



**Leeds**  
CITY COUNCIL

# **Site Allocations Plan**

## **Revised Publication Draft:**

### **Area Proposals for Outer North East**

**Heritage Background Paper**  
**Outer North East**

**Leeds Local Development Framework**  
**Development Plan Document**  
**September 2016**



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## 1. Introduction and policy context

- 1.1. The NPPF outlines that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This recognises that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance (paragraph 126). Local authorities are required to take into account the impact of proposals on heritage assets, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 129). When considering the impact of a proposed development on the significance of a designate heritage asset, the NPPF confirms that great weight should be given to an asset's conservation, and that the more important the asset is the greater this weight should be (paragraph 132). This reflects the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.2. The requirement to undertake Sustainability Appraisal was introduced through the SEA Directive including the provision to assess the likely significant effects on cultural heritage including architectural and archaeological heritage. This was transposed into the Planning and Compulsory Purchase Act 2004, whereby local authorities are required to undertake sustainability appraisal of LDF documents. The NPPF states that a sustainability appraisal which meets the requirement of the European SEA Directive should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors (paragraph 165).
- 1.3. Section 2 of the Publication Draft Site Allocations Plan (SAP) identifies a series of site requirements that proposals on individual sites will be expected to comply with. Some requirements apply equally to all sites so, rather than repeating them for each site, these were set out as part a list of 'generic considerations' under paragraph 2.54. This includes a general requirement relevant to development proposals affecting heritage assets;
  - Heritage Assets: Where a site incorporates or affects the setting of a heritage asset, any development should sustain and enhance the significance of the assets including the contribution made by their setting. Heritage assets include designated and non-designated assets.

Designated heritage assets, designated by the Secretary of State with specialist advice from Historic England, include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. With the exception of Conservation Areas, designated heritage assets are listed on the National Heritage List for England (NHLE). Conservation Areas are designated by local planning authorities. Information about the Conservation Areas in Leeds, including maps and Conservation Area Appraisals and Management Plans where these are available, can be found on the Council's website. Where a site is within or adjacent to a conservation area, or contains, or is in the setting of a listed building, these are detailed under site specific requirements in section 3. If any building makes a positive contribution to a conservation area they should be retained, unless the loss can be justified, as set out in the National Planning Policy Framework (NPPF). Guidance is provided in the Conservation Area Appraisal and Management Plans where they are in place.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes that are not designated but have a degree of significance meriting consideration in planning decisions, because of their heritage interest. Non-designated heritage assets are identified by the local planning authority.

- 1.4. As alluded to in this generic site requirement, where proposed allocations are within or adjacent to a conservation area, or contain or are within the setting of a listed building, then additional 'site specific' requirements relating to these features have also been detailed alongside the allocation. These set out more detailed requirements that a proposal on the site will need to address.
- 1.5. The generic and site specific requirements of the SAP will be applied alongside the other policies which form part of the Development Plan for Leeds. Together, these policies and requirements will be used to guide decisions on development proposals on allocated sites that may potentially impact upon heritage features. Key policies on the historic environment included within other documents that form part of the Development Plan include;
  - **Core Strategy** (adopted November 2014) – Policy P11 (Conservation) sets out an overall approach, outlining that the historic environment will help give Leeds its distinct identity will be conserved and enhanced, with all development proposals being expected to demonstrate a full understanding of any historic assets affected by the proposal and mitigation measures required.
  - **Leeds Unitary Development Plan** (Review 2006) – a number of policies of the UDP have been saved and continue to form part of the development plan. Of most relevance to historic features are saved policies N14 (Listed Buildings and preservation), N15 (Listed Buildings and change of use), N16 (Listed Buildings and Extensions), N17 (Listed Buildings character and appearance), N18A (Conservation Areas and demolition), N18B (Conservation Areas and demolition), N19 (Conservation Areas new buildings), N20 (Conservation Areas and retention of features), N28 (Historic Parks and Gardens) and N29 (Sites of archaeological importance). These set out a series of requirements that development proposals affected heritage assets need to accord with.
- 1.6. A series of Conservation Area Appraisal and / or Management Plans have also been prepared for the majority of Conservation Areas in Leeds<sup>1</sup>. These provide additional information about the importance of each of these areas, and provide further guidance that will be expected to be taken into account by development proposals within, or in the setting of, these areas.
- 1.7. Together, by applying these policies and taking account of this guidance, it will be ensured that the Local Plan, along with decisions on individual planning applications, will meet the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

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<sup>1</sup> These are available online at <http://www.leeds.gov.uk/council/Pages/conservation-area-appraisals-docs.aspx>

## **2. Historic England’s representation to the Publication Draft Site Allocations Plan and Sustainability Appraisal**

- 2.1. The Publication Draft Site Allocations Plan (SAP) was published for public consultation for 8 weeks between 22 September and 16 November 2015. The SAP proposed the identification or allocation of a total of 633 sites for residential development, 16 sites for Gypsy and Travellers, 3 sites for Travelling Showpeople, 121 for employment use and 48 mixed use sites, to meet the growth targets set out in the Core Strategy. It was accompanied by a Sustainability Appraisal, which assessed all of the proposed allocations and rejected sites.
- 2.2. In their response to the Publication Draft SAP, Historic England provided specific comments on 106 of the proposed allocations across the city (of which 5 were in the Outer North East HMCA). These comments can generally be grouped into four main categories;
  - a) Allocation considered sound, with the site requirements related to the historic environment being welcomed for helping to ensure that the site will be developed in a manner which will safeguard the significance of a heritage asset (57 sites, of which 2 were in the Outer North East HMCA<sup>2</sup>)
  - b) Factual correction suggested as a site specific requirement related to the historic environment is not considered to be necessary (7 sites, of which none were in the Outer North East HMCA)
  - c) Allocation considered at present to be unsound, but this could be addressed by adding additional wording to the site specific requirements (11 sites, of which none were in the Outer North East HMCA)
  - d) Allocation considered at present to be unsound, further assessment of the site is required (31 sites, of which 3 were in the Outer North East HMCA<sup>3</sup>)
- 2.3. Commenting on the Sustainability Appraisal (SA), Historic England raised questions about whether the Publication draft SA meets the requirements of the SEA Directive in assessing the likely significant effects which the Policies and Proposals of a Plan might have upon “cultural heritage including architectural and archaeological heritage”. It was considered that there had been no evaluation in either the evidence base underpinning the plan or in the SA of what impact the development of sites may have upon heritage assets and given the absence of the evaluation, the SA cannot identify what (if any) mitigation measures might be needed to ensure that any harm is minimised.

