

Heritage Impact Assessments

Wilsden

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1340
Site Name:	Crooke Lane
Regulation 18 Site Ref	WI1/H
Former SHLAA Site Ref	WI/002
Site Address	Crooke Lane / Ling Bob Court
Settlement	Wilden
Gross Site Area (ha)	0.54
Regulation 19 Site Status	Commitment - PP

Site description

- 1.1 The Site is an irregular shaped plot of unkempt land to the north of Crooke Lane and east of Ling Bob Court. The site is bound on its north, east and south sides by residential development. Wilsden Medical Practice is located to the immediate west of the site. The site boundary also contains Well House and its adjoining barn, both of which date to the early 19th century. This site has previously been granted planning permission for residential development and there is evidence on site that foundation and drainage works had begun.
- 1.2 The south east of the site is located within the Wilsden Conservation Area.

Identified heritage constraints

- 1.3 Designated assets
- Wilsden Conservation Area.
- 1.4 Historic England comment: Part of the site is within the Wilsden Conservation Area. The south east corner of the site is identified in the Conservation Area Appraisal as providing a positive contribution to the character of the CA.
- 1.5 Non-designated assets
- Well House

- 1.6 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Wilsden Conservation Area

- 1.7 Wilsden Conservation Area (designated in 1977) covers the historic core of the village, following a linear pattern along Main Street, the main thoroughfare, with Wilsden Hill a separate cluster of buildings. Agriculture was the main function of the village and several farm buildings predating the nineteenth century survive. The consequent shift in activity from farming to the production of cloth is evident with warehouses on some farms, small folds and short rows of cottages built to house weavers spinners and combers who worked in mills built at the beginning of the nineteenth century, such as Well House Mill and Providence Mill. The village has changed little since early Victorian times and the survival of buildings from a range of times and functions means that the conservation area can be understood as a series of snapshots charting the role and development of Wilsden, which could be seen as a microcosm for the region as a whole.
- 1.8 At the north end of the conservation area is Wilsden Hill, an isolated unchanged cluster of agricultural buildings dating from before 1818 arranged in a pattern dating from centuries earlier. Descending to Main Street from Wilsden Hill, the small mills with nearby rows and folds of cottages which are evocative of the village's early industrialisation give way to the imposing Prospect Mill and the rows of back to back cottages which are a textbook example of the industrial development which superseded the style and scale of development found at the north end of the conservation area.
- 1.9 The heritage significance of the conservation area is **Medium**

Well House

- 1.10 Well House and its adjoining barn are identified through the Wilsden Conservation Area Appraisal as Key un-listed buildings which positively contribute to the character and setting of the conservation area.





- 1.11 The built pairing is assumed to have been owned by the family who built Well House Mill and Well House on Main Street. This imposing grouping sits at an angle to Crooke lane between modest terraces of houses and across the road from modern residential housing. The architectural styling and aesthetic of the pairing positively adds to the streetscape.
- 1.12 The heritage significance of Well House is **Local/ Low**

Impact of development on significance

- 1.13 The demolition of Well House - as a key unlisted heritage asset, should be avoided in any development proposals for this site. Its total loss would be considered a **Major** impact that would also have a **Moderate** negative impact on the character and setting of the conservation area. The redevelopment of the site (discounting Well House) would not result in a substantial impact to the character or setting of the conservation area, however the development must be informed by its surrounding positive context in terms of scale and materials. The redevelopment of this site would have a **Negligible** impact on the conservation area.
- 1.14 The resulting effect of a **Moderate** impact to a heritage asset of **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 and the impacts cannot be adequately mitigated. (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).*

- 1.16 The resulting effect of **Negligible** impacts to a heritage asset of **Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in **No Heritage Impact**:
- 1.17 *No discernible change to the character or setting of a heritage asset.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

Mitigation measures/ Opportunities to enhance significance

- 1.18 This site could be developed and have adequate highway access from Ling Bob Court without the need to demolish the Key unlisted heritage asset Well House. Proposals for its demolition are unlikely to be supported.
- 1.19 All mature trees within the conservation area that fall within this site should be retained.

