It is acknowledged that the site is relatively level and does not encroach on to the valley sides.
- 1.14 The development of the site would undoubtedly impact on the setting of the conservation area by changing the character of the site from undeveloped agricultural land to residential. It is noted that the parts of the conservation area which immediately abut the development site do not form the oldest parts of the conservation area, as much of the housing along Summerhill Lane and on the south side of Keighley Road closest to the site dates from the mid 20th century onwards. The existing built form in this area has altered already, to a degree, the northern setting of the settlement and its agricultural character has been somewhat diminished due to this however many of the dwellings along Summerhill Lane do contribute positively to conservation area character. It is considered likely that the development of the site will result in harm to the significance and setting of the conservation area.
- 1.15 Due to distance and intervening built form, it is considered unlikely that the development of the site will impact on the setting of Steeton Hall Hotel.

Mitigation measures/ Opportunities to enhance significance

- 1.16 It may be possible to mitigate some of the impact of development on the site so that levels of harm are reduced to an acceptable level.
- 1.17 The type of housing in the vicinity is relatively suburban in character and appearance and there is no overriding style of development with existing built form being a mix of traditional and 20th century styles of houses. Due to the size of the site and its proximity in general to the conservation area, it is expected that the layout, design and

scale of dwellings should take design cues and be informed by the traditional style of development that characterises the older parts of Steeton and in particular the high quality buildings within the conservation area. It is vital that the design, scale and layout of development has a strong sense of local identity and this should also be reflected in the palate of building materials. It is unlikely that houses above 2 storeys in height would be appropriate on this site, considering the topography, views in to and out of the conservation area and the scale of existing buildings close to the site. Careful consideration of the landscape strategy will be needed to ensure that the development has adequate areas of open space, trees and greenery so that it harmonises with the spacious and landscape qualities of the dwellings around Summerhill Lane. Where features such as stone boundary walls exist, these should also be incorporated to ensure that these important elements of the rural character are retained.

Impact on significance following mitigation measures

- 1.18 If development of the site accords with the above suggested measures it is likely that development could be accommodated on site with less than substantial harm (of an acceptable level) to the setting of Steeton Conservation Area.

Conclusion

- 1.19 Development is likely to be **ACCEPTABLE** with appropriate measures.

