



SITE ALLOCATIONS PLAN SUBMISSION VERSION

Leeds Local Development Framework

Development Plan Document

Heritage Background Paper

February 2017

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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. 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 Class I & Areas of Special Archaeology Value Class II, 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 Leeds¹. 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.

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.

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

- 2.2. In their response to the Publication Draft SAP, Historic England provided specific comments on 106 of the proposed allocations. 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 sites²)
 - b) Factual correction suggested as a site specific requirement related to the historic environment is not considered to be necessary (7 sites)
 - c) Allocation considered at present to be unsound, but this could be addressed by adding additional wording to the site specific requirements (11 sites)
 - d) Allocation considered at present to be unsound, further assessment of the site is required (31 sites)
- 2.3. The table in the conclusion provides a list, by housing market characteristic area, of all the sites on which comments falling under categories b) to d) were made.
- 2.4. Commenting on the Sustainability Appraisal (SA), Historic England has 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 is considered that there has 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 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. The factual corrections and amended site requirement wording suggested have been reviewed by officers. The vast majority have been accepted and the suggested amendment will be proposed as a pre-submission change to the SAP. A short commentary on each suggestion is provided in appendix A.
- 3.3. 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

² Sites HG2-7, HG2-187, HG2-188, HG2-189, HG2-191, HG2-193, HG2-195, HG2-196, HG2-197, HG2-198, MX2-16, MX2-17, MX2-20, MX2-23, MX2-25, MX2-26, MX2-27, MX2-29, MX2-30, MX2-31, MX2-32, HG2-120, HG2-89, HG2-101, HG2-109, HG2-110, HG2-113, HG2-116, HG2-117, HG2-201, MX2-7, MX2-9, MX2-10, HG2-29, HG2-33, HG2-34, HG2-42, HG2-45, HG2-47, HG2-52, MX2-4, HG2-20, HG2-26, HG2-14, HG2-15, MX2-2, EG2-2, EG2-3, HG2-177, HG2-178, MX2-2, HG2-129, HG2-130, HG2-136, HG2-142, HG2-75 and EG2-7.

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.

- 3.4. This background paper has been prepared to address this requirement. It contains a series of heritage impact assessments, which have been prepared by Conservation Officers for each of the proposed allocations identified by Historic England as requiring further assessment (point d above). This approach was discussed and agreed with Historic England at a meeting held on 8 January 2016. Drafts of each site assessment were also reviewed by Historic England before being finalised 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'³ 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;

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

- 3.7. The heritage assessments for the sites required by Historic England are provided in appendix A⁴. For each site, a map is provided which shows the site and the heritage asset(s) in the vicinity. A table sets out the key information about the site as it was proposed in the Publication Draft Site Allocations Plan (i.e. site name, site reference, area, capacity and HMCA). Key information from the relevant building listing or conservation area appraisal is also 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. In a number of instances, where it was considered that it would aid interpretation of the assessments, plans have been prepared which indicate which parts of the site have a relatively higher sensitivity to development from a heritage perspective. The identification of part of a site as being of higher sensitivity does not necessarily mean that development could not occur on this part of the site, but does highlight that greater care and attention will need to be made to respond to the heritage assets through the form / design / layout of development in these areas. The exact response needed varies by site, and guidance on the key considerations for each site is provided in the assessment. Taking into account all of the above, a conclusion is then drawn for each site.
- 3.8. Heritage assessments have also been prepared for 4 new sites which, following the consultation on the Publication Draft Site Allocations Plan, are now also proposed as allocations and have similar characteristics to those sites which detailed assessments were required for. These are;
- HG2-205 Stonebridge Mills, Farnley (Outer West HMCA)
 - HG2-229 The Old Mill, Miry Lane, Yeadon (Aireborough HMCA)
 - HG2-234 Land at Kirkstall Force, Kirkstall Road (North HMCA)
 - MX2-39 Parlington Estate, Aberford (Outer North East HMCA)

Sustainability Appraisal

- 3.9. 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 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 any 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 paragraph 3.6 and 3.7 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
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⁴ The only exception to this is site MX2-33 (Headley Hall). This site has been withdrawn by the landowners and so is no longer a deliverable option for inclusion in the Site Allocations Plan. A heritage assessment for this site is therefore not necessary.

	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

- 3.10. 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.
- 3.11. The SA schedule table (Appendix 7 of the SA Report) will be 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. Some additional sites identified by Historic England falling outside the buffer zone with a potential effect on heritage assets have also been assessed through the detailed site assessments included in this background paper. Where an effect on heritage assets has been identified the SA21 score has been revised.
- 3.12. 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. Conclusion

- 4.1. This background paper forms part of the evidence base for the Site Allocations Plan. The appended assessments provide detailed information about 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.
- 4.2. The table below provides a summary of all of the changes to the plan and sustainability appraisal resulting of relevance to the sites considered and the heritage assets in their vicinity. Full detail of any proposed amendments, and the justification for these, are provided in the individual assessments contained in the appendix.

Site	Comment made by Heritage England	Changes proposed to the Publication Draft Site Allocations Plan (of relevance to heritage assets)? ⁵	Changes proposed to the Sustainability Appraisal?
Aireborough			
HG2-1 New Birks Farm, Guiseley	Further assessment required	<p>Amend the site requirements to state:</p> <p><i>"Conservation Area: A small part of the site is within the Guiseley Conservation Area and the remainder affects its setting. Any development should preserve or enhance the character or appearance of the Conservation Area. Views through the site from Ings Lane to the High Royds Tower should be maintained. Development should be set back from New Birks Farm and the existing positive buildings, namely the farmhouse, adjoining stone barn and small scale curtilage outbuildings should be reused and refurbished as part of the development. Further guidance on these requirements is provided in the Heritage Background Paper."</i></p>	Amend SA score to -
HG2-2 Wills Gill, Guiseley	Further assessment required	<p>Amend the site requirements to state:</p> <p><i>"Conservation Area. This site affects the setting of the Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer is required on the western part of the site the character of adjacent surviving medieval field systems and views of St Oswald's Church. This should be a natural form rather than an overtly domesticated or managed space. A landscaped buffer will also be required between the new housing development and this open space. Further guidance on these requirements is provided in the Heritage Background Paper."</i></p>	Amend SA score to -
HG2-5 Coach Road/Park Road, Guiseley	Further assessment required	<p>Amend the site boundary, and amend the site requirements to state:</p> <p><i>"Conservation Area: The site affects the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should retain and reinforce existing field boundaries. The eastern part of the site is least sensitive to development, and so should be the focus for the majority of residential development. The school should be located to the west of the site, and this part of the site should be sensitively designed to maximise the sense of openness and respond to the local</i></p>	Amend SA score to -

⁵ Please note, that following legal advice obtained when finalising the Plan for submission all Conservation Area site requirements have all been amended, where relevant, to state that a site 'affects the setting' of a Conservation Area (rather than 'is in the setting of a Conservation Area). Where a site requirement is proposed to be amended as a result of the assessment contained within this paper this change has been incorporated, but otherwise this is not specifically flagged in this stable as a change proposed to the plan. This is because this is just a minor wording change and it does not alter the intention of the policy requirement proposed at Publication Draft stage.

		<i>character and parkland setting of the Conservation Area to the west of the site. Further guidance on these requirements is provided in the Heritage Background Paper.”</i>	
HG2-9 Land at Victoria Avenue, Yeadon	Further assessment required	Amend the site requirements to state: <i>“Conservation Area: The site affects the setting of Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Enhanced landscaping should be provided to the western and northern site boundaries. Further guidance on these requirements is provided in the Heritage Background Paper.”</i>	Amend SA score to -
HG2-10 Gill, Yeadon	Further assessment required	Amend the site requirements to state: <i>“Listed Buildings: The site affects the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting, including through providing enhanced landscaping and planting along the southern site boundary. Further guidance on these requirements is provided in the Heritage Background Paper.”</i> <i>“Conservation Area: The site is in the setting of Nether Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The majority of development should be focussed on the western part of the site, with green space and sensitively designed lower density development in the east to maintain a sense of openness. Further guidance on these requirements is provided in the Heritage Background Paper.”</i>	Amend SA score to -
HG2-12 Woodlands Drive, Rawdon	Further assessment required	Amend the site boundary.	Amend SA score to -
HG2-229 The Old Mill, Miry Lane, Yeadon	N/A (new site)	New site. Site requirement to state: <i>“Conservation Area. The site is within the Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. An assessment of the significance of the existing buildings, and their contribution to the Conservation Area, should be undertaken to inform development on this site. Positive buildings should be retained and reused wherever possible as part of the development. Further guidance on these requirements is provided in the Heritage Background Paper”</i>	New site. SA score -
City Centre			
MX2-15 Great George Street - LGI	Amend site requirements	Amend the site requirements to state: <i>“Listed Building: The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The original parts of</i>	Amend SA score to -

		<p><i>the Scott Wing should be retained and converted, and open space around the building should be enhanced. Opportunities to enhance the Listed Buildings should be explored. Further guidance on these requirements is provided in the Heritage Background Paper.”</i></p> <p><i>“Conservation Area: The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The Brotherton Wing currently makes a positive contribution to the conservation area. A design study will be required alongside any planning application proposing the removal of this building which evaluates the relative benefits to the setting of the Listed Building and the character of the Conservation Area of retaining this building and of replacing it with a new building. The northern part of the site contains some non-designated heritage assets, though it has potential for sensitively designed redevelopment which respects the setting of the Listed Building and Conservation Area. Further guidance on these requirements is provided in the Heritage Background Paper.”</i></p>	
East			
HG2-119 Red Hall Offices and playing field	Further assessment required	<p>Amend the site requirements to state:</p> <p><i>“Listed Buildings: This site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The openness of the historic primary parkland setting to Red Hall House should be maintained as part of the development. A robust landscaping scheme, or shielding with built form, should also be incorporated to mitigate the potential impact that the proposal East Leeds Orbital Road may have on the site. A formal landscaped approach to Red Hall House should be created through the centre of the site, to maintain views of the building from Wetherby Road. The listed coach house and stable buildings should be retained and reused, where possible, as part of the development and their setting enhanced through the sensitive redevelopment of the surrounding area. Further guidance on this is provided in the Heritage Background Paper.”</i></p>	Amend SA score to -
HG2-122 Cartmell Drive, Halton Moor	Amend site requirements	<p>Add a new site requirement to state:</p> <p><i>“Historic Park and Garden: The site lies close to the boundary of the grade II Registered Historic Park and Garden at Temple Newsam. Any development will be required to safeguard the elements which contribute to the significance of this designed landscape.”</i></p>	Amend SA score to -
HG2-123 Colton Road East, Colton	Further assessment required	<p>Amend the site boundary, and amend the site requirements to state:</p> <p><i>“Listed Buildings: The site is in the setting of Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.”</i></p> <p><i>“Conservation Area: The site affects the setting of Colton Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.”</i></p>	Amend SA score to -

		<p><i>"Registered Parks and Gardens: The site is in the setting of a Registered Historic Park and Garden. Any development will be required to demonstrate that it will not harm the significance of the Registered Historic Park and Garden or key views from its principal building."</i></p> <p><i>"Scheduled Monuments (Class I) and Areas of Special Archaeology Value (Class II): The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting."</i></p>	
HG7-3 Bullerthorpe Lane, Temple Newsam	Further assessment required	This allocation is to be removed from the Plan.	No change
Inner			
HG2-99 Buslingthorpe Tannery/ Hill Top Works Sheepscar	Factual correction. Amend site requirement.	Delete the Listed Building site requirement. Amend the Conservation Area site requirement to state: <i>"Conservation Area. This site is within Buslingthorpe Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The main tannery and chimney of the Buslingthorpe Hill Top Works make a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Further guidance on these requirements is provided in the Heritage Background Paper."</i>	Amend SA score to -
EO2-2 Office Scheme, Wellington Road	Amend site requirement	Amend the site requirements to state: <i>"Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting."</i>	Amend SA score to -
North			
HG2-38 Dunstarn Lane (land south)	Amend site requirement	No change.	No change
HG2-41 South of A65 from Horsforth and Rawdon RA to crematorium	Further assessment required	Amend the site boundary and amend the site requirements to state: <i>"Conservation Area: The site affects the setting of three Conservation Areas. Rawdon Cragg Wood CA to the west, Horsforth CA to the north and Calverley CA to the south. Any development should preserve or enhance the character or appearance of the Conservation Areas. Built development should be set back from the northern site boundary and western</i>	Amend SA score to -

		<p><i>boundaries to enable views over the landscape and to Cragg Wood to be maintained. Further guidance on these requirements is provided in the Heritage Background Paper.”</i></p> <p><i>“Listed Building: 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. Development should be set back from the northern curtilage of Low Hall, with a substantial landscaped buffer to maintain its setting. Development should also be sensitively designed around Bar Lane to preserve the rural character of the approach towards Low Hall, and crossing points over the lane should be minimised. Further guidance on these requirements is provided in the Heritage Background Paper.”</i></p> <p><i>“A comprehensive development brief for the site needs to be agreed prior to the development of the site.”</i></p>	
HG2-44 Clarence Road (land at), Horsforth	Amend site requirement	<p>Amend the site requirements to state:</p> <p><i>“Conservation Area: This site affects the setting of the Newlay Conservation Area. The buildings which have been identified as making a positive contribution to the character of the Conservation Areas should be retained and reused. Any development should preserve or enhance the character or appearance of the Conservation Area.”</i></p>	Amend SA score to -
HG2-46 Horsforth (former waste water treatment works)	Further assessment required	<p>Amend the site requirements to state:</p> <p><i>“Conservation Area: The site is within Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development, and opportunities should be taken to improve the management of the remnant ancient woodland should be taken. This is likely to result in a very limited development towards the eastern extent of the site, potentially tying in with the Kirkstall Forge development. Further guidance on these requirements is provided in the Heritage Background Paper.”</i></p>	Amend SA score to -
HG2-48 Weetwood Manor	Further assessment required	<p>Amend the site requirements to state:</p> <p><i>“Listed Building: 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. Built development should be focussed to the western part of the site, with the eastern part of the site used for on-site open space which preserves the primary aspect and setting of Weetwood Manor. Further guidance on these requirements is provided in the Heritage Background Paper.”</i></p>	Amend SA score to -
HG2-49 Off Weetwood	Further assessment	<p>Amend the site requirements to state:</p> <p><i>“Conservation Area: The site is within Weetwood Conservation Area and affects the setting of</i></p>	Amend SA score to -

Avenue, Headingley	required	<p><i>the Meanwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The green space makes a positive contribution to the Conservation Area and development here is likely to be harmful. Some development of a low density may be possible to achieve sensitively, particularly to the south of the site. Existing trees to the site boundary should be retain and reinforced with additional planning to help screen the development. Development should also be set back from the eastern and northern boundaries. Further guidance on these requirements is provided in the Heritage Background Paper."</i></p> <p><i>"Listed Building: 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. Existing trees to the site boundary should be retain and reinforced with additional planning to help screen the development. Development should also be set back from the eastern and northern boundaries, and directed to the southern part of the site. Further guidance on these requirements is provided in the Heritage Background Paper."</i></p>	
HG2-50 Church Lane, Meanwood	Further assessment required	This allocation is to be removed from the Plan.	No change
HG2-51 Carr Manor, Meanwood.	Amend site requirement (and further assessment if necessary).	Amend the site requirements to state: <i>"Listed Buildings. The site includes and is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The capacity of the site reflects that the new dwellings will be provided through the conversion of the building."</i>	Amend SA score to -
HG2-234 Land at Kirkstall Forge, Kirkstall Road	N/A – new site	New site. Site requirement to state: <i>"Conservation Area. The site is within the Newlay and Kirkstall Abbey Conservation Areas. Any development should preserve or enhance the character or appearance of the Conservation Area. Existing trees and landscaping to the external site boundaries should be retained and enhanced and part of any development."</i>	New site. SA score -
Outer North East			
HG2-22 Church Street (land east of), Boston Spa	Further assessment required	Merge with site HG2-23 and amend the site requirements to state: <i>"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</i>	Amend SA score to -

		<i>guidance is provided in the Heritage Background Paper.”</i>	
HG2-23 Church Street	Further assessment required	See HG2-22 above.	Amend SA score to -
MX2-33 Headley Hall, Bramham Leeds	Further assessment required	This allocation is to be removed from the Plan.	No change
MX2-39 Parlington Estate, Aberford	N/A – new site	<p>New site. Site requirements to state:</p> <p><i>“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.”</i></p> <p><i>“Conservation Area. The site affects 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.”</i></p> <p><i>“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.”</i></p>	New site. SA score -

Outer North West				
HG2-16 Creskeld Lane, Bramhope	Further assessment required	No change.		Amend SA score to -
HG2-17 Breary Lane East, Bramhope	Further assessment required	<p><i>Amend the site requirements to state:</i></p> <p><i>"Listed Building: 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. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Further guidance is provided in the Heritage Background Paper."</i></p> <p><i>"Conservation Area: The site is partly within and adjacent to Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Additional landscaping should also be provided to the southern site boundary with the A660. Further guidance is provided in the Heritage Background Paper."</i></p>		Amend SA score to -
HG2-18 Church Lane, Adel	Further assessment required	<p><i>Amend the site requirements to state:</i></p> <p><i>"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. The isolated setting of the Grade I listed St John's church contributes to its significance. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Heritage Background Paper."</i></p> <p><i>"Conservation Area: The site affects the setting of Adel Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Heritage Background Paper."</i></p>		Amend SA score to -

MX2-1 Westgate – Ashfield Works, Otley	Amend site requirement	Amend site requirements to state: <i>“Conservation Area. The site is within Otley Conservation Area. The Otley Conservation Area Appraisal identifies a number of buildings on this site as making a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Any development should preserve or enhance the character or appearance of the Conservation Area..”</i>	Amend SA score to -
Outer South			
HG2-180 Land Between Fleet Street Lane and Methley Lane, Oulton	Further assessment required	No change.	Amend SA score to -
Outer South West			
HG2-144 Westfield Farm, Drighlington	Factual correction	No change.	Amend SA score to -
HG2-156 Rod Mills Lane, High Street, Morley	Further assessment required	Amend the site requirements to state: <i>“Listed Building. The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site is allocated to deliver the sympathetic conversion of the Listed Buildings to residential use. Any development on the wider site will require careful consideration at application stage, and is likely to include substantial buffer zones around the Listed Buildings to preserve their setting. Further guidance on these requirements is provided in the Heritage Background Paper.”</i>	Amend SA score to -
HG2-167 Old Thorpe Lane, Tingley	Further assessment required	Amend the site requirements to state: <i>“Listed Building. 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. A green buffer should be maintained to the south, south east and west of the Listed Building (and the associated curtilage listed buildings), as this forms their primary setting. Development on the eastern part of the site should also seek to maintain a long distance view from Bradford Road to Morley Town Hall. Further guidance on these requirements is provided in the Heritage Background Paper.”</i>	Amend SA score to -

HG2-168 Haigh Wood, Ardsley	Factual correction	Delete the Listed Building site requirement.	No change
HG2-170 Land off Haigh Moor Road	Factual correction	No change.	Amend SA score to -
Outer West			
HG2-53 Calverley Cutting/ Leeds Liverpool Canal, Apperley Bridge	Further assessment required	Amend the site requirements to state: <i>"Conservation Area: The site affects the setting of Calverley and Leeds Liverpool Canal Conservation Areas. Any development should preserve or enhance the character or appearance of the Conservation Areas. Development should be set back from the canal and focused to the west of the site, capping off the new development to the west and presenting a positive frontage towards the Conservation Area. Further guidance on these requirements is provided in the Heritage Background Paper."</i>	Amend SA score to -
HG2-55 Calverley House	Further assessment required	Amend the site requirements to state: <i>"Conservation Area: The site affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper."</i> <i>"Listed Building: 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. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper."</i>	Amend SA score to -
HG2-56 Rodley Lane (land at), Calverley Lane, Calverley	Further assessment required	Amend the site requirements to state: <i>"Conservation Area: The site affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Landscaping to the site boundaries should be retained and enhanced, and highways access should be sensitively designed. Further guidance on these requirements is provided in the Heritage Background Paper."</i>	Amend SA score to -
HG2-63	Further	Amend the site requirements to state:	Amend SA score

Woodhall Road (land adjoining) - Gain Lane, Thornbury	assessment required	<p><i>"Listed Building: 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 by maintaining a buffer to the south eastern part of the site. Additional landscaping should also be provided to the western boundary. Further guidance on these requirements is provided in the Heritage Background Paper."</i></p>	to -
HG2-67 Owlcoates Farm/ Owlcoates Gardens, Pudsey	Further assessment required	<p>Add new site requirement to state:</p> <p><i>"The stone built buildings to the far west of the site are positive non-designated heritage assets and should be retained and reused, where possible, as part of the development."</i></p>	Amend SA score to -
HG2-72 Land off Tyersal Court, Tyersal	Further assessment required	<p>Add new site requirement to state:</p> <p><i>"Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting. Development should be focussed to the north of the site, with open space and landscaping provided to the southern boundary. Further guidance on these requirements is provided in the Heritage Background Paper."</i></p>	Amend SA score to -
HG2-73 Harper Gate Farm, Tyersal Lane	Further assessment required	<p>Add new site requirement to state:</p> <p><i>"Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting."</i></p>	Amend SA score to -
HG2-74 Station Street, Pudsey	Factual correction	Delete the Listed Building site requirement.	Amend SA score to 0
HG2-81 Land off Gamble Lane	Further assessment required	This site is to be changed from an allocation to safeguarded land.	Amend SA score to -
HG2-200 Stanningley Road, Leeds	Amend site requirement	<p>Add new site requirements to state:</p> <p><i>"Listed Buildings. This site is in the setting of a number of Listed Buildings. Any development should preserve their special architectural or historic interest and their setting."</i></p> <p><i>"Conservation Areas. The site adjoins the boundary of the Armley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area."</i></p>	Amend SA score to -

HG2-205 Stonebridge Mills, Farnley	N/A – new site	New site. Site requirement to state: <i>“Listed Building. The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. An assessment of the historic significance of the existing buildings should be undertaken to inform development on this site. The Listed Building, other positive buildings and the existing mill pond should be retained as part of the development. A buffer should also be provided between new build development and the mill buildings. Further guidance on these requirements is provided in the Heritage Background Paper”</i>	New site. SA score -
MX2-5 Waterloo Lane, Leeds	Factual correction	Delete the Listed Building site requirement.	Amend SA score to 0
MX2-6 Wortley Low Mills, Whitehall Road	Factual correction	Delete the Listed Building site requirement.	Amend SA score to 0
HG7-2 Land on the corner of Tong Road and Lakeside Road, Wortley	Amend site requirement	Add new site requirement to state: <i>“Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting.”</i>	Amend SA score to -
EG2-8 Land at former Kirkstall Power Station	Amend site requirement	This allocation is to be removed from the Plan.	No change

Appendix A - Heritage impact assessments of specific sites and response to Historic England's suggested changes to site requirements.

Aireborough HMCA

HG2-1 New Birks Farm, Guiseley

Site Ref	HG2-1
Site address	New Birks Farm, Ings Lane, Guiseley
Site area	10.84 hectares
Site capacity	160 units (amended from 285)
HMCA	Aireborough
Phase	2

Site description:

Site to the north of the existing residential area of Guiseley, bounded to the east by a railway line, to the north by playing pitches, and west and south by existing development. Site is flat with very little tree cover. A small number of farm buildings occupy an area adjacent to Ings Lane.

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

- Guiseley Conservation Area – the farm buildings within the site on Ings Lane (New Birks Farm) form part of the Conservation Area.

See A4 map for detail.

Current site requirements of relevance:

- Conservation Area: A small part of the site is within the Guiseley 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 Guiseley Conservation Area Appraisal summarises its special interest as follows:

"Guiseley has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to booming industrial mill town.

The town has a number of focal areas rather than a single dominant centre. The Town Gate area retains a village character relating to the medieval village and commercial areas on Oxford Road and Otley Road recall the prosperous late 19th century town. Surviving mill complexes along Netherfield Road recall the source of this prosperity and the town's textile industry.

Key characteristics:

- *Surviving elements of the medieval village continue to shape the Town Gate area with the notable survival of the pattern of 'croft and toft' plots on the east side of Town Street.*
- *The large scale plots and buildings of the surviving mill complexes along Netherfield Road contrasts with the finer grain of the residential town. In some areas, such as the Wells Road area, development is arranged in a grid-form plan showing its planned nature.*
- *Landmark buildings include St Oswald's church tower and the mill chimney at Gordon Mills. Views out of the town to the surrounding countryside tie the town to its surroundings.*
- *The use of local stone unifies the mix of architecture including 17th and 18th century farmhouses and converted agricultural buildings, weavers cottages and 19th and 20th*

century industrial buildings including mills, factories and workers housing. Late 19th and early 20th century commercial buildings feature high levels of architectural detail. There is also a good group of villas and impressive terraces of this date.”

The Conservation Area boundary was extended in 2012 to include New Birks Farm.

A ‘key long distance view’ is described in the CAA (p.9) as extending out from Oxford Avenue towards Ings Lane and New Birks Farm. It relation to these views it states (p.10);

“Long distance views out of the settlement to the surrounding countryside are significant and help tie the town to its wider setting. To the north west views across countryside to the towers of High Royds are impressive. Views to the north east feature a distinctive copse of trees set on the high ground above the town. Views across the ‘croft’ plots and out to the fields on the east side of the town help to retain the sense of the medieval rural village.”

The buildings at New Birks Farm are described as ‘positive buildings’ within the analysis of character area 4 – the mill town – in the CAA (p.19). As part of the opportunities for management and enhancement of this area, the CAA p.20) recommends to “*Promote the reuse of New Birks Farm, currently a positive historic building at risk*”.

More generally, in relation to development in the setting of the Conservation Area, the CAA states (p.24):

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.”

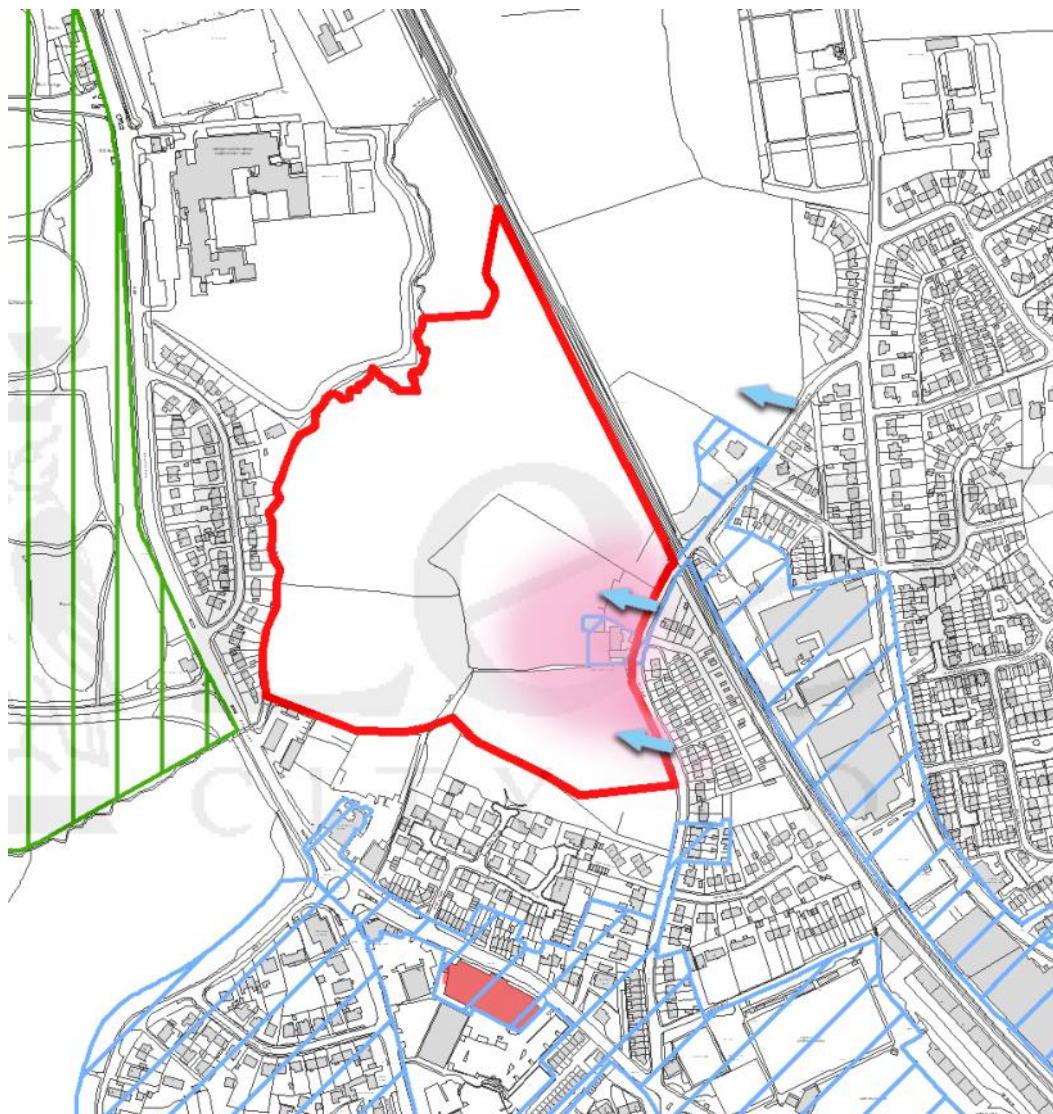
Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

New Birks Farm is within character area 4 of the Guiseley Conservation Area but represents an earlier form of development that predates the ‘Mill Town’ character that dominates and is important for the chronology of the place here. The views over the fields towards High Royds from Ings Lane are also significant and the site does emphasise the setting of the High Royds tower that can clearly be seen over the site.



Figure 1- High Royds visible over the site

The plan below indicates views and the area of higher sensitivity on the site;



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

The openness around the farm contributes to its setting and history. The views over to High Royds that are continuous from Ings Lane are also important for sense of place. The loss of such elements, through insensitive development, will be harmful and affect the special character of this part of the conservation area. However, on balance the harm to the historic environment will be limited to moderate and will therefore be less than substantial. Any harm could be mitigated by the provision of landscaped views through development that allow sight of High Royds, and the consideration of the setting of New Birks Farm, along with the refurbishment of this positive building which is at significant risk within the conservation area.

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?

No, not at present.

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

The site requirements already identify that development should preserve and enhance the conservation area. However, this could be strengthened through the addition of additional wording regarding the importance of maintaining or framing the view of High Royds from particular points on Ings Lane and from within the site itself. The site requirements should be amended to state;

- Conservation Area: A small part of the site is within the Guiseley Conservation Area and the remainder affects its setting. Any development should preserve or enhance the character or appearance of the Conservation Area. Views through the site from Ings Lane to the High Royds Tower should be maintained. Further guidance on these requirements is provided in the Heritage Background Paper.

As with all development affecting Listed Buildings and Conservation Areas, it will be particularly important that all of the development responds to the character of the area. Policies P10 and P11 of the Core Strategy (in particular) will ensure that this is addressed at detailed application stage, and so this does not need to be specifically referenced as part of the site requirements.

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

No, not at present.

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

As noted above, the development of this site presents an opportunity for the refurbishment of New Birks Farm which contains positive buildings in the conservation area that are currently at risk. The main farmhouse and associated barns and outbuildings are particularly positive and should be refurbished prior to completion of the final phase of development. This, combined with sensitive development that reinforces locally distinctive house types in terms of design and materials will be of benefit and, along with a layout that allows some preservation of the agricultural setting of New Birks farm, would enable future residents to understand the chronology and evolution of this part of Guiseley. The open space that needs to be maintained around New Birks Farm could continue to form part of the allocation, however, it may appropriately form part of the on-site green space required as part of the development.

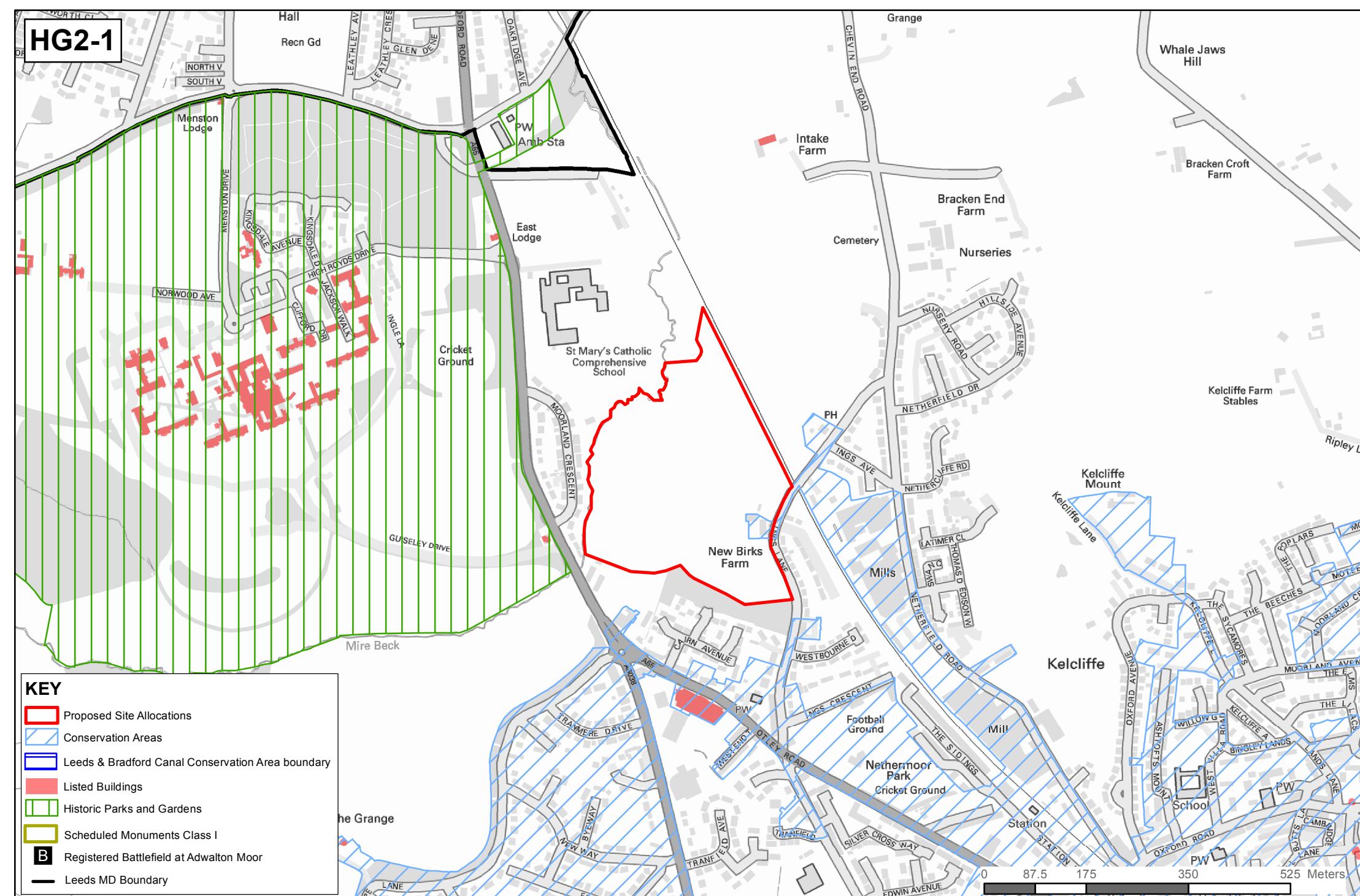
To reflect this, the following should also be added to the Conservation Area site requirement;

- Development should be set back from New Birks Farm and the existing positive buildings, namely the farmhouse, adjoining stone barn and small scale curtilage outbuildings should be reused and refurbished as part of the development. Further guidance on these requirements is provided in the Heritage Background Paper.

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-1



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Path: L:\CNC\GMIS Projects\Site Allocations\DPD Phase 2\PHASE 3 Mapping\ALL LAYERS\Caroline housing with con areas & listed build\Caroline housing with con areas & listed build V2.mxd DATE: 11/01/2017



HG2-2 Wills Gill, Guiseley

Site Ref	HG2-2
Site address	Wills Gill, Guiseley
Site area	5.06 hectares
Site capacity	133 units
HMCA	Aireborough
Phase	2

Site description:

Agricultural land to the rear of properties on Shaw Lane Gardens. Track runs through part of the site. Site is flat, with some tree cover on boundaries. A public right of way runs along the western boundary.

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

- Guiseley Conservation Area – adjacent to the western site boundary.

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is in the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer is required to the western part of the site to protect the character of the adjacent surviving medieval field system.

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

The Guiseley Conservation Area Appraisal summarises its special interest as follows:

"Guiseley has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to booming industrial mill town.

The town has a number of focal areas rather than a single dominant centre. The Town Gate area retains a village character relating to the medieval village and commercial areas on Oxford Road and Otley Road recall the prosperous late 19th century town. Surviving mill complexes along Netherfield Road recall the source of this prosperity and the town's textile industry.

Key characteristics:

- *Surviving elements of the medieval village continue to shape the Town Gate area with the notable survival of the pattern of 'croft and toft' plots on the east side of Town Street.*
- *The large scale plots and buildings of the surviving mill complexes along Netherfield Road contrasts with the finer grain of the residential town. In some areas, such as the Wells Road area, development is arranged in a grid-form plan showing its planned nature.*
- *Landmark buildings include St Oswald's church tower and the mill chimney at Gordon Mills. Views out of the town to the surrounding countryside tie the town to its surroundings.*
- *The use of local stone unifies the mix of architecture including 17th and 18th century farmhouses and converted agricultural buildings, weavers cottages and 19th and 20th century industrial buildings including mills, factories and workers housing. Late 19th and*

early 20th century commercial buildings feature high levels of architectural detail. There is also a good group of villas and impressive terraces of this date.”

Medieval croft boundaries to the rear of properties on Wills Gill are identified on the spatial analysis map (p.9), and lie adjacent to the site boundary. A ‘key long distance view’ is also identified out from Queensway across the frontage of this site towards the properties on Shaw Lane Gardens. In relation to these views it states (p.10);

“Long distance views out of the settlement to the surrounding countryside are significant and help tie the town to its wider setting. To the north west views across countryside to the towers of High Royds are impressive. Views to the north east feature a distinctive copse of trees set on the high ground above the town. Views across the ‘croft’ plots and out to the fields on the east side of the town help to retain the sense of the medieval rural village.”

In relation to greenscape, the CAA also states (p.13);

“Views to the surrounding countryside emphasise the close connection of the town and its setting and helps retain a sense of Guiseley’s historic rural character. This is particularly true in the Town Gate area where the medieval crofts abut the fields.”

The part of the conservation area adjacent to the site is defined as character area 1 – Town Gate. The key characteristics of this area outline that;

“The croft plots have absorbed substantial amounts of recent residential development but retain their distinctive linear pattern. The relationship with the surviving undeveloped strips and the surrounding open countryside is important to the character of the town.”

More generally, in relation to development in the setting of the Conservation Area, the CAA states (p.24):

“It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.”

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

The Guiseley Conservation Area Appraisal highlights the importance of the Town Gate area and the associated field patterns and landscape views. The site is located immediately to the east of a rare survival of toft and croft townscape/field patterns that are directly associated with the medieval planned village of Guiseley. Views from Queensway are specifically identified on the appraisal, as is the ‘Village character’ associated with the tofts and crofts, field patterns and landscape setting. This village feel and open character are defining features of the townscape and create a strong sense of place that is important to the character and appearance of the conservation area.



Figure 2 - View from Queensway

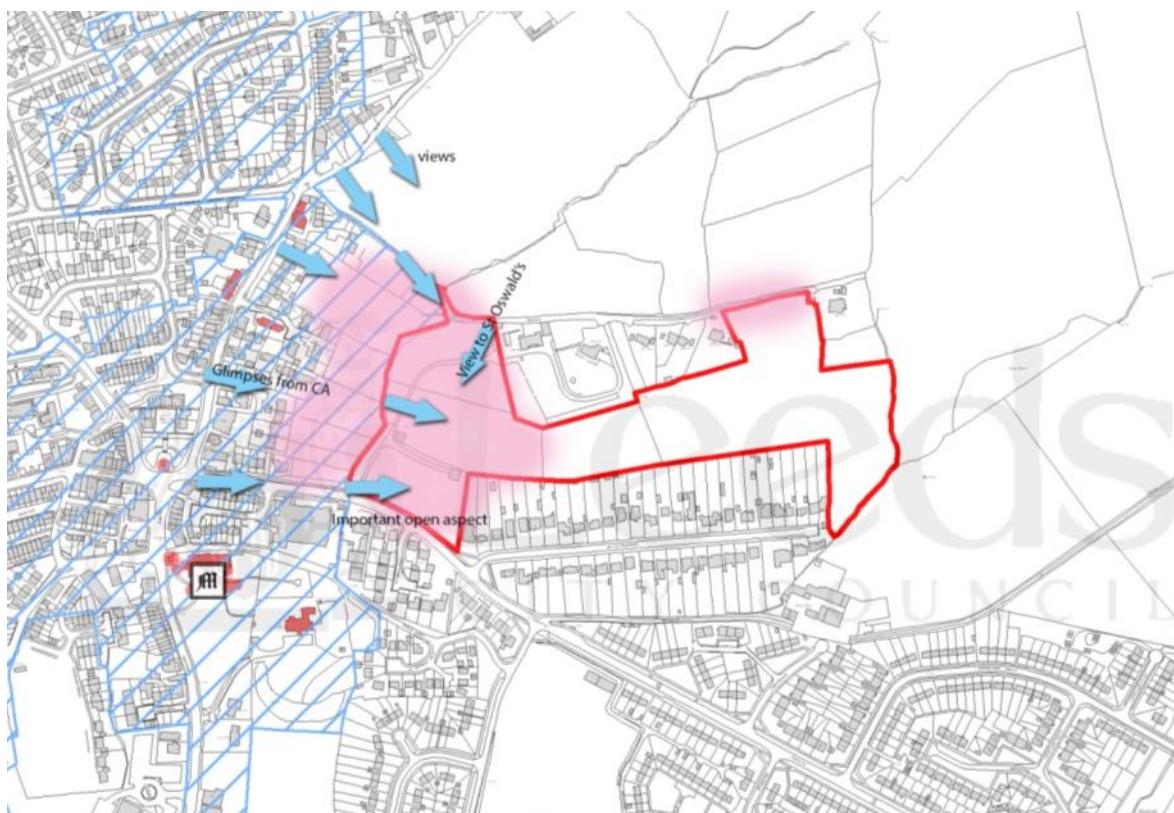


Figure 3 - Glimpse of site from the Toft and Croft landscape from Town Street

The feeling on Queensway is one of emerging into countryside on leaving Guiseley. It is very important for the future understanding of place and sense of history that the conservation area attempts to preserve this.