Conclusion

- 1.20 If the site can be developed without the loss of Well House, there would be no impact on the character and setting of the Wilsden Conservation Area. Development of this site would be **ACCEPTABLE**.

Site Photographs



Photo 1. Site WI/002 Looking East



Photo 2. Site WI/002 Looking East



Photo 4. Site WI/002 Looking North East



Photo 3. View of rear gardens and rear of Well House along site South boundary

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1341
Site Name:	Crack Lane
Regulation 18 Site Ref	WI2/H
Former SHLAA Site Ref	WI/005B
Site Address	Crack Lane
Settlement	Wilsden
Gross Site Area (ha)	1.48
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an agricultural field which slopes gently downhill from East to West with some undulations. The site is bounded by dry stone walls on all four sides. Crack Lane forms the northern boundary and Shay Lane forms the eastern boundary. The site adjoins the settlement of Wilsden on two sides (west and south) and is adjacent to residential and industrial development.

Identified heritage constraints

- 1.2 Designated assets
- Wilsden Conservation Area
- 1.3 Historic England Comment: The site is located on rising land some 150 metres east of the Wilsden Conservation Area. The site forms part of countryside setting of the conservation area.
- 1.4 Non-designated assets
- None identified
- 1.5 WYAAS Comment: No comment received

Significance of assets

- 1.6 Wilsden Conservation Area (designated in 1977) covers the historic core of the village, following a linear pattern along Main Street, the main thoroughfare, with Wilsden Hill a separate cluster of buildings. Agriculture was the main function of the village and several farm buildings predating the nineteenth century survive. The consequent shift in activity from farming to the production of cloth is evident with warehouses on some farms, small folds and short rows of cottages built to house weavers' spinners and combers who worked in mills built at the beginning of the nineteenth century, such as Well House Mill and Providence Mill. The village has changed little since early Victorian times and the survival of buildings from a range of times and functions means that the conservation area can be understood as a series of snapshots charting the role and development of Wilsden, which could be seen as a microcosm for the region as a whole.
- 1.7 At the north end of the conservation area is Wilsden Hill, an isolated unchanged cluster of agricultural buildings dating from before 1818 arranged in a pattern dating from centuries earlier. Descending to Main Street from Wilsden Hill, the small mills with nearby rows and folds of cottages which are evocative of the village's early industrialisation give way to the imposing Prospect Mill and the rows of back to back cottages which are a textbook example of the industrial development which superseded the style and scale of development found at the north end of the conservation area.
- 1.8 The heritage significance of the conservation area is **Medium**

Impact of development on significance

- 1.9 Having visited the site, it was determined there were no achievable views into the conservation area due to the surrounding topography of the area. Development of the site will have at most a **Minor** impact on the rural setting of the conservation area.
- 1.10 *The proposed changes will have minimal direct or indirect impact on the significance, overall character and/or setting of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.11 The resulting effect of a **Minor** impact to a heritage asset of **Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in Less than Substantial Harm (of an Acceptable Level) to No Heritage Impact:

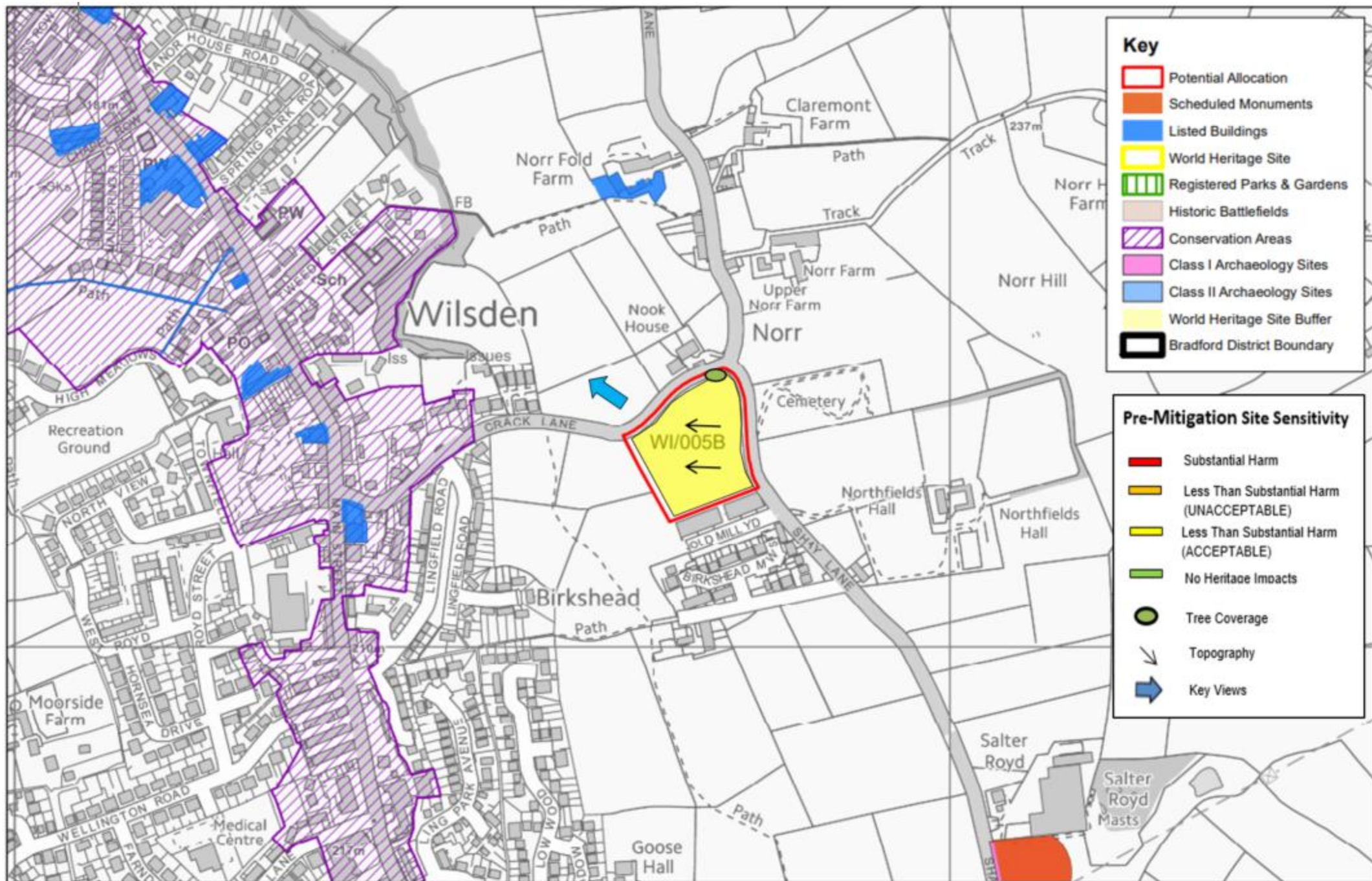
Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have a minimal (though still discernible) impact or can be adequately mitigated. (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

Mitigation measures/ Opportunities to enhance significance

- 1.12 To the east of the site is Wilsden Cemetery. Redevelopment of site WI/005B has the potential to impact upon its setting. Any future development proposals should incorporate green landscape screening towards the Shay Lane boundary in order to minimise the development impact on the cemetery site.