Site Photographs

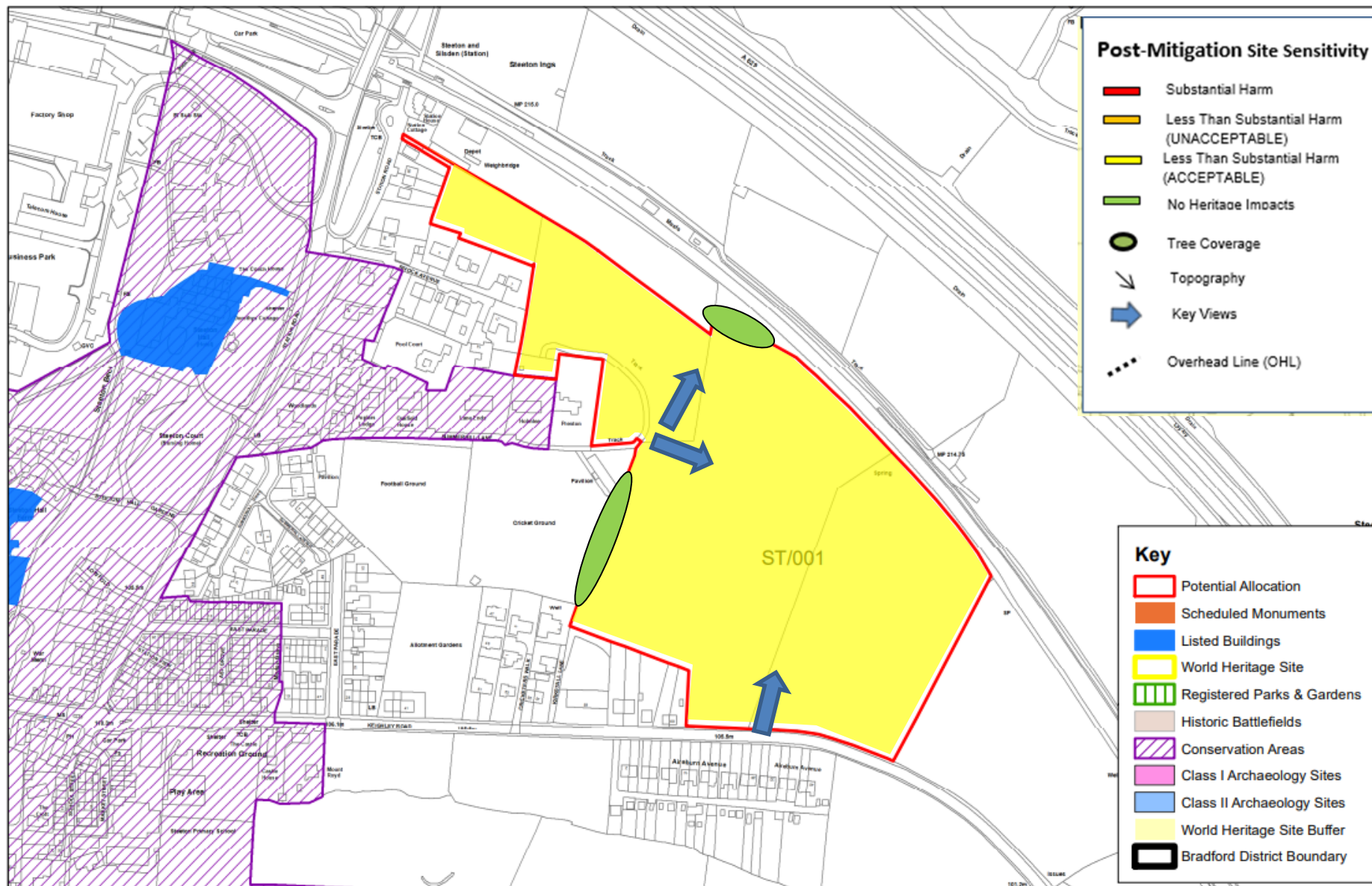


View from the end of Summerhill Lane towards Keighley Road, Aireburn Avenue and the SE portion of the site



Eastern section of the site as viewed from the end of Summerhill Lane (above) and northern section of the site from the same vantage point (below)





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1135
Site Name:	Aireburn Avenue
Regulation 18 Site Ref	ST2/H
Former SHLAA Site Ref	ST/002
Site Address	Aireburn Avenue
Settlement	Steeton-with-Eastburn
Gross Site Area (ha)	0.70
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of a roughly rectangular shaped piece of land bordered to the north by Keighley Road. To the east of the site is a wooded area and beyond this the western edge of Steeton Conservation Area and the village centre. Aireburn Avenue, a group of c.1930 semi-detached houses is located to the east and to the south, the setting is mostly agricultural fields.
- 1.2 The site itself is laid to pasture and has a sloping topography. The site slopes upwards from north to south away from the road. To the south of the site, the valley sides rise more steeply. A drystone wall forms the site frontage to Keighley Road and appears to continue around the entire site.

Identified heritage constraints

- 1.3 Designated assets
 - Steeton Conservation Area
- 1.4 Non-designated assets
 - None identified
- 1.5 WYAAS Comments - No apparent significant archaeological implications.
- 1.6 Historic England Comments – Support

- 1.7 The site is located 150 metres to the east of Steeton Conservation Area. However, given the topography of the site and the surroundings fields, along with the intervening area of woodland to the west, development of this site is unlikely to impact on the setting of the Conservation Area.
- 1.8 However, we welcome the inclusion of a reference to the proximity of the Conservation Area as a Constraint in the sites pro forma, and that the Development Considerations highlight that development proposals should consider and mitigate any impacts on its setting. This will alert potential developers of the need to take account of those elements which contribute to their significance, and ensure that they are not harmed by development proposals.

Significance of assets

- 1.9 **Steeton Conservation Area** is located approximately 150m the west of the development site. The Conservation Area was designated in 1980 and a boundary review undertaken in 2005. The conservation area covers the pre-19th century core of the village as well as some of the later growth and development associated with the Industrial Revolution and the textile industry. The conservation area retains a distinctly village-like feel and the varied setting and topography of the valley in which it is located, contributes to its character and sense of place. The Conservation Area is considered to be of **medium** value.

Impact of development on significance

- 1.10 The site is undeveloped and set to grass. Due to the sloping topography, the field is a fairly prominent feature on the south side of Keighley Road when leaving and entering Steeton. The boundary of Steeton Conservation Area is located approximately 150m to the west of the site and fields/wooded areas separate the site from the conservation area boundary.
- 1.11 The Conservation Area assessment (2005) describes the contribution that the setting of the conservation area makes to the rural character of the conservation area. The assessment describes the steep valley sides to the south of the village centre and the open and agricultural character of the setting to the east as creating a varied and interesting setting to the conservation area. The site is itself a relatively small piece of land and though there is some separation between the conservation area boundary and the site, it does form part of the wider rural setting of the area on its eastern edge. The sloping topography of the site means that it is visible from Keighley Road, however it is noted the land to the south of the site, which rises more steeply up the valley sides has a more substantial impact on the setting of the conservation area and is visible from further away. It is also noted that there is already a small group of houses on Aireburn Avenue, which is would be located immediately alongside the site so this part of the setting of the conservation area is not entirely rural in character. It is likely that there would be some negative impact on the wider setting of the conservation area however due to the separation of the site from the conservation area boundary and the relatively small size of the site, the impact is unlikely to be significant, however, there can be cumulative impacts of development of small parcels of land within the general setting of the conservation area which will also lead to harm.