Views to St Oswald's Church from the site are also important to the setting of the historic environment.

The plan below illustrates views and the areas of higher sensitivity on the site;



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

Inensitive development across the whole site will impact upon the Conservation Area (and associated listed buildings that form part of it) in two ways. Firstly it will impact upon the views to and from the conservation area, and secondly, it will impact upon the open, landscape setting that is historically important for appreciation of the heritage assets and sense of place.

The Tofts and Crofts extending down to the nearby beck at the foot of the crofts are a highly significant piece of early townscape and provide evidence as to the use, scale and management of what would likely have been, at time of building, large areas of unenclosed common land. They are related to the historic building plots that still survive along Town Street. Loss of the fields immediately to the east of these crofts will cause substantial harm to the appreciation of the conservation area and the wider setting of this important medieval landscape.

Views from the conservation area command vistas over fields to the east and towards Yeadon Town Hall that can be seen protruding on the nearby hill. Glimpses through the old toft boundaries and into landscape beyond are also significant and compound the rare survival and village feel. Views to St Oswald's church are important from the western side of the allocation site and the fields contribute to the setting of the church and its appreciation as a focal point within the landscape.

Views out of the Conservation Area along Queensway are also important, with the open space enabling a strong sense of place to be achieved. Loss of this open space will undermine this sense of place, and development to the western parts of the allocation site will substantially harm these important aspects.

There is potential for infill development to the rears of properties on Shaw Lane Gardens that is well set back from the eastern boundary of the Conservation Area. This will affect some views from Queensway as the site rises to the east, which will subsequently affect the Conservation Area, though harm would be limited and to a lesser degree than would be caused by building over the whole of the proposed allocation site. To minimise and mitigate this impact, it will be very important that careful consideration is given to the planting and design of boundary treatments, as well as the scale and design of properties.

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?

No, not at present.

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

The site requirements already identify the need for a significant buffer to the west of the allocated site. This is to ensure that the fields immediately adjacent to the Conservation Area boundary remain free from built development and maintain their role as part of the setting to the Conservation Area and St Oswald's church. Whilst no built development will be allowed on this part of the site, it forms part of the allocation as it can form the on-site green space that will be required as part of the development by Core Strategy Policy G4. At application stage, existing policies such as P10 and P11 will be used to ensure that the form of the green space proposed is sensitive to the Conservation Area, with a natural form being likely to be more appropriate than an overly domesticated or managed space. To provide more clarity on the expectations to site requirement should be amended to state;

- Conservation Area. This site affects the setting of the Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer is required on the western part of the site the character of adjacent surviving medieval field systems and views of St Oswald's Church. This should be a natural form rather than an overtly domesticated or managed space. A landscaped buffer will also be required between the new housing development and this open space. Further guidance on these requirements is provided in the Heritage Background Paper.

The need for well-designed development with sensitive boundary treatment to minimise the impact of development on views from Queensway will be ensured by existing policies, including Policy P10

(Design) and P11 (Conservation) of the Core Strategy, and the generic site requirements of the SAP which requires landscaping schemes for development adjoining open land (in accordance saved UDP Policy N24 and Supplementary Guidance No. 25 – Greening the Built Edge). Similarly, these policies will ensure that the form of the green space provided to the west of the site is sensitive to its role as part of the setting of the Conservation Area (with a natural form of green space being likely to be more appropriate than an overly domesticated or managed space) and any highways access taken from Queensway is carefully designed to minimum standards to minimise any potential impact. Therefore, whilst this is important, it does not need to be specifically referred to as part of the site requirements.

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

N/A

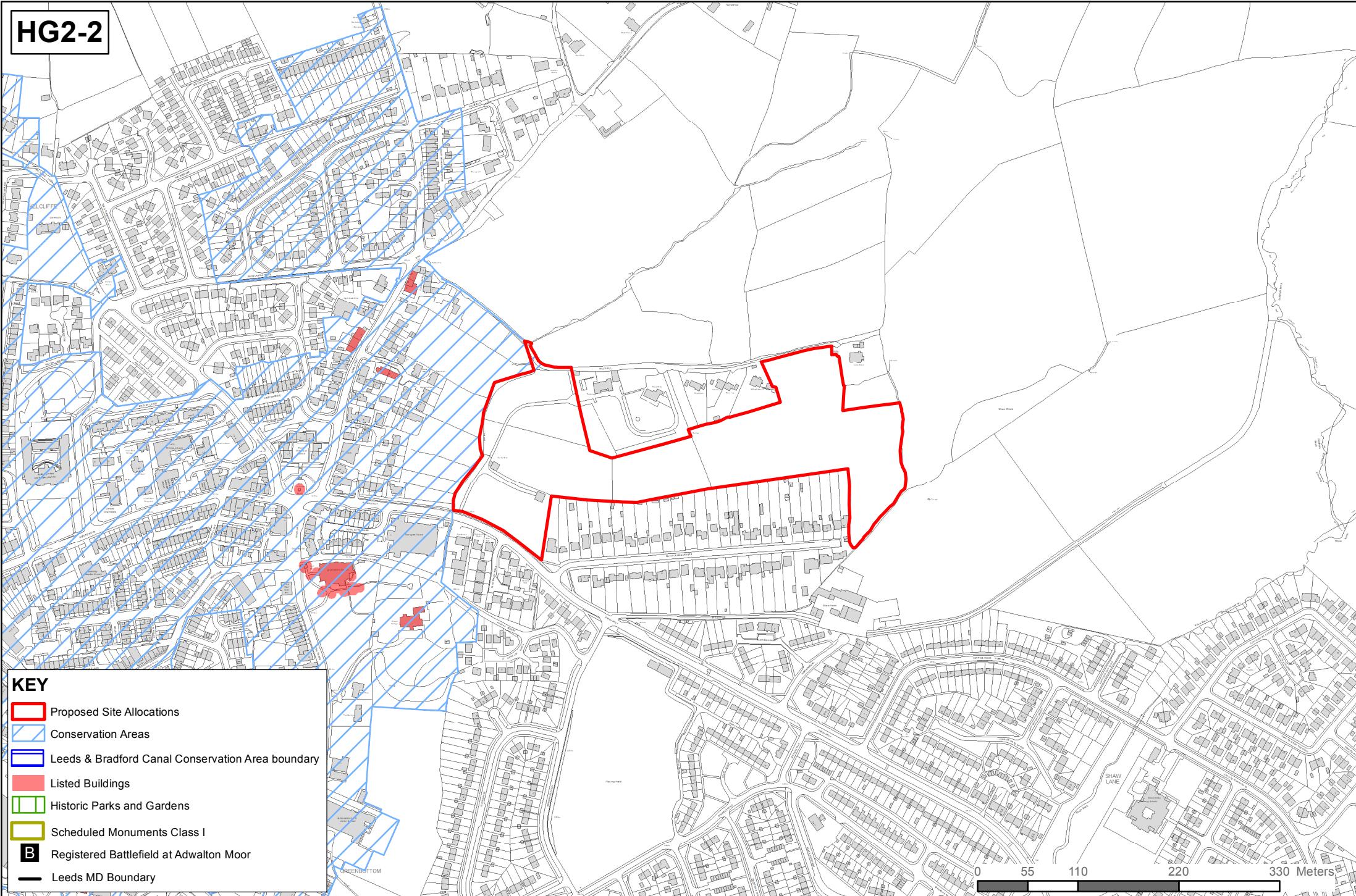
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-2



HG2-5 Coach Road / Park Road, Guiseley

Site Ref:	HG2-5
Site address:	Coach Road / Park Road Guiseley
Site area:	4.14 hectares (amended from 5.35 hectares)
Site capacity:	83 units
HMCA:	Aireborough
Phase:	2

Site description:

A Green Belt site in agricultural use, the site is south west of Coach Road and north of the railway. The site overlaps the Conservation Area and is part of a Special Landscape Area.

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

- Guiseley Conservation Area – western part of site is within the Conservation Area.

See A4 map for details;

Current site requirements of relevance:

- Conservation Area: The site is within Guiseley 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 Guiseley Conservation Area Appraisal summarises its special interest as follows:

"Guiseley has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to booming industrial mill town.

The town has a number of focal areas rather than a single dominant centre. The Town Gate area retains a village character relating to the medieval village and commercial areas on Oxford Road and Otley Road recall the prosperous late 19th century town. Surviving mill complexes along Netherfield Road recall the source of this prosperity and the town's textile industry.

Key characteristics:

- *Surviving elements of the medieval village continue to shape the Town Gate area with the notable survival of the pattern of 'croft and toft' plots on the east side of Town Street.*
- *The large scale plots and buildings of the surviving mill complexes along Netherfield Road contrasts with the finer grain of the residential town. In some areas, such as the Wells Road area, development is arranged in a grid-form plan showing its planned nature.*
- *Landmark buildings include St Oswald's church tower and the mill chimney at Gordon Mills. Views out of the town to the surrounding countryside tie the town to its surroundings.*
- *The use of local stone unifies the mix of architecture including 17th and 18th century farmhouses and converted agricultural buildings, weavers cottages and 19th and 20th century industrial buildings including mills, factories and workers housing. Late 19th and early 20th century commercial buildings feature high levels of architectural detail. There is also a good group of villas and impressive terraces of this date."*

The area of land to the west of the western site boundary is identified in the CAA (p.9) as an ‘important green area’. In relation to this it states (p.13) “*The former grounds and wider parkland of Park Gate House form an important element of the green space of the conservation area*”.

The part of the site within the conservation area is defined as part of character area 5 – Park Gate and Kelcliffe. In terms of its key characteristics, it states;

- “*Park Gate House and development in its former grounds dominate the southern area. Park Gate House itself is a small country house of late 18th century date. It is built with its back and service wings to the road and the principal elevation looking south over the remaining gardens and small lake. The sandstone ashlar house has classical detailing with a symmetrical façade five windows wide with central pediment and Tuscan porch. An impressive gateway and gate lodge, listed in their own right are located to the north east.*
- *Infill development within the grounds of Park Gate began with the early 20th century development of Esholt Avenue. These impressive stone detached and semi-detached houses feature vernacular revival details such as multi-light windows and gable details to the roofscape. Late 20th century and 21st century infill developments within the grounds have been less architecturally successful.*
- *Undeveloped fields to the south east historically formed the wider Park of Park Gate House, divided from the immediate grounds by a ha-ha.”*

More generally, in relation to development in the setting of the Conservation Area, the CAA states (p.24):

It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.”

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

Parts of three fields are included in the proposed allocation, one of which is within the Guiseley Conservation Area and one which is immediately adjacent and within its setting. The Park Gate area of Guiseley has been a designated Conservation Area since 1985. It was originally designated as a separate Conservation Area, which illustrates a certain amount of significance specifically related to Park Gate House and its grounds, though has more latterly been merged to form part of the Guiseley Conservation Area.



Figure 4 - View into the park area of the site

of land is called ‘The Park’ on the 1838 Tithe Map and therefore reinforces this attribute. This is

There are several listed buildings within the vicinity of the site, including Park Gate House which dates from the 18th century. The land within the allocation that falls within the grounds of Park Gate House is likely the park setting of the estate and is separated by a ha-ha from the house curtilage itself. This area

further reinforced through the planted lines of select trees and the quality of the surrounding boundary walls which are typical of estate landscaping of this time.

The field to the centre of the allocation (and which extends beyond the southern boundary of the allocation) also has amenity value and a strong relationship to the wider setting of The Park where it is especially visible but still retains the open moorland setting that defines the boundaries of Guiseley settlement itself. The field to the far east of the allocation (which also extends beyond the southern boundary of the allocation) runs alongside Springs Road, which appears to be an old routeway to Esholt so is of some significance itself, however this field is removed from the Conservation Area and its contribution is limited in terms of visibility.



Figure 5 - View over The Park towards the central area of the site



Figure 5 - View over centre site, with CA boundary on tree line

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

The total loss of this site will cause moderate to substantial harm, most notably the Park area and the centre field of the three fields that make up the allocation.

The development of land to The Park will represent a loss of formal open space associated with the parkland setting of Park Gates House. Although the Listed building itself does not command a view over this section of parkland, so there will be limited impact upon the house itself, the space does represent a positive space within the Conservation Area. There has been early 20th century infill to part of this area and so a precedent has historically been set, but this development still maintains a close relationship to the parkland setting and is of very high quality.

The development of the central field will impact upon the wider setting of the Conservation Area and its agricultural/moorland fringe that has always provided a setting and perspective for the Conservation Area. In some ways total loss of this site may be more harmful than loss of the park itself, as the loss of this open field will contribute to the loss of the agricultural setting that has always had a strong inter relationship to the formal park area.

Loss of the eastern site adjacent to Springs Road is more shielded from the Conservation Area and impact of development here will be minimal as a result.

The southern boundary of the proposed allocation follows a straight, imprecise, line, roughly parallel with Coach Road, rather than the existing field boundaries. This boundary does not reflect any feature on the ground and this may lead to confusion as to where this line should actually occur. These field boundaries are a longstanding feature, and a more logical boundary would include these field boundaries. If this was to occur, pressure for development could be redirected away from more sensitive areas and still be effectively contained due to topography and the limited inter visibility of sites. .

In terms of sensitivity both the parkland and central field are of high sensitivity. The central field is more open however and therefore it may be preferable for modest scale development, potentially the school proposed as part of the allocation, to be located behind the wall and alongside the historic infill development, to The Park itself. If this approach is advanced, it will be vital that development here is modest in scale and maintains the parkland character of the area.

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?

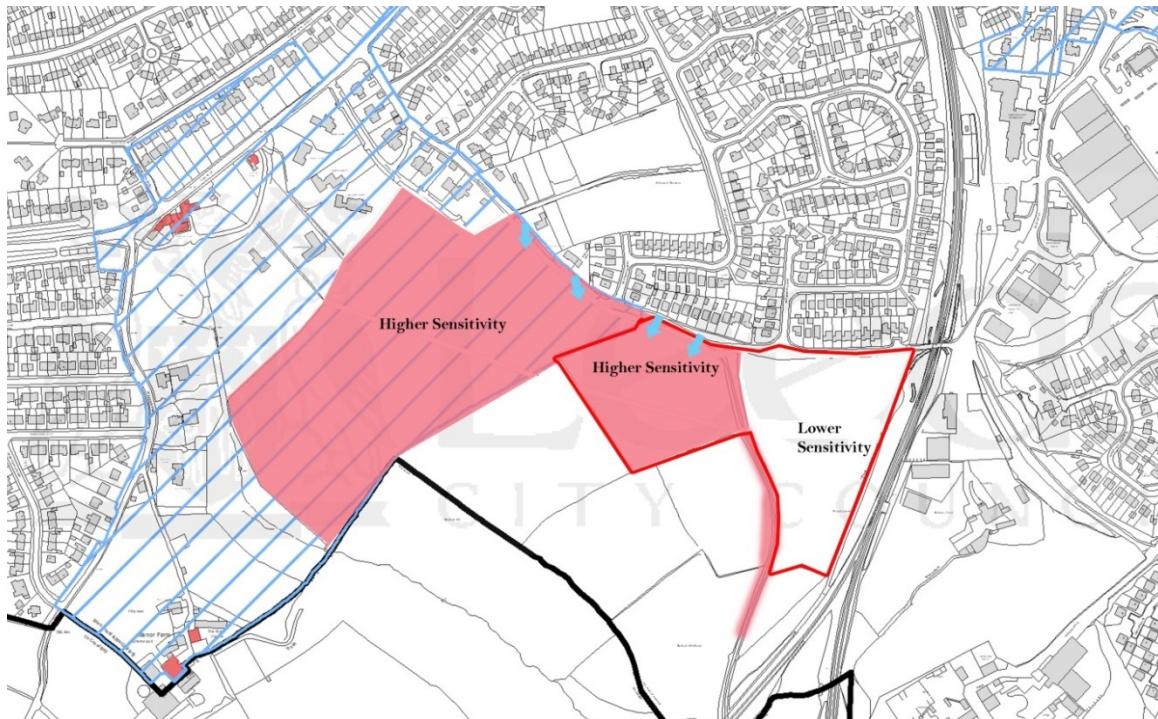
No, not at present.

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

There is an opportunity to rectify the site boundaries so as to reflect extant field boundaries. This will enlarge the site area to 7.57ha, though it is recommended that the overall allocation site capacity is maintained as currently proposed. This will create additional flexibility within the allocation, enabling the majority of residential development to be focussed on the less sensitive area of the site to the east.

The Park and centre field, are the most appropriate locations for the on-site green space and school that will be required as part of the development. These uses would enable the open character of these areas to be maintained, significantly helping to mitigate the impact of this allocation.

This is illustrated on the plan below, which shows views, the areas of higher sensitivity and the proposed revised boundary for the site;



To provide clear guidance on the expectations for development on this site, the site requirements should also be amended to state;

- Conservation Area: The site affects the setting of Guiseley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should retain and reinforce existing field boundaries. The eastern part of the site is least sensitive to development, and so should be the focus for the majority of

residential development. The school should be located to the west of the site, and this part of the site should be sensitively designed to maximise the sense of openness and respond to the local character and parkland setting of the Conservation Area to the west of the site. Further guidance on these requirements is provided in the Heritage Background Paper.

As with all development affecting Listed Buildings and Conservation Areas, it will be particularly important that all of the development responds to the character of the area. Policies P10 and P11 of the Core Strategy (in particular) will ensure that this is addressed at detailed application stage, and so this does not need to be specifically referenced as part of the site requirements.

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

N/A

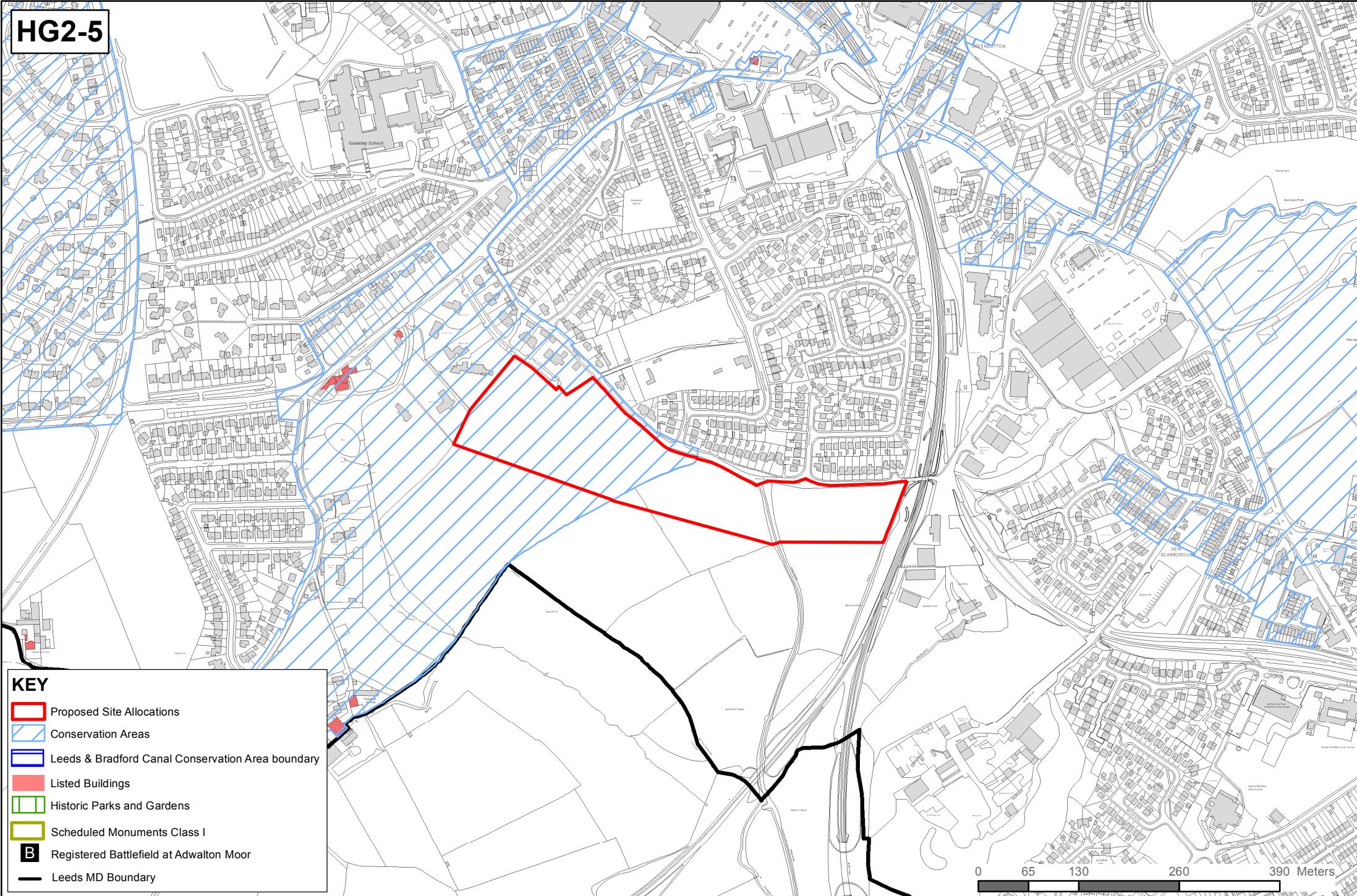
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-5



HG2-9 Victoria Avenue, Yeadon

Site Ref	HG2-9
Site address	Land at Victoria Avenue, Leeds
Site area	3.9 hectares
Site capacity	102 units
HMCA	Aireborough
Phase	2

Site description:

Site adjacent to Yeadon Tarn, bounded by the airport to the north. There is existing residential use to the south. Site is flat.

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

- Yeadon Conservation Area – situated adjacent to western boundary of site.

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is in the setting of Yeadon 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 Yeadon Conservation Area Appraisal summarises its special interest as follows:

"Yeadon has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to industrial mill town. The contrast between the traces of the early settlement and the industrial mill town contribute to the special character of the conservation area."

Key characteristics:

- *The hill-top location and the steep scarp add drama to the townscape and impressive views in and out of the town.*
- *The surviving medieval form of the maze of winding lanes in Town Gate and Iveygate area contrasts strongly with the planned order of the gridform terraces and large footprints of the mills of the industrial town.*
- *The plain simplicity of the early surviving 18th century buildings contrasts with the increasingly ornate buildings of the 19th century. The use of sandstone strongly unifies the built environment. The Town Hall is the unrivalled principal landmark building. The surviving mill complexes and their associated industrial workers terraces form defining architectural groups. The surviving Victorian shopfronts form an impressive feature of the town.*
- *Traditional stone surfaces are a particular feature of the public realm of the town and add to its special character.*
- *Green spaces such as Yeadon Tarn, Nunroyd Park and the Engine Fields are important. As is the strong connection of the town to its countryside setting."*

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

This site directly abuts Tarnfield Park and the Yeadon Conservation Area on its western boundary. The site is visible from the northern and north-western end of the park and from the car park. It is located on a slight rise in ground level with little tree cover and the site is clearly visible from the Conservation Area. The site once formed part of Yeadon Moor that appears to have been enclosed by Act of Parliament in the 19th century due to the layout of fields, remains of common and verges to roads.

The site represents a piece of Yeadon Moor that has so far escaped development, though has been encroached upon by the airfield to the north, houses to the south and highway paraphernalia and signage along the main road (A658) that can be seen from the Conservation Area. The houses to the south of the site are of an undistinctive quality and do not represent the character of the Yeadon area. Overall, the character of this remnant of moorland has been so harmed by the developments around it that its contribution to the character of the Conservation Area, while positive, is limited.



Figure 6 - View from Tarnfield Park where semi-detached houses and fencing, lighting and signs are visible adjacent to the airport.

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

The loss of this site to insensitive development would cause limited harm to the conservation area. It is currently visible from Tarnfield Park, though there are some trees along part of the western boundary which adjoins the Conservation Area (adjacent to the housing on Glenmere Mount). The lack of substantial tree cover here is a characteristic of the Conservation Area, and this last element of moorland landscape will be eroded by development. However, harm will be limited, and could be mitigated if suitable distinctive forms of buildings can be employed together with a robust landscape buffer to the northern and western boundaries.

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?

No, not at present.

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

The site requirement already identifies the need for development to preserve or enhance the character or appearance of the Conservation Area. This could be strengthened by specifically

identifying that a robust landscape buffer, which extends and reinforces the existing partial tree belt through the planting of additional native species, should be provided to the north and west of this site. The site requirement should state;

- Conservation Area: The site affects the setting of Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Enhanced landscaping should be provided to the western and northern site boundaries. Further guidance on these requirements is provided in the Heritage Background Paper.

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

Yes. There is an opportunity to improve the views from the Conservation Area and the distinctiveness of the area as a whole through the development of distinctive, high quality development on this site that will enhance, rather than detract from, the character of Yeadon. Such distinctive development will shield the existing houses to the south and the fences, signs and lighting that can be seen from the Conservation Area across the site. Policies P10 (Design) and P11 (Conservation), of the Core Strategy, in particular, will ensure that this is addressed at application stage.

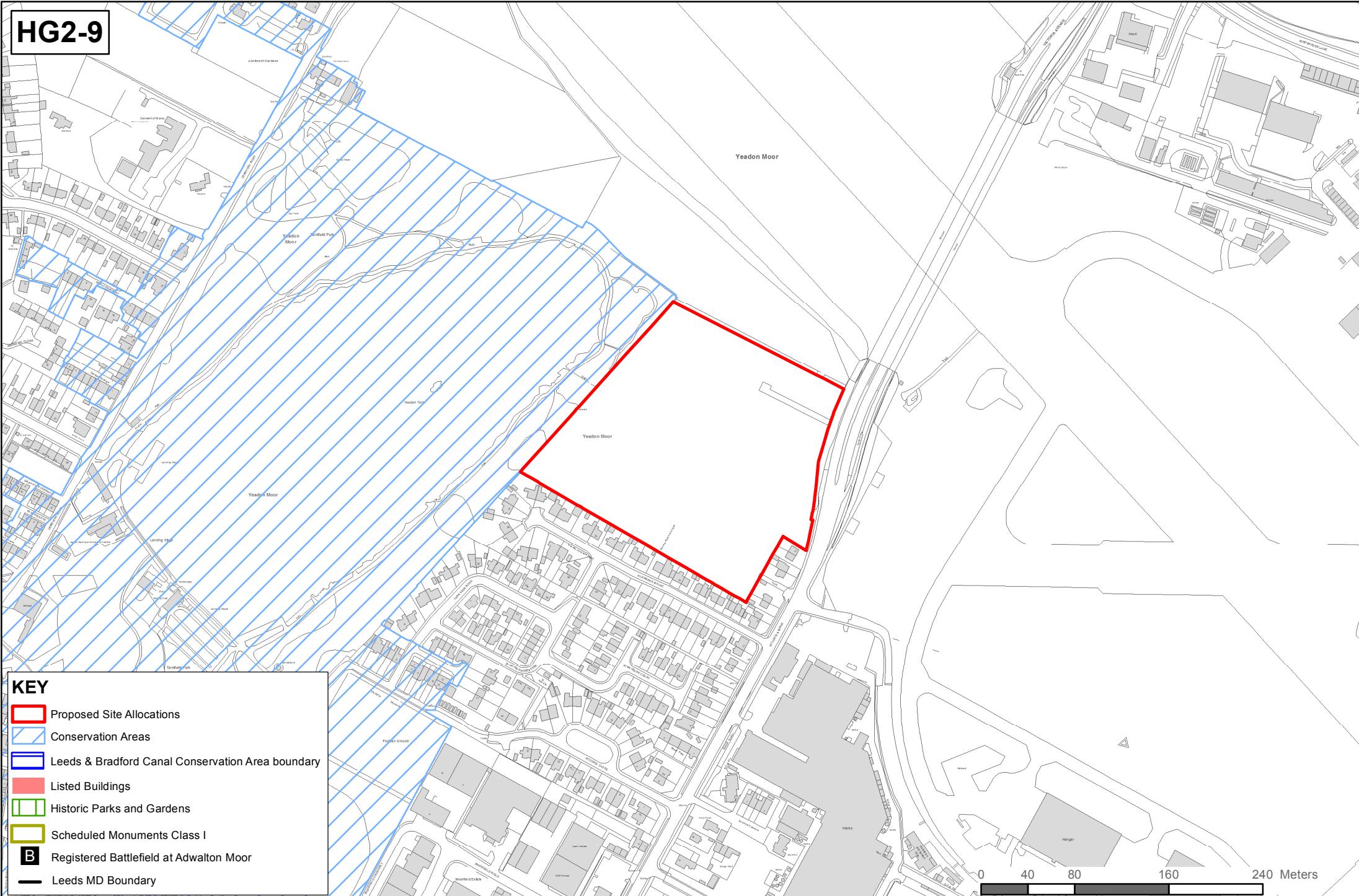
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-9



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HG2-10 Gill Lane, Yeadon

Site Ref:	HG2-10
Site address:	Gill Lane, Yeadon
Site area:	5.91 ha
Site capacity:	155 units
HMCA:	Aireborough
Phase:	2

Site description:

Green open space located between Greenlea Ave/Road, New Road and Gill Lane. Neighbouring land is in established residential use. Site is generally flat, with tree coverage concentrated towards the centre of the site. Site has an extended road frontage along New Road.

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

- Nether Yeadon Conservation Area – adjacent to southern boundary of site.
- Low Hall (Grade II Listed Building) – situated to south of southern site boundary.
- 26 and 24 Gill Lane (Grade II Listed Building) – situated to south of southern site boundary.

See A4 map for details.

Current site requirements of relevance:

- 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.
- Conservation Area: The site is in the setting of Nether Yeadon 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:

Nether Yeadon Conservation Area

The special interest of the Nether Yeadon Conservation Area is summarised as follows (CAA p.2):

"The Nether Yeadon Conservation Area represents a rare survival of older rural and very early industrial townscape of sparsely populated, but interlinked farmsteads, cottages and houses that historically defined the earlier origins of much of the Rawdon area. The open spaces, landscape, views and exposed character all contribute to this highly distinctive and unique place."

Guidance is provided on development affecting the setting of the Conservation Area (CAA p.22);

"The majority of the Conservation Area is within Green Belt and therefore much development in or around the area will need to demonstrate that it conforms to the relevant Planning policy.

It is also very important that development around the conservation area does not harm its wider setting.

Any development in or around Nether Yeadon which may affect the setting of the conservation area, should have regard to views into and out of the area, the setting of positive and listed buildings and the character of the landscape and spaces that contribute positively to the character of the area. Appropriate design and materials should be used in development adjacent to the conservation area and any development should be based upon thorough contextual analysis and respond appropriately to context.

Action:

The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect its setting. Development adjacent to the area will need to be of the highest quality and design."

Low Hall listing details:

AIREBOROUGH GILL LANE SE 24 SW LS 19 (north side), Nether Yeadon 5/3 Low Hall 19.10.1962 – II

Farmhouse, now house. C17, comprehensively restored and internally remodelled in late C19, with rear wing added at that time. Coursed squared sandstone, stone slate roof. Now L-shaped plan, formed by 3-unit front range with added wing to rear of left end. Two storeys and attics; 2-storey gabled porch at junction of 1st and 2nd units (said to have been removed from Esholt Priory in C17) has moulded Tudor-arched outer-doorway with shields in the spandrels, above this an oriel window of 5 round-headed lights with hollow spandrels, a datestone incorporated in the sill lettered "W S 1658", B gable coping with kneelers bearing finials; otherwise, 3 recessed mullion windows on each floor (all probably C19 restorations), those at ground floor of 5, 7 and 5 round-headed lights and those above all of 5 lights but that at the left end with a low transom making square lower lights which are all blocked, and the centre light above similarly blocked. Right-hand, corner of front is chamfered at ground floor and has windows matching those at the front. Graduated slate roof with 2 inserted dormers, 2 chimneys on the ridge, gable coping with kneelers and apex finials. Left-hand gable has a large C19 two-storey canted bay window with mullioned windows on both levels, the lower transomed, and an embattled parapet, and to the rear of this, and above, mullioned windows like those at the front. Continued to rear, the added wing in C17 style has a gabled crosswing at the further end and a 2-storey canted oriel in the angle, with embattled parapet, and mullioned and mullion-and-transom windows like the others.

Interior: apparently entirely reconstructed, as if after a fire, but in C17 style.

26 and 24 Gill Lane listing details:

AIREBOROUGH GILL LANE SE 24 SE LS 19 (north side), Nether Yeadon 5/4 Nos. 26 and 24 - - II

Farmhouse, now 2 dwellings. Early C18 (said to be 1730); altered in C19. Coursed squared sandstone with quoins, stone slate roof. Rectangular double-depth plan. Two storeys and attics, 2 bays, almost symmetrical; central doorway with moulded architrave and 6-panel double-layer door; 2 windows on each floor, all with plain raised surrounds and flat-faced flush mullions, those to the left formerly 4 lights but now lacking the 1st and 3rd mullions (with top-hung casements), and those to the right of 2 lights, with altered glazing. Graduated stone slate roof with moulded gutter brackets, gable copings with kneelers, chimneys at left gable and on ridge. Right-hand return wall (No.24) altered in C17 style with single-storey gabled porch and recessed mullioned windows.

Interior: left half (No. 26) has large chamfered beam, rectangular stone fireplace (concealed), built in cupboards with fielded panels and H-L hinges, very long strap hinges on inside of front door.

Listing NGR: SE2027040455

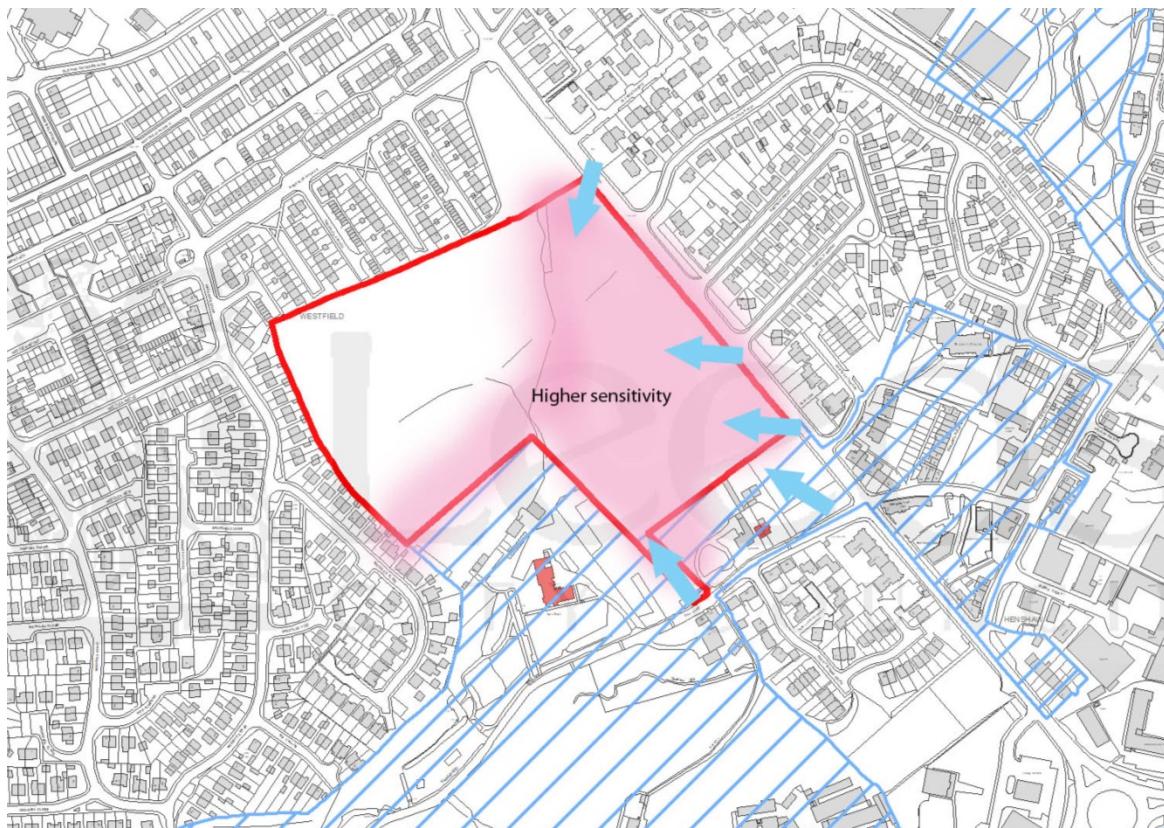
Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset:

Nether Yeadon Conservation Area is defined by its strong relationship between the built and natural environment that provide views and countryside setting that are important for the appreciation of its special character. The area of land between Warm Lane and Gill Lane was recognised by the Conservation Area Appraisal and Management Plan as being particularly important for the setting of early farmsteads, Yeoman houses and cottages, but surrounding fields also contribute to this character. The allocation site is currently one of these surrounding fields, and is located directly within the setting of 3 listed buildings within the Conservation Area.

The site is adjacent to three listed buildings; nos. 24 & 26 Gill Lane and Low Hall. This site contributes to their character through the provision of a rural, landscaped setting that was once within the ownership of the Low Hall estate. The mature trees and filtered views or fields and moors are all positive attributes to the character of these buildings and conservation area.

The site therefore contributes in a positive manner by providing context for the heritage assets and enhancing the natural setting that defines the area with views being obtained through and over the allocated site.

The plan below illustrates views and the areas of higher sensitivity on the site;



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 on this site will impact upon views to and from the conservation area. The openness of the site, particularly along the A65 frontage, contributes to the rural setting and village character, and plays a part in the contextual understanding of the Conservation Area and Listed Buildings. Inensitive development of the whole site will therefore be harmful and this harm will be of moderate to substantial significance.

The western side of the allocation is less sensitive to development than the east. The trees lining Gill Beck providing screening to this area, limiting the impact of the loss of this part of the site will have.

There is potential for a more significant proportion of the houses proposed to be focussed on this part of the site, with development to the east of the site being of a lower density, with the design, form, siting and landscaping being carefully considered so as to maintain the sense of openness and relate well to the character of the Conservation Area. This would help to mitigate the impact of the development, and limit the potential for 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?

The site requirements already identify the need for development to preserve the special interest of the Listed Buildings and the character and appearance of the Conservation Area, but this could be enhanced with more specific guidance on how development will need to occur within the site in order to mitigate its impact on the heritage assets.

Directing the majority of development to the west of this site will limit harm to the majority of the Conservation Area and maintain the contextual distinctiveness of Nether Yeadon as a separate settlement. When proposals are drawn up special attention will need to be paid to the design of development within the southern part of this land which is in the immediate setting of Low Hall that sits to a lower level of this site to the South, and to the enhancement of boundary landscaping through planting of additional native trees in this area to further screen the new development.

The eastern part of the site is more sensitive, so careful consideration will need to be given to the design, form, siting and density of development in order to achieve a form that relates well to the context of the conservation area, including the spatial relationship and landscape quality, and maintains a sense of openness. The on-site open space, which will be required as part of development, may be most appropriately directed to this park of the site. The adopted Conservation Area appraisal contains much of this advice and will need to be taken into account by the applicants.

The site requirements should be amended to 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, including through providing enhanced landscaping and planting along the southern site boundary. Further guidance on these requirements is provided in the Heritage Background Paper.
- Conservation Area: The site affects the setting of Nether Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The majority of development should be focussed on the western part of the site, with green space and sensitively designed lower density development in the east to maintain a sense of openness. Further guidance on these requirements is provided in the Heritage Background Paper.

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

N/A

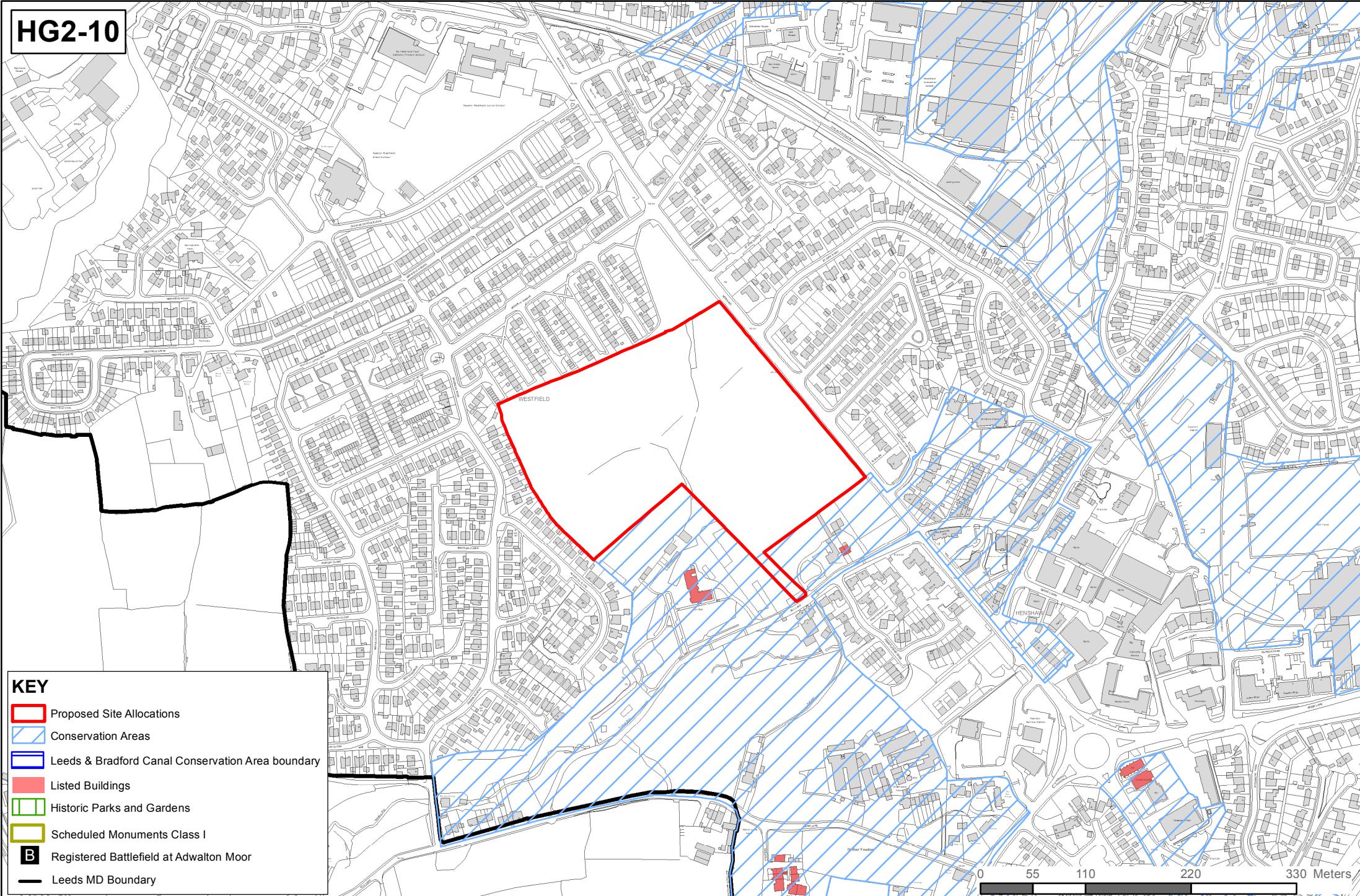
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-10



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HG2-12 Woodlands Drive, Rawdon

Site Ref	HG2-12
Site address	Woodlands Drive, Rawdon
Site area	0.96 hectares (amended from 4.85ha)
Site capacity	25 units (amended from 130)
HMCA	Aireborough
Phase	2

Site description:

Agricultural use, sloping site with road frontage along northern boundary and access through existing small estate to east. Employment site directly to the north and residential dwellings to the north east. Trees line the boundary to the south and west containing the site.