## **3. Actions taken following Historic England’s representation**

### Site Allocations Plan

- 3.1. For the majority of the allocations likely to affect a designated heritage asset, Historic England did not raise concerns about the principle of the development of these sites and considered that the measures set out in the Site Requirements would help ensure that those areas would be

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<sup>2</sup> Sites HG2-20 (Mercure Hotel, Wetherby Road, Wetherby) and HG2-26 (Wetherby Road – Scarcroft Lodge, Scarcroft).

<sup>3</sup> Sites HG2-22 (Church Street, land east of, Boston Spa), HG2-23 (Church Street, Boston Spa) and MX2-33 (Headley Hall, Bramham).

developed in a manner which safeguarded the significance of the heritage assets in their vicinity. No further action was required in relation to these sites from a heritage perspective.

- 3.2. In the vast majority of instances where further assessment was considered to be necessary, the site is currently undeveloped and located within, or in close proximity to, a Listed Building, Conservation Area or Scheduled Monument. Historic England considered that further assessment was required of the contribution that the site currently makes to the relevant heritage feature(s) and the impact that the loss of the site and its subsequent development might have. As part of this, they highlighted that further consideration also needed to be given to whether any additional measures were required as part of the Plan to ensure that any potential for harm is removed or reduced.
- 3.3. This background paper has been prepared to address this requirement for the Outer North East area. It contains a heritage impact assessment, prepared by Conservation Officers, for the two sites in the Outer North East area that were identified by Historic England as requiring further assessment (point d above) and which continue to be proposed as allocations. The approach to assessment was discussed and agreed with Historic England at a meeting held on 8 January 2016.
- 3.4. Historic England also identified a requirement for further assessment of the proposed allocation MX2-33 (Headley Hall) which was to accommodate a significant proportion of the housing requirement for this area. This site was withdrawn by the landowners shortly before the start of the consultation. As a result of this, alternative options for delivering the housing requirements in this part of the District have been considered. Of the new sites proposed, site MX2-39 (Parlington Estate) is also considered to also require a specific heritage impact assessment and this is included as part of this paper.
- 3.5. The methodology followed in undertaking the assessments for each site follows the guidance in Historic England Advice Note 3 'The Historic Environment and Site Allocations in Local Plans'<sup>4</sup> which was published on 30 October 2015. It sets out a 5 stage approach to site assessment;

**Step 1:** Identify which heritage assets are affected by the potential site allocation.

**Step 2:** Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)

**Step 3:** Identify what impact the allocation might have on that significance

**Step 4:** Consider maximising enhancements and avoiding harm

**Step 5:** Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

- 3.6. The NPPF describes impacts on heritage assets as in terms of whether they are 'substantial' or 'less than substantial'. The PPG (Paragraph: 018 Reference ID: 18a-018-20140306) identifies that, in general terms, substantial harm is a high test so it may not arise in many cases. A wide spectrum of effects may, therefore, be described as 'less than substantial'. For the purposes of these assessments, to provide more clarity on where on the spectrum any harm is considered to lie, the following terminology has been adopted;

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<sup>4</sup> Available online at <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

<b>Term</b>	<b>Definition</b>
Substantial harm	The significance of the asset is totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.
Moderate harm	The significance of the asset is affected. Changes such that the setting of the asset is noticeably different affecting significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.
Limited harm	The significance of the asset is slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in the ability to understand and appreciate the resource and its historical context and setting.
No harm	The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or the appreciation of it.

3.7. The heritage assessments are provided in appendix A. For each site, a map is provided which shows the site and the heritage asset(s) in the vicinity. Key information from the relevant building listing or conservation area appraisal is provided, followed by a commentary on the contribution that the site makes to these assets. Whether the plan contains sufficient measures to address any potential for harm (or maximise opportunities for enhancement) is considered and, where required, recommendations as to any amendments which should be made to the Site Allocations Plan are made. A conclusion is drawn for each site and in any instances where, despite the mitigation measures proposed, it is considered that harm may result, justification will be provided for the allocation in terms of the wider public benefits.

### Sustainability Appraisal

3.8. The approach taken in the SA for the Publication Draft was to identify which sites fall within 100m of a heritage asset (defined as Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments and Registered Battlefields). For sites which do fall within this buffer area, the potential effect on heritage assets was tagged as uncertain (SA objective 21). This work in identifying sites within the 100m buffer was used to inform the conservation officer in assessing which sites required a site requirement to mitigate against potential impact. Not all sites within the buffer area were subsequently assessed to need a site requirement. In light of Historic England's comments further assessment work has been undertaken by the Council as explained in the paragraphs above which has informed the review of the Sustainability Appraisal of the individual sites affected. As agreed with Historic England, the revisions to the SA work in assessing sites has been limited to sites proposed for allocation. The scoring for the sites not proposed for allocation will remain unchanged. For sites proposed for allocation, the scoring criteria for assessing sites for impact on heritage assets has been revised as follows for SA objective 21:

+	Existing unsightly building/site or site includes Building at Risk. Development could have positive effect on the heritage value of the site subject to applying appropriate mitigation
0	No effect on heritage asset
-	Development could have negative effect on heritage asset/s which could be mitigated
--	Development could have significant effect on heritage asset/s which could not be mitigated

- 3.9. For the sites subject to the assessment work covered by this background paper the revised SA score against SA objective 21 is given at the end of the commentary on each site.
- 3.10. The SA schedule table (Appendix 7 of the SA Report) has been revised for the proposed allocations which were formerly scored as having an uncertain effect against SA21, with accompanying comments where necessary to comment on the assessed impact on heritage assets and where mitigation has been identified for example through applying site requirements.
- 3.11. The baseline information within the Sustainability Appraisal has also been revised to show all heritage assets on the maps provided City wide and for each HMCA.