- 1.12 On the basis of the site as presented, the level of harm to the significance and setting of the conservation area is likely to be less than substantial.

Mitigation measures/ Opportunities to enhance significance

- 1.13 It may be possible to mitigate the impact of development on the site. There is no overriding style of development in the immediate vicinity with existing built form being a mix of traditional and 20th century styles of houses however it is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby high quality dwellings and that this should also be reflected in the materials. It is unlikely that houses above 2 storeys in height would be appropriate on this site, considering the topography, views in to and out of the conservation area and the scale of existing buildings close to the site. Careful consideration of the landscape strategy will be needed. The existing stone boundary wall should also be incorporated to ensure that this element of the rural character of the site is retained.

Impact on significance following mitigation measures

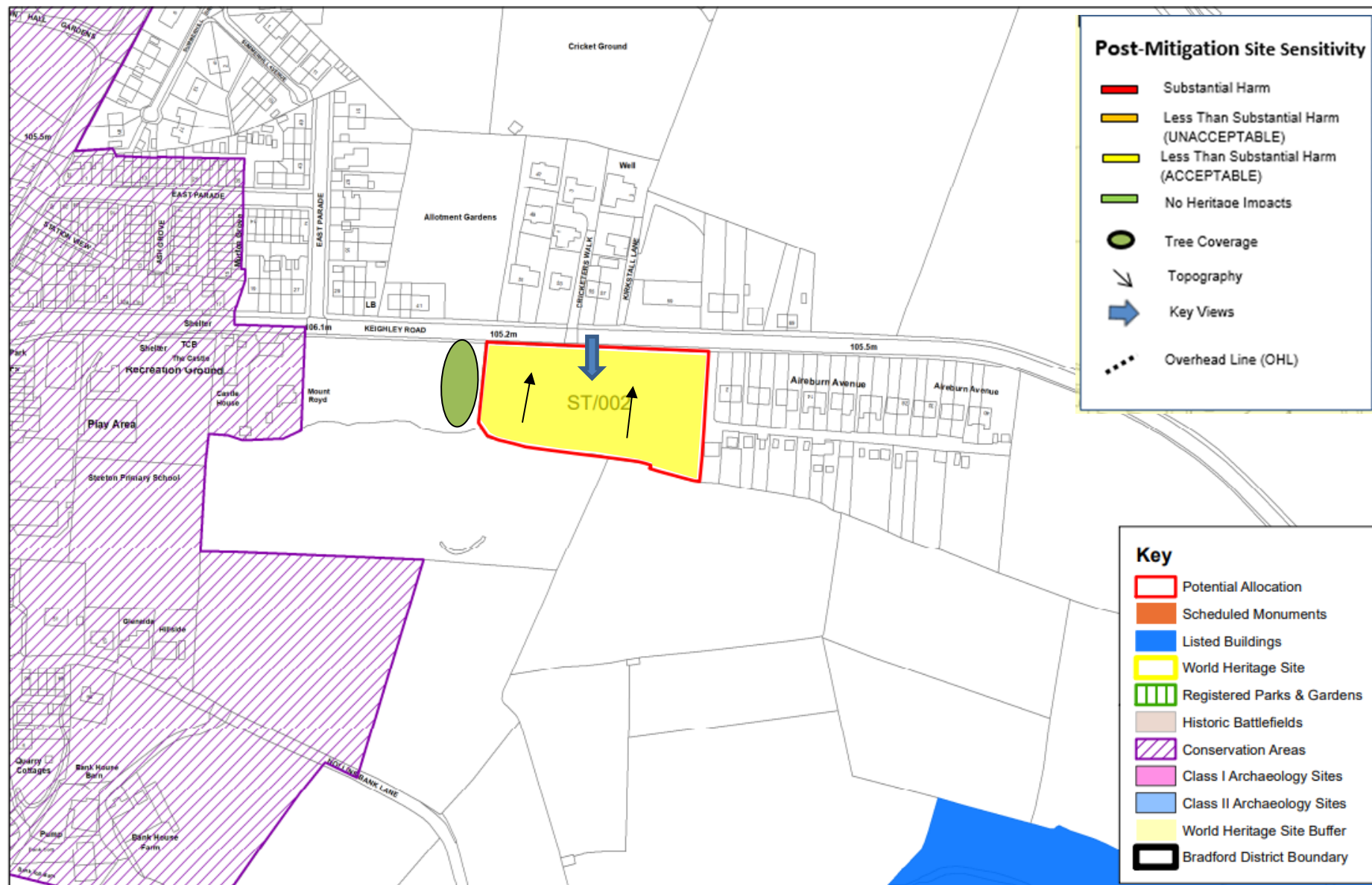
- 1.14 If development of the site accords with the above suggested measures it is likely that development could be accommodated on site with less than substantial harm (of an acceptable level) to the setting of the nearby designated heritage assets.