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

- Rawdon Cragg Wood Conservation Area – adjoins southern site boundary.
- Woodleigh Hall (Grade II) – situated to south of southern site boundary.

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site affects the setting of Cragg Wood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Listed Building: 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.

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

Rawdon Cragg Wood Conservation Area

The Conservation Area Appraisal summarises its special interest as follows:

"Rawdon Cragg Wood conservation area covers a rural suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

The surviving woodland of the area and vernacular buildings of farmsteads and cottage terraces recalls an earlier landscape.

Many of the once private houses are now converted for multiple dwelling or alternative use, such as nursing homes. Despite this change of use and some peripheral residential development in former estate lands, the area retains its special character.

Key characteristics:

- *The relatively steeply sloping and heavily wooded nature of the valley side defines the conservation area.*
- *The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds and the planned carriage drives that wind across the contours of the valley.*

- *Views of the villas are limited from the roadside but their elaborate gateways with gate lodges act as focal points.*
- *Long distance open views to the countryside, River Aire and beyond is indicative of its rural character that distinguishes it from other 19th century villa developments usually found on the edge of towns.*
- *The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival, Tudor and Elizabethan styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.*
- *Vernacular farmsteads and cottage terraces recall the earlier agricultural landscape.*
- *The woodland, tree lined avenues, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.“*

The spatial analysis of the conservation area (p.8) shows a view into the conservation area from the site. In relation to this, the CAA notes (p.10);

“Views from outside looking in to Cragg Wood are an important feature of the area. Properties situated at varying heights on the slope ensure that houses rise above the tree line of the woods, presenting imposing landmarks when viewed from the other side of the valley. Buckstone Hall is a good example of this.”

In relation to development in the setting of the conservation area, the CAA states (p.15);

“It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.”

Woodleigh Hall

AIREBOROUGH WOODLANDS DRIVE SE 23 NW LS 19 Rawdon 8/34 Woodleigh Hall 4.3.1983 - II

Large house, now Health Authority training school. Dated 1869 on porch. L-shaped plan. Two storeys and attics, in early Renaissance style with mullion-and-transom windows, and shaped gables. Elaborate centrepiece consisting of a porch with coupled Corinthian columns, enriched entablature and parapet capped by finials; first-floor stage with a window of two round-headed lights within a round-headed frame, flanked by coupled tapered pilasters; and a square tower with two round-headed lights to each face, framed by pilaster-strips having faceted rustication and standing over coupled brackets, a bracketed cornice and open work parapet capped by finials. At the right-hand end of the facade a semicircular oriel to the first floor. The left return wall has a loggia of Tuscan columns with faceted rustication. At the right-hand end is a 6-bay conservatory with projecting 3-bay bowed centre, full-length windows between narrow pillars with faceted rustication, and entablature with finials over the pillars, and a wrought-iron framed roof with scrolled decoration.

Interior: features include a two-storey top-lit hall containing a timber staircase with arched balustrade and panelled dado, and a first-floor arcade; and elaborate compartmented ceilings, one with bas-relief inserts and painted decoration.

Listing NGR: SE2200038320

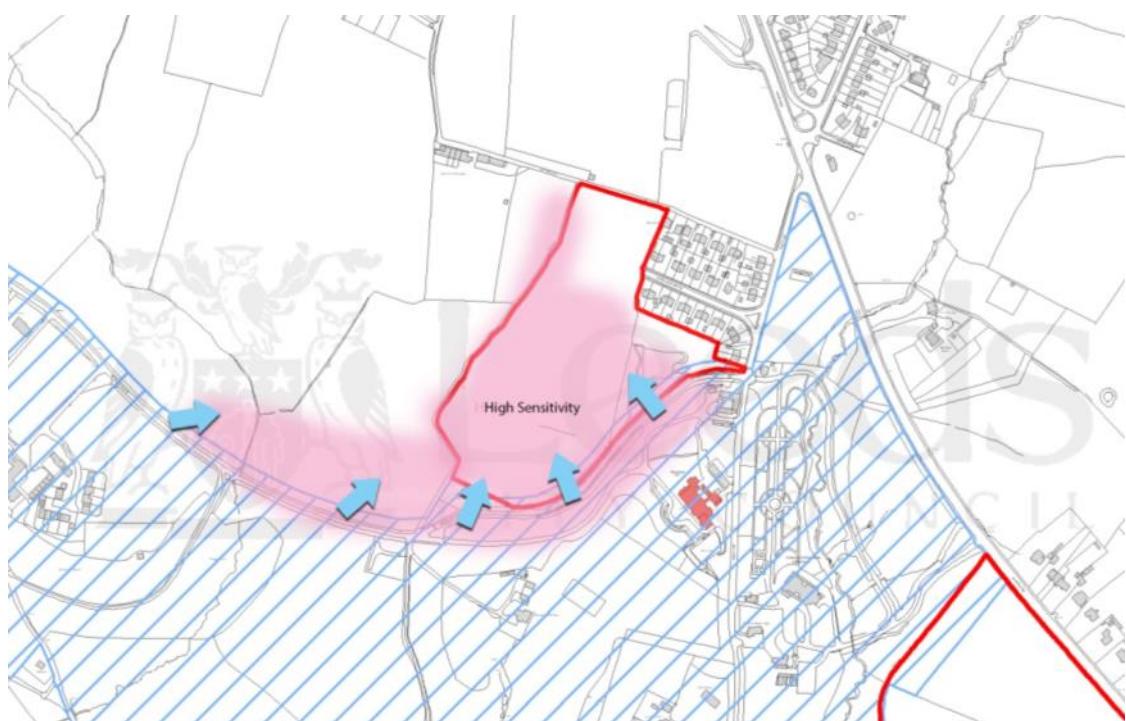
Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s)(s):

The allocated site is located adjacent to the Rawdon Cragg Wood Conservation Area. The significance of this area is concerned with its perceived isolated setting within woodland that, in turn, sits within open countryside. This site is highly visible from the main northern carriage drive (Woodlands Drive) that was laid out to serve high status dwellings in the 19th century and is fundamental to the setting of the Conservation Area. The open views and vistas from these carriage drives, fringed by specimen, landscape quality trees, are highly important to the setting and appearance of the conservation area and the wider setting of Woodleigh Hall. Although the site is not visible from the listed buildings the site's impact upon the Conservation Area is, by definition within the wider setting of the listed buildings and structures that are located within Cragg Wood.



Figure 7 - View from carriage drive, Woodlands road

The plan below illustrates views and the area of high sensitivity;



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

The site is very visible and reflects the pastoral nature of the immediate setting of the Cragg Wood Conservation Area. Development across the whole site will cause significant harm to the heritage asset from a major approach into Cragg Wood, the views from which are fundamental to appreciation of the immediate setting of the Conservation Area. The site, largely due to its topography and the way the 19th century carriage drives were laid out (that maximised views of this countryside setting), is extremely visible and development across its entirety would cause moderate to substantial harm to the appreciation of the CA.

The northern part of the site is adjoined by existing development on two sides, with residential development to the east on Southlands Drive and industrial development to the North. The Industrial site to the North presents a dominant frontage to the south that can be seen from the Conservation Area and in itself causes harm. In light of this modest development to the north of the allocation site could have the benefit of mitigating the impact of a large industrial unit and therefore protect the conservation area. This, combined with the setback between the site and the Conservation Area boundary, means that the development on this part of the site only would cause moderate to minimal 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?

Significant harm would result from development across the whole of the proposed allocation in such close proximity to Woodlands Drive and the northern boundary of the Conservation Area. It is not likely to be possible to mitigate this potential for significant harm through the development. Therefore, to address this, it is recommended that the site boundary is reduced to limit development to the northern part of the site only, in line with the existing development along Southlands Avenue.

To mitigate any residential potential for harm, it will remain important that development on this part of the site is of a highly contextual design. This can be ensured by applying existing policies, particularly policies P10 (Design) and P11 (Conservation) of the Core Strategy, at application stage, and will be so does not need to be specifically referred to as part of the site requirements.

The standard site requirements relating to the Conservation Area and Listed Building should remain on the reduced allocation, to highlight the need for attention to be paid to local heritage features in drawing up a detailed scheme.

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

The focus of development to the north of the site may contribute to the lessening of the impact of the large industrial shed that has recently been completed to the north of the site. The plan sets out sufficient measures to ensure this, particularly given the generic site requirement of the SAP which requires landscaping schemes for development adjoining open land or Green Belt (in accordance saved UDP Policy N24 and Supplementary Guidance No. 25 – Greening the Built Edge) which will

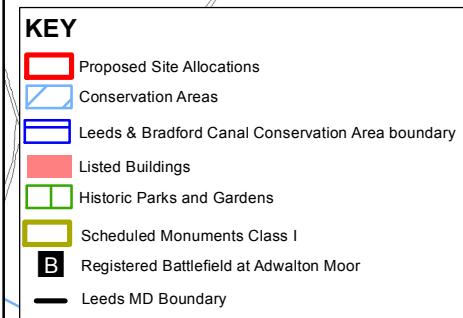
ensure views into the site from the west are screened, and so this does not need to be specifically identified as part of the site requirements.

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

N/A

Conclusion

With the proposed amendments to the boundary of this allocation, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-12

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HG2-229 The Old Mill, Miry Lane, Yeadon

Site Ref	HG2-229
Site address	The Old Mill, Miry Lane, Yeadon
Site area	0.4 ha
Site capacity	15 dwellings
HMCA	Aireborough
Phase	1

Site description:

Former mill and adjacent vacant land. Miry Lane runs through centre of site, with a public right of way crossing the tip of the southern corner of site.

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

- Yeadon Conservation Area – site is located within the Conservation Area.

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:

The Yeadon Conservation Area Appraisal describes the special character of the area as follows:

"Yeadon has been shaped by its long and interesting history and its special character today relates to its past development from rural medieval village to industrial mill town.

The contrast between the traces of the early settlement and the industrial mill town contribute to the special character of the conservation area.

Key characteristics:

- *The hill-top location and the steep scarp add drama to the townscape and impressive views in and out of the town.*
- *The surviving medieval form of the maze of winding lanes in Town Gate and Iveygate area contrasts strongly with the planned order of the gridform terraces and large footprints of the mills of the industrial town.*
- *The plain simplicity of the early surviving 18th century buildings contrasts with the increasingly ornate buildings of the 19th century. The use of sandstone strongly unifies the built environment. The Town Hall is the unrivalled principal landmark building. The surviving mill complexes and their associated industrial workers terraces form defining architectural groups. The surviving Victorian shopfronts form an impressive feature of the town.*
- *Traditional stone surfaces are a particular feature of the public realm of the town and add to its special character.*
- *Green spaces such as Yeadon Tarn, Nunroyd Park and the Engine Fields are important. As is the strong connection of the town to its countryside setting."*

The Old Mill is specially mentioned in the summary of the historic development of post medieval Yeadon:

"Old Mill, or T'owd Dog dates to 1792 and was built by Joseph Cawthray as the first steampowered mill in the town."

The site is located within character area 3: Mill Town of the Conservation Area. This area is described as dominated by a group of surviving mill completes and associated industrial housing. The Old Mill is identified as a positive building within this area. In relation to opportunities to management and enhancement, the appraisal provides the following guidance:

"Retain the industrial character of this area through the conservation of the positive industrial buildings relating to the textile mills and dye works. These buildings have historically been the main employment centres of the town and many continue in employment and light industrial use. Future redevelopment may be required to sustain these businesses and buildings to enable them to remain viable. Equally if the existing uses are no longer viable, the buildings can be converted for alternative uses. It is recognised that within the industrial complexes positive buildings of special architectural and historic interest are intermixed with buildings of less special interest. In the future, selective demolition and appropriate redevelopment of parts of the sites may enable viable uses to be secured for the positive buildings of the complexes."

And:

"Retain and reinstate traditional fixtures and fittings in the positive buildings."

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

The significance of this site lies in its historic mill town character and the buildings' age and associations with early, steam powered industry of the Yeadon area.

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

Loss of the positive buildings upon this site will likely cause harm to the character and appearance of the Yeadon Conservation Area. Harm through total demolition will be serious and a thorough assessment of which buildings are of greatest significance should take place to inform any planning applications on this site. On external inspection the buildings to the south east of the site, including the tower feature, seem to have the greatest significance, but the saw tooth weaving sheds also have character of their own and may have greater significance than first assumed. The land to the north once contained what were likely highly characteristic vernacular buildings of a high density and as such development could lead to an enhancement of the Conservation Area through sensitive, contextual development here. The Engine Fields reserve is also of local significance and development should pay due respect to this.

The retention and reuse of positive buildings upon this site will contribute to the survival of these important structures within the Conservation Area.

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?

The plan should indicate that existing buildings on the site should be fully assessed, and positive buildings should be retained and reused wherever possible. As with all sites within a Conservation Area, where it is particularly important that all development responds to the character of the area, it should also highlight that new development should preserve or enhance the character and appearance of the Conservation Area. The site requirement should state:

- Conservation Area. The site is within the Yeadon Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. An assessment of the significance of the existing buildings, and their contribution to the Conservation Area, should be undertaken to inform development on this site. Positive buildings should be retained and reused wherever possible as part of the development. Further guidance on these requirements is provided in the Heritage Background Paper.

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

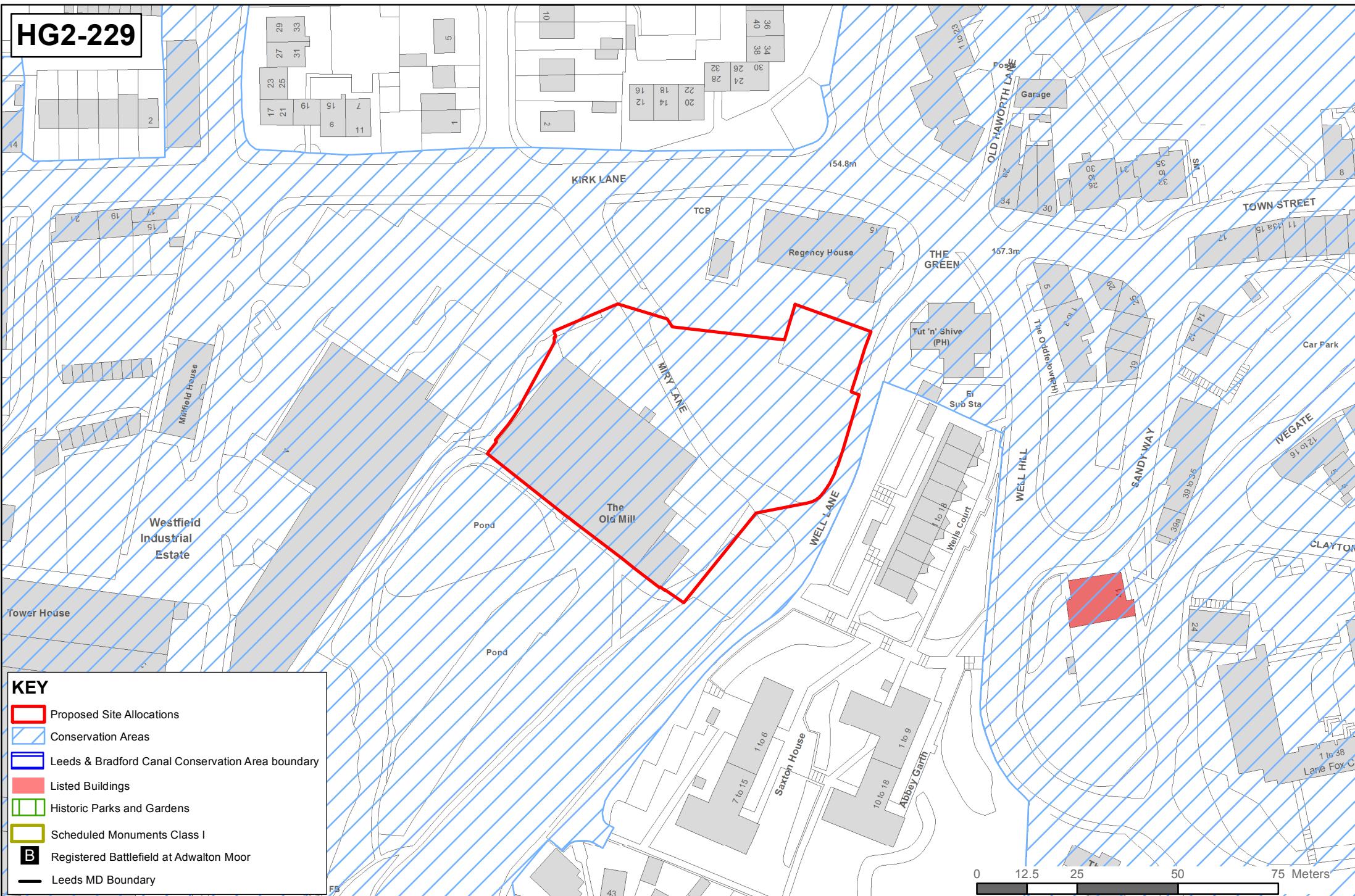
N/A – new site

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

By designating this site an improvement to the conservation area could be achieved through sensitive new build along Miry Lane which has been left as car parking/overgrown since clearance took place some years ago. The allocation of the site, combined with the site requirement proposed above, will ensure that this potential benefit is realised.

Conclusion

With the site requirement proposed, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-229

City Centre HMCA

MX2-15 Great George Street – LGI

Historic England comment:

This site occupies a key site within the Leeds City Centre Conservation Area. The majority of the site is occupied by the Grade I Listed Leeds General Infirmary and there are a group of important Civic Listed Buildings to its east.

Given the importance of this building and its sensitive location within the Leeds City Centre Conservation Area, it is not sufficient to simply provide the generic guidance that has been used elsewhere in this DPD. The Site Requirements for this Allocation need to be considerably more detailed regarding which elements of the Listed Buildings are to be retained and adapted and the key considerations for how the redevelopment of any parts of this site can be achieved in a manner which conserves the character of this part of the City Centre.

LCC Commentary:

Significance of the site:

The LGI site is a city block comprised of several “quarters” which I will discuss in turn:

1. The Scott Buildings: Built in 1864-8 to a pavilion plan to designs by George Gilbert Scott with major additions by George Corson, this is highly innovative plan form which in addition to its “free gothic” architectural expression justify Grade I listing. Within the courtyards and to the north is a multitude of disfiguring extensions which are of no significance.
2. Eastern part of the Old Site: That part of the site to the east of the Corson buildings contains buildings which are generally of no significance but are within the City Centre Conservation Area. The exception is the Brotherton Wing which has prominent and familiar frontage and group value with the Grade I listed Civic Hall and makes a positive contribution to the conservation area.
3. Northern part of the Old site: That part of the site to the north of the Scott and Corson buildings was developed mainly for offices and nurses’ accommodation in the inter-war period. They are dignified brick buildings with a strong architectural unity which do not meet the criteria for listing and are outside the conservation area but have sufficient interest to be called non designated heritage assets.

Impact of development:

The Scott buildings are in principle capable of physical adaptation to variety of uses (demolition would be ‘inconceivable’ or to use the words of the NPPF “wholly exceptional”). Within the range of buildings there are several distinct variations in plan form, height, width and cubic volume, including a variety of sizes to original rooms. Each part of the original building fabric is historically significant, even where it may appear to have little architectural interest, and alteration which are harmful need to be ‘justified’ according to para 134 of the NPPF. There are potential benefits to the setting of the listed building from the removal of disfiguring elements which could be weighed in the balance against any harmful impacts of conversion.

The costs of adapting the listed Scott buildings to a new use, taking into account the extensive restoration that would be required to enhance the heritage asset, could make it unviable without enabling development. In such circumstances, the NPPF states that “Local planning authorities

should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies" (para 140).

The eastern and northern parts of the site, as illustrated on the plan below, have the potential for redevelopment with the proviso that it makes appropriate provision for a 'setting' for the listed building and for related issues such as good urban design and open space. Regarding the Brotherton Wing, it should be a matter of open and informed design study at application stage to determine whether the existing building should be retained or whether a new building would enhance the setting of the listed building and conservation area.



Conclusion:

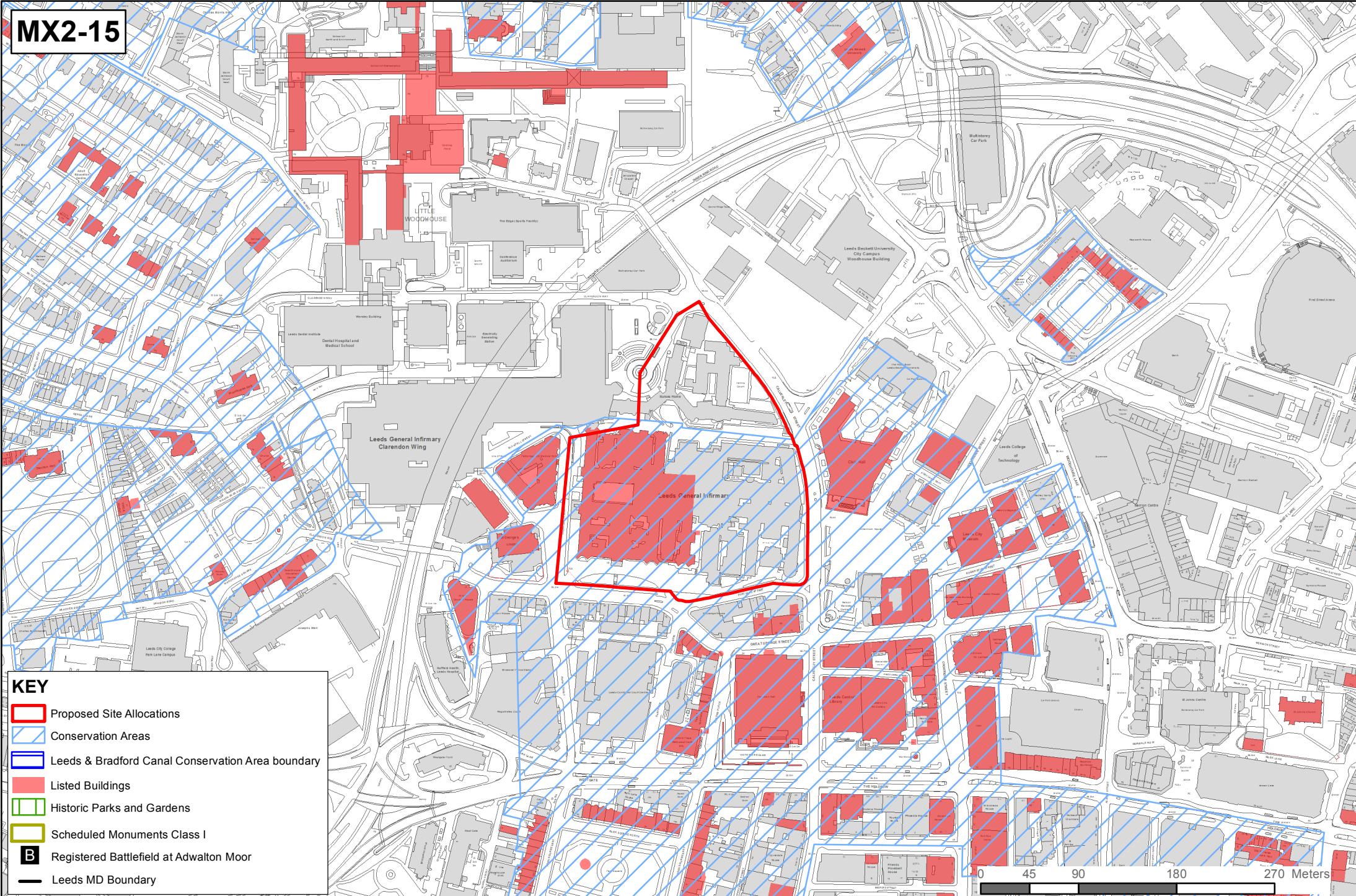
There is already a site requirement relating to the Conservation Area and Listed Building for this site, but this does not provide site specific guidance. To address this, it is proposed to amend these site requirements to state:

- Listed Building: The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The original parts of the Scott Wing should be retained and converted, and open space around the building should be enhanced. Opportunities to enhance the Listed Buildings

should be explored. Further guidance on these requirements is provided in the Heritage Background Paper.

- Conservation Area: The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The Brotherton Wing currently makes a positive contribution to the conservation area. A design study will be required alongside any planning application proposing the removal of this building which evaluates the relative benefits to the setting of the Listed Building and the character of the Conservation Area of retaining this building and of replacing it with a new building. The northern part of the site contains some non-designated heritage assets, though it has potential for sensitively designed redevelopment which respects the setting of the Listed Building and Conservation Area. Further guidance on these requirements is provided in the Heritage Background Paper.

MX2-15



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East HMCA

HG2-119 Red Hall Offices & Playing Field

Site Ref	HG2-119
Site address	Red Hall Offices & Playing Field LS17
Site area	13.91 ha
Site capacity	50
HMCA	East
Phase	1

Site description:

The site is mixed (GF and BF) with a very small portion to the north of the site in the Green Belt. The site lies within the Main Urban Area and is bounded by agricultural and woodland to the north and west, the A6120 Leeds Ring Road and housing to the south, and the A58 Wetherby Road to the east. A large majority of the site is laid out as playing field land containing approximately 4 hectares of playing pitches and a 6 team changing block, now unused. These were previously laid out as 5 playing fields (4 football and 1 rugby league) but have drainage issues leaving the playing fields in a water-logged state for a large part of the year but generally remain capable of use for informal amenity purposes in dry periods. The Red Hall listed buildings sit on the western boundary, owned and occupied by the Rugby Football League. Site is currently allocated in the UDP for employment use.

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

- Red Hall House (Grade II) – located within the allocation, towards the western boundary.
- Former coach house and stables of Red Hall House (Grade II) – located within the allocation, directly adjacent to the western boundary.
- Pigeon House approximately 150m north west of Red Hall House (Grade II)

Current site requirements of relevance:

- Listed Buildings: The site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. This is likely to include buffer zones to protect the setting of the listed buildings and important views from Wetherby Road.

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

SE33NW RED HALL LANE, Shadwell 714-1/7/1095 (North side (off)) 19/10/51 Redhall House
(Formerly Listed as: RED HALL LANE, Shadwell Red Hall) GV II

Large house, now headquarters of Rugby Football League. C17 origins, late C18 main range, additions early C19. Red brick in Flemish and random bond, ashlar details, slate roofs. 2 storeys, with attics, 9 first-floor windows. Ashlar plinth. The original house is the 5-window central range: central 3 in a wide pedimented bay which breaks forward, with central panelled door in eared architrave with pediment over, flanking narrow 7 x 2-pane windows with flat brick arches to ground and 1st floors and above the continuous sill band, centre, a large traceried fanlight window in keyed architrave. Windows in early C19 added outer bays are wider sashes of 7 x 2 panes, in corniced architraves. Sill bands, moulded stone eaves cornice and blocking course. Central range has a hipped

roof with end stacks, outer bays separately roofed. Rear: 2 possibly C17 gables with stone copings, 12-pane sashes in flush wood frames, and a slightly-projecting brick and ashlar stack rises behind added lean-to service range; attached rear wing on north side of courtyard is of 3 bays, the outer bays gabled with copings and turned-in kneelers; the recessed central bay has two 4-centred arches, now windows. INTERIOR: the entrance hall open to 1st floor, lit by the large fanlight with purple and yellow glass panes; entrance hall has deeply carved door cases with moulded entablatures, cornices, 6-panel doors, bucranium frieze to entrance to cross-corridor; window shutters, large C19 fireplace with heavy console brackets and badge of the Ibbetson family. The hall ceiling has central rose, modillion cornice. On the cross corridor is a very fine mid C18 staircase with knopped column-on-vase balusters, moulded and ramped handrail, fluted end column and carved string; the round-headed stair window has margin lights; modillion and egg-and-dart cornice. A service stair rises from ground floor to attics and has column-on-vase balusters and ramped handrail.

Listing NGR: SE3468338562

SE33NW RED HALL LANE, Shadwell 714-1/7/1093 (North side (off)) 19/10/51 Former coach house and stables west of Redhall House (Formerly Listed as: RED HALL LANE, Shadwell Stables immediately west of Red Hall) GV II

Coach-house/stables, now offices. Early C19, converted C20. Coursed squared gritstone, slate roof. 2 storeys, 3 bays each with 2 windows, the central bay projects and has an elliptical arch, pediment with coping and turned-back kneelers, traceried circular window, wind vane over. Former sashes, modern small-pane frames, plain stone sills and wedge lintels. INTERIOR: not inspected.

Listing NGR: SE3464338570

SE33NW RED HALL LANE, Shadwell 714-1/7/1094 (North side (off)) 19/10/51 Pigeon house approximately 150 metres north-west of Redhall House (Formerly Listed as: RED HALL LANE, Shadwell Pigeon-cote north-west of Red Hall) GV II

Pigeon house. Probably mid C18, restored c1975. Coursed squared gritstone and brick, stone slate roof. Square plan, 3 storeys, quoins. On the S side a wide cart arch to ground floor, a narrow doorway above, both with segmental arch; small square window, probably former bird entrance, restored lantern to apex of pyramidal roof. INTERIOR: not inspected but reputed to be brick-lined with nesting holes.

Listing NGR: SE3459938665

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

The proposed allocation will encompass the primary parkland setting to the front of Red Hall House, along with additional land to the north-east and east (the primary setting is illustrated on the plan below). Red Hall's location, on a high plateau, resulted in flat land extending away from the house to the east. This enables the house to be extremely visible from the surrounding area, its primary frontage facing towards a former parkland area where select copses of trees were intentionally placed. Although much of the formal landscape has been removed much of the site is, therefore, important to the setting of Red Hall.

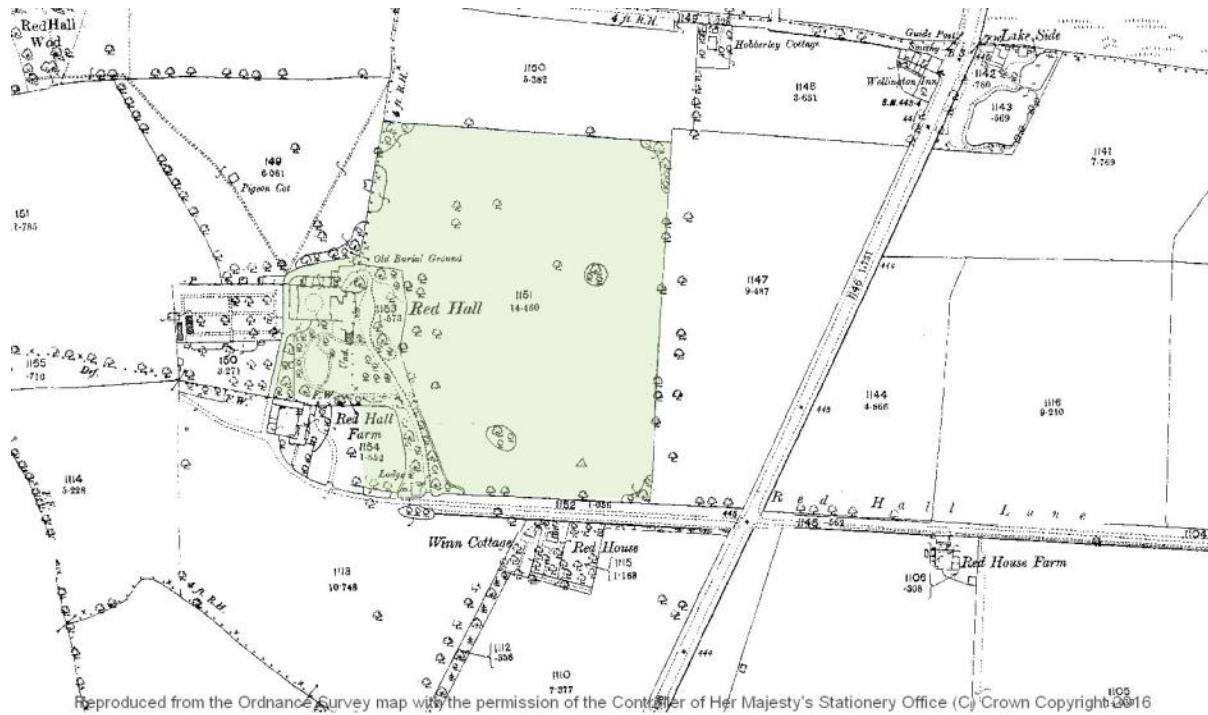


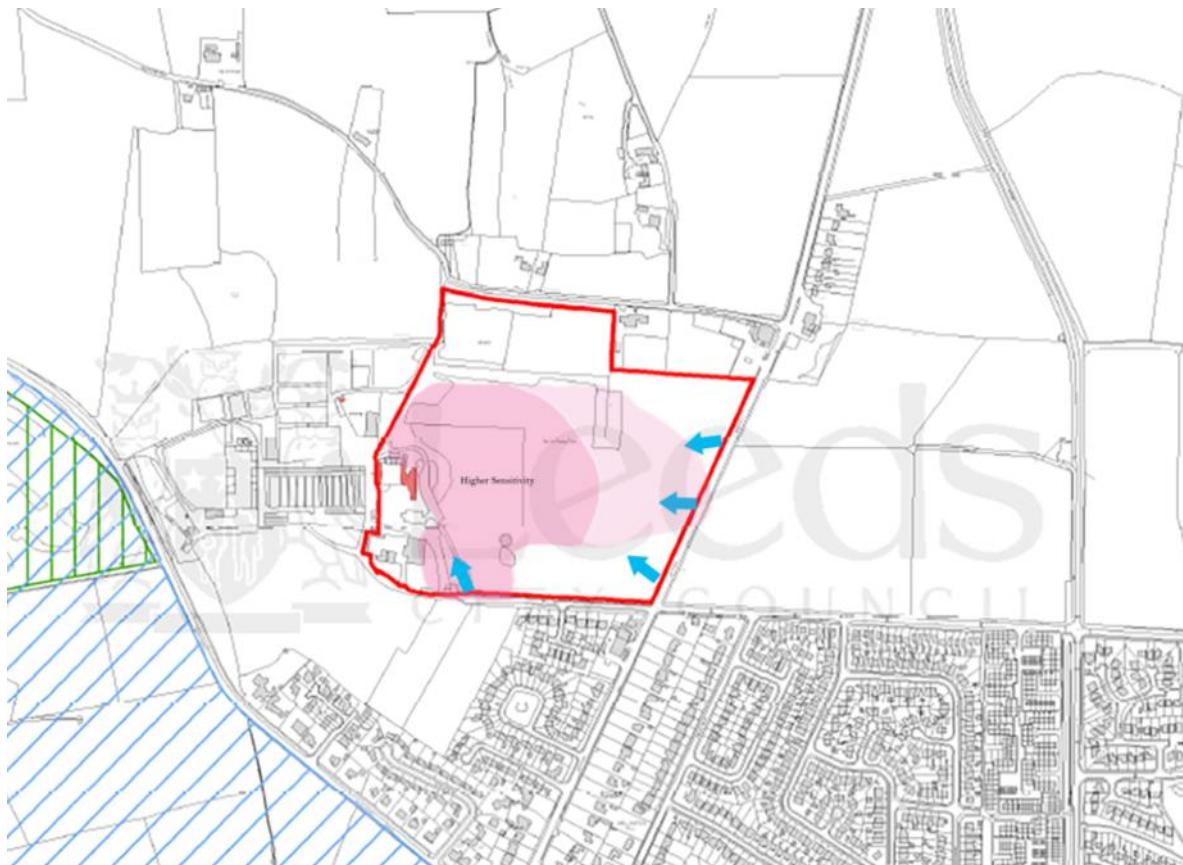
Figure 8 – Primary historic curtilage of Red Hall House (shown in light green)

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

Loss of a significant proportion of the open land that forms the primary historic setting of Red Hall (shown in fig1 map above), will result in serious harm to the heritage asset due to the loss of a fundamental element of the setting of a grand country house and its primary frontage.

However, there is scope for development which maintains a significant area of the open land surrounding the frontage of Red Hall House. The maintenance of this area as open green space would act as a buffer between Red Hall House and new development, and also preserve the openness of the primary parkland setting to the house. In addition, due to the topography and the current open character of the site, Red Hall is very visible along the approach in/out of Leeds along Wetherby Road. This contributes to the appreciation of this building as an important local landmark. To avoid harm, it will also be important that development is laid on in a manner which retains views across the site to Red Hall.

The plan below highlights the areas of higher sensitivity (darkest areas are the most sensitive) on the site and the key views;



A section of proposed East Leeds Orbital Route will be proposed to run through the northern part of the site. Whilst the proposal for this road falls out of the scope of the Site Allocations Plan, and does not yet have planning permission (and will need to be subject to its own heritage impact assessment in due course), as currently proposed it would run through the northern part of this site and so also needs to be taken into account in terms of its implications for development.

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?

At present, the site requirements refer to the likely need for buffer zones to protect the setting of the listed buildings and important views from Wetherby Road. To provide greater clarity on the expectations of development proposals, it is recommended that this is amended to specifically refer to the need for development to maintain a significant area of green space which forms the historic primary setting of Red Hall House. The site requirement should be amended to state:

- Listed Buildings: This site includes Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The openness of the historic primary parkland setting to Red Hall House should be maintained as part of the development. A robust landscaping scheme, or shielding with built form, should also be incorporated to mitigate the potential impact that the proposed East Leeds Orbital Road may have on the site. Further guidance on this is provided in the Heritage Background Paper.

Whilst the expectation is that there will be no built development within the area of higher sensitivity to the front of Red Hall House which forms its historic setting, it is proposed that this land is retained within the allocation due to the role that it can serve in providing on-site green space associated with the development.

It will be very important that development on this site is designed sensitively, having regard to its location within the wider setting of the listed buildings. This will be ensured at application stages by existing policies, particularly P10 (design) and P11 (conservation) of the Core Strategy, and so does not need to be specifically mentioned as part of the site requirements.

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

No, not at present.

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

The development of this site does present a potential opportunity to enhance the setting of the listed coach house and stable buildings to the south west of the site as well as creating more suitable forms of new build to enhance the character here. These are currently surrounded by large functional buildings which detracts from their setting and modest new development, of a similar character (estate courtyard type buildings/cottages), could help enhance this approach to Red Hall itself. Similarly, the non-listed farm cottage and stable block are within the setting of Red Hall and should be maintained through a similar approach.

Development could also contribute to an enhancement of the primary frontage of Red Hall through development being intentionally located to the North and South of the site and thereby defining a formal landscape approach in line with the main house. This would allow a wide, landscaped 'avenue' to be maintained through the centre of the site and contribute to enhancing the heritage asset through sensitive, well planned development containing suitable robust landscaping. Although discussions on the precise form that this should take should be advanced through the Planning Application, such a formal landscape approach could focus attention on Red Hall and, although this would alter the setting, it would also allow a potential greater appreciation and contribute to the evolution of the site whilst shielding the link road and more recent development to the south.

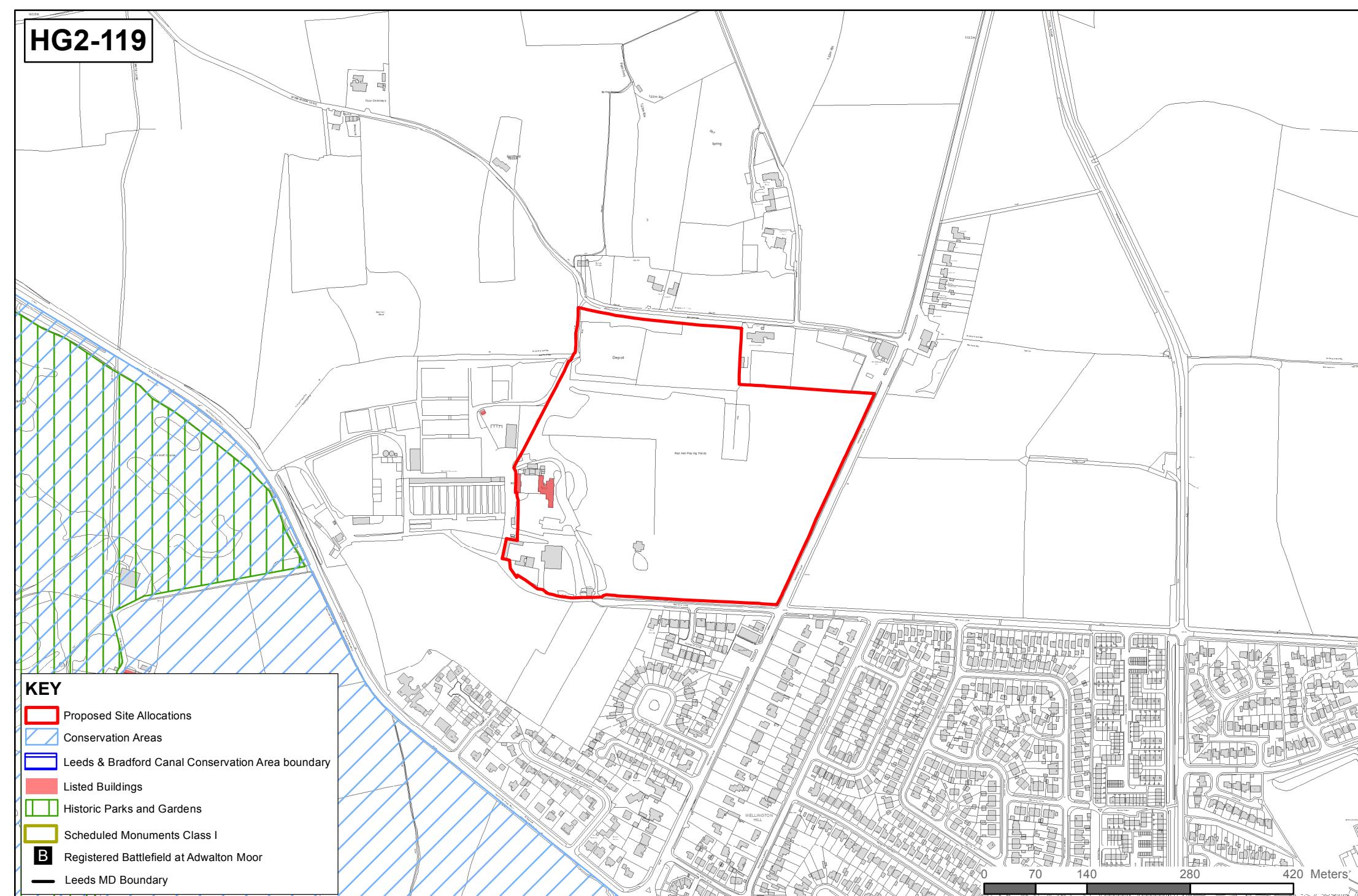
To secure this benefit, the site requirements should also state:

- A formal landscaped approach to Red Hall House should be created through the centre of the site, to maintain views of the building from Wetherby Road. The listed coach house and stable buildings should be retained and reused, where possible, as part of the development and their setting enhanced through the sensitive redevelopment of the surrounding area.