#### **4. Conclusions**

- 4.1. This background paper forms part of the evidence base for the revised Publication Draft Site Allocations Plan for the Outer North East HMCA. The appended assessments provide additional detailed information about the some of the proposed allocations in terms of their impact on heritage assets and how this may be minimised or mitigated. They have been used to inform the Plan, and specifically the site requirements attached to these proposed allocations and the sustainability appraisal of these sites.

**Appendix A - Heritage impact assessments of specific sites in  
Outer North East.**

## HG2-22 Church Lane (Land to east of), Boston Spa and HG2-23 Church Street, Boston Spa<sup>5</sup>

Site Ref	HG2-22 / HG2-43
Site address	Church Street (land to east of), Boston Spa / Church Street, Boston Spa
Site area	1.14 hectares / 0.55 hectares
Site capacity	19 units / 17 units
HMCA	Outer North East
Phase	3

### Site description:

HG2-22: Vacant greenfield land situated within the urban area of Boston Spa close to local services. Mature trees line the east boundary of the site with the adjacent green space.

HG2-23: Vacant greenfield site which is situated close to the centre of Boston Spa. The site lies within the Boston Spa conservation area with several mature trees lining its boundaries. St Mary's Primary Schools is situated to the east of the site with Stable Lane Neighbourhood Park to the north-east. Residential development is present to the south of the site. A large detached dwelling in expansive grounds is located to the north east of the site.

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Within Boston Spa Conservation Area

See A4 map for details.

### Current site requirements of relevance:

- Conservation Area: The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

The special interest of the Boston Spa Conservation Area is summarised as follows:

*“Boston Spa was founded as a small spa resort in the mid 18th century. Its built environment is of extremely high quality, a fact which is demonstrated by the very high density of listed buildings in the village. Boston Spa is unusual in that it developed rapidly over a short space of time, with the majority of buildings in the historic core built between 1770 and 1830. The uniform style of architecture and unity of materials, scale and massing gives the settlement a strong and distinctive historic character. Numerous small lanes leading off the High Street are also significant in adding complexity and permeability to the settlement and indicating the former strip field layout of the land on which the village now stands.”*

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<sup>5</sup> As these sites are located next to each other and affect the same heritage assets their assessment is presented together to avoid unnecessary repetition.



historically populated by yards and buildings. Therefore loss of the site will result in only limited harm.

The development of the majority of land at HG2-23 will have a more significant impact on the Conservation Area, as it will result in the loss of the clear division between the historic village and the newer development to the south. Its appearance as a piece of open land is extremely important in enabling it to fulfil this role with the openness, together with the gardens of St Mary's Children's Home and the open land on the western side of Church Street, providing for a strong sense of arrival into Boston Spa. The development of all of this site would, therefore, cause moderate to substantial harm.

If the development of this site would harm elements which contribute to the significance of the heritage asset, does the Plan set out sufficient measures to remove or reduce this harm?

No, not at present.

If not, would additional / amended site requirements address this?

Merging the two sites into a single allocation would provide more flexibility within the allocation to respond to the heritage issues identified. Built development on the southern part of HG2-23 would not be appropriate, as it would impede the role this land has as a gateway into the Conservation Area. However, there is an opportunity for it to be utilised to meet the requirement for greenspace associated with the development of the part of the site to the rear of St Mary's Children's Home and HG2-22. This would enable the net developable area of the northern part of HG2-23 and HG2-22 to be maximised, and so make the most efficient use of these sites overall. The site requirements for the merged allocation should provide guidance on this, to make the expectations of any proposal clear.

Development on the land at HG2-22 would be a natural evolution of the site, though it will be important that any development mitigates its impact by preserving the site's boundaries. Reference to this should be added to the site requirements. It will also be important that the design of the new dwellings on the site responds well to the tight grain built form that characterise this part of the village. Policies P10 (Design) and P11 (Conservation) of the Core Strategy, in particular, will ensure that this is addressed at planning application stage.

The site requirement, for the merged allocation, should state;

- Conservation Area: The site is within the Boston Spa Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The openness of the southern part of the site has an important role in contributing to the significance of the Conservation Area, and so no built development should take place on this part of the site. Development should also seek to preserve historic field boundaries. Further guidance is provided in the Heritage Background Paper.

It is noted that the site requirements for HG2-22 identifies a preference to access to be achieved through the adjacent site to the west (HG1-39). This would also be the preferred access arrangement for the merged site, as it would ensure that the role of the southern part of the site as a gateway into the Conservation Area is maintained, as per the requirements of the conservation area site requirement.

If development presents an opportunity to enhance heritage assets, does the Plan set out sufficient measures to ensure this?