Conclusion

- 1.13 The redevelopment of the site will have **Less than Substantial Harm (of an Acceptable Level) - No Impact** on the conservation area. Subject to satisfactory mitigation, the development of this site would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1342
Site Name:	Moorside Farm
Regulation 18 Site Ref	WI3/H
Former SHLAA Site Ref	WI/013
Site Address	Moorside Farm, BD15 0LG
Settlement	Wilsden
Gross Site Area (ha)	3.05
Regulation 19 Site Status	Allocation

Site description

- 1.1 This site consists of level fields which are used for horses and riding. Access is currently provided from Wellington Road. The site is surrounded by residential development to the south and west sides. There are open views across rural field systems to the north and east.

Identified heritage constraints

1.2 Designated assets

- Wilsden Conservation Area

- 1.3 Historic England comment: The site is located on rising land is close to the Wilsden Conservation Area. 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 the CA.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

Wilsden Conservation Area

- 1.6 Wilsden Conservation Area (designated in 1977) covers the historic core of the village, following a linear pattern along Main Street, the main thoroughfare, with Wilsden Hill a separate cluster of buildings. Agriculture was the main function of the village and several farm buildings predating the nineteenth century survive. The consequent shift in activity from farming to the production of cloth is evident with warehouses on some farms, small folds and short rows of cottages built to house weavers' spinners and combers who worked in mills built at the beginning of the nineteenth century, such as Well House Mill and Providence Mill. The village has changed little since early Victorian times and the survival of buildings from a range of times and functions means that the conservation area can be understood as a series of snapshots charting the role and development of Wilsden, which could be seen as a microcosm for the region as a whole.
- 1.7 At the north end of the conservation area is Wilsden Hill, an isolated unchanged cluster of agricultural buildings dating from before 1818 arranged in a pattern dating from centuries earlier. Descending to Main Street from Wilsden Hill, the small mills with nearby rows and folds of cottages which are evocative of the village's early industrialisation give way to the imposing Prospect Mill and the rows of back to back cottages which are a textbook example of the industrial development which superseded the style and scale of development found at the north end of the conservation area.
- 1.8 The heritage significance of the conservation area is **Medium**

Impact of development on significance

- 1.9 The site visit determined that due the surrounding landscape topography and 20th century housing development to the west of the conservation area, that there are no obtainable views into the conservation area from within the site boundary. The site is not visible from the from Wilsden Hill or wider conservation area. Development of this site will have a **Minor** impact on the rural character and setting of the conservation area:
- 1.10 *The proposed changes will have minimal direct or indirect impact on the significance, overall character and/or setting of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.11 The resulting effect of a **Minor** impact to a heritage asset of **Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm of an Acceptable Level**:
- 1.12 *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).

- 1.13 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

- 1.14 Development of the site must be informed by its surrounding residential context in terms of scale and materials. The housing development to the south has incorporated green landscaping to soften its impact on the rural fringe. Similar landscaping strategies should be employed for the development of this site.

Conclusion

- 1.15 The development of the site will have a **Less than substantial impact (of an Acceptable Level)** on the rural character and setting of Wilsden Conservation Area. Due to the extent of 20th century development to the west the conservation area, its setting and character will not be overtly impacted upon to an extent that it is not compensated by a public benefit. Development of this site is **ACCEPTABLE**.