Conclusion

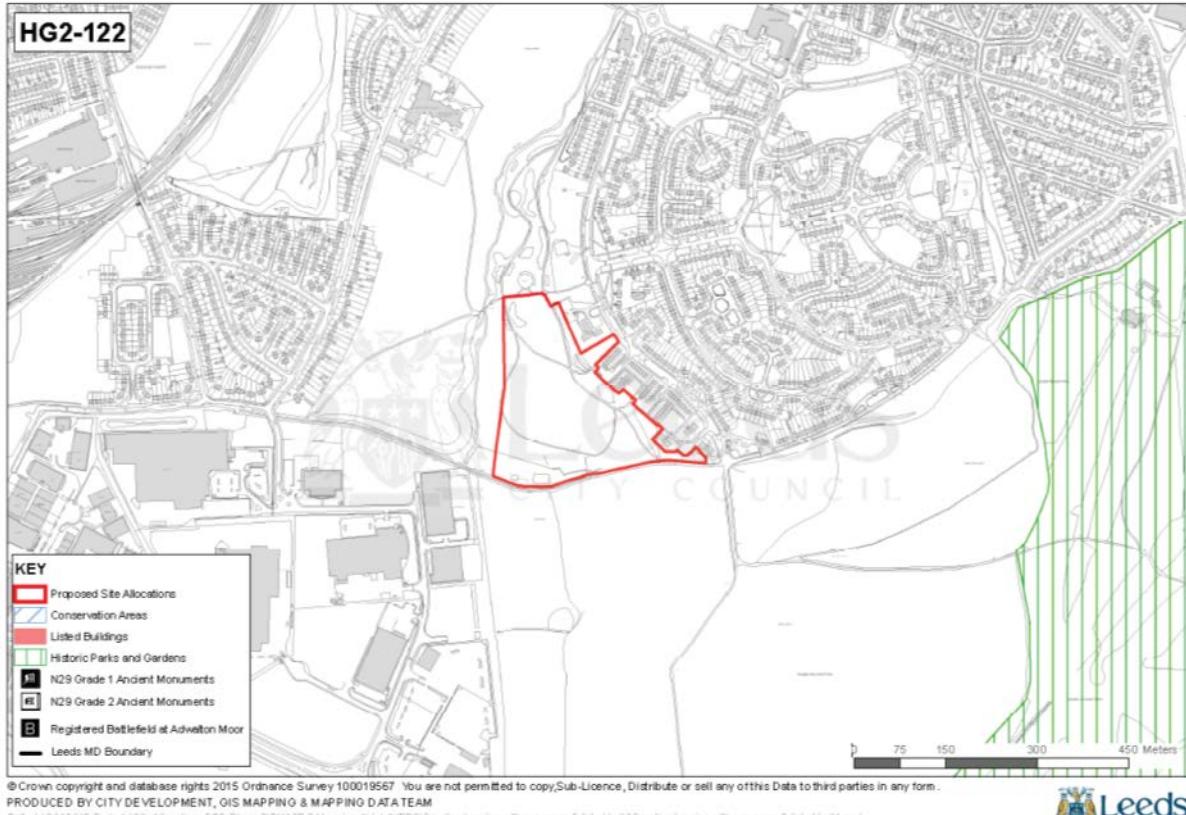
The Site Allocations Plan, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, design and landscaping), will ensure that development on this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-119



HG2-122 Cartmell Drive, Halton Moor

Historic England comment: The edge of this site lies 600 metres from the edge of the Grade II Registered Historic Park and Garden at Temple Newsam. In line with the approach adopted elsewhere, the proximity of this designed landscape and the need to ensure that development proposals safeguard the elements which contribute to its significance should be referred to in the Site Requirements.



Conclusion: it is agreed that given the proximity of the site to Temple Newsam, development will be required to take account of the Grade II Registered Historic Park and Garden. An additional site requirement proposed to be added, as suggested by Historic England, to state:

- **Historic Park and Garden:** The site lies close to the boundary of the grade II Registered Historic Park and Garden at Temple Newsam. Any development will be required to safeguard the elements which contribute to the significance of this designed landscape.

HG2-123 Colton Road East, Colton

Site Ref	HG2-123
Site address	Colton Road East, Colton LS15
Site area	0.52 ha (amended from 6.21ha)
Site capacity	14 units (amended from 165)
HMCA	East
Phase	2

Site description:

Fields with some scrub cover and lines of trees along some of the field boundaries. No distinct boundary to the south.

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

- Holly Tree Farm House (Grade II) – located within the far west of the site.
- Vine Cottage & Yew Tree Cottage (Grade II) – located outside of the site but immediately adjacent to the northern site boundary.
- Colton Conservation Area – located to the west of the site, with a small portion (around Holly Tree Farm House) being within the site.
- Temple Newsam Park and Garden (Grade II) – located to the south of the site, 380m from the southern site boundary at its closest point.
- Shrunken medieval village of Colton (Scheduled Monument) – located adjacent to the western site boundary.

See A4 map for details.

Current site requirements of relevance:

- Listed Buildings: The site includes, and is in the setting of, Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. As well as the Listed Buildings within and immediately adjacent to the site boundary, the site can also be seen from the parkland surrounding Temple Newsam and consideration of its setting is required.
- Conservation Area: The site is within, and is in the setting of, Colton Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Registered Parks and Gardens: The site is in the setting of a Registered Historic Park and Garden. Any development should preserve the significance of the designated heritage asset and its setting. The site is prominent from the Registered Park of Temple Newsam and will affect its setting particularly in views looking east from the Colton Road entrance. In order to mitigate this impact structural planting will be required to screen the eastern boundary of the housing development.
- Scheduled Monuments (Class I) and Areas of Special Archaeology Value (Class II): The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting.

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

SE3632 MEYNELL ROAD, Colton 714-1/47/610 (South side) 05/08/76 Holly Tree Farmhouse GV II

Cottage. Mid C18, altered C20. Brick, end wall with traces of stonework. Stone slate roof. 2 storeys, 2 windows. Modern glazed door right, 2 moulded sash frames with modern casements to ground floor, earlier small sliding casement and an inserted window to 1st floor. 2 gable brick stacks, that to left rendered. INTERIOR: not inspected.

SE3732 COLTON ROAD EAST, Colton 714-1/48/607 (South side) 05/08/76 Vine Cottage and Yew Tree Cottage GV II

Pair of cottages. c1800. Brick, low-pitched stone slate roof. 2 storeys, 4 windows with wide segmental brick arches to ground floor. Vine Cottage upper floor has former 2-light sliding casements with glazing bars replaced with small-pane casements, a side-sliding sash remains far right; Yew Tree Cottage frames (left) replaced by casements and having modern glazed porch, plain doorways. Brick stacks. Rear, (to road): single-storey stone-roofed outshuts. INTERIOR: not inspected.

Temple Newsam Park and Garden:

Parkland with late C17 elements and an early C18 approach with a bridge and ponds by William Etty, which was remodelled during the period c 1762-70 to a partially executed scheme by Lancelot Brown.

A detailed description is provided at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1001356>. Of particular relevance to this site is the following extract:

"The drive leads westwards as a track which is cut as a ride through woodland and called The Avenue. This gives views of the house framed by trees, then the ground drops and the house is lost from view as the track crosses a strip of water, called Avenue Ponds, aligned south-west/north-east. The ponds are divided by a causeway with bowed stone edges on the north side and crossed by a stone bridge (listed grade II). Bridge and ponds were designed by William Etty (1675-1734) and constructed during the period 1710-14. As the ground rises on the west side of the ponds the house comes into view again and can be seen set within parkland as the highest point of this part of the approach is reached. It has been suggested (Sheeran 1990) that Brown adapted Etty's scheme by creating the clearing in the woodland at this point and diverting the drive to the north, so that it took an oblique approach to the house, thereby allowing the house to be seen in its parkland setting. A county map surveyed 1765(70 shows The Avenue extending down to a stream at the bottom of the hill. The present disposition of woodland and clearing approximates with Brown's plan, which shows Avenue Ponds and the line of the avenue planted with platoons along each side."

There is no up-to-date Conservation Area Appraisal for the Colton Conservation Area.

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

The proposed allocation site is within the immediate vicinity and primary setting of three listed buildings, both of which have historical connections to the agricultural nature of the area. The site is also within the setting of other listed buildings and is located to the edge of the Colton Conservation Area from where it is very visible. The Colton Conservation Area Appraisal is in need of a review and this area could become a likely candidate for extension of the Conservation Area due to the contribution that it makes to the setting of the CA through views over agricultural fields and the amount of positive and listed buildings situated along Colton Road.

The site provides a valuable rural buffer with far reaching views both towards the Temple Newsam estate and to the high point of the site which dominates to the south and east. The village of Colton

itself still maintains its rural feel to the south of Colton Lane but this essential landscape characteristic has been badly eroded by extensive development to the north over more recent years. Colton Lane is a primary approach towards the Conservation Area and this site, along with the existing farms and Listed Buildings contribute positively to this setting and provide a very important distinction to the historic village from its more suburban neighbouring development. There are also important views from the Conservation Area along the primary route within the Conservation Area, Meynall Road. Views from this road towards the listed buildings within and adjacent to the site also rely upon the currently open, agricultural aspect for their historic setting.

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

The heritage assets rely upon the open aspect, agricultural land and wide vistas into and out of this space for their historic, agricultural setting that is essential to the historic character and understanding of the village of Colton. Loss of this entire site would cause serious harm to this setting as well as to several listed buildings that front onto this space and are historically linked to it. The eastern approach and gateway into the Colton Conservation Area will also be badly eroded. There may also be impacts upon the Temple Newsam estate if the south eastern edge of the site is developed as this is on high ground. Further assessment is required, however, the site appears to be visible on the horizon when viewed from the principal terrace of Temple Newsam House itself and there may be there may an impact that could impact upon the primary outlook from the Hall, albeit distantly.

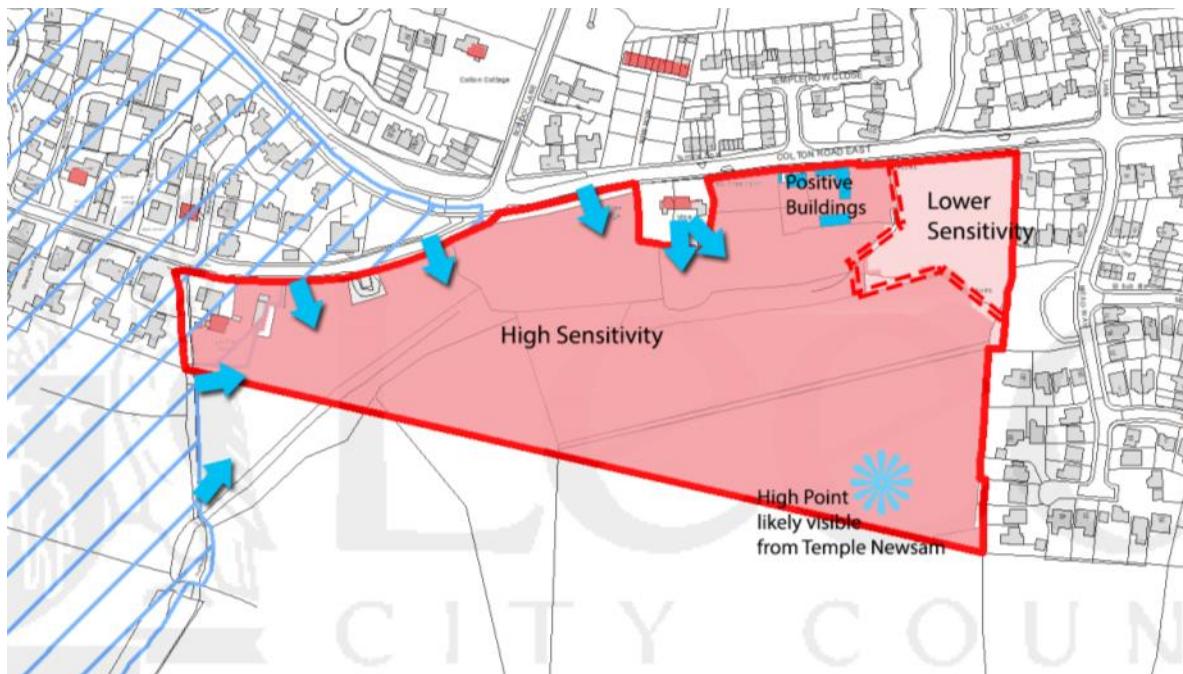
If the development of this site would harm elements which contribute to the significance of the heritage asset(s), does the Plan set out sufficient measures to remove or reduce this harm?

No, not at present.

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

The site is important due to its openness and agricultural setting that is completely synonymous with the designated heritage assets. It would not be possible to mitigate the harm to heritage assets as part of development across this whole site.

As a result, it is recommended that a significant reduction is made to the allocation, so that only the paddock area to the far east of the site is allocated (as indicated by the dotted line on the plan below). This part of the site is well contained by existing trees and planting, and is the most shielded and least sensitive plot to develop. Although it is adjacent to positive buildings on Colton Road (immediately adjoining the site to the west), the western boundary is set back from the building itself, and well-designed sensitive development which reflects the character of the area could protect the setting of the conservation area and the listed buildings. The reduction in site area will also remove any possibility of this site being visible from within the protected park and garden and Temple Newsam House.



As the site will no longer be visible from the parkland surrounding Temple Newsam, the site requirements should be amended to state:

- Listed Buildings: The site is in the setting of Listed Buildings. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.
- Conservation Area: The site affects the wider setting of Colton Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Registered Parks and Gardens: The site is in the setting of a Registered Historic Park and Garden. Any development will be required to demonstrate that it will not harm the significance of the Registered Historic Park and Garden or key views from its principal building.
- Scheduled Monuments (Class I) and Areas of Special Archaeology Value (Class II): The site is in the setting of a Scheduled Monument. Any development should preserve the significance of the Monument and its setting.

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

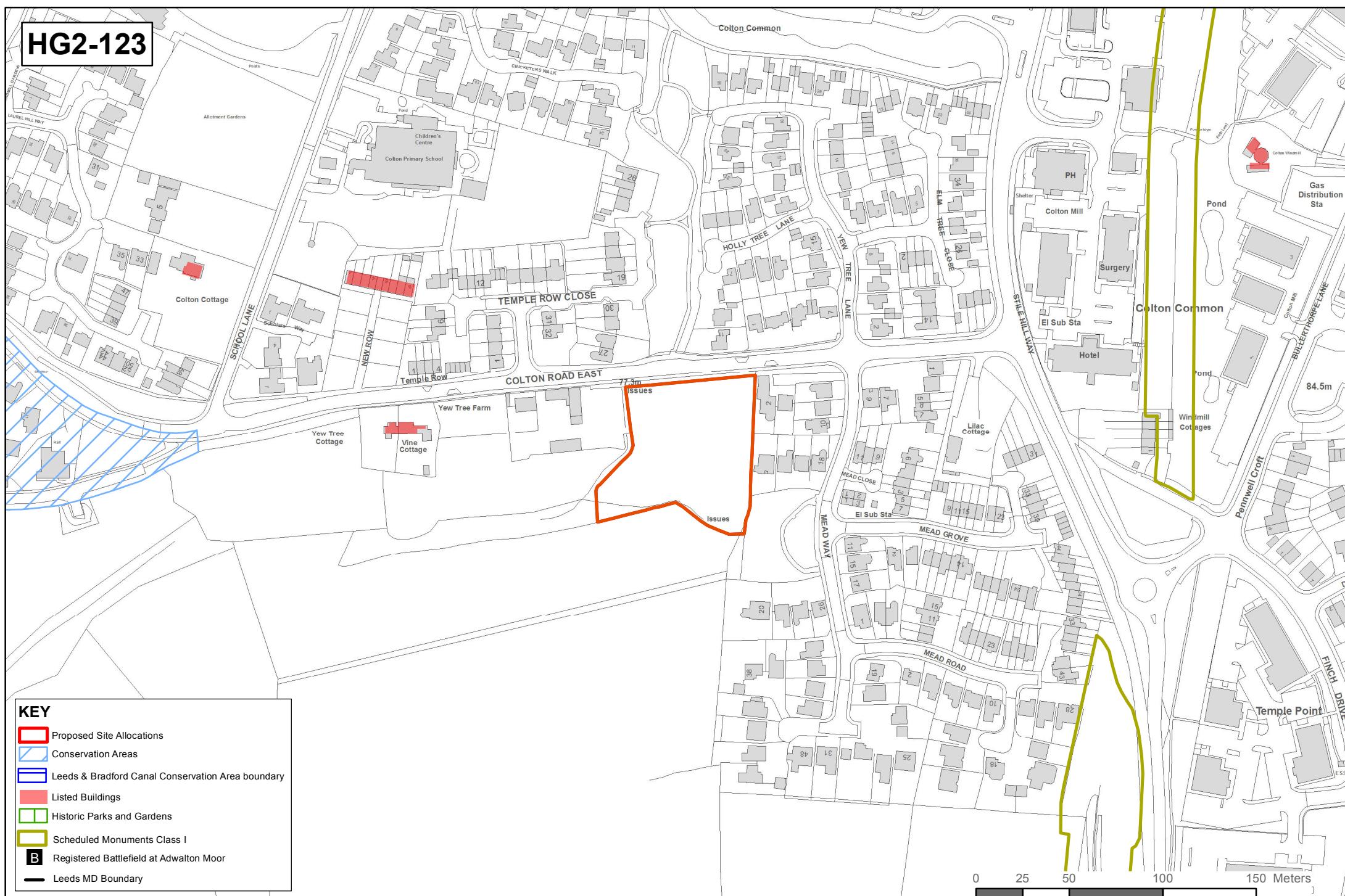
N/A

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

N/A

Conclusion

With the proposed amendments to the site boundary and capacity, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-123**KEY**

- Proposed Site Allocations
- Conservation Areas
- Leeds & Bradford Canal Conservation Area boundary
- Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments Class I
- Registered Battlefield at Adwalton Moor
- Leeds MD Boundary

HG7-3 Bullerthorpe Lane, Temple Newsam

Site Ref:	HG7-3 (Gypsy and traveller site)
Site address:	Bullerthorpe Lane, Temple Newsam
Site area:	0.21 ha
Site capacity:	4 pitches
HMCA:	East
Phase:	1

Site description:

Greenfield site. Surrounded by mature trees and accessed off Bullerthorpe Lane. Public right of way runs to south of the site.

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

- Grims Ditch (Scheduled Monument): located to the east of the allocation.

See A4 map for details.

Current site requirements of relevance:

- Heritage: The site includes part of a Scheduled Monument (Grim's Ditch). Any development (including access) should preserve the significance of the Monument and its setting.

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

Reason for designation:

The West Yorkshire Grim's Ditch is a linear earthwork consisting of a substantial bank with a deep, rock-cut ditch on its east side. It lies to the east of Leeds, and the known remains extend northwards for approximately 3.5 km, from just north of the River Aire at Gamblethorpe Farm, Swillington, to Cock Beck on Whinmoor. Less definite evidence suggests that the earthwork survives further south to the River Aire, and north beyond Cock Beck. Grim's Ditch still survives in several places as a visible earthwork. The most likely context for the construction of Grim's Ditch has always been thought to be as a defence for the British kingdom of Elmet, and in particular its major centre, Leeds, against the advance of the Anglo-Saxons in the early 7th century AD. However, preliminary results from excavations of a section of Grim's Ditch at Colton suggest that the ditch was open during the Roman period. Both the bank and ditch can be seen for most of a 1.8 km stretch, extending from the A1-M1 link road at the south edge of Avenue Wood, Temple Newsam, to the A63 at Colton. Lengths of ditch are also visible at Gamblethorpe Farm, and at the base of a scarp south of Barrowby Road, Austhorpe. The remaining known course of Grim's Ditch is not a visible earthwork, but it has been located by means of excavation and geophysical survey. The size and extent of Grim's Ditch implies a considerable expenditure of time and labour, and also suggests a degree of social organisation at the time of its construction. All known lengths of Grim's Ditch, where significant archaeological deposits are likely to survive are considered to be nationally important.

The length of Grim's Ditch between Cotton Road East and Avenue Wood is the best preserved stretch of Grim's Ditch and significant archaeological information will be preserved.

Detail:

The monument includes a length of the linear earthwork known as Grim's Ditch extending 1.4km from a point 70m south of Cotton Road East to the south east corner of Avenue Wood. The monument consists of a bank and ditch clearly visible for much of the length of this section of the Ditch.

In Avenue Wood the bank is typically 10m wide, attaining a height of approximately 1m in the northern half of the wood. South of The Avenue, the bank is smaller, and measures about 9m in width and 0.4m in height. In Avenue Wood the ditch is less distinct than the bank, but its course can be traced. North of The Avenue it shows as a linear dip approximately 4.5m wide, but the east edge is obscured by Bullerthorpe Lane. South of The Avenue, the ditch is beneath Bullerthorpe Lane and a surfaced path.

For most of the distance between Avenue Wood and the housing estate at Colton, Grim's Ditch is followed by a hedge. This occupies the scarp between the bank and the ditch. From a point 70m north of the wood to a few metres south of the housing estate, the ditch is clearly visible.

The bank has been spread and flattened by ploughing in most of this area north of Avenue Wood, and it is approximately 15m wide, forming a broad crest west of the hedge. North of the access road to a carpark, a short stretch of unploughed bank survives to a width of approximately 10m and a height of 1.5m. Approximately 65m south of the housing estate at Colton, the bank disappears as a surface feature. A new housing estate, unmarked on the map extract, now occupies the north east corner of land defined by the junction of Colton Road East and Bullerthorpe Lane. Excavations prior to this housing development proved that both bank and ditch survived as buried features. They have since been reburied and preserved within the layout of the housing development, but the excavations demonstrated that significant archaeological deposits still survive on the east edge of the housing estate. These infilled remains are included in the scheduling.

All walls, fences, road and path surfacings are excluded from the scheduling, although the ground beneath them is included.

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

The proposed site is located within 50 metres of the scheduled monument of Grim's Ditch that historically marks the boundary of Temple Newsam and possibly pre dates the Roman invasion. This section of Grim's ditch is considered to be the best preserved stretch of the monument and the site makes an important contribution to the setting of this earthwork. The site is visible from the site and approach into the Temple Newsam pathways.

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

The introduction of platforms, hard standing and the road associated with this development will urbanise what is, at present, the rural setting of this stretch of the scheduled monument. This will cause serious, though less than substantial, harm to its setting. In addition, the development of this area would also harm the enjoyment of those using the public footpath across the site to Temple Newsam.

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?

The likely harm to the monument is not capable of mitigation as part of the development of this site. As a result, it is recommended that the site is removed from the Plan.

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

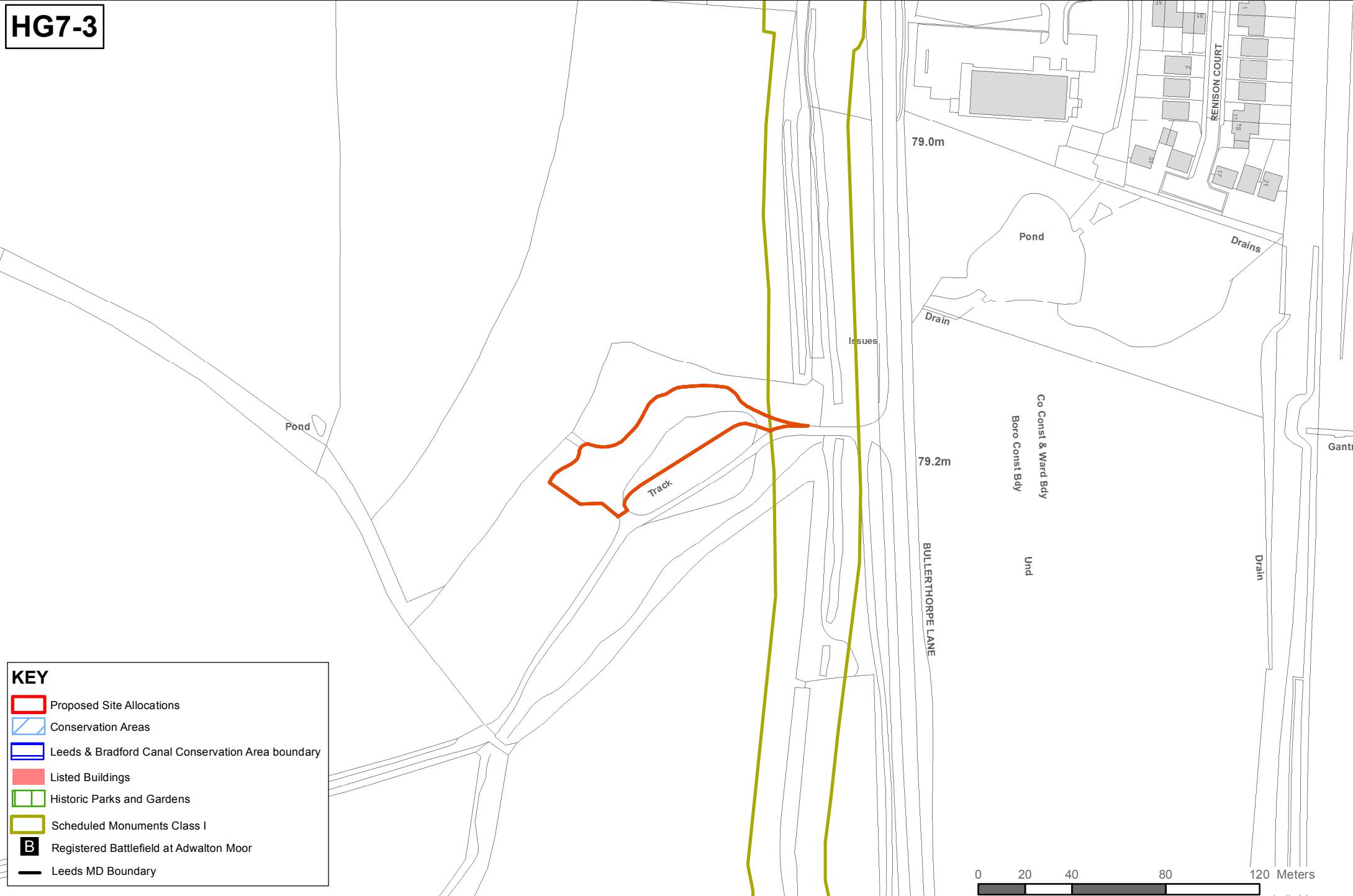
N/A

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

N/A

Conclusion

With the proposed removal of this site, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.



Inner HMCA

HG2-99 Buslingthorpe Tannery/ Hill Top Works Sheepscar

Historic England comment: This site lies within the Buslingthorpe Conservation Area. 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 and the NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area.

In the absence of an up-to-date Conservation Area Appraisal, the Site Requirements for this Allocation should identify whether or not there are any buildings on this site which contribute to the character of the Conservation Area and which should, as a result, be retained as part of the development of this area.

It was also noted that the development of this area is unlikely to affect any Listed Buildings.

Commentary: Whilst a Conservation Area Appraisal has not yet been adopted for the Buslingthorpe area, significant analysis work has previously been undertaken by the Council. This has identified a number of historic buildings within the area which are considered to be important for sense of place and that should be retained. A plan illustrating these (shown in blue) and how they relate to the site boundary (outlined in red) is provided below;



Within the site the key buildings is Buslingthorpe Hill Top Works. Buslingthorpe Hill Top Works is a highly characteristic site on a local and city wide scale. Important factors include existing Mills buildings that characteristically hug the hillside while remaining subservient. The chimney and main tannery buildings, in particular, are considered to offer good potential for conversion.

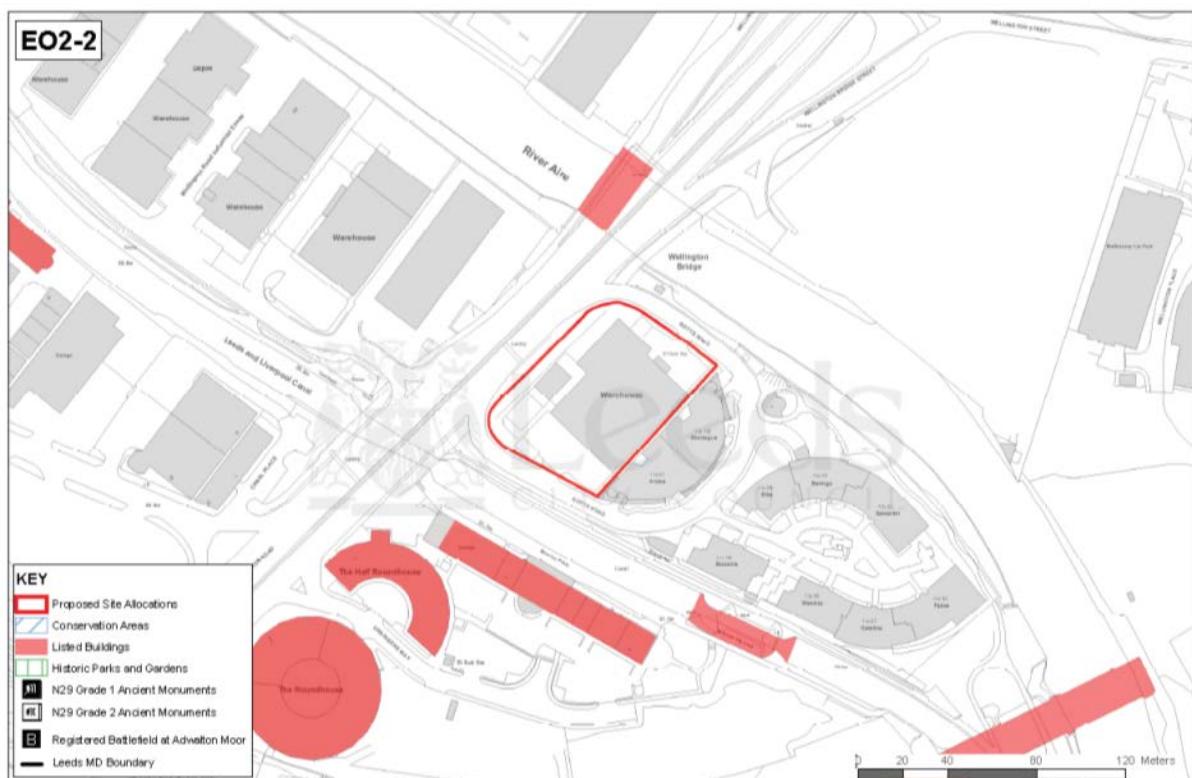
Conclusion: There is already a site requirement relating to the Conservation Area for this site, but this does not specifically identify which buildings should be retained as part of the development of this area. To address this, it is proposed to amend the site requirement to state;

- Conservation Area. This site is within Buslingthorpe Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The main tannery and chimney of the Buslingthorpe Hill Top Works make a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Further guidance on these requirements is provided in the Heritage Background Paper”.

It is agreed that development is unlikely to affect any Listed Buildings nearby. The Listed Building site requirement is to be removed.

EO2-2 Office Scheme, Wellington Road

Historic England comment: This site lies opposite the Grade II Listed former railway repair shop. In line with the approach adopted elsewhere, the proximity of this Listed Building and the need to ensure that development proposals safeguard the elements which contribute to its significance should be referred to in the Site Requirements



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Path: LDC\MDIS\ProjectSiteAllocations\CPD-Phase2\PHASE_3\Mapping\All_LAYER\SC\Caroline housing with con areas & listed build\Caroline housing with con areas & listed build.mxd

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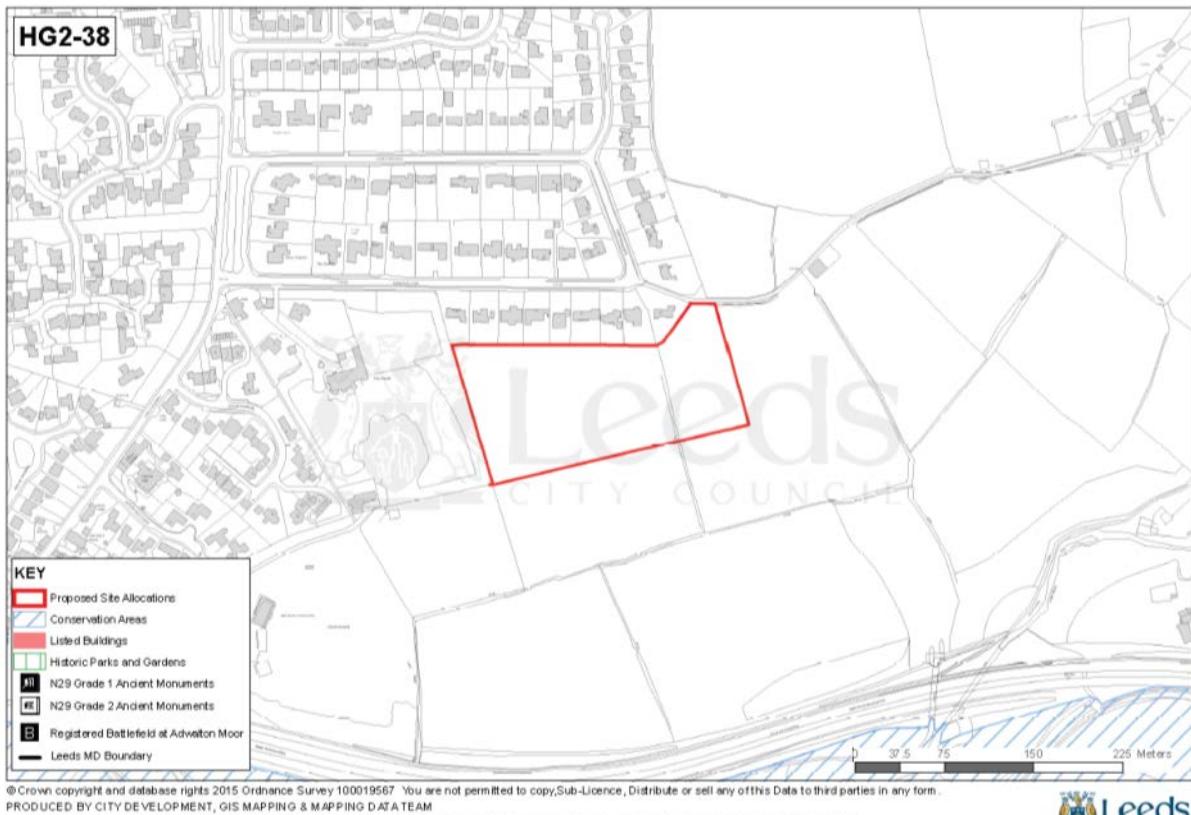
Conclusion: it is agreed that a Listed Building site requirement is necessary. A new site requirement is to be added, as suggested by Historic England, to state;

- Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting.

North HMCA

HG2-38 Dunstarn Lane (land south)

Historic England comment: This site lies some 300 metres from the boundary of the Meanwood Conservation Area to the south. In line with the approach adopted elsewhere, the proximity of the Conservation Area and the need to ensure that development proposals safeguard the elements which contribute to its significance should be referred to in the Site Requirements.



Conclusion: this site is located 300m from the northern boundary of the Conservation Area, with the Outer Ring Road and open fields lying between. The land immediately north of the ring road rises sharply, creating a steep bank to the north of the eastern carriageway which has significant tree planting along the ridge. There is also substantial tree planting to the south of the western carriageway.

The significantly planting and topography combines to create a significant visual barrier. As a result of this, there is limited visibility of this site from the Conservation Area. Given this, and the significant gap that will remain between the site and the Conservation Area, development is not considered likely to have any impact on the Conservation Area. A site requirement relating to the Conservation is, therefore, not considered necessary for this site.

HG2-41 - South of A65 from Horsforth & Rawdon RA to crematorium

Site Ref:	HG2-41
Site address:	South of A65 from Horsforth & Rawdon RA to crematorium
Site area:	41.95 hectares (amended from 36.3ha)
Site capacity:	777 units (plus provision for schools)
HMCA	North
Phase:	1

Site description:

Large site with agricultural use, several fields many of which are tree lined. Two residential dwellings are situated along the northern boundary which also faces onto the main road. Industrial use to the south west of the site. A public access runs through the centre of the site. Site slopes north to south, is well contained by roads (north / east / south), housing development (south) and trees (west).

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

- Rawdon Cragg Conservation Area – situated adjacent to the western site boundary
- Horsforth Conservation Area – situated to north of eastern site boundary.
- Calverley Conservation Area – situated to the south of the site, on the other side of the valley.
- Low Hall Restaurant and Farmhouse (Grade II) – located to south of southern site boundary.
- Barn and cottage approximately 5 metres north of Woodbottom Cottage, Low Hall Farm (Grade II) – located to south of southern site boundary.
- Barn approximately 30 metres south west of Low Hall Farmhouse (Grade II) – located to south of southern site boundary.
- Calverley House (Grade II) – situated approximately 500m to the south west of the southern site boundary.

See attached A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is in the setting of two Conservation Areas. Rawdon - Crag Wood CA to the west and Horsforth CA to the north. Any development should preserve or enhance the character or appearance of the Conservation Areas.
- Listed Building: 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.

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

Rawdon Cragg Conservation Area:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

Rawdon Cragg Wood conservation area covers a rural suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

The surviving woodland of the area and vernacular buildings of farmsteads and cottage terraces recalls an earlier landscape.

Many of the once private houses are now converted for multiple dwelling or alternative use, such as nursing homes. Despite this change of use and some peripheral residential development in former estate lands, the area retains its special character.

Key characteristics:

- *The relatively steeply sloping and heavily wooded nature of the valley side defines the conservation area.*
- *The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds and the planned carriage drives that wind across the contours of the valley.*
- *Views of the villas are limited from the roadside but their elaborate gateways with gate lodges act as focal points*
- *Long distance open views to the countryside, River Aire and beyond is indicative of its rural character that distinguishes it from other 19th century villa developments usually found on the edge of towns.*
- *The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival, Tudor and Elizabethan styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.*
- *Vernacular farmsteads and cottage terraces recall the earlier agricultural landscape.*
- *The woodland, tree lined avenues, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.*

The CAA identifies the following as part of the management plan for the area, in relation to its setting;

"It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process."

Horsforth Conservation Area:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

"Horsforth is a historic settlement that has links reaching into the Anglo-Saxon period, with the medieval era being most notably present in street pattern around The Green and the southern end of Town Street. Horsforth developed as transport innovations required, but the location on a slope meant that heavy industry did not impinge upon the historic core, allowing Horsforth to retain a pleasant "village" aspect, one that remains to this day. The local vernacular of building materials has resulted in a very conspicuous development, abundant with character, yet this also means that 20th century developments which took place prior to the 1973 designation can often have a negative impact on the more historic core.

The long straggling chain of historic structures up towards the train station, with 19th century industry on Troy Road, give Horsforth a varied yet relaxed development, one that is comfortable in both its historic independent associations and its modern function as a suburb of Leeds."

The site is closest to the Horsforth Hall Park character area of the CA. In relation to this, the CAA states:

"This area is important to Horsforth due to it being the most accessible public green space within the local area. Hall Park is important in modern respects, but is also steeped with history, this being reflected in its location and layout. The extensive grounds today reflect the grounds associated with the demolished Horsforth Hall, which was built in between 1699 and 1707, and was demolished in the early 1950s. The razing of this structure has resulted in heavy archaeological implication in the area, not only for the hall itself, but also the formal gardens that were associated with it, and were still existing in 1847 as they can be seen on the 1st edition Ordnance Survey map.

Existing structures within the ground are all of historic interest, and include the band stand, the listed stables to the demolished hall, and the listed war memorial. All of these add significance to the development of the site and the area."

The CAA identifies the following as part of the management plan for the area, in relation to its setting;

"It is important that development around the conservation area does not spoil its setting. Appropriate design and materials should still be used when designing structures adjacent to the conservation area. Action: The impact of developments that will be affecting the character and appearance of the conservation area, even if they are outside of it, should be considered. This will ensure the character and setting of the conservation area is not compromised."

Calverley Conservation Area:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

"Calverley is an historic village lying between Leeds and Bradford. It originated as an agricultural settlement but was enlarged in the 19th century as a result of the growth of the woollen industry. Its attractive rural setting, overlooking the Aire Valley but within easy reach of Bradford, led to its popularity as a residence for a number of prominent Bradford industrialists in the later 19th century.

Calverley Old Hall, listed Grade I, is a Medieval manor house and the former seat of the Calverley family. It is currently in the ownership of the Landmark Trust but is partially unoccupied.

The historic field pattern survives to the north and east of the village and, along with the views over the Aire Valley, plays a significant role in the character of the conservation area."

The following is noted about its landscape setting:

"Calverley's elevated position, lying at a height of 150 metres (490 ft.) in open agricultural land is a key contributory factor to the settlement's character. Views north across the Aire Valley give a sense of elevation and openness, while Calverley Wood to the north acts as a terminus to the village. Glimpsed views of Horsforth Church on the northeast horizon and the chimneys of Woodbottom Mill in the middle distance give a sense of depth to the landscape."

In terms of key views and vistas, it states:

"Long views over the Aire Valley to the east and west give a sense of elevation and of the rural setting of the village. The spire of Horsforth Church on the north-east horizon is a significant landmark and emphasises the openness of the surrounding landscape. Views immediately to the north of the village are terminated by Calverley Wood, which provides a more intimate element to the rural views."