N/A

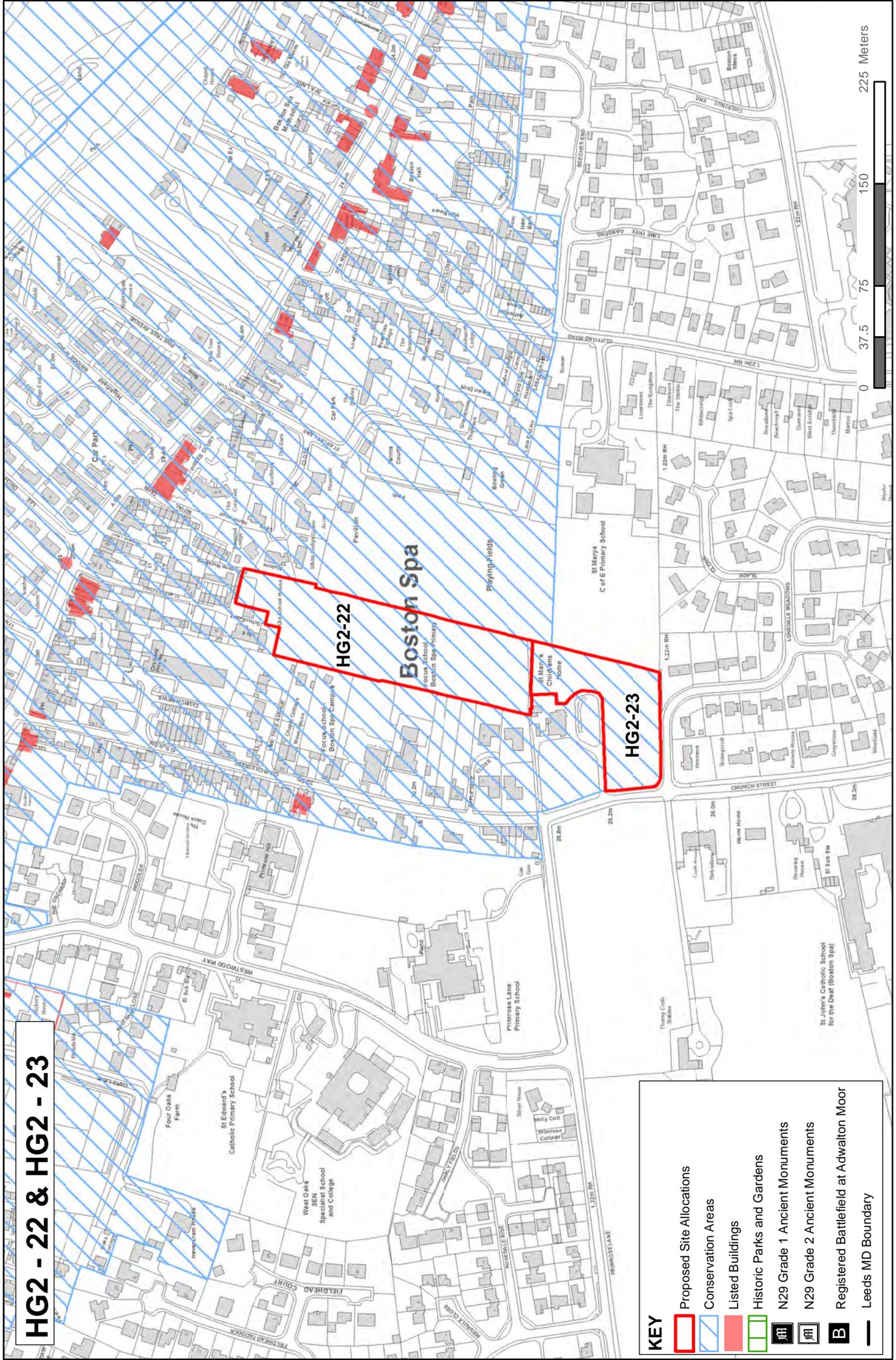
If not, would additional / amended site requirements address this?

N/A

### Conclusion

With the amendment to merge the allocations, and the additional wording to the site requirements, the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on these sites is delivered in a manner that minimises and mitigates harm to the historic environment.

# HG2 - 22 & HG2 - 23



**KEY**

- Proposed Site Allocations
- Conservation Areas
- Listed Buildings
- Historic Parks and Gardens
- 1 N29 Grade 1 Ancient Monuments
- 2 N29 Grade 2 Ancient Monuments
- B Registered Battlefield at Adwalton Moor
- Leeds MD Boundary

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Path: L:\CGMGIS\Projects\Site Allocations DPD Phase 2\PHASE 3 Mapping-ALL LAYERS\Caroline housing with con areas & listed build V2.mxd

DATE: 22/08/2016



## **MX2-39 Parlington Estate, Aberford**

Site Ref	MX2-39
Site address	Parlington Estate, Aberford
Site area	261.75 ha
Site capacity	1750
HMCA	Outer North East
Phase	1

### Site description:

Large site which forms a significant part of the former Parlington Estate. The site is located between the settlements of Barwick in Elmet, Aberford and Garforth. The site consists of mainly arable agricultural fields and extensive managed woodland within a rolling landscape. The site has an access from Aberford Road and is located in close proximity to both the A1 and M1 motorways. The majority of the site has no public access with the exception of a couple of PROW's and National Cycle Route 66.

The site is currently allocated in the UDP for Leisure and Tourism uses (LT5B:3).

### Heritage asset(s) of relevance and relationship between the site and heritage asset(s):

- Triumphal Arch (Grade II\*) – located on the eastern site boundary.
- House with attached screen walls and wall enclosing semicircular garden (Gardens House) (Grade II) – located within central part of site
- Park House Farmhouse with attached screen walls and pavilions (Grade II) – within southern part of site.
- Hookmoor Lodges (Grade II) – located to the south east of the site.
- Shelter at approximately SE428368 (Grade II) – located outside of the site to the east.
- Aberford Conservation Area – located outside of the site to the south east.
- Cropmarks (Class II Archaeological site) – located in the southern part of the site.

See A4 map for detail.

### Current site requirements of relevance:

N/A – new site.