Conclusion

- 1.15 Development is likely to be **ACCEPTABLE** with appropriate measures.



Site taken from Keighley Road with Aireburn Avenue visible (top photo) on the lefthandside and the rising land to the rear and wooded area to the right (bottom photo)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1353
Site Name:	Summerhill Lane
Regulation 18 Site Ref	ST1/H
Former SHLAA Site Ref	ST/001
Site Address	Summerhill Lane
Settlement	Steeton
Gross Site Area (ha)	7.37
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of an irregular shaped site located on the east side of the village of Steeton. At present the site is undeveloped and appears to be used for agricultural purposes, principally for grazing. There are few trees or standing features within the site. Some field boundaries are evident. The site is relatively level, occupying a position on the valley floor with the railway line immediately to the north and beyond that the bypass, river and canal. To the west of the site are residential dwellings and the boundary of Steeton Conservation Area. The setting to the east is more open and agricultural in character and to the south is a mix of residential properties and beyond this fields and open land which rises quite steeply up the valley sides.

Identified heritage constraints

- 1.2 Designated assets
- Steeton Conservation Area
 - Steeton Hall Hotel, Station Road, Steeton – Grade II (NHLE 1223334)
- 1.3 Non-designated assets
- None identified
- 1.4 WYAAS Comments - No apparent significant archaeological implications.
- 1.5 Historic England Comments - Object

- 1.6 This is a large site on the east side of Steeton close to the Steeton 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.
- 1.8 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.
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Significance of assets

- 1.10 **Steeton Conservation Area** is located approximately 150m the west of the development site. The Conservation Area was designated in 1980 and a boundary review undertaken in 2005. The conservation area covers the pre-19th century core of the village as well as some of the later growth and development associated with the Industrial Revolution and the textile industry. The conservation area retains a distinctly village-like feel and the varied setting and topography of the valley in which it is located, contributes to its character and sense of place. The Conservation Area is considered to be of **medium** heritage value.
- 1.11 **Steeton Hall Hotel**, originally a large house, dates to the mid 19th century but incorporates earlier 17th century elements of a previous building. Later alterations and extensions were added and are dated 1904. The property has rendered walls with ashlar dressings and a Welsh slate roof and is two storeys in height. Detailing such as the Doric portico with decorative cast iron grill set in the parapet above and sash windows with arched lintels contribute to its interest. The interior retains some features of interest, such as the plaster ceilings, decorative doorcases to the main reception roofs and panelled doors with elaborate brass fittings. The building is Grade II listed

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- 1.15 Due to distance and intervening built form, it is considered unlikely that the development of the site will impact on the setting of Steeton Hall Hotel.

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- 1.17 The type of housing in the vicinity is relatively suburban in character and appearance and there is no overriding style of development with existing built form being a mix of traditional and 20th century styles of houses. Due to the size of the site and its

proximity in general to the conservation area, it is expected that the layout, design and scale of dwellings should take design cues and be informed by the traditional style of development that characterises the older parts of Steeton and in particular the high quality buildings within the conservation area. It is vital that the design, scale and layout of development has a strong sense of local identity and this should also be reflected in the palette of building materials. It is unlikely that houses above 2 storeys in height would be appropriate on this site, considering the topography, views in to and out of the conservation area and the scale of existing buildings close to the site. Careful consideration of the landscape strategy will be needed to ensure that the development has adequate areas of open space, trees and greenery so that it harmonises with the spacious and landscape qualities of the dwellings around Summerhill Lane. Where features such as stone boundary walls exist, these should also be incorporated to ensure that these important elements of the rural character are retained.

Impact on significance following mitigation measures

- 1.18 If development of the site accords with the above suggested measures it is likely that development could be accommodated on site with less than substantial harm (of an acceptable level) to the setting of Steeton Conservation Area.

Conclusion

- 1.19 Development is likely to be **ACCEPTABLE** with appropriate measures.

Site Photographs



Photo 1: View from the end of Summerhill Lane towards Keighley Road, Aireburn Avenue and the SE portion of the site



Photo 2: Eastern section of the site as viewed from the end of Summerhill Lane (above) and northern section of the site from the same vantage point (below)