Listed Buildings:

HORSFORTH CALVERLEY LANE SE 23 NW LS 18 (west side) 8/124 Low Hall Restaurant 19.10.1962 and Farmhouse (formerly listed in LOW HALL ROAD as "Low Hall and two cottages..." GV II

Manor house and farmhouse, now restaurant and farmhouse. Of various periods from mid- to later C16, but mostly of later C17 date, for the Stanhope family; altered, and manor house recently (1972) remodelled internally. Coursed squared sandstone with quoins, stone slats roofs. Irregular plan making a U-shape, the principal elements of which are the house at the east end and facing east, a large wing to the rear of the north end of this, linked to the farmhouse on the same axis, with a wing and store at its west end. The house, of 2 storeys and 6 bays, has a canted 2-storey porch to the 5th bay, containing a doorway with moulded surround and overlight of 4 lights with chamfered mullions, a mullion-and-transom 4-light window above, and narrow transomed windows on both floors of the sides walls, in the 2nd bay a blocked ogee-headed window at ground floor and small double-chamfered square window just above this (now ventilator); otherwise, transomed fenestration throughout: 5 lights on each floor of the outer bays, and cross-windows elsewhere (those at ground floor of 3rd, 4th and 6th bays with lowered sills). Gable copings with kneelers and finials (now no chimneys), At the left end a single-storey addition in matching style, and a cross-window at 1st floor of the gable above. The right-hand gable wall has a transomed 5-light window on each floor. (Recent 2-storey kitchen block to rear of house, not included in the item). The rear wing, which may have been the first re-building of the house (known as "New Hall"), or lodgings, is rectangular with a continuous rear (north) outshut; the 3-storey 4-bay south front, with drip-moulds on 2 levels, has recessed chamfered-mullion windows of 4, 2, 4 and 2 lights at 1st floor, similar windows at ground floor (but right-hand end covered by modern addition), and smaller windows of 3, 2 and 2 lights at 2nd floor, under the eaves; in addition, blocked smaller openings between the 1st and 2nd windows of the 2 upper levels, which may have been firewindows. Rebuilt chimney on ridge between 1st and 2nd bays; gable coping with kneelers. The farmhouse continued to the left with one bay on the same axis, 2 low storeys, has a chamfered Tudor-arched doorway at the junction opening into a through-passage with similar doorway at the rear (suggesting that the wing described above replaced part of the farmhouse), a recessed 2-light mullioned window to the left and enlarged modern window above; the projecting wing to the left, of 2 bays, has C18 openings: 2 doorways (one blocked), a 3-light window to the left, a 4-light window above this, and an inserted window above the door. Attached and projecting at the lower end of this wing is a store (probably formerly a dwelling), built on a lower level and at right-angles; the gable wall of this has at ground floor a large Tudor-arched doorway with stop-chamfered jambs and head, a 2-light window to the right (now with board covering) and at 1st floor an altered recessed chamfered mullion window formerly of at least 3 lights (one mullion remaining); its left return wall has a similar 2-light window at 1st floor (lacking the mullion); the right return wall has a chamfered doorway at 1st floor (here at ground level).

Interior of house and wing altered, interior of farmhouse not inspected. Note: item forms group with Barn, listed under "LOW HALL LANE", (q.v.),

Listing NGR: SE2225637476

HORSFORTH LOW HALL LANE SE 23 NW LS 18 (north side) 8/134 Barn 19.10 1962 approx. 30 metres south-west of Low Hall Farmhouse GV II

Aisled barn. Probably earlier C17; altered. Coursed squared sandstone with quoins, stone slate roof (now coated with bitumen). Square plan, 4-bays, on north-south axis, aisled on both sides. Opposed wagon entrances in 3rd bay from south end, that in the east side with altered lintel and the roof raised over it, that on the west side with chamfered segmental-headed archway; east side has in addition a blocked doorway to the 2nd bay, with wooden lintel, another former doorway to the 1st bay altered as a window. South gable wall has numerous small square breathers and some slit breathers, moulded gable coping (worn). Modern byre attached at north end not included in the item.

Interior: 4 frames; square aisle posts (lower parts now encased in concrete), with braces to tie-beams and aisle-plates; king-post roof trusses with V-struts, and longitudinal braces to the ridge; 2

pairs of purlins to the house and 2 to each aisle; 4th frame in present north gable wall, with rubble filling and brick outer cladding (suggesting removal of former 5th bay to north).

Listing NGR: SE2221837460

SE 23 NW HORSFORTH LOW HALL ROAD (North,off)

1495/8/10009 Barn and cottage approx. 5 metres north of Woodbottom Cottage (Wood Bottom Cottage not included), Low Hall Farm II

Barn with added workshop or cottage. Late C17 with early C19 addition. Coursed gritstone with ashlar dressings. Stone slate roof with ashlar coped gables and kneelers, plus single gable stack. EXTERIOR: tall 5-bay barn with quoins. South front has off-centre cart entrance with chamfered jambs and missing stone lintel with wooden lintel behind. To left single small window with Tudor-arched head and beyond slightly projecting doorway with Tudor-arched head and chamfered jambs. To right single doorway enlarged C19 with above a pitching hole with flat head. Set back to right added cottage/ workshop. West gable front has upper blocked hayloft doorway. North front has to right single Tudor-arched doorway in chamfered surround and to left single doorway with plain lintel and above single rectangular breather. Beyond cottage has single window to each floor that above with 2-light sliding sash. INTERIOR has king post roof trusses with side angle struts and purlins. This barn was originally built as part of the farm buildings to Low Hall, the home of the Green family, lords of the manor of Horsforth.

Listing NGR: SE2220337509

SE23NW LS28 TOWN GATE SE2137 PUDSEY (east side, off), Calverley 2/163 Calverley House Farmhouse 25.1.78 II

House, now in 2 occupations. c1800 for Thomas Thornhill of Fixby Park, Huddersfield (q.v.), Lord of the Manor of Calverley. Finely dressed stone, Welsh blue-slate roof. 2 storeys. 3-bay symmetrical facade. 1st-floor sill-band, eaves cornice. Ground-floor bays have elliptical-arched recesses, central bay having round-arched doorway with fanlight, imposts and side-lights; outer bays having windows with projecting sills. 1st- floor windows similar with rectangular sunk panels above. All have casements. Hipped roof with stack to left pitch and 2 stacks to right pitch. Rear fenestrated as front. Left-hand return of 3 bays, 1st 2 bays forming a segmental, full-height bow with semi-conical roof. 3rd bay has inserted French-window set in elliptical-arched recess. The house was never used by Thomas Thornhill but let to substantial tenants throughout the C19. One of these was Ellis Cunliffe-Lister, MP, whose son, Samuel, later 1st Lord Masham and owner of the largest wool-combing business in the world (at Manningham Mills, Bradford) was born here.

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

This site allocation impacts upon several designated heritage assets and 3 Conservation Areas. The site also has a much wider impact in terms of townscape character that must be taken into account. Of most concern are the impacts upon the Low Hall collection of Listed buildings and upon the setting of Horsforth, Rawdon Cragg Wood and Calverley Conservation Areas.

The site represents an important area of open landscape that is highly visible and provides breaks in settlements and Conservation Areas. The site is related to the settings of Low Hall and Rawdon Cragg Wood Conservation Area and can be seen from Calverley Conservation Area, Horsforth Conservation Areas, Calverley Bridge as well as the Grade II listed Calverley House that overlooks the area.

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

Complete loss of this site will fundamentally undermine the individual settings of various designated heritage assets. Some impacts upon setting are more direct than others with heritage assets not being immediately visible, however, the impact of insensitive built development across the whole of this site and the subsequent loss of this important area of open land will have a harmful impact upon the wider setting and appreciation of the assets.

Impact upon Low Hall Listed Buildings:

The collection of Grade II Listed Buildings that make up the settlement of Low Hall are fundamentally related to the historic agricultural and landscape setting of the Rawdon/Horsforth area and date from a very early period in agricultural industry within the West Riding and date from around the middle of the 1500s.

Their setting has been eroded through unsympathetic industrial and housing development on adjacent sites to the south and west. The land is not wholly visible from the curtilage of the buildings, but loss of this site of farmland will remove the last vestige of agricultural land that gave birth to Low Hall itself. Therefore total loss of this site and the cumulative impact of further insensitive development will cause likely significant harm to the setting and appreciation of the Low Hall hamlet.



Figure 9 - Central path towards Low Hall

Impact upon Rawdon Cragg Wood Conservation Area:

Rawdon Cragg Wood Conservation Area reflects the desire of local non-conformist religious groups and, later, local industrialists, who wished for isolation from the built up areas and growing cities of Leeds and Bradford. Its isolation within countryside is therefore a fundamental quality that contributes to the area's historic significance.



Figure 111 - View towards Cragg Wood CA



Figure 11 - View towards Cragg Wood CA

Some of the site is shielded from view from the Conservation Area but the quality of the conservation area comes from its perceived isolation within a wider landscape setting. Total loss of all of this site to built development will therefore encroach into the setting and remove this perceived isolation, harming the Conservation Area. The site is also highly visible from the row of cottages around the former Woodbottom Mills. These cottages represent the earlier non-conformist communities within Cragg Wood, and therefore the impact upon significance is greater here. Overall harm to Rawdon Cragg Wood Conservation Area will therefore be moderate to significant.



Figure 12 - View from positive buildings in Cragg Wood CA.

Impact upon Calverley House Grade II Listed Building:

Calverley House occupies an isolated outcrop of land to the south of the River Aire and is highly visible from the canal towpath. The wider setting of this site includes the allocated site from which the listed building obtains views over and as a result they form part of the principal outlook and setting of the listed building. This compounds the historical associations between the 19th century wool industry and the landscape that gave birth to it. Total loss of this site to built development will impact adversely upon this principal setting and view and will contribute to the erosion of the historical relationship between Calverley House and its wider landscape. Development of the whole allocation site will likely result in moderate harm.

Impact upon Calverley Conservation Area:

Similarly to above, this site is highly visible when entering Calverley along Rodley Lane and the site provides an impressive landscape setting to the north that is important for sense of place. Loss of this site will again cause harm to this view that is important to the early industry of the town's woollen industry. Harm will be limited as the conservation area will still be set in a rural landscape, with development on this site being some distance away.



Figure 13 - View from Rodley Lane and Calverley CA

Impact upon Horsforth Conservation Area:

The open aspect when viewed from the parkland and agricultural setting of Horforth Conservation Area will be harmed through development up to the boundary of this site. Views are rather modest from the conservation area until one sees the revealing view to the Aire valley beyond that gives a wide vista that is important for sense of place and landscape setting, as well as providing a wider setting for the context of the Conservation Area. Other than this important impact there will be little direct views of the site from the conservation area, nevertheless limited to moderate harm may be caused.

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 a present.

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

Inensitive built development across this whole area of land will harm the wider settings of the above mentioned heritage sites through loss of setting, principal views or context.

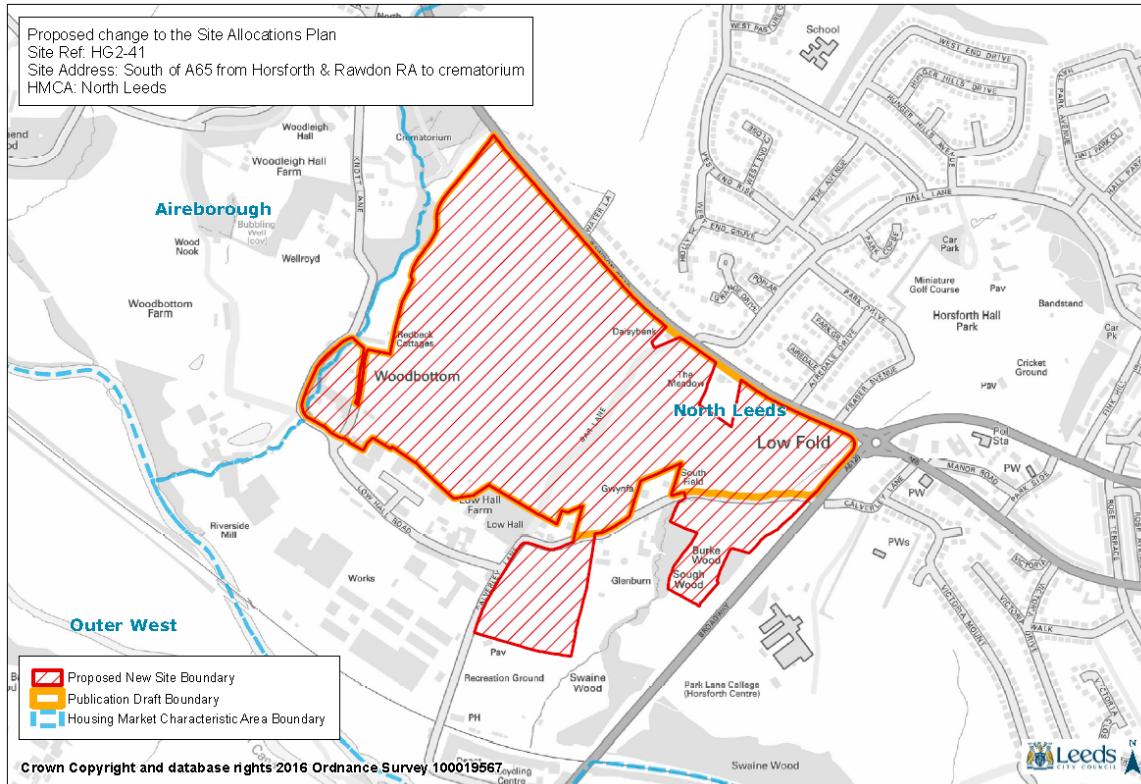
Directing development away from the A65, and down the hill, will minimise some impacts on setting as this will allow views over the landscape towards the Aire Valley and Cragg Wood to be maintained. This would certainly reduce, if not largely remove, impacts upon the vistas from Horsforth Conservation Area. As the field system across the site reflects historic field boundaries it would also help retain some of the context of the various heritage assets if the layout of future development was to reflect the existing field structure.

Setting the allocation away from the A65 corridor will reduce harm to the Horsforth Conservation Area, Rawdon Cragg Wood and Calverley House. By condensing development down the valley side towards the River Aire views can still be maintained over this valley and the sense of place and settlement hierarchy will be preserved. Setting development back from the western site boundary, and maintaining openness to the north west frontage will also enable Cragg Wood Conservation Area to maintain a sense of isolation. Although some harm will still occur to this setting, withdrawing the development from the A65 and away from the eastern edge of Cragg Wood will help to significantly mitigate its impact.

Similarly, due to the topography, setting development back from the A65 helps to maintain views and primary outlook from Calverley and Calverley House, as one would still be able to appreciate a certain aspect of landscape corridor and topography that defines this isolated and rural setting.

For Low Hall to maintain some autonomy, development will need to be set back from its northern curtilage. The introduction of a substantial landscape buffer to the heritage asset will lessen harm as much as is possible. Also of significance to Low Hall is the preservation of the rural, country lane of Bar Lane that appears to have very old origins and enhances the approach towards and past Low Hall. Its character is fundamentally rural and represents a fine example of enclosed laneway, likely from the mid-19th century. In order to preserve the character of this lane, and by definition, the rural character of Low Hall, development should be sensitively designed and set back from this lane and limit crossing points over it as much as possible.

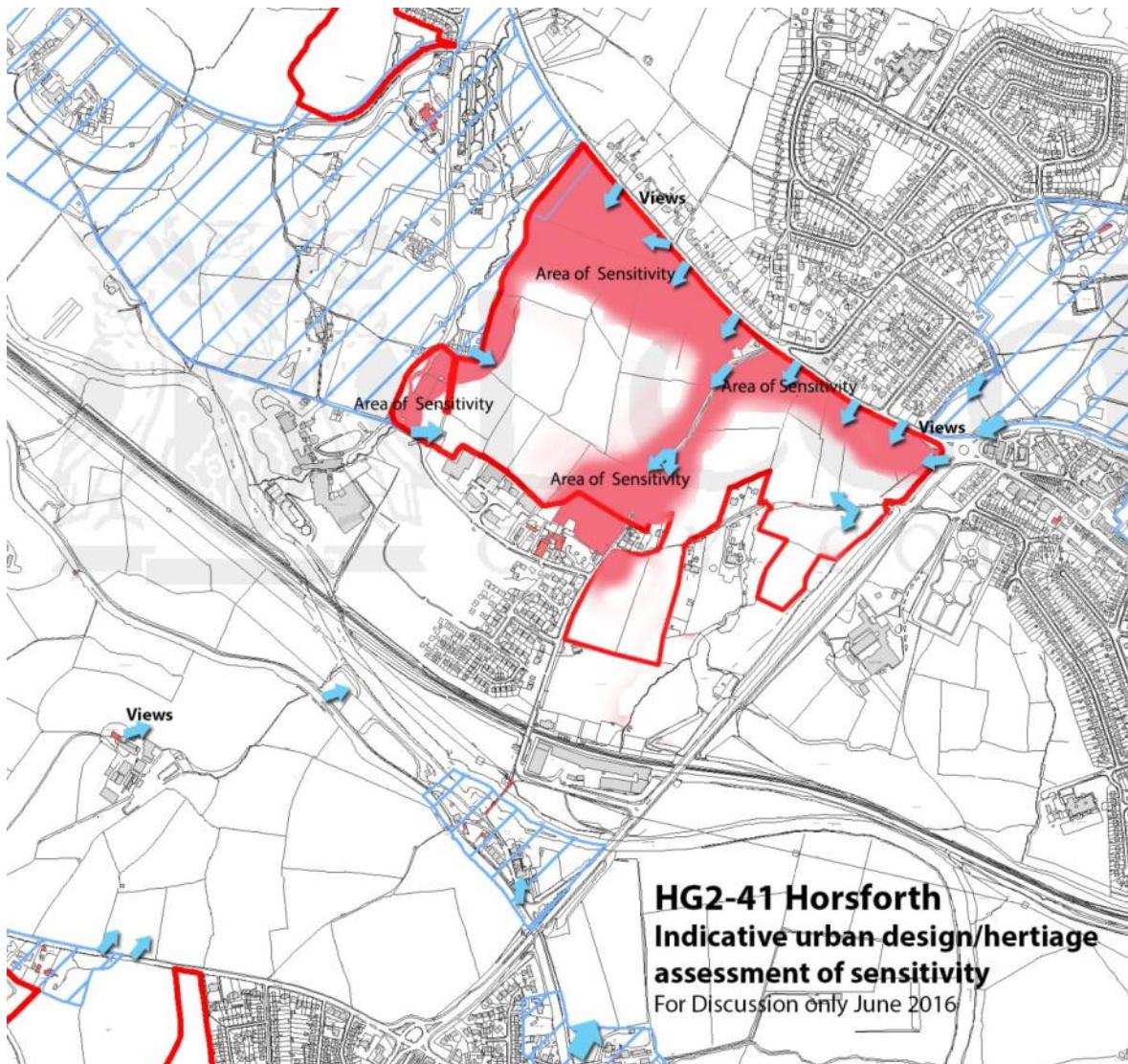
In order to maintain the capacity of the site whilst avoiding built development in the most sensitive areas of the site, alternative options within the area have been reviewed. Additional land was also submitted for consideration during the Publication Draft Site Allocations Plan, which is also considered suitable for allocation, and previously considered land was reviewed. It is proposed to extend the allocation to include additional land to the south east of the site as shown on the map below;



Although this will, on first inspection, enlarge the allocation area, the enlargement will contribute in several ways to mitigating impact upon the heritage assets and sense of place that is so important for this locality.

Firstly, the allocation of these sites will allow development to be condensed to the lower, less prominent sites. This will allow capacity to be maintained and will protect the wider settings of Rawdon Cragg Wood and Horsforth Conservation Areas, Calverley House and Low Hall. Secondly development here will focus activity alongside existing built development and contribute to lower sites being more physically linked to Horsforth but still not being largely visible within the wider landscape. Although development will encroach upon the eastern setting of Low Hall, such encroachment will be limited due to the high boundaries of Low Hall on this elevation and the use of car park belonging to Low Hall immediately adjacent to this site. Mitigation in the form of landscape to protect the frontages of houses immediately to the North will also help to protect the wider setting of Low Hall and any subsequent impact from development will likely be low.

The areas of higher sensitivity, described in the text above, are illustrated on the plan below;



A robust masterplan should be prepared for this site to specifically analyse in further detail the areas suitable for development and form that development in these areas should take and how any undeveloped areas will be managed, in order to minimise harm and allow the general public to appreciate the geography of this area and the unique and distinctive character of the heritage assets. As the field system across the site reflects historic field boundaries it would also help retain some of the context of the various heritage assets if future development was reflected to the existing field structure.

To reflect the above, the site requirements should be amended to state:

- Conservation Area: The site affects the setting of three Conservation Areas. Rawdon Cragg Wood CA to the west, Horsforth CA to the north and Calverley CA to the south. Any development should preserve or enhance the character or appearance of the Conservation Areas. Built development should be set back from the northern site boundary and western boundaries to enable views over the landscape and to Cragg Wood to be maintained. Further guidance on these requirements is provided in the Heritage Background Paper.
- Listed Building: 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. Development should be set back from the northern curtilage of Low Hall, with a substantial landscaped buffer to maintain its setting. Development should also be sensitively designed around Bar Lane to preserve the rural character of the approach towards Low Hall, and crossing points over the lane should be minimised. Further guidance on these requirements is provided in the Heritage Background Paper.

- A comprehensive development brief for the development needs to be agreed prior to the development of the site.

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

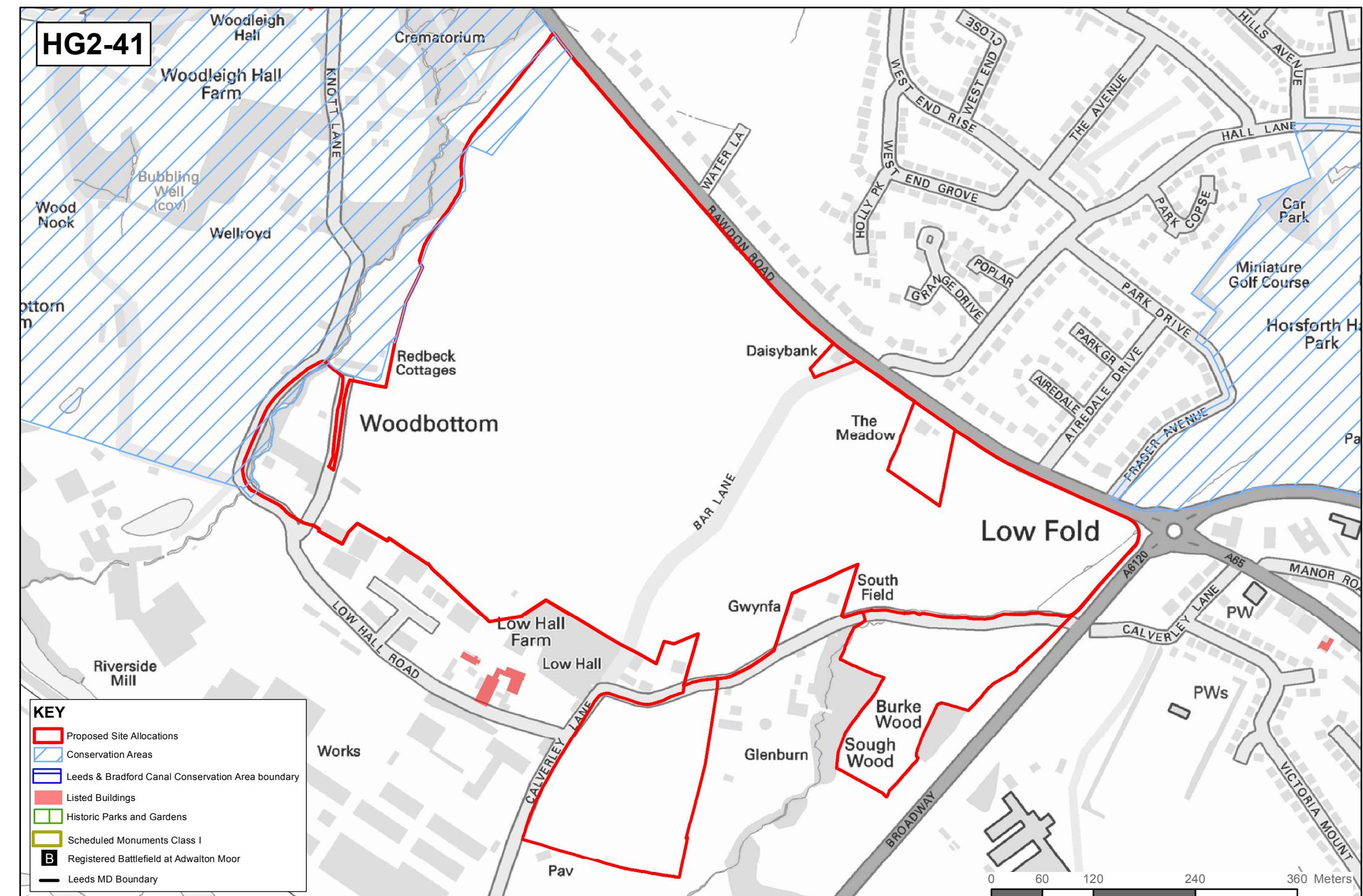
N/A

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

N/A

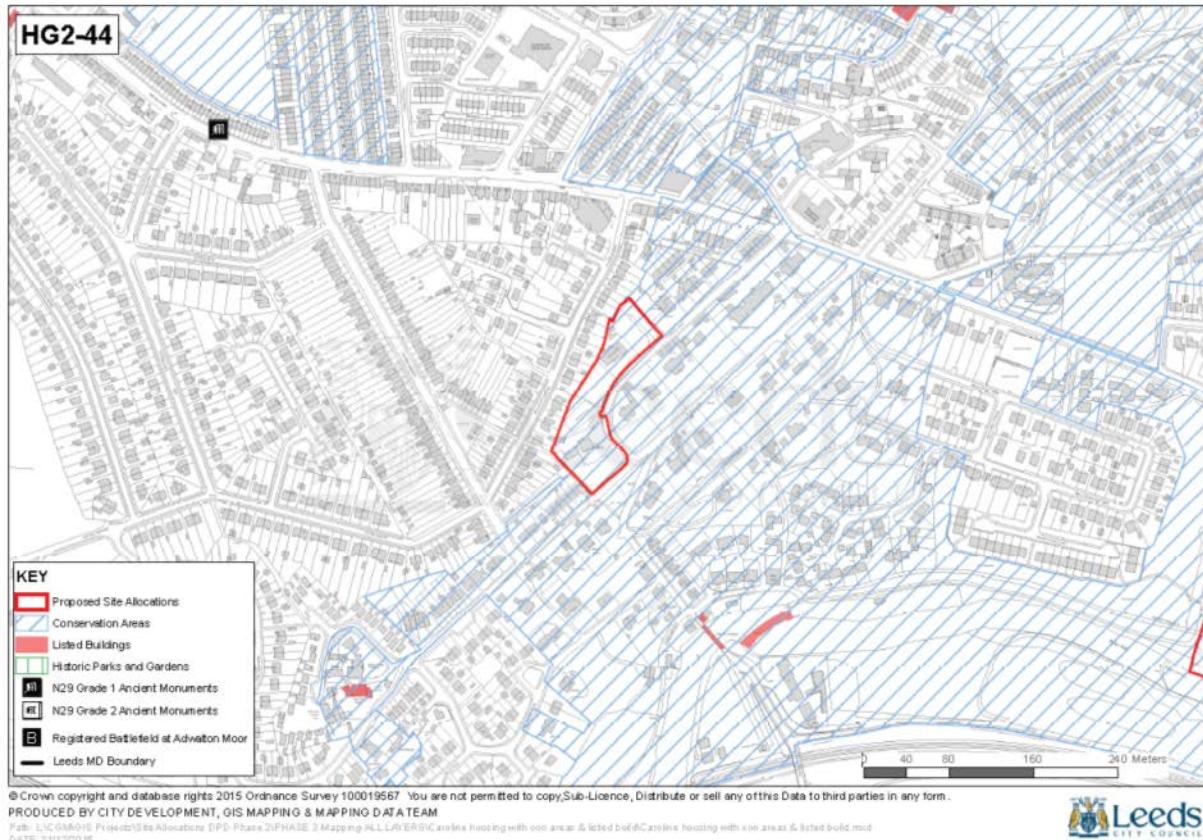
Conclusion

The proposed amendment to the site boundary and Listed Building and Conservation Area site requirements, combined with relevant policies of the Core Strategy and UDP (particularly those relating to heritage, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-41

HG2-44 Clarence Road (land at), Horsforth

Historic England comment: This site lies within the Newlay Conservation Area and includes two buildings which have been identified as making a positive character to the character of that area. In line with the approach adopted elsewhere, the Site Requirements should include a requirement that these buildings be retained and reused.



Conclusion: a site requirement relating to the Conservation Area is already included for this site, though specific mention is not made of the positive buildings. To address this the site requirement is proposed to be amended, as suggested by Historic England, to state;

- Conservation Area: This site affects the setting of the Newlay Conservation Area. The buildings which have been identified as making a positive contribution to the character of the Conservation Areas should be retained and reused. Any development should preserve or enhance the character or appearance of the Conservation Area.

HG2-46 Horsforth (former waste water treatment works)

Site Ref:	HG2-46
Site address:	Horsforth (former waste water treatment works)
Site area:	3.18 hectares
Site capacity:	53 units
HMCA:	North
Phase:	2

Site description:

Brownfield site off New Road Side, Horsforth. The surrounding area is predominantly residential. Significant tree cover with existing well defined boundaries.

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

- Newlay Conservation Area – site located within the eastern part of the conservation area

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is within Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development. This is likely to result in a very limited development towards the eastern extent of the site, potentially tying in with the Kirkstall Forge development.

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

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

"Newlay is a settlement whose history far outreaches the existing development of the area. The idyllic location and landscape setting resulted in Newlay becoming a "boom location" in the mid 19th century for the gentrified Victorian business class. Very much shaped by transport development, Newlay is distinctly independent from its parent settlement of Horsforth. Intentionally focussed on a site of great natural interest and beauty, Newlay conservation area has retained its charm as an area that has a rustic countryside atmosphere without being far removed from the hustle and bustle of the "big city". Yet unlike during the time of its development, Newlay can now offer a sense of history to its other attractive qualities.

Its local vernacular of building materials has meant that the character of Newlay is very distinctive, resulting in an impression that the surviving ambience is still that experienced by the Victorian residents over 150 years ago."

The views down Rein Road (which lies just to the west of the site) are identified as key views in the CAA (p.9). In relation to this it states:

"Rein Road provides key views at various points to the historic and important features of the Aire, such as Kirkstall Forge Goit and weir, and the grade II listed iron bridge. Key views do not necessarily need to be expansive. The tight and enclosed wooded views of Rein Road and Newlay Bridle Path are significant in representing the rustic and natural character of much of the conservation area."*

The eastern part of the CA, which contains this site, is identified as character area 5 – The Outwood and the river valley, all of which is identified as a key green space. The CAA says the following about this area, making specific mention of the site;

"The Outwood is the only remnant of the ancient woodland that once covered Newlay. Much of the woodland south of New Road Side was gradually cleared to make way for transport links and/or housing developments. This area is of significant natural interest.

*Also included in the area are two areas which had prevailing former uses. **East of Rein Road is the former sewage works**, south of the river is the site of the former St Helen's Works, and laterally Kirkstall Forge Tip. **This two areas have a significant presence in the conservation area and therefore any redevelopment should enhance the conservation area further.***

Movement in these areas is restricted to people travelling on foot. With the bridge and Rein Road being pedestrian only, the character area provides a n idyllic and natural location. The type of location sought by the Victorians.

The few properties within this character area follow the style of the rest of the conservation area.

- *Fine locally produced sandstone and gritstone.*
- *Slate roofing*
- *Fine detailing where present*
- *Large detached properties set into their own expansive grounds”*

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

The site is a positive space within the conservation area, representing the remnants of ancient woodland that formed a defining eastern boundary to the settlement of Newlay. A water treatment works previously occupied the site, though this use has now ceased. The site is wood fringed with a large, positive stone wall and lodge type building to the north of the site adjacent to the A65. The significance of the site to the Conservation Area relates to its role in contributing to the isolated, wooded setting that provides a natural and historical break between built up areas and especially with the adjacent Kirkstall Forge development that was located away from 'Outwood'. The views from the A65 down Rein Road, which runs along the western site boundary, and from where the road bends adjacent to the south west corner of the site are marked on the Conservation Area appraisal as important views, though these do not cross the site itself.



Figure 15 - Reins Road



Figure 15 - Site viewed from riverside. Note woodland setting and drop in levels and boundary treatments

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

The site is brownfield, having previously been used as a water treatment works. To limit harm development should be focussed on the previously developed part of the site and important aspects of the site need to be considered and retained, especially the amount of trees on and around the site that are important for the continuity of this land and its historical connection. Although the site lies within the area identified in the Conservation Area Appraisal as a key green space and the importance of the settlement break that appears to have been defined by ancient woodland and reflected in the name 'Outwood' is noted, it is recognised that the changes in levels, visual shielding from the main road and woodland boundaries are all positive attributes that help to minimise the impact of redevelopment on the previously developed part of the site and, as a result, the potential for harm will be significantly lessened.

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?

The site requirements already specify that the open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development. They note that this is likely to result in a very limited development towards the eastern extent of the site, potentially tying in with the permitted Kirkstall Forge development (site MX1-3). Contextual development of a more modest density would be sought and existing policies (particularly policies P10 (Design) and P11 (Conservation) of the Core Strategy) will also help to ensure that this is addressed at application stage. However, to provide further clarity it is proposed to amend the site requirement to state;

- Conservation Area: The site is within Newlay Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The open green space, tree coverage and informal footpaths are important elements of the site and would need to be preserved in any new development, and opportunities should be taken to improve the management of the remnant ancient woodland should be taken. This is likely to result in a very limited development towards the eastern extent of the site, potentially tying in with the Kirkstall Forge development. Further guidance on these requirements is provided in the Heritage Background Paper.

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

N/A

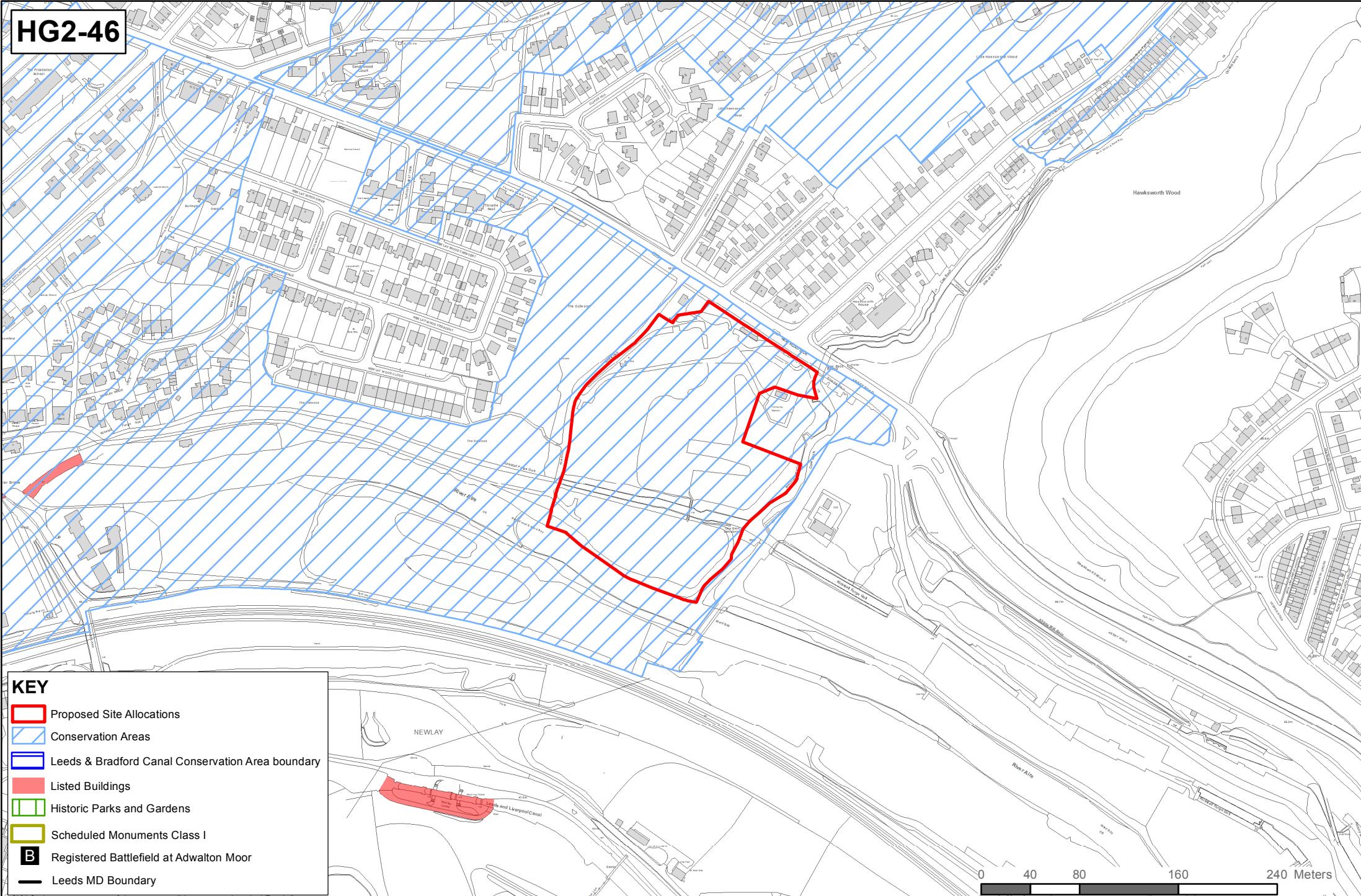
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-46



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Path: L:\CGM\GIS\Projects\Site Allocations DPD Phase 2\PHASE 3 Mapping-ALL LAYERS\Caroline housing with con areas & listed build\Caroline housing with con areas & listed build V2.mxd DATE:11/01/2017



HG2-48 Weetwood Manor

Site Ref:	HG2-48
Site address:	Weetwood Manor
Site area:	0.91 hectares
Site capacity:	32 units
HMCA:	North
Phase	1

Site description:

Greenfield site to the west of Weetwood Court. Water treatment works to the west, school playing fields to the south and housing to the north and east. Significant tree cover within centre of site.

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

- Weetwood Conservation Area – adjacent to northern and eastern site boundaries.
- Weetwood Manor (Grade II) – situated to north of northern site boundary.

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is in the setting of Weetwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Listed Building: 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.

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

Weetwood Conservation Area:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

"Weetwood conservation area covers a wealthy suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

The surviving woodland of the area recalls an earlier landscape as does Weetwood Hall, the earliest surviving mansion dating to 1625.

The once private houses are now converted for alternative uses. Many are used as University of Leeds Halls of Residence and private apartments. Despite this change of use and the significant infill development that has taken place in the landscaped grounds the area retains its special character.

Key characteristics:

- *The steeply sloping valley side of the Meanwood Beck defines the western edge of the conservation area. The woodland here represents the remains of the ancient woods that, together with Meanwood on the opposite side of the Beck, dominated the landscape for millennia.*
- *The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds.*

- *Views of the villas are limited from the roadside but their elaborate gateways with gatelodges act as focal points along Weetwood Lane and Otley Road.*
- *Long distance views to the countryside beyond the Ring Road give the northern end of Weetwood Lane a more rural character compared to the views into the Far Headingley area to the southern end.*
- *The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival and vernacular revival styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.*
- *The 17th century farmhouse of Weetwood Farm and a number of barns at the northern end of Weetwood Lane recall the earlier agricultural landscape.*
- *The woodland, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.*

In relation to development in the setting of the conservation area, the CAA states:

"It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the conservation area, as well as consideration given to the impact it may have on views towards and away from the conservation area.

Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process."

Weetwood Manor:

SE23NE WEETWOOD COURT, Weetwood 714-1/6/1221 (West side) No.37 Weetwood Manor II

Large house, now flats. c1875. Probably by John Simpson. Coursed squared rock-faced gritstone, ashlar details, blue slate roof with fish-scale decoration. 3 storeys, 3 x 3 bays. Gothic Revival style, ashlar quoins. Central entrance in projecting turret: chamfered arch, carving in tympanum, hoodmould, 2- and 3-light windows above, deep bracketed eaves and lucarne window; tall spire. Paired plate-glass sashes, carved barge-boards and finial to gable right, tall moulded stacks to ridge, centre. Right return: wide gabled bay with canted bay window left, narrower gabled bay with square full-height bay window right, central dormer window. INTERIOR: not inspected. In course of restoration and conversion to flats at time of Review (1992). Built on or close to the site of 'Weetwood Lodge' marked on the 1834 map, this house was occupied by Frederick Baines in 1888 and probably built for him. (Linstrum D: West Yorkshire Architects and Architecture: London: 1978-: 384; Baines and Newsome: Map of the Borough of Leeds: 1834-).

Listing NGR: SE2741037626

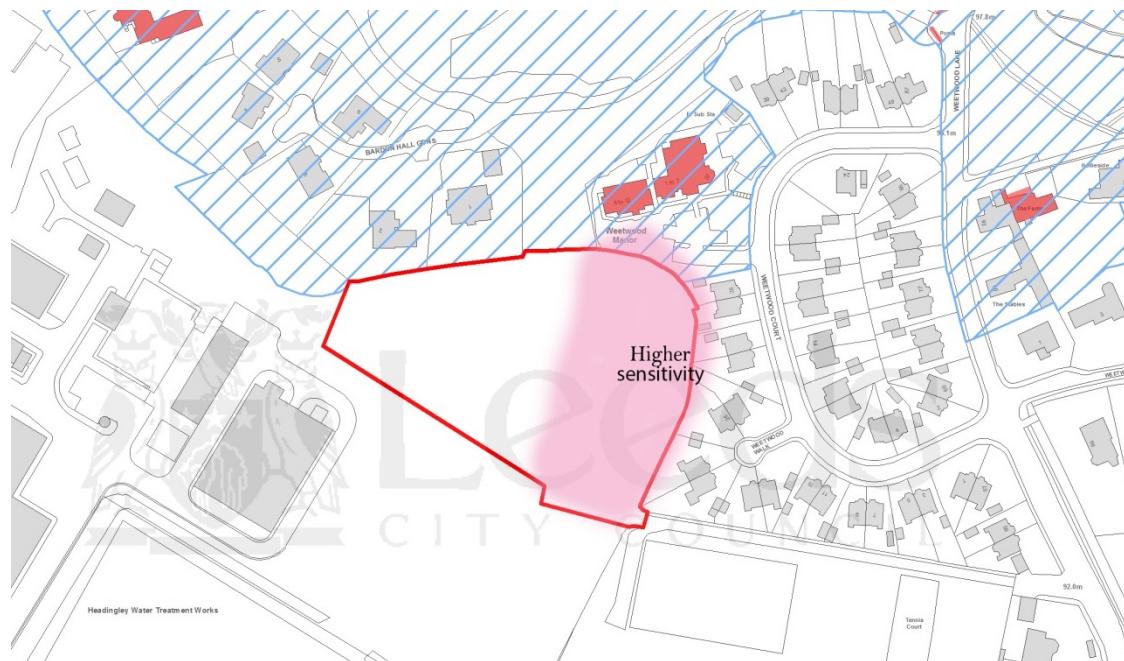
Assessment of the contribution that the site makes to those elements which contribute to the significance of the heritage asset(s):

The site is located to the south and south west of the primary frontage to Weetwood Manor on an area of land that is commanded by the view from the Listed Building itself. This view contributes to the building's primary setting and frontage and although part of the historic garden curtilage has been used for car parking, the plinth upon which the house stands gives higher views over this site and towards St Chad's church to the south. The area to the west of the site rises in height and may cover a former reservoir. This part of the site contains a copse of trees that define the western boundary of this primary view.