### Relevant or useful information from the Conservation Area appraisal or building listing etc:

#### **Listed buildings / structures:**

PARLINGTON PARLINGTON PARK SE43NW LS25 Triumphal Arch 2/81 (Formerly listed as 10.8.83 Triumphal Arch between Parlington and Aberford Parks) II\*

Triumphal arch. Dated 1783 on frieze. By Thomas Leverton presumably for Thomas Gascoigne of Parlington Hall. Limestone. Free-standing wall of 3 bays; round-headed giant main archway with impostes continued across the flanking bays as string course broken by giant pilasters; each side bay has a smaller round headed arch with moulded extrados, keystone, and impostes, all within a square-headed recess; and, in the panel above, a blind oval; entablature with moulded cornice, frieze finely lettered:- LIBERTY IN N AMERICA TRIUMPHANT MDCCLXXXIII and parapet with pilasters continued. Other side identical.

Listing NGR: SE4218136552

PARLINGTON PARLINGTON PARK SE43NW LS25 2/80 House with attached screen walls and wall enclosing semi- circular garden to north shown on OS map as Parlington Gardens at SE421362 II

House, with attached screen wall and wall enclosing semicircular garden on north side. Later C18, altered. Red brick with stone dressings, stone slate roof. Square plan. Two storeys, 3 x 3 bays, symmetrical, in classical style; south side (to paddock) has a tall 3-bay arcade of double-recessed arches, the outer containing 12-pane sashes and the centre French windows, and at 1st floor three 9-pane sashes (6 panes in the upper and 3 in the lower leaf); prominent modillioned cornice; pyramidal roof with chimneys on front slope and on ridge towards rear. Sides and rear have segmental-headed boxed sashed windows mostly of 12 panes, and a doorway in each side. Interior not inspected. Front to paddock has a straight screen wall of stone each side, linked to the corners of the house by a short brick screen with a round-headed archway (left) and a round-headed doorway (right), the latter containing a glazed and panelled door and fanlight with radiating glazing bars. Semicircular garden on north side enclosed by a high bow-shaped wall, with entrance gateway on west side. History: associated with (demolished) Parlington House.

Listing NGR: SE4217736209

PARLINGTON ABERFORD ROAD SE43NW LS25 (north side) 2/72 Park House Farmhouse with attached screen walls and pavilions II

Farmhouse, with attached screen walls and pavilions. Later C18, altered. Squared magnesian limestone, stone slate roofs, brick chimneys. Tripartite U-plan. Two and 3 storeys: a set-back receding centre of 2 storeys clasped between 3-storey wings, when viewed from road, but designed so that the principal architectural composition is the rear, facing Parlington Park. This is symmetrical, with the 2-storey centre here projected as a semi-octagonal bay finished with a parapet, this bay slightly overlapping the higher wings, the wings linked by short screen walls to small flanking pavilions, and the whole composition terminated at the outer ends by quadrant walls. The centre and wings have a 1st floor sill-band and mostly 12-pane sashed windows: the projected bay has 3 at ground floor and one in the centre of the 1st floor with a blind window each side, and a blind balustrade in each side of the parapet; the wings each have one similar window on each of the 1st 2 floors and a Yorkshire sliding sash with glazing bars at 2nd floor. Hipped roofs with a ridge chimney to the centre and side wall chimneys to the wings. To the left is a screen wall with a doorway, then a single-cell open-pedimented pavilion which has a blocked doorway framed by a recessed round-headed arch with Gibbs surround; and beyond this a quadrant wall broken by a 5-bar gate. Similar features to the right have been altered to make a lean-to shed against the screen wall, and by substitution of a concrete lintel for the round-headed archway in the pavilion, but the quadrant wall appears to be intact and incorporates a stile. Entrance front has fenestration similar to that of rear, but with alterations: a doorway at right-hand side of central block and blocked opening to centre which may have been a doorway, a large canted bay at ground floor of right wing, and windows variously of 4, 12, and 16 panes. Interior not inspected.

Listing NGR: SE4242535145

PARLINGTON MAIN STREET SE43NW LS25 (west side)Aberford 2/74 Hookmoor Lodges (formerly listed as 29.1.85 North and South Lodges and gateposts under Aberford C.P.) II

Pair of lodges with attached screen wall and central gatepiers, to (demolished) Parlington Hall. Said to be c.1780, attributed to John Carr of York. Limestone ashlar with some remains of scored stucco, slate roofs. Gatepiers of quatrefoil section, c.2 metres high, of 6 courses, 2 of which form prominent bands, with a moulded cornice to flat coping, the left pier bearing a ball finial; these piers are linked by a short section to convex quadrants in the screen walls, the outer ends of which are ramped up to the front inner corners of the lodges; and ramped down from the outer corners of the lodges are

further short sections of ashlar screen walling, that at the north end making another convex quadrant. The lodges are each 2 low storeys, gable to road, with pedimented modillioned gable containing a lunette, and beneath the pediment a full-height recessed arch with emphatic Gibbs surround, containing a 12-pane sashed window. Rear gables are similar but have chimney stacks, and the arches are blind. Facades to drive each have an arched doorway with similar Gibbs surround, and one 4- pane sash on each floor to the rear of the door. North lodge has a parallel 2-storey addition of rubble on its north side.

Listing NGR: SE4327735614

### **Aberford Conservation Area**

The special interest of the Aberford Conservation Area is summarised in the Conservation Area Appraisal as follows:

*“Aberford is a historic settlement with evidence of occupation from the Neolithic period to the present day. Whilst the village itself is steeped in history, its modern day appearance is reliant on a few very significant characteristics;*

- *Located on the “Great North Road” Aberford owes its characteristic linear appearance to its development as a key location on this historically important north-south route.*
- *Periods of prosperity coupled with being located in the middle of the estates of Parlington, Ledston and Lotherton resulted in high status developments usually reserved for towns and country parks.*
- *Despite its historic prosperity Aberford remained a rural community, resulting in former estate workers cottages and historic farm complexes being located adjacent to high status buildings. This variation in architectural character exemplifies the historic development of Aberford.*

*Whilst these factors are key elements in the special character and appearance of Aberford other factors such as green space, mature trees and ecclesiastical buildings all play a part which establishes Aberford as a village of very special architectural and historic interest, the character and appearance of which deserves the protection which conservation area status brings.”*

The conservation area is focussed on the village of Aberford, though some references are made to its wider setting which are potentially of relevance to this proposed allocation.