Site Photos



Photo 1: Site WI/013 looking West



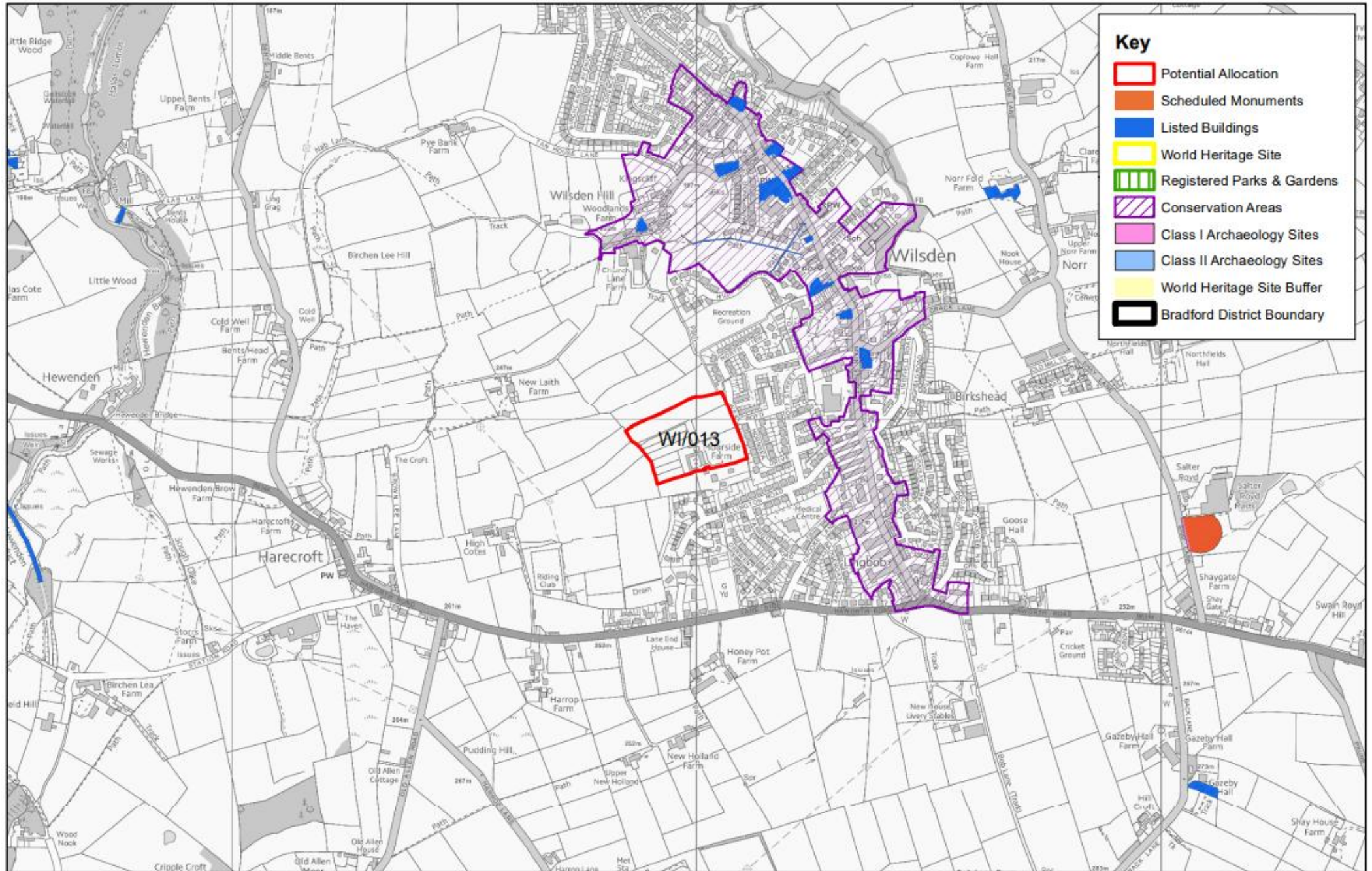
Photo 2: Site WI/013 looking South West

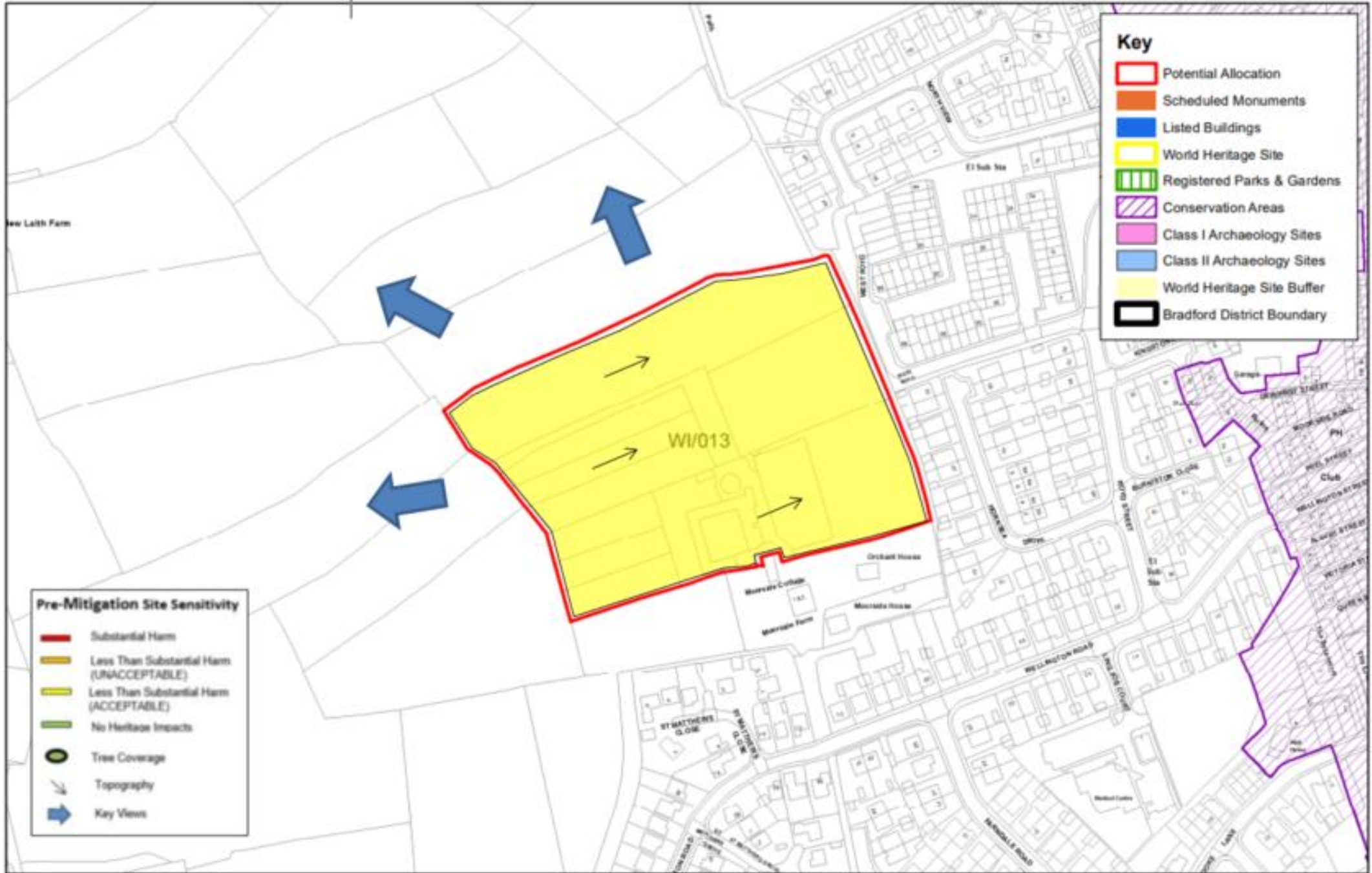


Photo 3: View North East from Site WI/013



Photo 4: View along Site WI/013 East boundary looking North





Key

- Potential Allocation
- Scheduled Monuments
- Listed Buildings
- World Heritage Site
- Registered Parks & Gardens
- Conservation Areas
- Class I Archaeology Sites
- Class II Archaeology Sites
- World Heritage Site Buffer
- Bradford District Boundary

Pre-Mitigation Site Sensitivity

- Substantial Harm
- Less Than Substantial Harm (UNACCEPTABLE)
- Less Than Substantial Harm (ACCEPTABLE)
- No Heritage Impacts
- Tree Coverage
- Topography
- Key Views