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 to the east of this site will be in the direct primary setting of Weetwood Manor and will harm principal views and the landscape setting that is strongly associated with the listed building. This harm is considered to be moderate to substantial (but still less than substantial). However, development to the west of the site would not be harmful, especially if it can be shielded by the existing landscaped mound.

The plan below illustrates the higher sensitivity area of the site;



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?

Built development should be restricted on the east of the site so as to preserve the primary aspect and setting of Weetwood Manor. The on-site open space, which will be required as part of any development on this site, may be appropriately located in this area, with the new dwellings focussed on the western part of the allocation. To reflect this, the site requirements should be amended to state;

- Listed Building: 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. Built development should be focussed to the western part of the site, with the eastern part of the site used for on-site open space which preserves the primary aspect and setting of Weetwood Manor. Further guidance on these requirements is provided in the Heritage Background Paper.

As noted in the Conservation Area appraisal, it will be important that appropriate design and materials are used for the dwellings on this site, given their location adjacent to the Conservation Area. Specifically, development on the site will need to respond to the fact that it could impact on a key elevation of a Listed Building. To ensure that the setting of the Listed Building is not marred by

rear gardens (and the typical domestic paraphernalia which normally accompanies them), the front elevations of any new dwellings should face onto the proposed open area to the south of Weetwood Manor. This would give a better setting to the building. Existing policies (particularly P10 (Design) and P11 (Conservation) of the Core Strategy) will ensure that this is addressed at application staged.

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

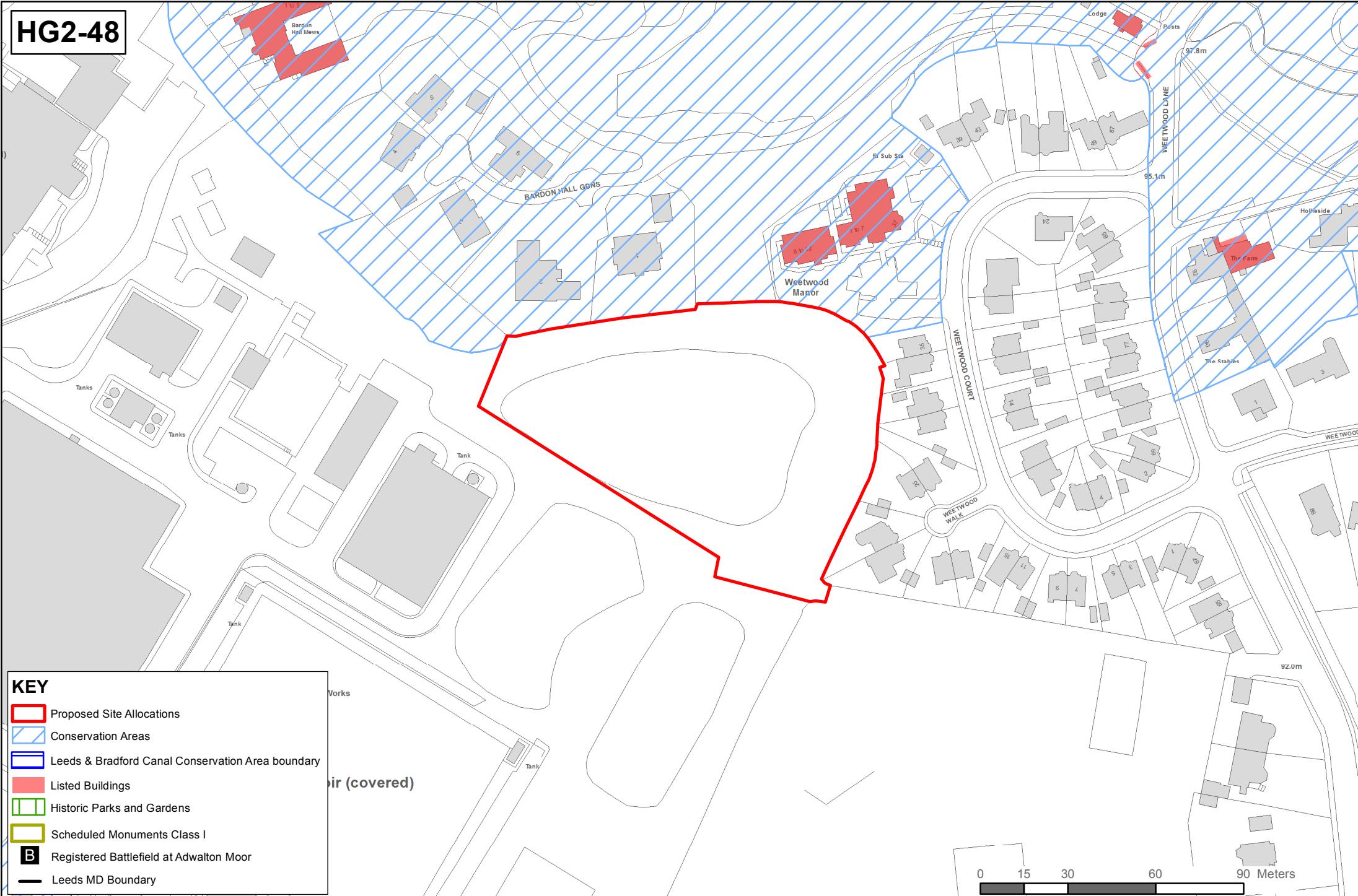
N/A

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

N/A

Conclusion

With the proposed amendment to the Listed Building site requirement, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-48

HG2-49 Off Weetwood Avenue, Headingley, Leeds

Site Ref	HG2-49
Site address	Off Weetwood Avenue, Headingley, Leeds
Site area	3.97 hectares
Site capacity	30 units
HMCA	North
Phase	2

Site description:

Greenfield site off Weetwood Avenue. The site is flat with a limited amount of treecover. Residential areas on the east and south.

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

- Weetwood Conservation Area – site located within eastern part of the Conservation Area.
- Meanwood Conservation Area – the south eastern part of the site is directly adjacent to the western boundary of the Conservation Area.
- Column at north east end of Meanwood Park (Grade II) – situated to east of north-eastern site boundary.

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is within Weetwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The green space makes a positive contribution to the Conservation Area and development here is likely to be harmful. Some development of a low density may be possibly to achieve sensitively, particularly to the west part of the site.
- Listed Building: 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.

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

Weetwood Conservation Area:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

"Weetwood conservation area covers a wealthy suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

The surviving woodland of the area recalls an earlier landscape as does Weetwood Hall, the earliest surviving mansion dating to 1625.

The once private houses are now converted for alternative uses. Many are used as University of Leeds Halls of Residence and private apartments. Despite this change of use and the significant infill development that has taken place in the landscaped grounds the area retains its special character.

Key characteristics:

- *The steeply sloping valley side of the Meanwood Beck defines the western edge of the conservation area. The woodland here represents the remains of the ancient woods that,*

together with Meanwood on the opposite side of the Beck, dominated the landscape for millennia.

- *The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds.*
- *Views of the villas are limited from the roadside but their elaborate gateways with gate lodges act as focal points along Weetwood Lane and Otley Road.*
- *Long distance views to the countryside beyond the Ring Road give the northern end of Weetwood Lane a more rural character compared to the views into the Far Headingley area to the southern end.*
- *The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival and vernacular revival styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.*
- *The 17th century farmhouse of Weetwood Farm and a number of barns at the northern end of Weetwood Lane recall the earlier agricultural landscape.*
- *The woodland, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.*

The CAA specifically notes that “*The open sport grounds to the west and south add to the spacious character of the area.*” (p.8).

Meanwood Conservation Area:

The Conservation Area Appraisal identifies the special interest of the conservation area as follows:

“The interest of Meanwood conservation area comes coupled with its long historical and industrial associations. The conservation area is bounded to the west by Meanwood Beck. This water course emphasises the green and idyllic nature of the Meanwood conservation area, but is also responsible for much of the history of the area, with the beck being employed as a power source for hundreds of years.

Unusually for a conservation area, Meanwood is centred around parkland and this parkland offers a multitude of characters, from heavily wooded areas, to open recreation ground.

The historic structures that stand almost as gateways into the parkland also act as reference to the various pasts that Meanwood has had, with structures relating to quarrying, industrial heritage and residential development.

The open park feel, the surrounding historic structures, and the longstanding historic associations make Meanwood conservation area a site steeped in beauty, character and special interest, all elements of which are worthy of the protection that conservation area status can bring.”

This site is in close proximity of character area 1 of the Conservation Area – Meanwood Park – and the role of green spaces in contributing to the setting of the conservation area is noted.

Within the Conservation area lies the ‘American Garden’. This was laid out by Edward Oates in the mid-19th century and represents a very rare survival of a planned American Garden. Pools and specimen foliage were introduced to create an ornamental garden closely tied to the fashions of the time and the possible family connections to the USA. The two columns obtained from the former Mill Hill Chapel were carefully placed within this garden to create focal points, vistas and elements of surprise for the visitor and Edward Oates himself went to extreme lengths to protect this garden from visual encroachment of later development that culminated in him buying up adjacent properties in order to protect this wider setting. The significance of this has been noted;

“There can be few, if any, American gardens of this period for which such a personal record of their making survives. That so much of its structure survives within a public park and on a popular walking trail increases its potential amenity importance.” (Edwards Oates and the Making of the Lost

Column at north east end of Meanwood Park:

SE23NE HOLLIN LANE, Meanwood 714-1/6/966 (North side (off)) Column at north-east end of Meanwood Park at NGR 2789 3758 II

Column. c1672, set up on present site c1847. Gritstone and ashlar. Square base and plinth, tall Roman Doric column. Removed from the interior of the old Mill Hill Unitarian chapel and set up as part of the landscaping of the grounds of 'Meanwoodside' (demolished) for Edward Oates.

Listing NGR: SE2789037580

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

This site marks the arrival into the Weetwood Conservation Area from the south which in turn is intrinsically linked to the Meanwood Conservation Area. This site effectively provides the 'gateway' into the area and the site is a positive space due to the sense of openness it offers, which is fundamental to the defining qualities of the designated assets. The mature tree cover and open meadow land are all positive attributes.

The site has a strong relationship to several designated heritage assets. The Weetwood Conservation Area relies upon this low lying site for its wider setting and approach into the landscaped villa grounds that define the character of the conservation area.

Meanwood Conservation Area has an extensive border with this site to the east and the site is visible despite tree cover. The site is especially visible from the 'American Garden' an area that is arguably the most significant historic element of the former gardens of Meanwoodside.

The listed structures are also fundamental parts of the Victorian landscape that was created to Meanwood Park, and their wider setting relies upon the open aspects and natural setting.

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

The total loss of this site to insensitive development would result in significant harm to the character and appearance of the designated Conservation Areas of Weetwood and Meanwood. The wider setting of the two listed columns from Mill Hill Chapel, that were intentionally placed within a landscaped setting and the significance of the rare survival of the American Garden will also be harmed.

Impact upon Weetwood Conservation Area:

The approach towards and through this site, amongst mature and often very old specimen trees and into the woodland beyond, is an important element in the sense of arrival and wider rural setting of the Weetwood Conservation Area where houses and villas cluster upon the hillside. Insensitive development across the whole site will result in the loss of this approach, and an important sense of arrival and approach will be harmed. It would also adversely affect the transition from woodland to meadow character that in itself is historically significant and reflects the older landscape value of this part of the city. Views towards Meanwood Conservation Area and park, especially the hill side

towards the Park side road area beyond will also be lost through insensitive design and layout of development across all of the land here.



Figure 16 - Arrival into the Weetwood Conservation Area

Impact upon Meanwood Conservation Area:

The American Garden directly abuts this site and relies upon it for its immediate landscape setting. Although the palisade fencing marks an unattractive boundary several paths continue from the park into this site and therefore both visually, historically and socially, this site appears as a continuation of Meanwood Park.

Insensitive development across the whole site will therefore cause significant harm to the immediate setting of the most significant element of landscaping within Meanwood Park. Such development will also have wider implications when viewed from within the park and conservation area, by creating a backdrop of roofs and walls where presently there is an open aspect. Development over the whole of this site will cause an enclosure of the park and create an impression of being 'hemmed in'. This would significantly undermine some important qualities of the Meanwood Conservation Area.



Figure 18 – View across site from the American Garden / Meanwood Park



Figure 17 – View of houses directly adjacent to Meanwood Park

Examples of harm caused by such development can already be seen further down Weetwood Avenue where large houses abut the park. Despite some tree cover the visual encroachment upon the open aspect of the park is obvious with the bright sandstone and domestic fences making their appearance.

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?

The site requirements already go a considerable way in helping to address the impact of development on this site. The Conservation Area site requirement presently identifies that the majority of this site makes a positive contribution to the Conservation Area, and that development here is likely to be seriously harmful. It highlights that some development of a low density may be possible to achieve sensitively, particularly to the west part of the site. This is reflected in the estimated site capacity which, at 30 units, is significantly lower than may otherwise be expected on a site of this size. This significantly helps to reduce the harm that may otherwise be caused by this allocation, providing flexibility for low density development on the site and for significant areas to remain open as on-site green space. This will help to maintain the open character of the site and can reflect the historic nature of scattered single rows of houses that can be found locally. Policies P10 (Design) and P11 (Conservation) of the Core Strategy will also (in particular) ensure that development on the site is designed very sensitively and takes a highly distinctive form (for example, a row of terraces inspired by Hustler's Row) in order to respect the character of the nearby heritage assets.

However, there is a potential for further guidance to be added to the site requirements. At present mature trees surround and run through the middle of the site. They will have a very important role in helping to screen the site and minimise views of development from the adjacent parkland, though it is noted within the assessment that despite these trees the site is still visible from the park at present. Additional text should be added to the site requirements to reflect the need for these existing trees on site to be retained, and for this tree belt to be reinforced through additional planting around the site boundary in order to help screen the development. This will help to reduce the extent to which the development is visible from the park and help to mitigate its impact upon the Weetwood and Meanwood Conservations Areas. Furthermore, whilst the site requirement currently directs development to the west of the site, following this further assessment it is considered that the southern part of the site is the least sensitive, and so it is this area which development should be directed towards.

In addition, the ecology site requirement identifies that a biodiversity buffer (which it specifies should not be formed by private garden space) will be required along the eastern and northern site boundaries. This will result in development being set back from the American Garden and Meanwood Park. This will further help to mitigate the impact of the allocation on the Meanwood Conservation Area and the Listed Structures located within garden, and prevent the development from appearing to enclose the park. Given the important role that this buffer will have in helping to mitigate the impact of the allocation on these heritage assets (and so the need for this from a heritage as well as an ecological perspective) it is recommended that the need for such a buffer to the north and eastern boundaries is also referred to as part of the Conservation Area and Listed Building site requirements.

Furthermore, the Conservation Area site requirement currently refers to the site being within the Weetwood Conservation Area, but does not highlight its role as part of the setting for the Meanwood Conservation Area. The site requirement should be amended to reflect this.

In light of the above, the site requirements should be amended to state;

- Conservation Area: The site is within Weetwood Conservation Area and affects the setting of the Meanwood Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The green space makes a positive contribution to the Conservation Area and development here is likely to be harmful. Some development of a low density may be possible to achieve sensitively, particularly to the south of the site. Existing trees to the site boundary should be retain and reinforced with additional planning to help screen the development. Development should also be set back from the eastern and northern boundaries. Further guidance on these requirements is provided in the Heritage Background Paper.
- Listed Building: 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. Existing trees to the site boundary should be retain and reinforced with additional planning to help screen the development. Development should also be set back from the eastern and northern boundaries, and directed to the southern part of the site. Further guidance on these requirements is provided in the Heritage Background Paper.

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

N/A

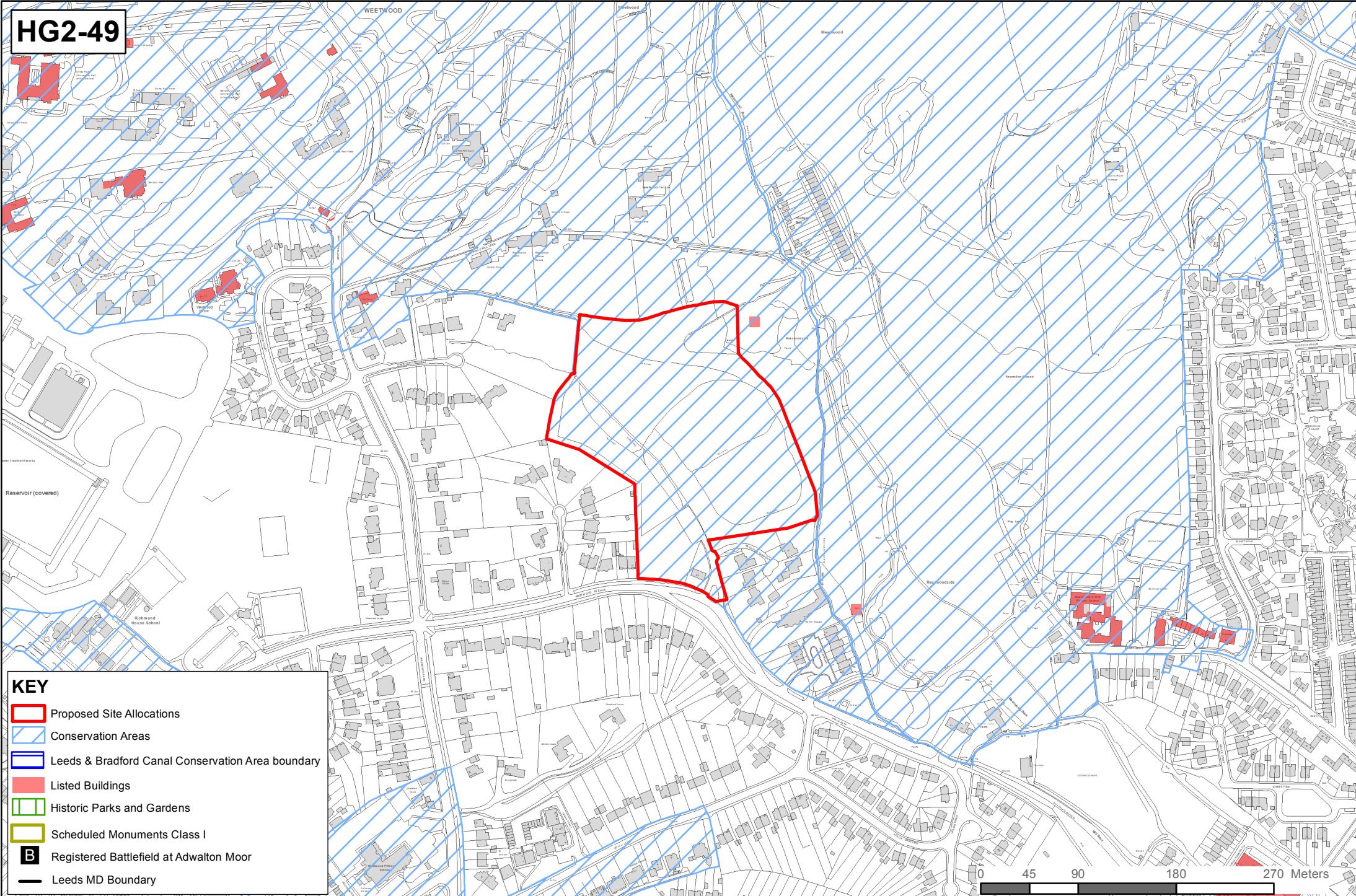
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-49



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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & MAPPING DATA TEAM

Path: L:\CGM\GIS\Site Allocations DPD Phase 2\PHASE 3 Mapping-ALL LAYERS\Caroline housing with con areas & listed build\Caroline housing with con areas & listed build V2.mxd DATE:11/01/2017



HG2-50 Church Lane – Paddock, Meanwood LS6

Site Ref:	HG2-50
Site address:	Church Lane – Paddock, Meanwood LS6
Site area:	0.7 hectares
Site capacity:	25 units
HMCA:	North
Phase:	1

Site description:

Greenfield site off Church Lane, Meanwood. The site is surrounded by residential, with church to south. Sloping with limited tree cover.

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

- Church of Holy Trinity (Grade II) – situated to south of southern site boundary.
- Beckett family mausoleum immediately east of Church of Holy Trinity (Grade II) – situated to south of southern site boundary.
- Lych Gate approximately 100 metres west of Church of Holy Trinity (Grade II) – situated adjacent to south-eastern site boundary.

See A4 map for details.

Current site requirements of relevance:

- Listed Building: 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.

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

SE23NE CHURCH LANE, Meanwood 714-1/6/957 (East side (off)) 05/08/76 Church of Holy Trinity GV II

Anglican Church. 1849. By W Railton. For Mary and Elizabeth Beckett. Coursed squared gritstone with herring-bone tooling, ashlar details, steeply-pitched slate roofs with gable copings and crocketed finials. Gothic Revival style. PLAN: nave of 5 bays with S aisle and gabled porch, chancel with S door, N and S transepts, crossing tower. EXTERIOR: elaborate scrolled hinges to double doors; paired lancet windows to nave, 3 lancets to E window, 4 to W end, paired lancets with tall buttress between transepts. 2-stage tower with stone broach spire, pinnacles, lucarnes and clock faces. INTERIOR: octagonal nave piers, carved bosses to corbels, high Gothic arched ribbed roof; tall moulded chancel arch; the chancel S door opens into a lobby area with the studded and decorated door to the tower stairs opposite. Original board doors, numbered pews. Octagonal stone font with niches, cover replaced, choir stalls and pulpit 1961. Other C19 features include: eagle lectern given by Mary Beckett, 1880; W window stained glass depicting prophets and apostles in memory of Sir Thomas Beckett of Somerby and Meanwood; N transept window in memory of Marian, wife of Thomas Wolryche Stansfield of Weetwood Grove, d.1861; S transept window in memory of Christopher Beckett of Meanwood, date lost; the E window glazing is a memorial to the founders, given by their brothers and sister, Sir Thomas Beckett bart., Edmund Denison, Henry Beckett and Fanny Marriott. S aisle windows: 2 commemorate Thomas Wolrych Stansfield of Weetwood Grove, died 15 December 1885; a fine pair of windows in Art Nouveau style in memory of Marian and Walter Rowley of Alder Hill, a knight of St John of Jerusalem, died 9 February 1926. A plaque on the

N wall of the chancel records that the founders were daughters of Sir John Beckett bart, the Revd George Urquart vicar, Mr Thomas Midgley, churchwarden. The extensive use of the Beckett family name throughout the church compensates for the lack of any inscription on the family burial vault to the east (qv). (Linstrum, D: The Historic Architecture of Leeds: 1969-: 38).

Listing NGR: SE2863437335

SE23NE CHURCH LANE, Meanwood 714-1/6/956 (East side (off)) 05/08/76 Beckett Family mausoleum immediately east of Church of Holy Trinity GV II

Family vault. c1850. Probably by W Railton. For the Beckett family of Meanwood Hall. High Victorian Gothic Revival style. Ashlar, battered plinth, stone pyramidal roof with crockets, lucarnes, gables and gabled niches containing carved flower heads and Beckett family coat of arms. No date or inscription; the entrance is below ground, on the W side.

Listing NGR: SE2866037339

SE23NE CHURCH LANE, Meanwood 714-1/6/958 (East side (off)) 05/08/76 Lych-gate approximately 100m west of Church of Holy Trinity (Formerly Listed as: CHURCH LANE, Meanwood Lych Gate west of Church of the Holy Trinity) GV II

Lych-gate. c1849. Probably by W Railton. Ashlar, stone slate roof. In Gothic Revival style. Square plan, steep-pitched roof with tall gable each side, cusped moulded archway, paired wooden gates with strap hinges. Stone vault with bosses, segmental-arched niches and bench each side.

Listing NGR: SE2853837340

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

The site is located immediately to the North of Holy Trinity Church and associated yard which also contains several other individually listed structures. The 1850 plan shows a building to this site which pre dated the church but was subsequently removed when the church and vicarage were established. There was also a well shown on the plan at this time. The composition between the church and vicarage may have been intentionally planned and the gates to the north west corner of the site would reinforce this, as would the boundary positions on the plan and the orientation of the former vicarage. This juxtaposition was altered slightly with the demolition of the vicarage and the construction of new houses to the north of this site. The site, therefore, represents a final portion of pastoral landscape that appears to have intentionally retained to influenced the design and formal setting of the church.

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

Loss of this site would result in the removal of a major element of open land that contributes to the setting of the church. Land to the south that was once a main approach has already been lost in this way and this area is the last remaining area of pastoral landscape in the immediate vicinity of the church. Such loss would result in serious harm to this setting and would lessen the visual effect of the church within its landscaped setting.

This harm would add to harm already caused by the creation of the detached houses to the north of the site that do little to respect the setting of the church other than face this area of land.

If development was to occur it could only achieve a very small number of units. Such development would need to be located to the far east of the site due to amenity reasons of adjacent houses and this would bring development closer to the listed Church and monuments in the churchyard as well as further harming the open aspect of the church's setting.



Figure 19 - View from Church Lane looking south east.

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?

Not at present.

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

Development that results in the loss of this site will, by definition, be unable to preserve or enhance the heritage asset. Whilst there may be potential, from a heritage perspective, for a small number of units to the far east of this site, this would still erode the setting of the Church and, when considered in conjunction with the constraints posed by highways access arrangements and protected trees, the resultant site and number of dwellings would fall below the allocation threshold of the Site Allocations Plan. It is therefore proposed that this site is removed from the SAP.

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

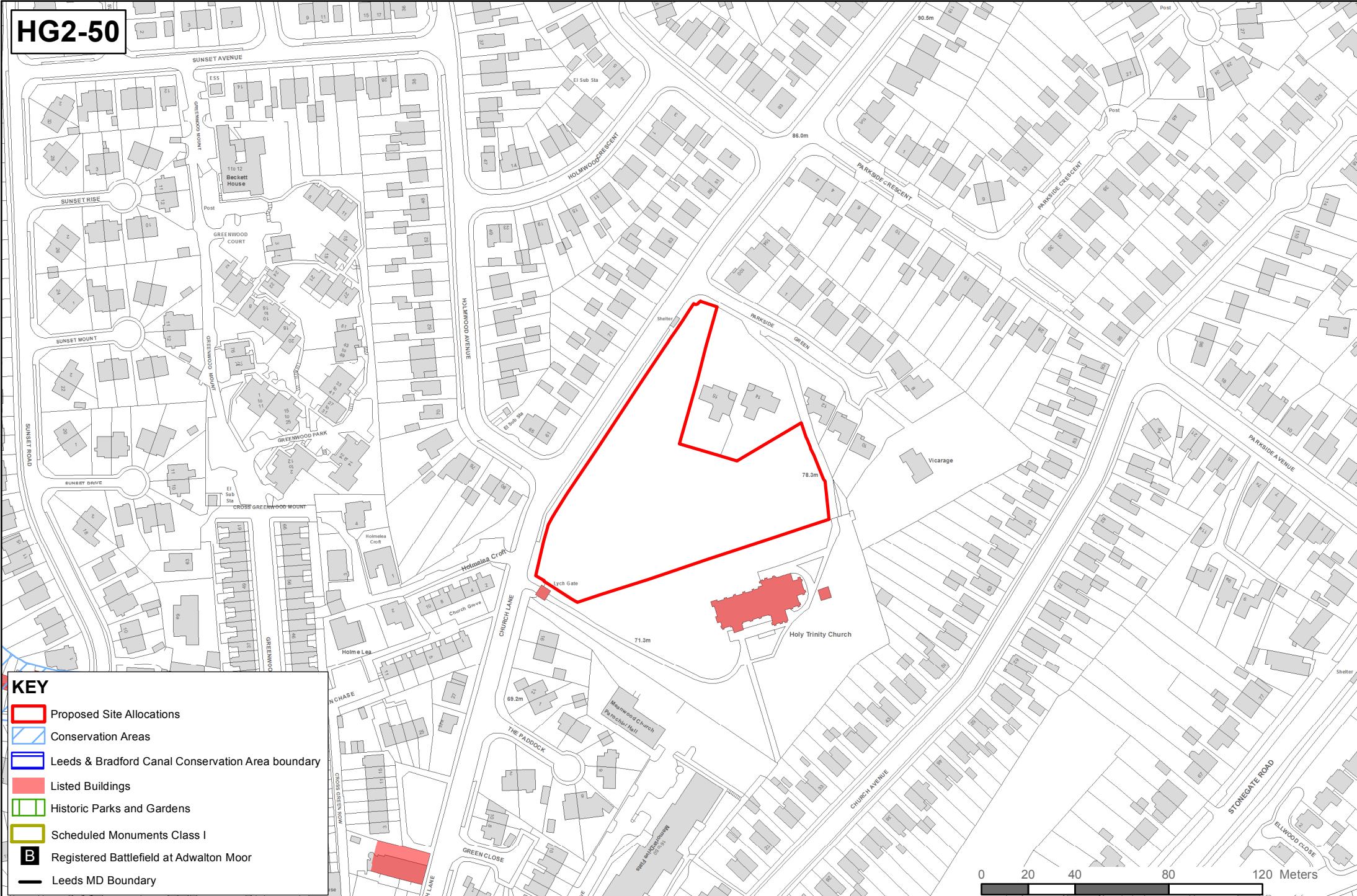
N/A

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

N/A

Conclusion

With the proposed amendment to remove this site, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-50

HG2-51 Carr Manor, Meanwood

Historic England comment: There are four Grade II Listed Buildings around Carr Manor. Whilst the Site Requirements limit the development of this site to 15 dwellings, it is not clear whether this is wholly through the conversion of the existing buildings or whether some residential units are also being considered in the grounds of Carr Manor.

If the 15 units are to be provided solely through the conversion of the buildings, this should be made explicit. If, however, additional housing is to be provided in the grounds of the house, then there would need to be an assessment of what contribution its grounds make to the special architectural or historic interest or setting of these Listed Buildings and what effect the any development in them might have upon the elements which contributes to the significance of the four Listed Buildings.



Conclusion: it is intended that the 15 units expected on this site will be provided through the conversion of the building. To provide additional clarity on this, the Listed Building site requirement is proposed to be amended to state;

- Listed Buildings. The site includes and is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The capacity of the site reflects that the new dwellings will be provided through the conversion of the building.

HG2-234 Land at Kirkstall Forge, Kirkstall Road

Site Ref	HG2-234
Site address	Land at Kirkstall Forge, Kirkstall Road
Site area	2.94 ha
Site capacity	0
HMCA	North
Phase	1

Site description:

The site is split into two. Each at either end of an existing identified site (Kirkstall Forge). The eastern site is flat with a sloping embankment up to Kirkstall Road. This part of the site has significant tree cover. The boundaries are formed by Kirkstall Road to the north and the River Aire to the south. The second part of the site lies to the far western end of the Kirkstall Forge site. This is a flat, cleared site, bounded by trees. The site boundary to the north is the River Aire and the railway forms the southern boundary.

This land is to be allocated at either end of the ‘identified’ Kirkstall Forge site to allow flexibility in the delivery of housing and a primary school on the site. The capacity of the site is zero to reflect that the additional land allows for rationalisation of the ‘identified’ site to provide a school.

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

- Newlay Conservation Area – the western part of the site is located within the Newlay Conservation Area.
- Kirkstall Abbey Conservation Area – the eastern part of the site is adjacent to the Kirkstall Abbey Conservation Area.

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:

The Newlay Conservation Area Appraisal identifies its special interest as follows:

“Newlay is a settlement whose history far outreaches the existing development of the area. The idyllic location and landscape setting resulted in Newlay becoming a “boom location” in the mid 19th century for the gentrified Victorian business class. Very much shaped by transport development, Newlay is distinctly independent from its parent settlement of Horsforth. Intentionally focussed on a site of great natural interest and beauty, Newlay conservation area has retained its charm as an area that has a rustic countryside atmosphere without being far removed from the hustle and bustle of the “big city”. Yet unlike during the time of its development, Newlay can now offer a sense of history to its other attractive qualities.

Its local vernacular of building materials has meant that the character of Newlay is very distinctive, resulting in an impression that the surviving ambience is still that experienced by the Victorian residents over 150 years ago.”

The views over the river from Rein Road are identified as key views in the CAA (p.9). In relation to this it states:

"Rein Road provides key views at various points to the historic and important features of the Aire, such as Kirkstall Forge Goit and weir, and the grade II listed iron bridge. Key views do not necessarily need to be expansive. The tight and enclosed wooded views of Rein Road and Newlay Bridle Path are significant in representing the rustic and natural character of much of the conservation area."*

The eastern part of the CA, which contains the western part of this site, is identified as character area 5 – The Outwood and the river valley, all of which is identified as a key green space. The CAA notes the following about this area

"Also included in the area are two areas which had prevailing former uses. East of Rein Road is the former sewage works, south of the river is the site of the former St Helen's Works, and laterally Kirkstall Forge Tip. These two areas have a significant presence in the conservation area and therefore any redevelopment should enhance the conservation area further.

Movement in these areas is restricted to people travelling on foot. With the bridge and Rein Road being pedestrian only, the character area provides an idyllic and natural location. The type of location sought by the Victorians.

The few properties within this character area follow the style of the rest of the conservation area.

- *Fine locally produced sandstone and gritstone.*
- *Slate roofing*
- *Fine detailing where present*
- *Large detached properties set into their own expansive grounds"*

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

The wider Kirkstall Forge site includes numerous Listed Buildings and structures related to the locally important industry on this site. It has recently been cleared but several listed assets remain on the site, most notable, the early industrial forge and associated structures, cottages to the south of the site, milestone and monument on Abbey Road. It is largely hidden from view from Abbey Road and the historic structures provide a unique opportunity for place making that has been responded to in the extant planning approval for this site for a mixed use development (currently on site).

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

The relatively modest extensions to the site allocation are to allow flexibility in the delivery of housing and a primary school as part of the Kirkstall Forge development. It will be important to understand further details in due course as both sites contribute positively in their natural appearance and any domestication or tree loss could potentially cause harm to the nearby heritage assets, including Kirkstall Abbey itself.

Based upon the presumption of very limited development the existing tree planting and boundary planting will be very important to be preserved. The site adjacent to Newlay Conservation Area may well be more visible but this impact should be lessened by retention of the tree belts to all sides but any domestication of this site will potentially cause harm to views and the sense of isolation that defines Newlay Conservation Area. Similarly the extra site to the south of the main allocation is heavily tree'd and these have the benefit of shielding any development from Kirkstall Abbey. Again further assessment would be required at application stage based on the detailed proposals for this land and how visible development of any sort may/may not be.

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?

The main risk factor in including these areas of land within the allocation are the potential for a domestication of these sites and the installation of other types of development that may have a wider impact. If robust landscaping can be maintained, harm should be limited, however if elements within the environment such as large fences, flood lighting or ancillary buildings were proposed this may raise this level of harm.

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

To ensure that appropriate regard is had to the potential impact of any revised application at Kirkstall Forge which includes these areas of land, and the importance of retaining the existing trees and landscaping with provide screening to the sites, a site requirement should be attached to the allocation which states;

- Conservation Area. The site is within the Newlay and Kirkstall Abbey Conservation Areas. Any development should preserve or enhance the character or appearance of the Conservation Area. Existing trees and landscaping to the external site boundaries should be retained and enhanced and part of any development.

As with all development affecting Listed Buildings and Conservation Areas, it will be particularly important that all of the development responds to the character of the area. This will be ensured by existing policies, particularly P10 and P11 of the Core Strategy, and so does not need to be specifically referred to as part of the site requirements for this site.

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

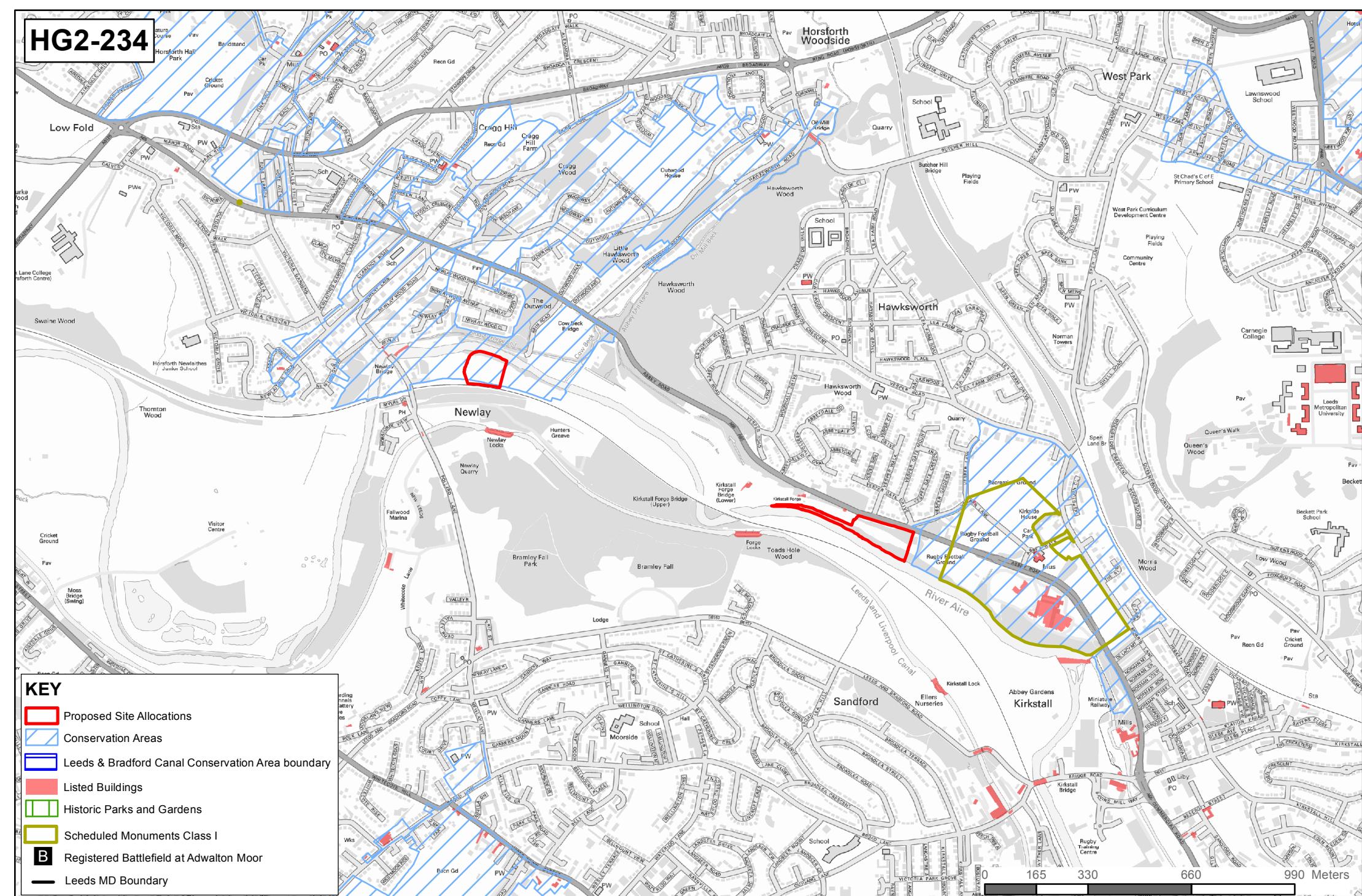
N/A

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

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-234**KEY**

- Proposed Site Allocations
- Conservation Areas
- Leeds & Bradford Canal Conservation Area boundary
- Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments Class I
- B Registered Battlefield at Adwalton Moor
- Leeds MD Boundary

Outer North East HMCA

HG2-22 Church Lane (land to east of) and HG2-23 Church Street, Boston Spa⁶

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.

The West Yorkshire Archaeological Advisory Service have also identified that is potential for archaeologically significant remains dating from the late Iron Age-Romano-British period on the site.

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:

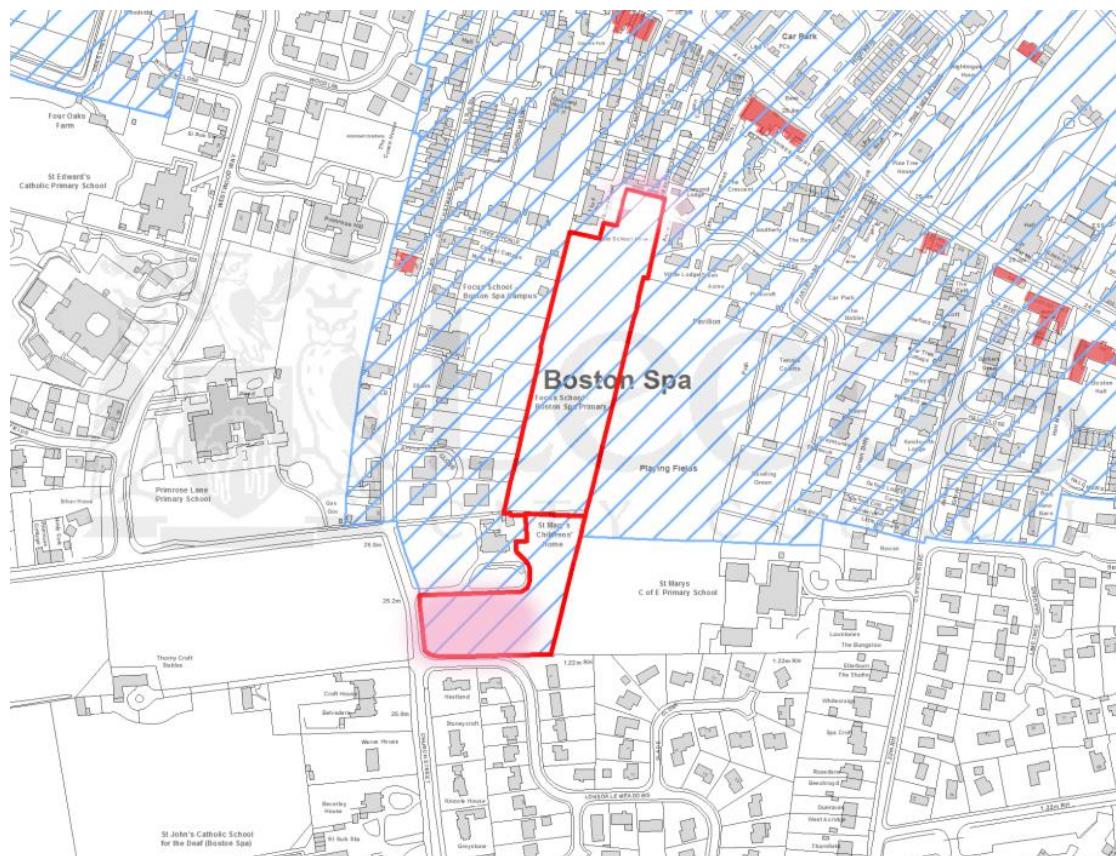
"Boston Spa was founded as a small spa resort in the mid 18th century. Its built environment is of extremely high quality, a fact which is demonstrated by the very high density of listed buildings in the village. Boston Spa is unusual in that it developed rapidly over a short space of time, with the 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."