The southern tip of the Conservation Area, which is included within the allocation, is identified through the spatial analysis of the appraisal as being an ‘important gateway into Aberford’. None of the important views identified in the CAA extend towards the site, with it being noted in the spatial analysis that *“Due to the village being located on the low ground of the Cock Beck Valley the conservation area views are generally restricted to north and south along Main Street/Bunkers Hill...”*.

However, in terms of the countryside setting to the Conservation Area, it is noted that;

*“The surrounding landscape is very significant to the character and appearance of Aberford. Much of the surrounding area is a designated Special Landscape Area (SLA) and is designated Green Belt. Flat limestone countryside setting provides views at the north and south extremities of the village, whilst the glimpses throughout the whole of conservation area of rural and open landscape are very restricted and give Aberford an enclosed and independent character.”*

The management plan identifies that;

*“The impact of developments outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.”*

Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

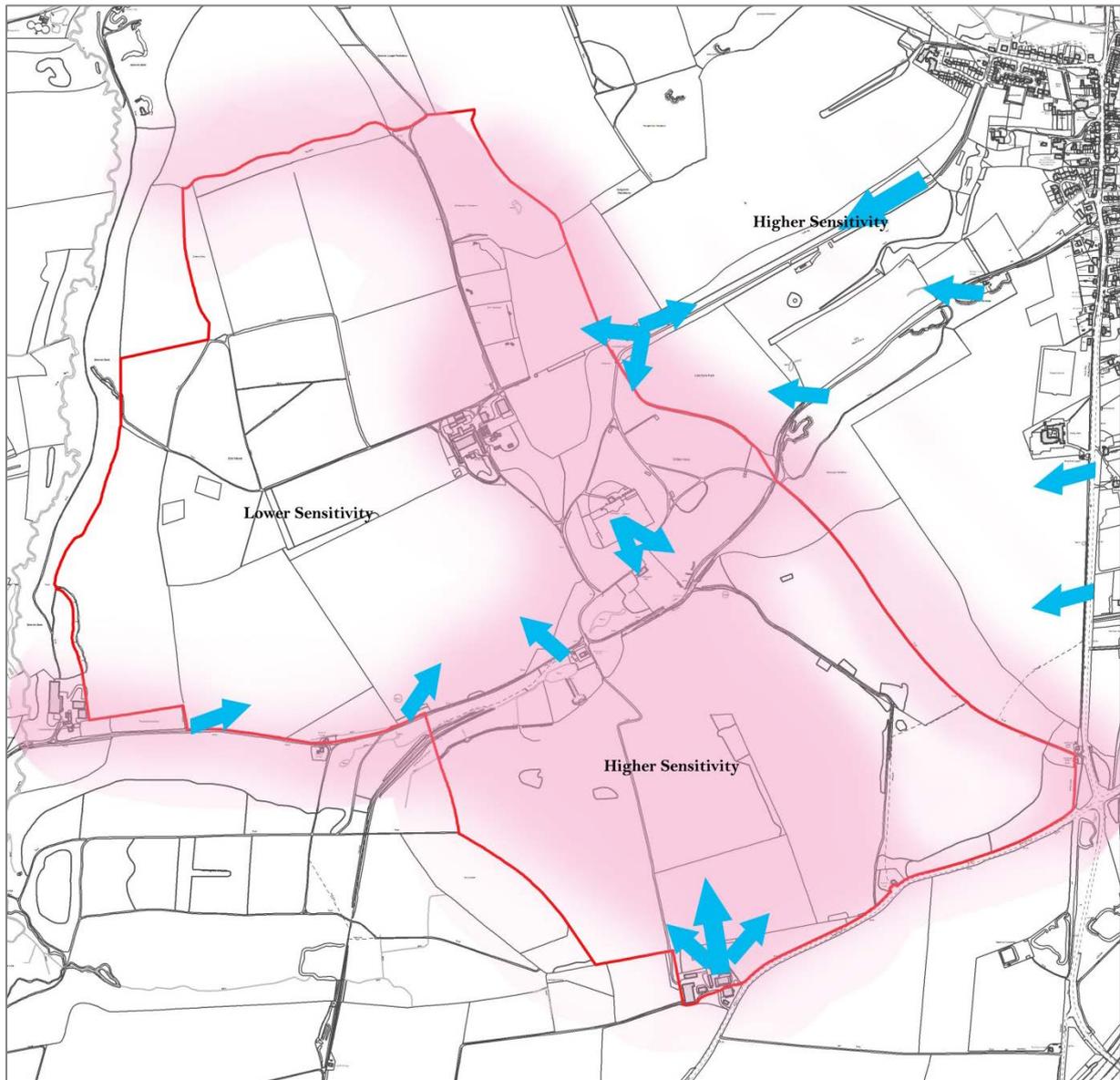
The historic interest of the Parlington Estate is connected to the uninterrupted custodianship of this land likely since Anglo Saxon times, the later designed landscapes associated with Parlington Hall from the 16<sup>th</sup> century onwards, and the potential preservation of archaeological material below ground. The estate is recorded twice in the Domesday of 1086 and represents a classic division of land whose boundaries responds to the Roman Road through Aberford to the east, the district of Barwick to the West and the Becca ditches to the North. As such the area encompassed by the estate has its origins in very early history as shown by the Prehistoric, Roman and Early Medieval features that form its extant boundaries. This creates a potential for underlying archaeology across the site, which requires further investigation in order to understand the significance of this and any implications that this may have for development on the site.

The land has been managed over the centuries, and Parlington Hall was occupied as an aristocratic family seat of the Gascoigne's from 1546 to 1905. After this, however, the house began a slow decline with parts of the building fabric being dismantled and taken to Lotherton Hall and the majority of it being demolished in the 1950s.

The designed layout of the estate can still be appreciated on the site, and encompasses the remaining elements of Parlington Hall as well as the estate buildings (of which two are Listed). The Triumphal Arch on a major approach into the estate is Grade II\* Listed and represents a classic example of its type. Much of the estate potentially contains elements of designed landscape, especially the Deer Park to the South of the main hall area, though this is now managed in arable agricultural use.

Assessment of the impact that the loss of this site and its subsequent development might have upon the significance of the heritage asset(s):

Development across the site has the potential to be harmful both to the immediate and wider settings of several of the Parlington Estate listed buildings, as well as to their estate setting that contributes in a positive manner to their understanding and appreciation. The plan below provides an indication of the key views and the relative sensitivity of different parts of the site from a heritage perspective. It makes clear that some parts of the site are of a higher sensitivity than others, and more careful consideration will need to be given to proposals for development in these areas;



The Deer Park area of land to the south of the estate is a rolling area of farmland that seems to have been intentionally planned. This area also formed the primary setting and outlook for Parlington Hall itself, this being reinforced by the long converting of the older railway/bridleway (which is likely in itself a very ancient route) so as not to interrupt this primary view from the hall. The expense of sinking and culverting this route to allow uninterrupted views of the Deer Park reinforce the importance of this landscape to both the wider estate, Parlington Hall and Park House Farm. Whilst the total loss of this area to development would seriously harm a primary element of the estate, it is recognised that with the demolition of much of the hall and the change of use of the deer park to agricultural land, the character of this area has been changed.

The inspectors report for the UDP (1999), which endorsed the allocation of the Parlington Estate for leisure and tourism uses noted that *“English Heritage, whilst not regarding Parlington as worthy of adding to their national Register, regard it as very fine in its context”*. The inspector also provided specific comment on the former deer park noting that *“Despite its name [the site] is itself no longer parkland. As LCC point out in their ecological evidence, it is arable land. The main vestiges of the former deer park are a few large beech trees nearing the end of their useful life. Some have recently been lost...”*. Nevertheless, the landscape quality, intentionally planted copses of trees and views and vistas across this land do, however, enhance its significance. In particular, Park House Farmhouse to

the far south of the estate relies upon Parlinton Park for its principle setting, the building being originally designed to face this designed landscape and maximise views over the estate to the north.

Insensitively laid out and designed development has the potential to impact on the historic settlement of Aberford, particularly to the south east of the site where it adjoins the Conservation Area and the area defined as an important gateway in the Conservation Area Appraisal. Views towards the surrounding landscape and the site are also significant from the southern portion of the old Roman Road that runs through Aberford (though it is noted that these are not specifically identified as being amongst the 'important views' shown in the Conservation Area Appraisal). Development which detracts from this gateway, and the special linear character that defines the Conservation Area, could result in serious harm.

Upgrading of vehicular access into the estate, especially around the Triumphal Arch will also likely cause serious harm to the historic assets and their associated landscape. The development of new roads, especially through the Deer Park, or the upgrading of the long distance footway through the site into a major road has the potential to cause significant harm which will need to be carefully considered as plans for the site are development in order to ensure that this is avoided, minimised and mitigated as far as is possible.

Development that interferes with long distance views from other locally significant heritage assets, such as Becca Banks and Barwick, also has the potential to cause harm to other locally listed structures or scheduled monuments. The presence of significant areas of trees and woodland around the site will help to minimise this potential for harm, and it will be important that these are retained and enhanced where necessary to help screen new development on this site.

There is more potential for development to open fields to the north west of Parlinton Hall. Such harm here may be less than other areas of land and will be less visible from much of the landscape. Had an estate village historically been created alongside Parlinton, this area could have been a candidate (though there is no evidence that this was either considered or that a village of any sort ever existed here). However, it will remain of particular importance that development here is of a high quality and takes cues from the landscape and local distinctive character.

If the development of this site would harm elements which contribute to the significance of the heritage asset(s), does the Plan set out sufficient measures to remove or reduce this harm?

N/A – new site.

If not, would additional / amended site requirements address this?

A thorough assessment of the landscape, archaeological and historic significance of the estate needs to be undertaken as part of planning any proposals for this site in order to ensure harm is limited as much as possible. There are areas of landscape that are less sensitive than others (notwithstanding archaeological investigation) but the areas around the Triumphal Arch, former Parlinton Deer Park and between the site and Aberford and the setting of Park House Farm are particularly sensitive and rely upon the high landscape character of the estate for a large part of their significance and understanding.

Extensive screening of wide landscape belts, and an understanding of topography and long and short distance views will all be key to mitigating this impact and development needs to respond to this landscape quality effectively.

Upgrading or street lighting, visibility splays, curbs and footways to access the estate will also need to be very carefully considered and attempts to alter the Triumphal driveway into either two way traffic or with footways will likely cause irreparable harm to the setting and significance of the Grade II\* listed arch and approach into the estate itself. Similarly the ancient east west route through the estate will be harmed if attempts are made to create large estate roads along its length. Other new

access points also have the potential to seriously harm the significance of the special historic landscape and setting of listed buildings if insensitively located or designed.

Building design must be bespoke and of exceptional quality that is both distinctive and based upon an analysis and evolution of architectural style of neighbouring towns and villages. This will be required under the provisions of Policies P10 and P11 of the Core Strategy, and so does not need to be specifically referred to as part of the site requirements. Precedents such as Poundbury in Dorset would not be unreasonable here and the plan should set out clearly its requirements and aspirations to this effect through a robust, analysis led development brief.