⁶ As these sites are located next to each other and affect the same heritage assets their assessment is presented together to avoid unnecessary repetition.

The building situated adjacent to the site's north-east of the boundary of HG2-23, St Mary's Children's Home, is identified as a positive building within the Conservation Area.

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

Both sites are greenfield and represent an element of remaining strip field associated with the medieval village of Clifford of which Boston Spa was part of prior to its development in the 18th century. Whilst both are positive spaces within the conservation area, the perception of HG2-22 is very limited. HG2-23, however, marks the entrance or gateway into the Conservation Area and the village of Boston Spa. In terms of this sense of arrival, this site is particularly important as it provides a rural break between the 1980s suburban housing of Lonsdale Meadows and Clifton itself, and the distinctive forms that contribute to the significance of the Conservation Area. The site is also adjacent to a positive building within the CA, that being St Mary's Children's home (though this building lies outside the site itself). The map below illustrates the area of higher sensitivity across the sites in pink;



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

HG2-22 represents an early survival of an area of space that respects the very historic boundaries associated with the medieval farming of this area prior to the main village of Boston Spa being built. The site is not highly visible and therefore the significance of this loss is lessened but not overridden. Its main significance comes from the fact that the site contributes to openness within the built up area but also from the fact that the historic boundary remains. However, there is a potential for development to maintain this historic boundary as part of development, and the playing fields to the east of the site will continue to maintain openness within the built up area in this part of the village. Development of this site also has historical precedents within the village, as sites such as these were

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

In relation to the potential for archaeological remains on the site, any need for archaeological evaluation could be dealt with at application stage, in accordance with the requirements of Core Strategy Policy P11 (Conservation) and UDP Policy N29 (Sites of Archaeological Importance).

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

N/A

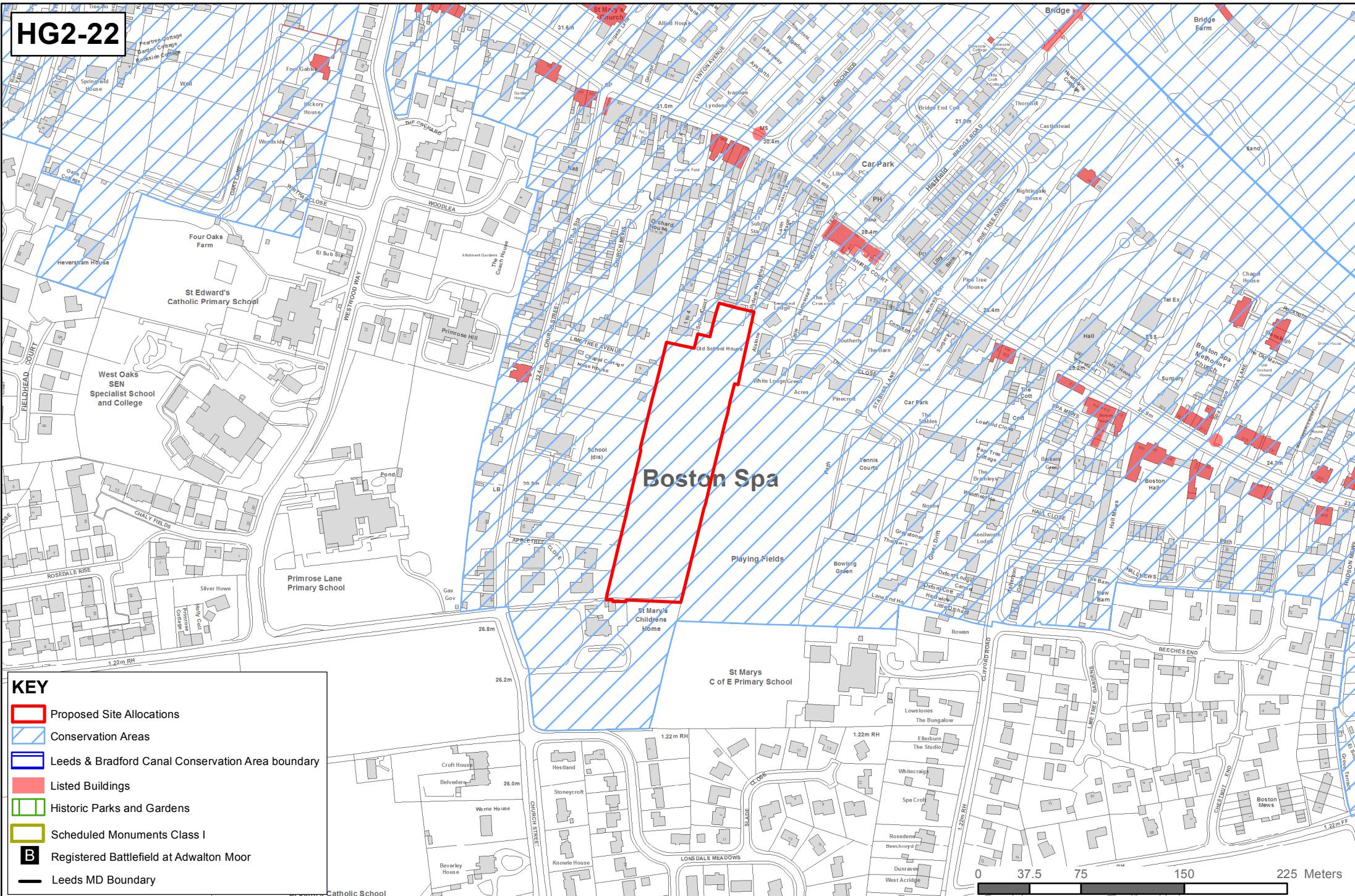
If not, would additional / amended site requirements address this?

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 this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-22



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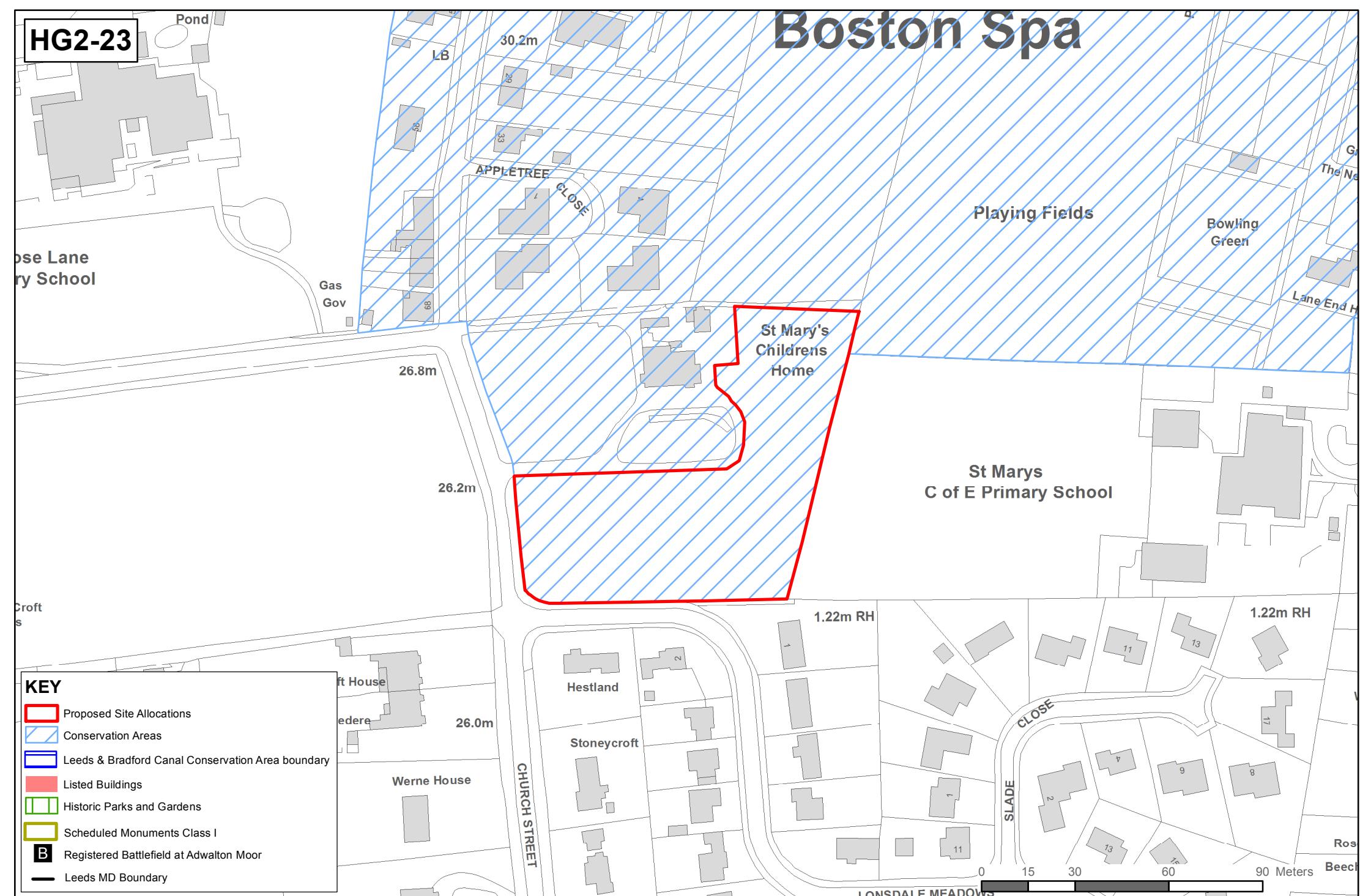
PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & MAPPING DATA TEAM

Path: L:\CGM\GIS Projects\Site Allocations DPD Phase 2\PHASE 3 Mapping-ALL LAYERS\Caroline housing with con areas & listed build\Caroline housing with con areas & listed build V2.mxd DATE:11/01/2017



HG2-23

Boston Spa



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 imposts 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 imposts, 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 MDCCCLXXXIII 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 Parlinton, 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 16th century onwards, and the potential preservation of archaeological material below ground. The estate is recorded twice in the Doomsday 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 Parlington Park for its principle setting, the building being originally designed to face this designed landscape and maximise views over the estate to the north.

Ininsensitively 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 developed 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 Parlington 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 Parlington, 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 Parlington 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 affects 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

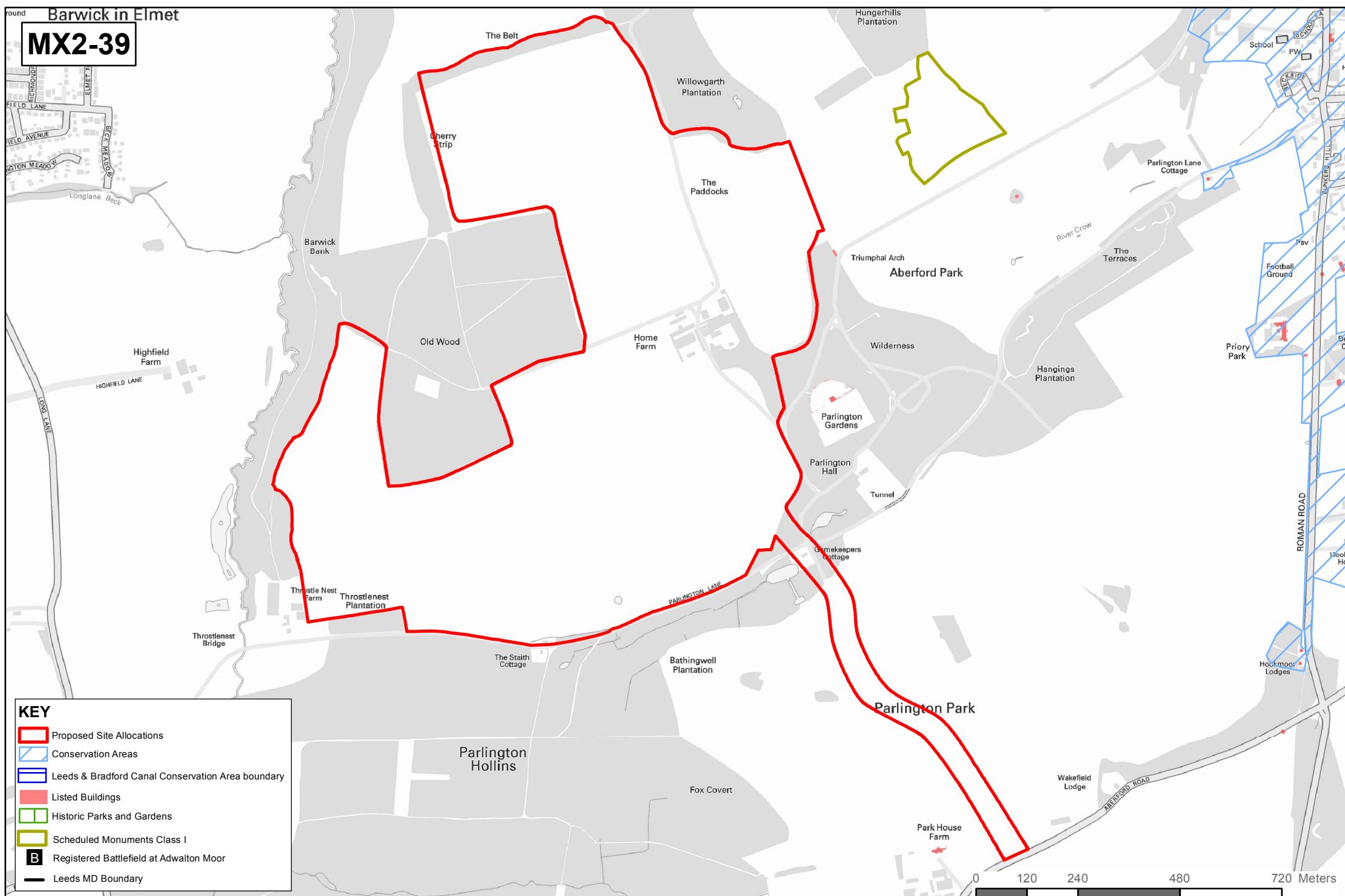
If not, would additional / amended site requirements address this?

N/A

Conclusion

With the proposed amendments to the boundary of this allocation, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

MX2-39



Outer North West HMCA

HG2-16 Creskeld Lane, Bramhope

Site Ref:	HG2-16
Site address:	Creskeld Lane, Bramhope – land to rear of no. 45
Site area:	1.49 hectares
Site capacity:	23 units
HMCA:	Outer North West
Phase:	3

Site description:

Two existing houses on street frontage, with fields and trees to the west. Limited tree cover with existing well defined boundaries.

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

- Bramhope Conservation Area – houses on site frontage form part of the conservation area.

See map for details.

Current site requirements of relevance

- Conservation Area: The site is within Bramhope 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 Conservation Area Appraisal summarises its special interest as follows:

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

- *The historic core is focused around The Cross and was once the centre of the nucleated historic village. The historic architecture and road layout are very significant to the important character and appearance of the conservation area. It still retains a village centre feel, even though it is located on the western extremity of the area.*
- *Located on the ridge of the south side of the Wharfe Valley, the landscape settings provides breathtaking views to the north.*
- *Bramhope flourished in the 1930s-1950s. This boom in growth led to the development of very high quality housing. These developments now dominate the character of much of the village, and provide a tranquil suburban setting that complements both the historic core, and the landscape setting of the area.*

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

The CAA notes that development on Creskeld Lane began in the 1920s.

The Creskelds is defined as character area 3 in the CAA. The properties within the site are identified as positive buildings within this area. It outlines the key characteristics of this area as;

- *"Large detached properties set within generous plots.*
- *Large back gardens, and front gardens have a positive contribution on the character and appearance of the area.*
- *The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.*
- *Use of coursed stone and render on properties as the predominant walling and finish materials.*
- *Stone boundary walls make an important contribution to the streetscene.*
- *Ornate detailing present on many properties.*
- *Traditional timber windows and doors add value to the character area. As to be expected there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area."*

In terms of key ways to retain character, it suggests:

- *"Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.*
- *Retention of gardens and spaces in front, behind and between buildings.*
- *Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.*
- *Retention of slate roofs and chimneys.*
- *Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.*
- *Retention of mature trees where present."*

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

This site is located to the rear of properties that face Creskeld Lane. The site is partially out with the Conservation Area and extends into green belt and open countryside. There are limited views into the site, though the site slopes down to the north and the trees on the site can be seen from the north of Creskeld Lane over the attractive fields that mark the boundary of the Bramhope Conservation Area. The white render of the 1920s and 30's houses is obvious when viewed from here and their gardens are characteristic of the CA. However, from within the Conservation Area itself the site is largely hidden behind existing housing. The two properties that form part of the allocation are make a neutral to positive contribution to the Conservation Area, and the buildings are not unique, however number 45 (to the south) has more architectural value than number 47 (to the north).

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

The significance of this site lays in its provision of wider setting and the glimpses and views it provides to the early suburban housing that characterise this part of the Conservation Area. The view is one of rural setting with classically suburban housing in a mix of render and natural stone, sitting on a hillside surrounded by mature gardens. The extension of this form of building into the rural fringe will cause some harm due to the loss of open land, however this harm will be limited and development should be able to mitigate its impact through creating a convincing, contextual design response. There may be scope to create a form of development that better reflects the older vernacular forms of housing and this could increase density, however this approach should be discussed at time of application. Development on this site will require requiring removal of

properties on the frontage to gain access the development area. This would result in limited harm, and is minimised due to only a single property needing to be removed to create a suitable access from a highways perspective. There would be a preference for this to be number 45, if possible, due its lesser architectural value, though it is recognised that this would be subject to further discussions at application stage.

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?

Yes – the existing site requirement, combined with Core Strategy policies (P10 and P11 in particular), will ensure that at planning application stage the design of the development for this site reflects the local vernacular and is landscaped in a manner that ensures that its impact on the conservation area is mitigated. It is also noted that the generic site requirements of the SAP identify that where any site contains trees, woodlands or hedgerows these should be retained where possible in any detailed design proposals for development. This will ensure that the existing trees, which serve to screen the site and define the existing boundary, will be retained. In addition, the Conservation Area Appraisal also gives guidance on the architectural characteristics, design and materials that contribute to the character of the conservation area. Applicants would be expected to have regard to this as part of formulating plans for this site.

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

N/A

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

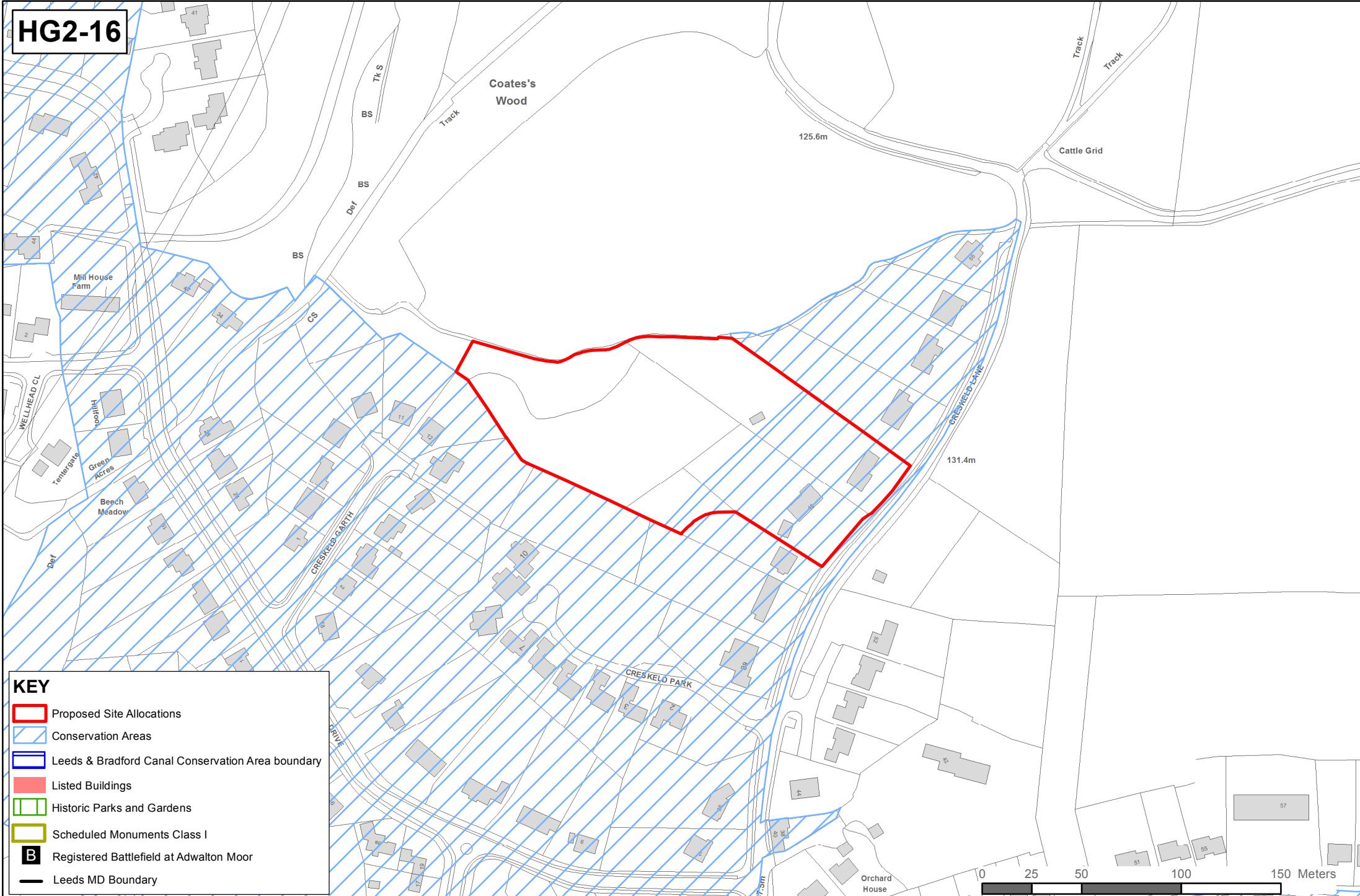
N/A

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

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-16**KEY**

- Proposed Site Allocations
- Conservation Areas
- Leeds & Bradford Canal Conservation Area boundary
- Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments Class I
- Registered Battlefield at Adwalton Moor
- Leeds MD Boundary

HG2-17 Breary Lane East, Bramhope

Site Ref:	HG2-17
Site address:	Breary Lane East, Bramhope, LS16
Site area:	19.32 hectares
Site capacity:	376 units
HMCA:	Outer North West
Phase:	3

Site description:

Greenfield site extending from Leeds Road to Breary Lane East. Agricultural land with a number of trees within the site and a pond adjacent to the Breary Lane East frontage.

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

- Bramhope Conservation Area – part of site frontage (on Breary Lane East) is within the conservation area, and the conservation area boundary adjoins the western boundary of the site.
- High Ridge Farmhouse (Grade II) – opposite the northern site boundary on Breary Lane East

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is partly within and adjacent to Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Listed Building: 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. A significant buffer on the northern boundary of the site is likely to be required to mitigate the impact on the Listed Building.

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

The Conservation Area Appraisal summarises its special interest as follows:

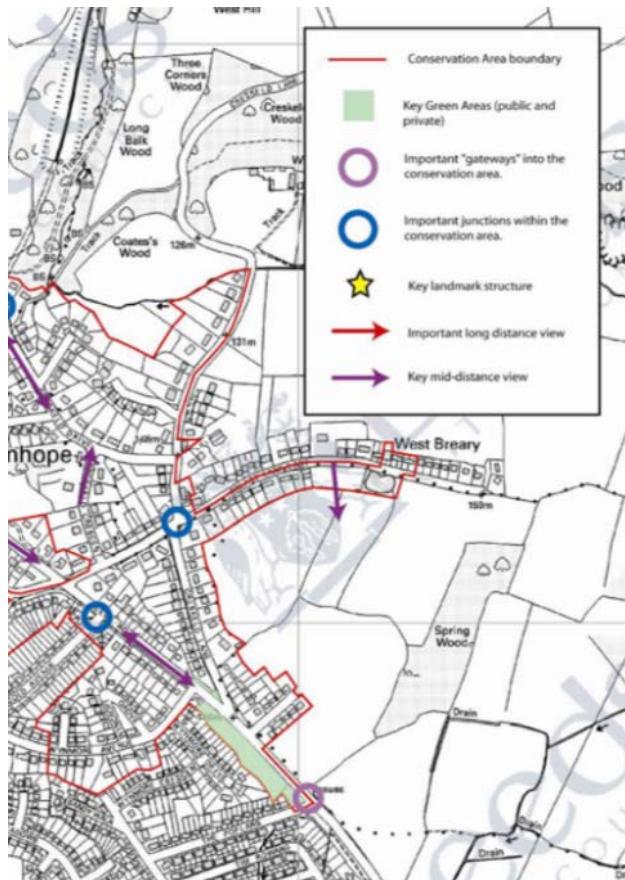
"Bramhope is a historic settlement with evidence of occupation from the Neolithic period to the present day. Whilst the village is steeped in history, its modern day appearance is reliant on a few very significant characteristics;

- *The historic core is focused around The Cross and was once the centre of the nucleated historic village. The historic architecture and road layout are very significant to the important character and appearance of the conservation area. It still retains a village centre feel, even though it is located on the western extremity of the area.*
- *Located on the ridge of the south side of the Wharfe Valley, the landscape settings provides breathtaking views to the north.*
- *Bramhope flourished in the 1930s-1950s. This boom in growth led to the development of very high quality housing. These developments now dominate the character of much of the village, and provide a tranquil suburban setting that complements both the historic core, and the landscape setting of the area.*

Whilst these factors are key elements in the special character and appearance of Bramhope other factors such as green space, mature trees and ecclesiastical buildings all play a part which establishes

Bramhope as a village of special architectural and historic interest, the character and appearance of which deserves the protection which conservation area status brings."

A 'key mid-distance view' which extends from Breary Lane east southwards into the site identified in the spatial analysis of the conservation area as shown on the extract below;



The site relates to two character areas identified in the CAA; character area 3 – The Creskelds and character area 5 – Wyndmore Avenue, Leeds Road and Tredgold Garth. In relation to these areas the CAA states:

Character area 3 - The Creskelds

Bramhope had a boom period in its development beginning in the second quarter of the 20th century. From the 1930s the suburban development of Bramhope began in this area, forming the area's first cul-de-sacs, thanks to the Crowther brothers plot-built housing. The earliest and most prominent groups of buildings by the Crowther brothers were on the north side of Leeds Road, on Creskeld Drive and Creskeld Crescent. With continued development in this area until the mid-20th century the housing shares a distinctly high quality suburban appearance that unites them into a single character area.

Also in this character area are structures pre-dating the suburban development of the area. Mill House is one example; now a residential property, but was once Bramhope Corn Mill, with origins potentially dating to the Medieval period.

Key characteristics:

- *Large detached properties set within generous plots.*
- *Large back gardens, and front gardens have a positive contribution on the character and appearance of the area.*
- *The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.*

- Use of coursed stone and render on properties as the predominant walling and finish materials.
- Stone boundary walls make an important contribution to the streetscene.
- Ornate detailing present on many properties.
- Traditional timber windows and doors add value to the character area. As to be expected there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.

Key ways to retain character:

- Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.
- Retention of gardens and spaces in front, behind and between buildings.
- Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.
- Retention of slate roofs and chimneys.
- Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.
- Retention of mature trees where present.

Character area 5 - Wynmore Avenue, Leeds Road and Tredgold Garth

During Bramhope's suburban boom period in the 1930s the development not only took place in the Creskeld's area. On the south side of Leeds Road development began in the inter-war period. The majority of houses are individually plot-built and have a very positive impact on Bramhope, with many unaltered and retaining original detailing. With continued development throughout the middle of the 20th century the housing shares a distinctly high quality suburban appearance that unites them into a single character area.

Key characteristics:

- Large detached and semi-detached properties with large front and back gardens. The gardens are generally well landscaped with little hardstanding, this has a positive contribution on the character and appearance of the area.
- The two-storey scale and two-bayed layout of the properties are consistent with the historic positive character of the area.
- Use of coursed stone and render on properties as the predominant walling and finish materials.
- Mixture of roofing materials articulated with chimney stacks.
- Stone boundary walls make an important contribution to the streetscene.
- Ornate stone detailing present on many properties.
- Traditional timber windows and doors add value to the character area. Similarly to character areas three and four there is the ingress of UPVC in the area which has a detrimental impact on the character and appearance of the area.

Key ways to retain character:

- Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.
- Retention of gardens and spaces between buildings.
- Retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the same manner as those present.
- Retention of traditional roofing materials and chimneys.
- Retention of formal layout of buildings, though all properties built directly onto the street should be orientated to face them.
- Retention of mature trees where present."

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

This site contributes in a positive manner to the Bramhope Conservation Area and forms the primary setting of the Grade II Listed High Ridge Farmhouse on Breary Lane East. From this lane the Bramhope Conservation Area appraisal identifies 'key mid distance views' and these are important for the immediate setting of the Conservation Area and the Listed Building. The agricultural setting complete with the informality of the pond in this location create an impression of rural Bramhope and contribute significantly to the character and appearance as well as the wider setting and sense of place that is associated with Bramhope Conservation Area.

The site also provides the agricultural setting to the suburban expansion of Bramhope and contributes to its countryside setting that was important for the builders of these houses in the early 20th century. The open aspect of the site also provides a sense of arrival into the conservation area, although this is of less importance than the perception from Breary Lane East.

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

Loss of this site to unrestricted and insensitive development, without any mitigation, will cause harm to the character and appearance of the conservation area and the agricultural setting that defines the character and historic associations of High Ridge Farm and Breary Lane East. It also has the potential to harm the approach into Bramhope along the A660 (Leeds Road), which is identified as an important gateway into the Conservation Area.

The plan below illustrates key views and the areas of higher sensitivity;



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?

No, not at present.

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

Very careful consideration needs to be given to the setting and protection of views and the agricultural character that is important to this area of the Conservation Area, especially those from Breary Lane East. Development should be located away from Breary Lane East so as to minimise its impact, taking account of the topography and ridge lines to ensure that key views from Breary Lane East are protected. This part of the site may be used to help provide the on-site green space that will be required as part of the development, so can be retained within the allocation boundary.

At present, the site requirement in relation to the listed building specifies that a significant buffer is required on the northern boundary. This could be strengthened, and equivalent wording could also be added to the site requirement in relation to the Conservation Area. Extensive green infrastructure should also be sought to the boundary of the A660 (Leeds Road) in order to mitigate the impact on the gateway to the Conservation Area, potentially mirroring that on the western side of the road.

To address this, the site requirements should be amended to state:

- Listed Building: 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. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Further guidance is provided in the Heritage Background Paper.
- Conservation Area: The site is partly within and adjacent to Bramhope Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. A significant buffer on the northern boundary of the site is required, with development being sited away from Breary Lane East, taking account of the topography and ridge lines, to ensure that key views from Breary Lane East are protected. Additional landscaping should also be provided to the southern site boundary with the A660. Further guidance is provided in the Heritage Background Paper.

Development on this site would need to respond to the older, more vernacular character of Bramhope in the most part, with locally distinctive house types. The Conservation Area Appraisal contains useful guidance on this that will need to be taken into account and Policies P10 and P11 of the Core Strategy (in particular) will ensure that this is addressed at detailed application stage, so this does not need to be specifically referenced as part of the site requirements. The retention of the trees and boundary hedgerows on the site will also help to mitigate the impact of development, and this will be ensured by the generic site requirement of the Site Allocations Plan, which identifies that where a site contains trees, woodland or hedgerows these should be retained, where possible, in any detailed design proposals for development.

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

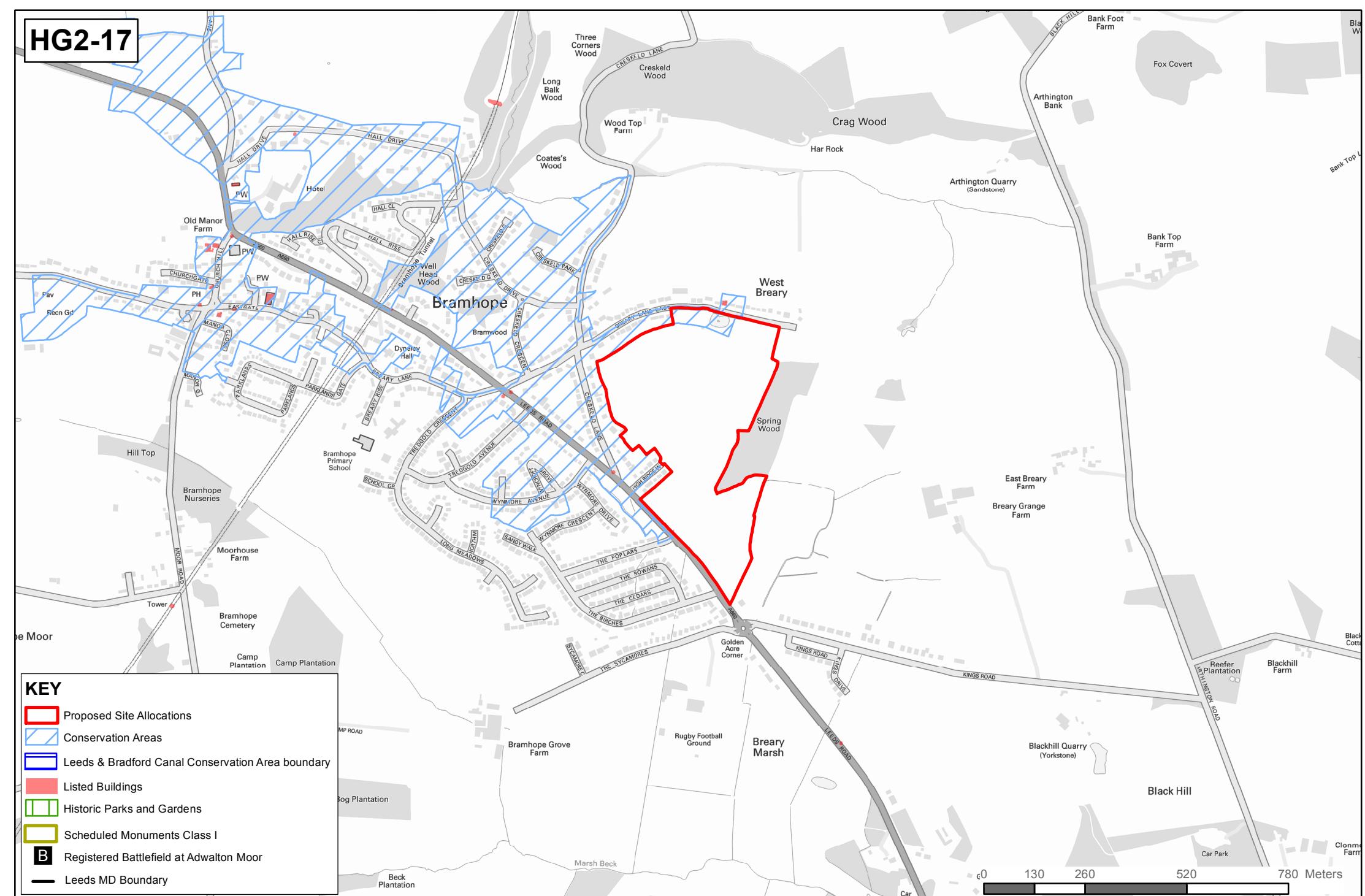
N/A

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

N/A

Conclusion

With the proposed amendments 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 this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-17

HG2-18 Church Lane, Adel

Site Ref	HG2-18
Site address	Church Lane, Adel
Site area	14.7 ha (amended from 14.92)
Site capacity	87 units (and a school) (amended from 58)
HMCA	Outer North West
Phase	2

Site description:

Greenfield site between Otley Lane and Church Lane. The majority of the site is in agricultural use with a number of residential dwellings on the western site boundary.

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

- Adel St John Conservation Area – lies directly adjacent to the south east of the site.
- Church of St John the Baptist (Grade 1) and associated grade II listed assets (including Sundial, mounting block by west gate, Audus Hirst memorial, memorial to Eliza and William Hill, memorial to Zinai Wormald, parish hall and Ashling and Aisling cottage) – located to east of site boundary.

See A4 map for details.

Current site requirements of relevance:

- 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. The isolated setting of the Grade I listed St John's church contributes to its significance and would require a substantial buffer to preserve this important setting.
- Conservation Area: The site is within the setting of Adel 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:

SE24SE CHURCH LANE, Adel 714-1/2/466 (East side (off)) 26/09/63 Church of St John the Baptist GV I
Anglican church. 1150-1170, C14 and C16 alterations. West gable and bellcote 1838-39 by RD Chantrell, roof restored by RD Chantrell in 1843, restoration 1879. Coursed squared gritstone, stone slate roofs. PLAN: small Norman 2-cell church composed of nave and lower-roofed chancel, bellcote over W end renewed 1839. EXTERIOR: a small unmoulded priest's doorway in the chancel S wall. In the chancel S wall a very fine gabled portal of 1150-55: the doorway is round-arched and has an unbroken roll-moulding and 4 orders, beaked heads on the innermost, rich chevron ornament to the 2nd and 4th and 2 roll-mouldings to the 3rd. The beak-heads and chevrons of the 2 inner orders are continued down the jambs below the carved capitals; the 2 outer orders have round shafts in the jambs, with carved capitals and bases. In the gable a weathered relief sculpture, Christ in Majesty with symbols including the Lamb with flag, the cross, sun and moon as described in Revelations, Chapter 4. The board door with iron studs has a C13 bronze closing ring of fine workmanship depicting a monster swallowing a man. FENESTRATION: small narrow Norman round-headed windows, those on E and W ends reconstructed; a flat-headed C14 Decorated window in chancel, S side; 2 flat-arched Perpendicular windows to nave, S side. CORBEL-FRIEZE with faces and beasts, similar frieze with

2 diminishing tiers along W gable, one head at apex. N side: corner and centre pilasters, 4 Norman windows, roll moulding below, corner pilaster to chancel, carved masks and figures to corbel table. Gable copings, cross finials. Vestry attached by short passage to NW side with hollow chamfered arched doorway and trefoil window on E side; vestry has 3-light E window with reset stained glass, gable above has moulded blocking course; on W side a tall external stack with banded top.

INTERIOR: 2 steps down into the church; fine chancel arch of 1160-70, 2 orders with chevron/zigzag, beak-head, chain of rectangles; carved capitals with Baptism of Christ, Crucifixion, centaur with bow, horseman with lance. At the W end the font, octagonal and possibly original (found in the graveyard in 1858), the carved oak canopy by Eric Gill, 1921, depicting the Crucifixion, 6 of the Sacraments, and a Christian arriving in heaven. The pulpit of carved oak has panels carved in linenfold style, a plaque states that it was presented by EW Beckett of Kirkstall Grange in memory of his wife who died in 1891. Stained glass by Henry Gyles of York to his friend Thomas Kirk, in SW chancel c1706 and vestry (former E window) 1681. (Anon.: Adel Parish Church, Guide Book, c1980; The Buildings of England: Pevsner, N (revised by Radcliffe, E): Yorkshire The West Riding: London: 1967-: 338).

Listing NGR: SE2746240237

Adel St John Conservation Area Appraisal

The Conservation Area appraisal describes the special interest of the area as follows:

"The Adel-St John's area has a very long history. This important and varied past has shaped the conservation area that we see today. Nearby Roman, Saxon and Medieval occupation in abundance have each made their mark and given the area its distinct layout and appearance.

Today the conservation area stands like a gateway into the open countryside beyond. To the north lies green fields, yet to the west, east and south are the last remnants of the suburban development of Leeds. This rural setting so close to the suburbs highlights the special character of Adel St John's Conservation Area, a character that has developed since the area first began to take shape.

The historic architecture present within the conservation area is one of the most conspicuous and characteristic of the elements with the conservation area. The 12th century church, its associated former rectory and the various farmhouses and cottages mark it out as an area of very high quality architecture. The concentration of historic buildings, around one of Leeds' most historic structures (the church) shows the conservation area as being of not only special historic, but also special architectural interest."

The spatial analysis shows important long distance views extending out from the Conservation Area over this site, with the view up and down Church Lane being identified as a key mid-distance view. It notes that;

"The dominant character is the rural feel presented by open space within and surrounding the conservation area. This open feel is reinforced by the mature tree growth and planting present around many of the properties, the most dominant being that of the church and the house at York Gate Garden."

"Views from the conservation area towards open countryside contribute greatly to establishing the Adel-St John's Conservation Area as an open rural location on the edge of suburban Leeds."

In terms of the key ways to retain character, it states:

"Keys views towards open countryside not compromised."

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

The allocated site adjoins the Adel St John's Conservation Area and is in the immediate setting of the Grade I Listed Church of St John the Baptist that dates from the 11th Century. This church is therefore of extremely high significance and represents the earliest form of ecclesiastical building in the city.

St John's church is situated on a slight spur of land and occupies the highest point of this spur. The result is that the church is located in a prominent location and it is my hypothesis that this was intentional. Indeed when originally constructed it is possible that this spur was more prominent and the church may have acted as a visual 'connection' between the fragmented farmsteads that made up the township of Adel and may have been historically related to the Roman settlement of Adel that is located further up Eccup Lane. From the church and churchyard it is possible to gain wide reaching views and the lack of adjacent development actually adds to the unique character and historical sense of place and setting created by the church.