The site requirements for the proposed allocation need to be clear of the requirements and expectations for development on this site, and should state;

- Listed Buildings. The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II\* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The landscaped setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through the layout of development across the site.
- Conservation Area. The site is in the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between the site and Aberford to maintain the special linear character and rural setting to the Conservation Area. The existing areas of trees and woodland to the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape. The south-eastern corner of the site is identified as a key gateway into the Conservation Area and special consideration will be required of the impact that any development in this area may have on this.
- A comprehensive development brief for the development of a new sustainable community needs to be provided. The new community should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for schools, a new town centre (delivered in accordance with Policy P7 of the Core Strategy), new community greenspaces (including parks), enhanced public transport and footpath links and supporting infrastructure and services should all be integral to the new community. Design code to be agreed – to make best use of the unique parkland setting and to mitigate landscape impact.

It is important to note that this assessment has focussed on the proposed allocation boundary. If any proposals (for example, for supporting infrastructure) affect land outside of this site boundary it will also be necessary to consider the potential implications that this may have on the heritage assets in the vicinity, and the necessary mitigation required to reduce or mitigate any potential for harm as part of the preparation of the development brief for this site or a future planning application.

If development presents an opportunity to enhance heritage assets, does the Plan set out sufficient measures to ensure this?

N/A – new site

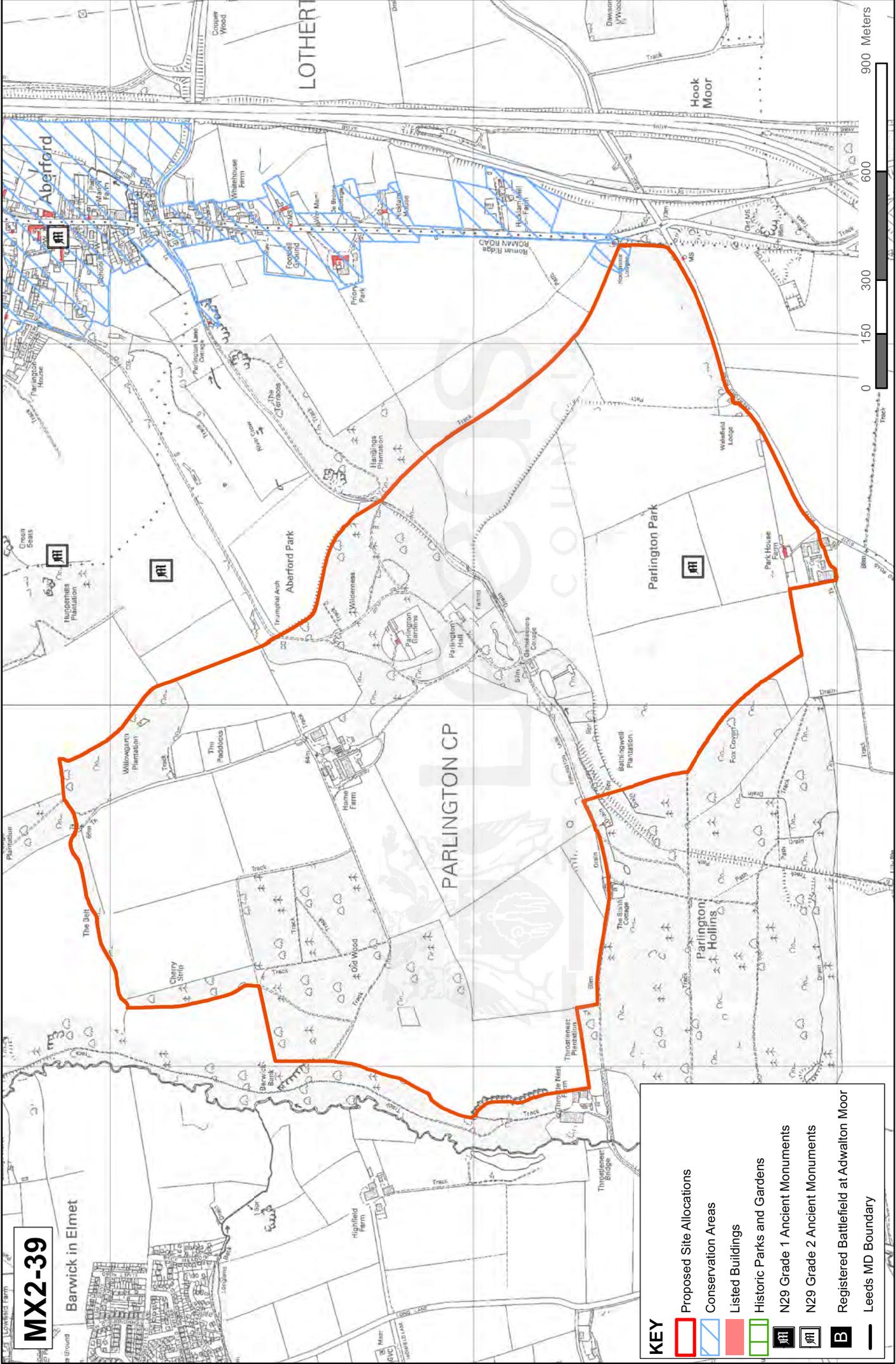
If not, would additional / amended site requirements address this?

N/A

## **Conclusion**

With the site requirements proposed and with development focussed on least sensitive areas, the Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that minimises and mitigates harm to the historic environment.

**MX2-39**



**KEY**

- Proposed Site Allocations
- Conservation Areas
- Listed Buildings
- Historic Parks and Gardens
- N29 Grade 1 Ancient Monuments
- N29 Grade 2 Ancient Monuments
- Registered Battlefield at Adwalton Moor
- Leeds MD Boundary

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & MAPPING DATA TEAM

Path: L:\CGM\GIS Projects\Site Allocations\DPD Phase 2\PHASE 3 Mapping-ALL LAYERS\Caroline housing with con areas & listed build V2.mxd

DATE: 12/07/2016



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**Site Allocations Plan  
Revised Publication Draft: Area Proposals for Outer North East**

**Heritage Background Paper  
Outer North East**

**Leeds Local Development Framework  
Development Plan Document**

**September 2016**