When the site of the church is approached from the north along Eccup Lane the perception is one of being in open rural countryside and it is the church that halts this perception as one reaches the top of the hill. The church is located in a kind of splendid isolation and it initially comes as some surprise when travelling up Eccup Lane to come across the church. It is at this moment that the visitor sees other houses in the distance and feels that they are entering an inhabited place once again. This is a unique experience that is dictated by the landscape that surrounds the church and is a core element of the appreciation and setting of the building.

The Adel St John's Conservation Area Appraisal and Management Plan makes specific reference to the open views and positive impact of countryside upon the Conservation Area. The map on page 8 also highlights important views to and from the Church and illustrates the recessive nature of development around the church that again retains the church's dominance in the landscape.

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

By allocating all of this site there will be a detrimental impact upon the Conservation Area and the Grade I Listed church. The fields closest to the church are of particular concern, as development here will erode the sense of isolation that is important for the understanding of how Adel church integrated into its landscape. Development on the fields closest to the church, would also lead to a loss of openness and the open countryside setting that is so important to the powerful sense of arrival along Eccup Lane. Moreover views out of the Conservation Area when moving through the churchyard and along Back Church Lane would be severely harmed if there was to be a backdrop of houses to these views. Similarly views towards Adel from Otley Road would also dilute the rural feel that is experienced when looking East from this road.

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?

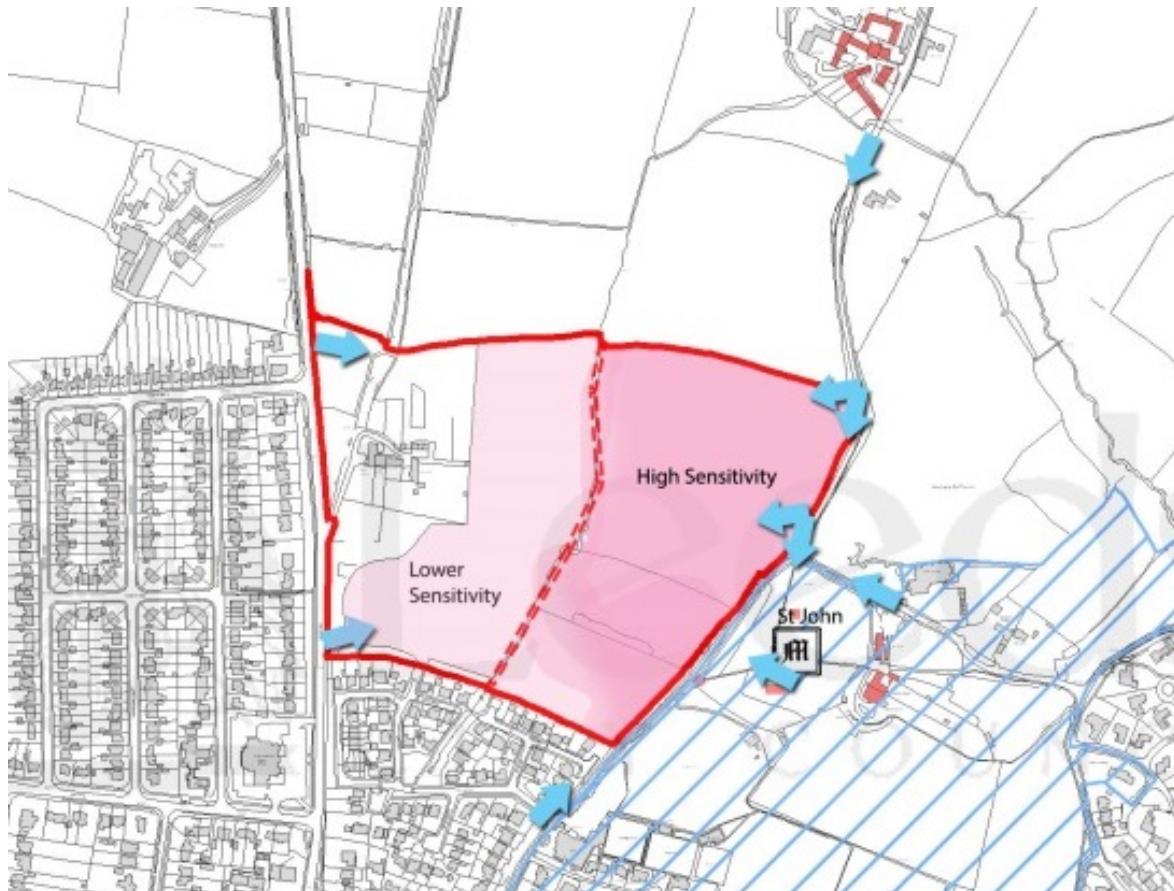
No, not at present.

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

Built development should be restricted to the western part of the site only, on the opposite side of the beck (which runs north-south thought the site) from the heritage assets, as indicated by the red dotted line on the plan below. This will avoid the serious harm that would be caused by the

development to the east within close proximity to the church. This land forms an important rural approach to the Conservation Area and the setting of the church. It is vital to the significance of these assets that this part of the site retains a natural and rural character.

The plan below shows the varying sensitivity of different parts of the site, along with key views:



Development on the western part of the site will still alter the backdrop and middle distance view from the heritage assets, and bring the perception of entering the built up area much sooner from the north, and therefore impact on the sense of arrival that is marked by St Johns. Because the land rises in a westerly direction away from the beck, unless carefully designed, residential development could be particularly noticeable from the church and Conservation Area. To minimise and mitigate this, it will be important that landscaping is provided to the development boundaries, to help screen the development and integrate it into the surrounding landscape. The heights of buildings to the west of the beck will also need to be carefully considered at application stage, though this will be ensured through Policies P10 and P11 of the Core Strategy so does not need to be specifically mentioned as part of the site requirements in the Site Allocations Plan.

To reflect the above, the site requirements should be amended to 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. The isolated setting of the Grade I listed St John's church contributes to its significance. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Heritage Background Paper.
- Conservation Area: The site affects the setting of Adel Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. No built development should take place on the fields to the east of the Beck, which should retain a natural rural character. Landscaping should be provided to the rear of the developed area to

screen the development and integrate it into the surrounding landscape. Further guidance on this is provided in the Heritage Background Paper.

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

N/A

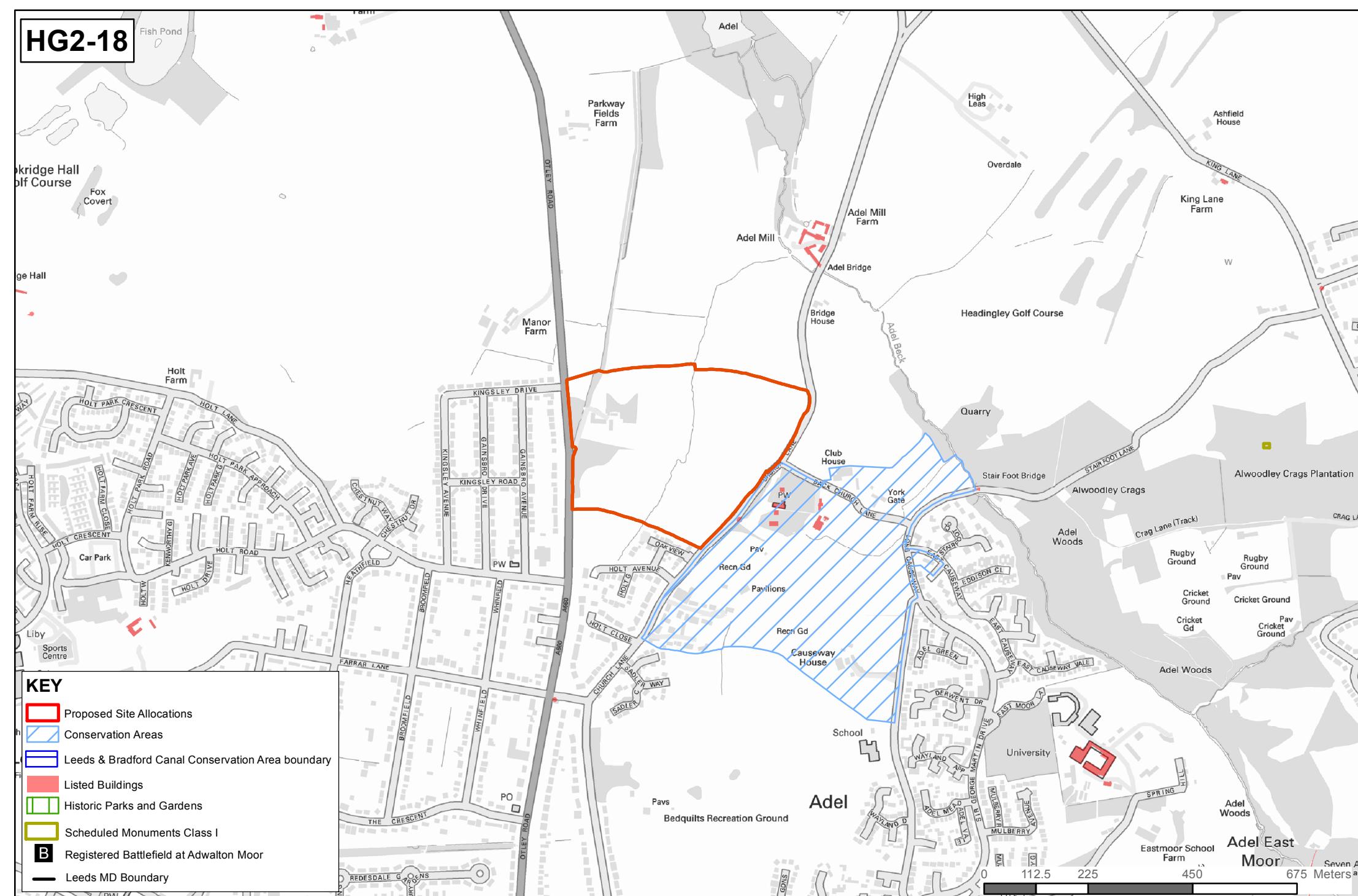
If not, would additional / amended site requirements address this?

N/A

Conclusion

With the proposed amendment 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 this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-18



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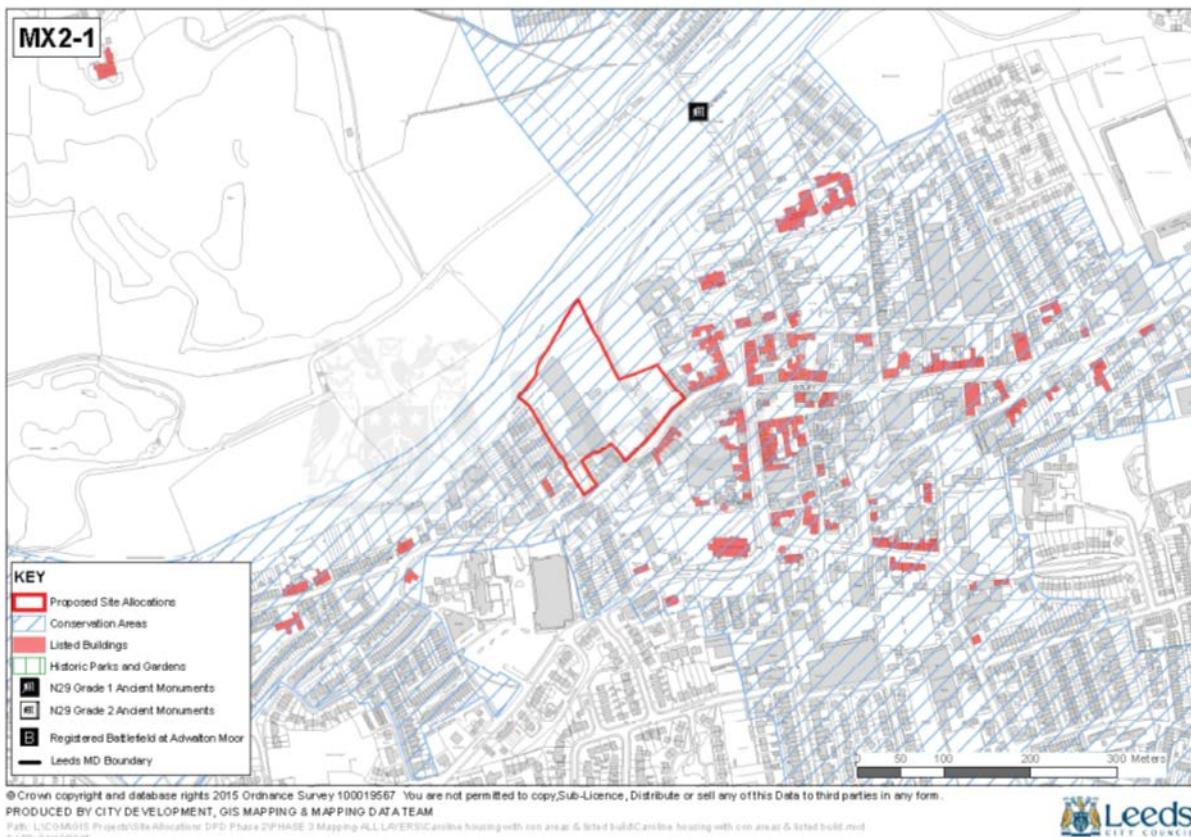
PRODUCED BY CITY DEVELOPMENT GIS MAPPING & MAPPING DATA TEAM

PRODUCED BY: L:CCG\GIS Projects\Site Allocations DPD Phase 2\PHASE 3 Mapping-ALL LAYERS\Caroline housing with con areas & listed build\Caroline housing with con areas & listed build V2.mxd DATE:11/01/2017



MX2-1 Westgate – Ashfield Works, Otley

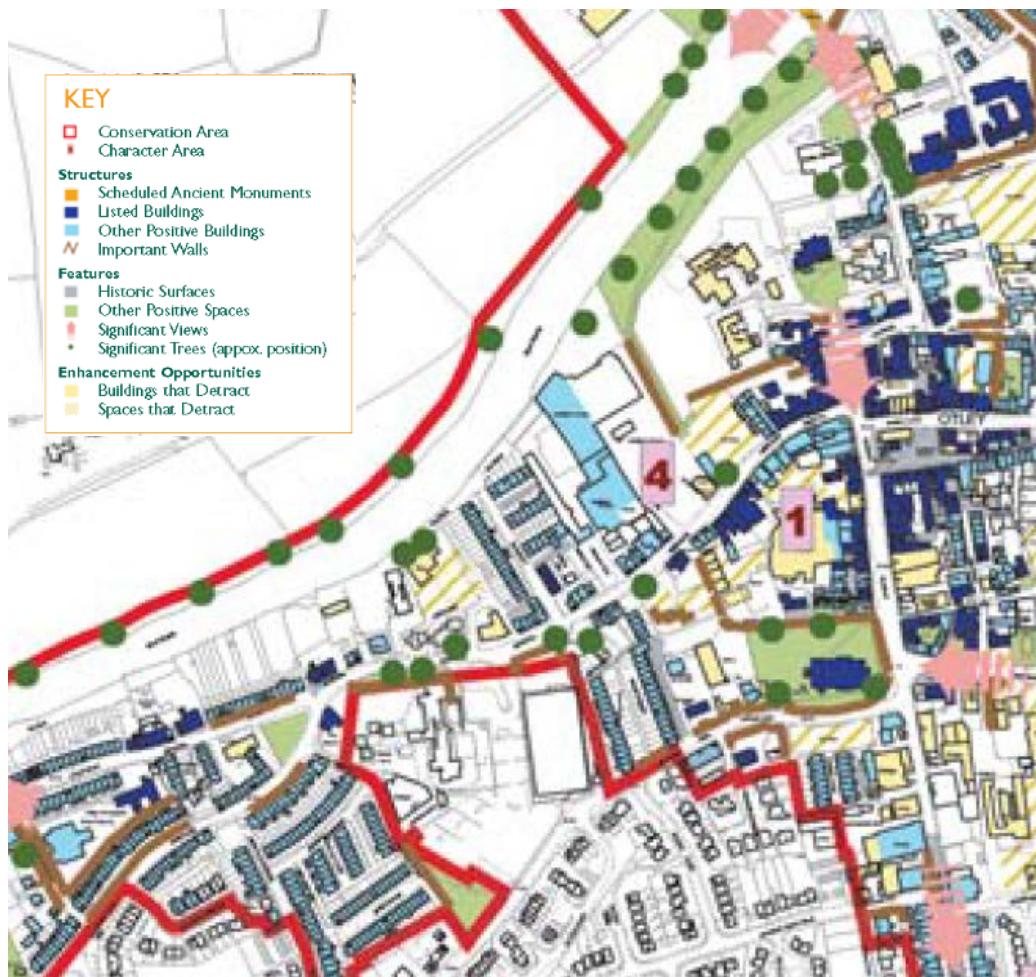
Historic England comment: This site lies within the Otley Conservation Area. The Conservation Area Appraisal identified a number of buildings on this site as making a positive contribution to the character of the Conservation Area. The Council has a statutory duty under the provisions of the Planning (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 and the NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, the Site Requirements should make it clear that the buildings which make a positive contribution to the Conservation Area will be expected to be retained and reused.



Conclusion: a site requirement relating to the Conservation Area is already included for this site, though specific mention is not made of the positive buildings. To address this the site requirement is proposed to be amended, as suggested by Historic England, to state;

- Conservation Area. The site is within Otley Conservation Area. The Otley Conservation Area Appraisal identifies a number of buildings on this site as making a positive contribution to the character of the Conservation Area. These should be retained and reused in any development proposals for this site. Any development should preserve or enhance the character or appearance of the Conservation Area.

An extract of the map provided in the Conservation Area appraisal which identifies the positive buildings is provided for reference below;



Outer South HMCA

HG2-180 Fleet Lane / Methley Lane, Oulton

Site Ref:	HG2-180
Site address:	Fleet Lane / Methley Lane, Oulton
Site area:	14.85 hectares
Site capacity:	322 units
HMCA:	Outer South
Phase:	2

Site description

Greenfield site surrounded by housing to the north and west. Development will round off settlement. Site with good access.

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

- Oulton Conservation Area – located to the west of the site, adjoining the site boundary in places.

See A4 map for details.

Current site requirements of relevance

- Conservation Area. The site affects the setting of Oulton 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 Conservation Area Appraisal summarises its special interest as follows:

"Oulton conservation area includes Oulton Hall and Park, a Registered Park and Garden, and the historic core of the village to the east.

Oulton has been shaped by a long and interesting history with evidence for agricultural settlement in the area since the late Iron Age. The village is closely linked with the Calverley family who have been the major landholders since the Norman conquest. In the 19th century they developed Oulton Hall and commissioned Humphrey Repton to landscape the Park.

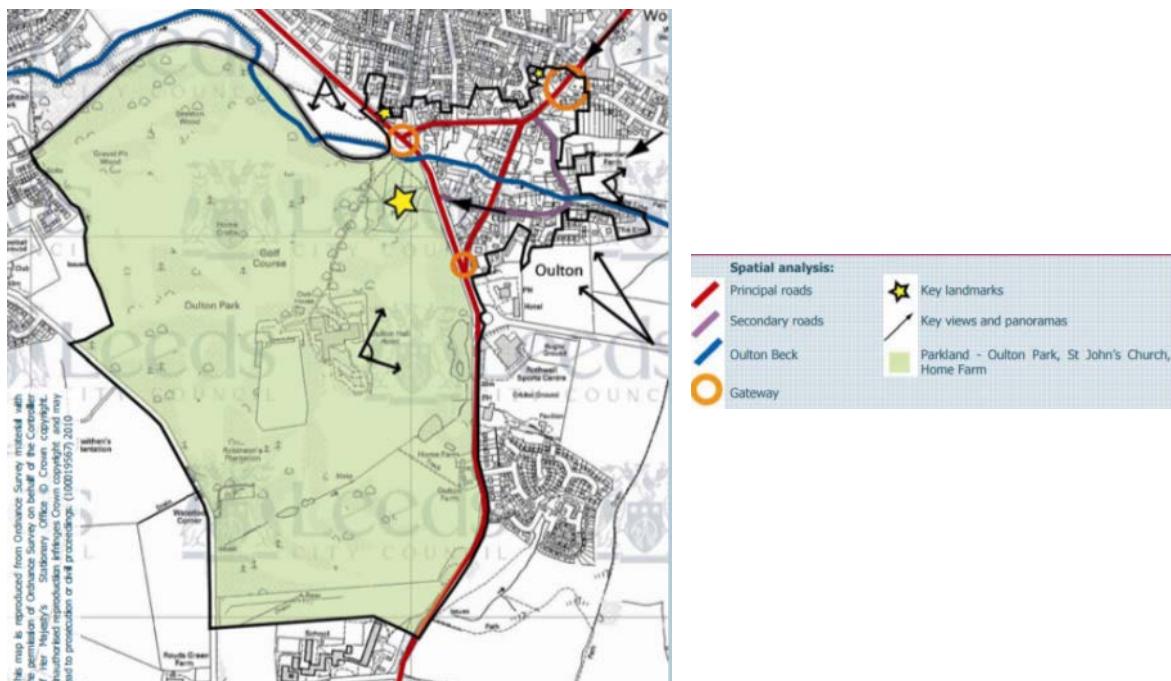
Oulton developed as an agricultural village with associated industries of domestic production of woollen and linen cloth, a dyehouse, a cornmill and a number of tanneries.

Today's village is shaped by its historic rural, 'estate-village' character coupled with the modern-day infill development and location at the junction of two of the area's principal link roads."

The spatial analysis of the Conservation Area identifies that;

"Views out to the surrounding countryside are important to the east side of the conservation area. The flat topography is a feature of the long distance views."

Key views and panoramas across this site are identified within the spatial analysis, as illustrated on the extract below;



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

The proposed site lies to the east of Oulton Conservation Area that marks the historic village of Oulton. It is an extensive site that wraps around the east and south of the village. The area between the site and Farrar Lane (HG1-403) has permission for 77 units. Over time many views and glimpses of the site from Farrar Lane have been eroded.

The allocation represents a large area although there are very limited views of the site from the majority of the Conservation Area. As such, its impact as a designation causes limited harm when experienced from within the CA. There are views over the proposed site towards the village fringe and towards the landmark spire of Oulton Church however and therefore the site does have wider setting impacts.

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

Although development of the southern aspect of the allocation will have some impact upon the view across the village, the more important impact is the view of Oulton Church that can be seen protruding over the tree line that marks the edge of the village. This view is a long distance view however and upon nearing the site, the view is short lived.

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?

Yes. Views of Oulton Church steeple are a 'revealing view' whereby the steeple can be seen from quite some distance away and is obscured or revealed by landscape features. The loss of this view as one approaches the village would represent less than substantial harm, but views and glimpses could still be maintained through any new development on this site and so this does not need to be specifically mentioned as part of the site requirements.

It is important that development is well designed and conserves and enhances the historic environment. Development should also respect existing landscape buffers, and hedgerows that will assist in breaking down the development into distinct and smaller scale parts. This need for well-designed development will be ensured by existing policies, including Policy P10 (Design) and P11 (Conservation) of the Core Strategy, as well as the generic site requirements of the SAP which requires landscaping schemes for development adjoining open land or Green Belt (in accordance saved UDP Policy N24 and Supplementary Guidance No. 25 – Greening the Built Edge), and require that where a site contains trees, woodland or hedgerows these should be retained, where possible, in any detailed design proposal for development.

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

N/A

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

N/A

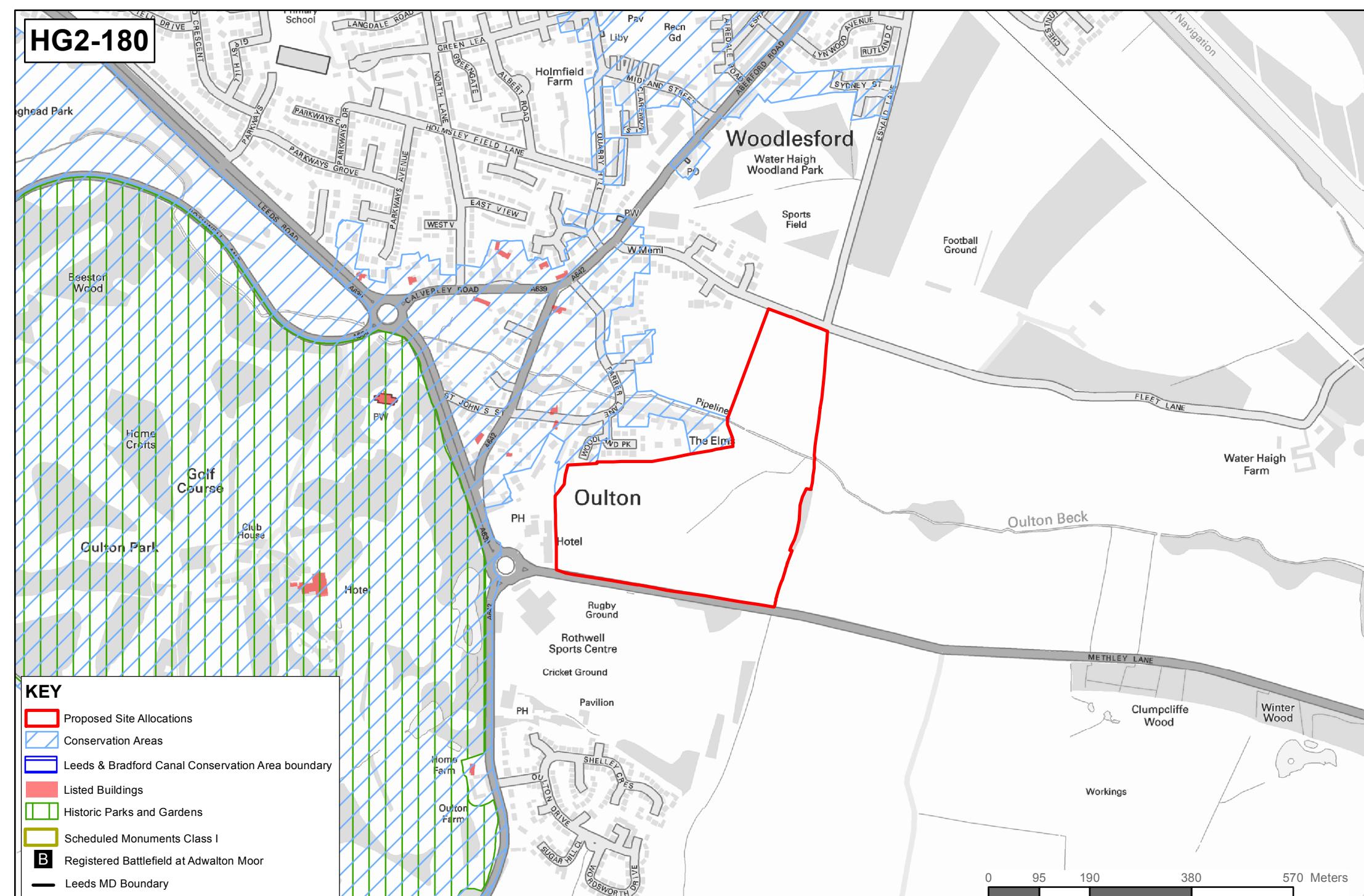
If not, would additional / amended site requirements address this?

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

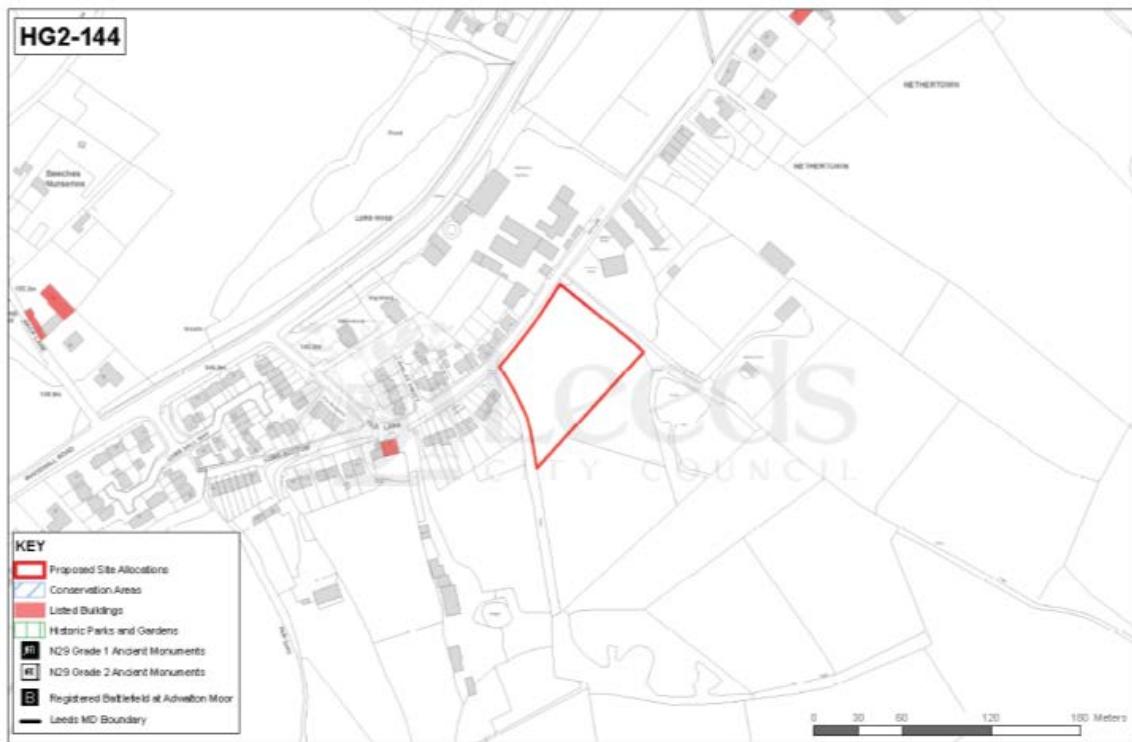
HG2-180



Outer South West HMCA

HG2-144 Westfield Farm, Drighlington

Historic England Comment: The development of this area is unlikely to affect any Listed Buildings.



Conclusion: development on this site may impact on the wider setting of the Listed Building as the area is potentially sensitive and a high quality design would be sought, and so it is considered that the site requirement should be retained.

HG2-156 Rods Mills Lane

Site Ref	HG2-156
Site address	Rods Mills Lane
Site area	1.84 hectares
Site capacity	15 units
HMCA	Outer South West
Phase	1

Site description:

Site includes Listed Building (Croft House) and mature woodland. Located within commercial/residential area.

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

- Morley Conservation Area – significant part of the site is within the CA.
- Croft House (grade II) – within the site
- Former coach house (Grade II) – within the site.

See A4 map for details.

Current site requirements of relevance:

- The site is within a Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. This is likely to include substantial buffer zones around the Listed Buildings to preserve their setting.

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

SE2627SE LS27 RODS MILLS LANE MORLEY (west side) 11/38 House occupied as offices by Rentokil Ltd. GV II

House and attached cottage, now offices. Cottage late C18, house probably early C19. Hammer-dressed stone, felt roof to house, stone slate roof to cottage. 2-storey front, cottage 3 storeys to rear. House, has 5-bay symmetrical facade. Plinth, band, eaves cornice. Central 3 bays break forward slightly under triangular pedimented gable. Doorway up steps has fanlight with architrave flanked by engaged Doric columns, entablature and dentil cornice. All windows have flat arches. 1st floor has sill band to central 3 bays, outer bays have projecting sills. Hipped roof. Cottage on right, slightly set back, has doorway with tie-stone jambs to left of 2 bays of 3-light flat-faced mullioned windows with slightly recessed mullions, 1st bay has window to 1st floor altered to 2 lights with inserted window to either side. House: rear has tall central stairwindow retaining 24-pane sash. Left-hand return has 2 bays of windows similar to front. Attached to rear right of cottage is 2-storey, 2-bay range with 3-light windows and central doorway with tie-stone jambs.

Interior: House: stair-hall has cantilevered stone stair with cast-iron balusters.

Listing NGR: SE2669727395

SE2627SE LS27 RODS MILLS LANE MORLEY (west side) 11/39 Former coach-house to rear of house occupied as offices by Rentokil Ltd. GV II

Coach-house, now used as store. Hammer-dressed stone, ashlar quoins, stone slate roof. Basket-arched cart-entry with arched window above. Moulded gutter brackets. Hipped roof. Left-hand return has 4 bays with lunettes to ground floor, the outer bays altered with lowered sills to form arched windows. Circular windows to 1st floor. Included for group value.

Listing NGR: SE2669127413

The draft Morley Conservation Area Appraisal notes;

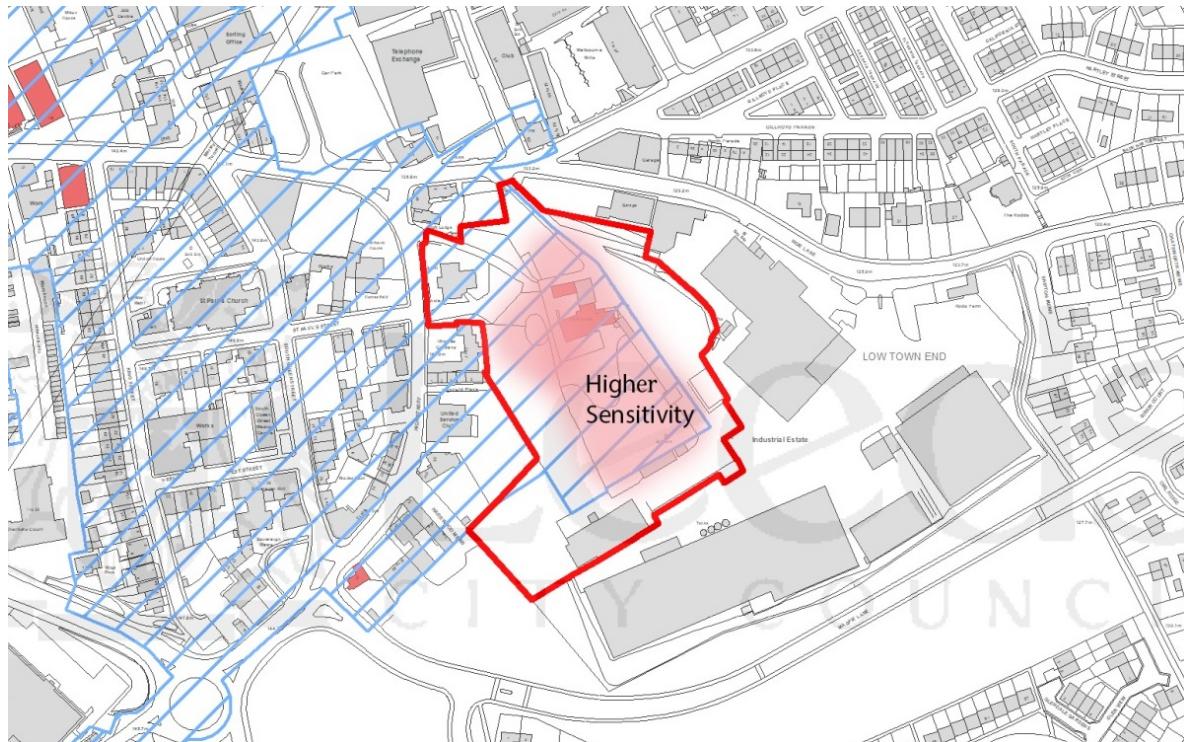
"Springfield House, Springfield Avenue and Croft House, Rods Mill Lane both have connections with the proprietors of Rods Mill. The early - mid 19th century properties share the same classical architectural style being large stone built houses with pedimented 5-bay symmetrical facades, featuring central doorways with Doric detailed porches and door surrounds."

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

The allocated site includes Croft House and associated coach house (both listed), and its immediate setting. The 1850s Ordnance survey plan shows Croft House with formal gardens to the south and the main driveway entering the site from the north-west. Access is now achieved along Rod Mill Lane which is located at a lower level to the listed buildings but the original driveway remains.

The site is well tree'd with the south lawn bounded by walls. The plot of land to the west of the garden likely belonged to a walled garden of sorts.

The plan below indicates the area of higher sensitivity on the site;



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

It is envisaged any development would include the conversion of the listed buildings. It is important that the primary garden setting to the Listed Building is retained, as total loss of this would likely cause moderate harm to the heritage assets.

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?

The indicative capacity for this site (15 units) is based on the conversion of the existing buildings, rather than development within the grounds, though this is not made clear in the site requirements.

Development on the wider site is subject to constraints, and any development would need to be modest in scale, distinctive in character and respectful of the listed buildings and trees upon the site. There are opportunities, but they require a sensitive, holistic approach that is soundly based upon thorough analysis and understanding of the listed structures, distances from trees and the site topography. Given the uncertainties at this stage, the site requirements should be amended to clarify that the allocation is proposing the conversion of the existing buildings, rather than development in the wider grounds;

- Listed Building. The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. The site is allocated to deliver the sympathetic conversion of the Listed Buildings to residential use. Any development on the wider site will require careful consideration at application stage, and is likely to include substantial buffer zones around the Listed Buildings to preserve their setting. Further guidance on these requirements is provided in the Heritage Background Paper.

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

No, not at present.

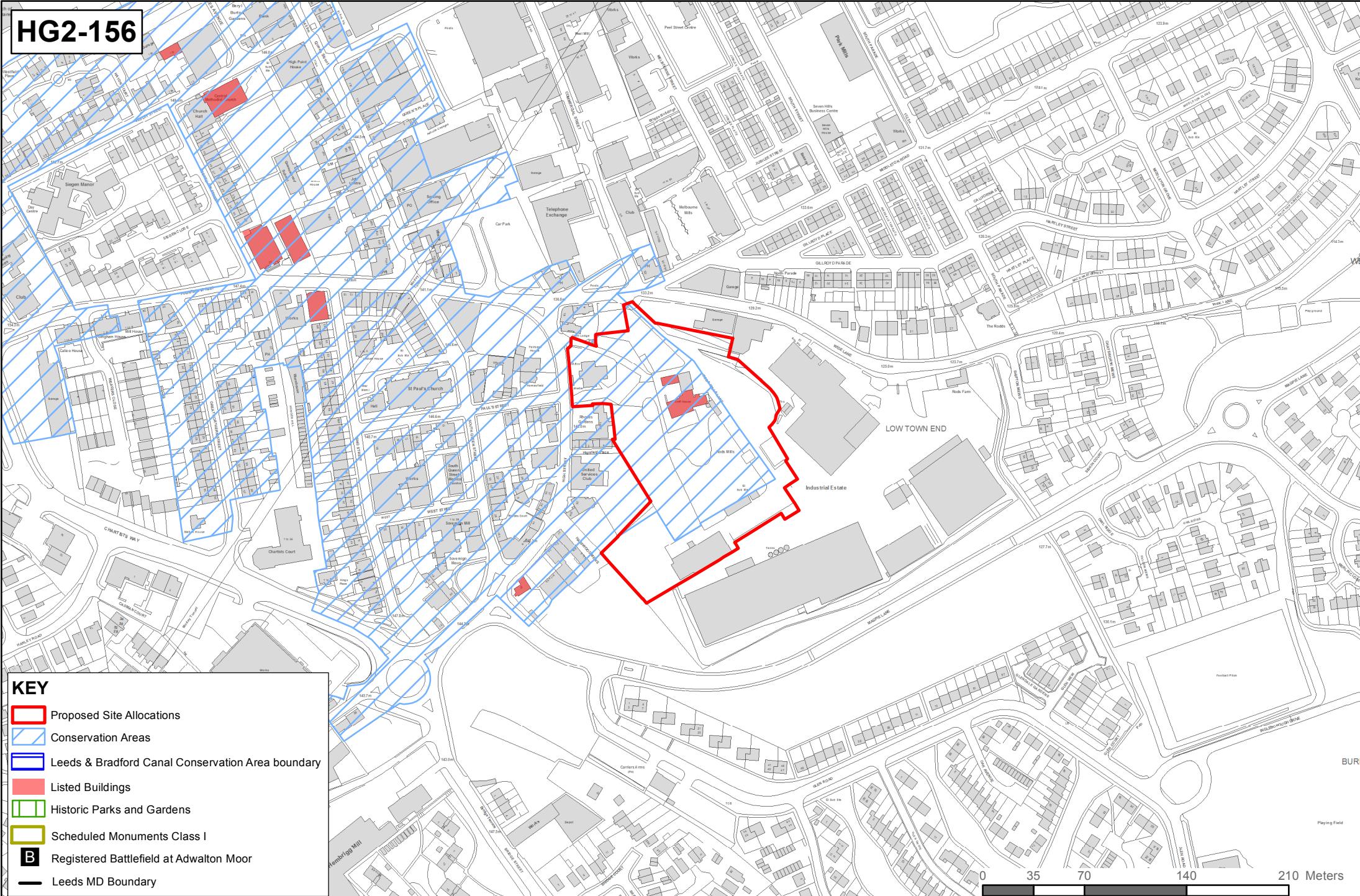
If not, would additional / amended site requirements address this?

The enhancement of heritage assets may occur due to the restoration of the listed buildings. The proposed amendment to the site requirement above will reinforce the intention for the refurbishment of the listed buildings.

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-156



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HG2-167 Old Thorpe Lane, Tingley

Site Ref	HG2-167
Site address	Old Thorpe Lane, Tingley
Site area	28 hectares
Site capacity	619 units
HMCA	Outer South West
Phase	3

Site description:

Large greenfield site to the north of Bradford Road. Thorpe Lane runs through the middle of the site north-south.

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

- Black Gates House (Grade II) – located to the south of the eastern part of the site.

See A4 map for details.

Current site requirements of relevance:

- 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. This is likely to require a buffer, particularly in the field to the west of the farm complex, to protect the setting if these buildings are curtilage listed and therefore also protected.

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

SE22NE WF3 BRADFORD ROAD SE290260 MORLEY (north side), Black Gates, Tingley 2/70 No 113
7.8.64 (Black Gates House) II

House, now offices. Large dressed stone, Welsh blue-slate roof. Probably late C18/early C19. 2 storeys and attic. 5-bay symmetrical facade. Rusticated quoins, ground-floor sill band, 1st-floor band, cyma-moulded stone gutter. Doorway has engaged Tuscan columns, entablature and triangular pediments Window above with architrave, pulvinate frieze and cornice. Other windows in raised plain-stone surrounds. Coped gables with stacks. Rear has arched stairwindow. Left-hand return has 4 ground-floor windows and two 1st-floor windows with Diocletian window (blocked) to attic.

Interior: stair-hall has open-well cantilevered staircase with wreathed and ramped handrail, risers treated as imposts and cast-iron balustrade with paired rods alternating with s-shaped balusters. Dentil cornice, oval plaster ceiling with medallion heads surrounded by swags. Formerly lit by stained-glass window of blue lady (being repaired, 1985). Room to left has Neo-classical fireplace with fine carved wooden surround.

Listing NGR: SE2906026012

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

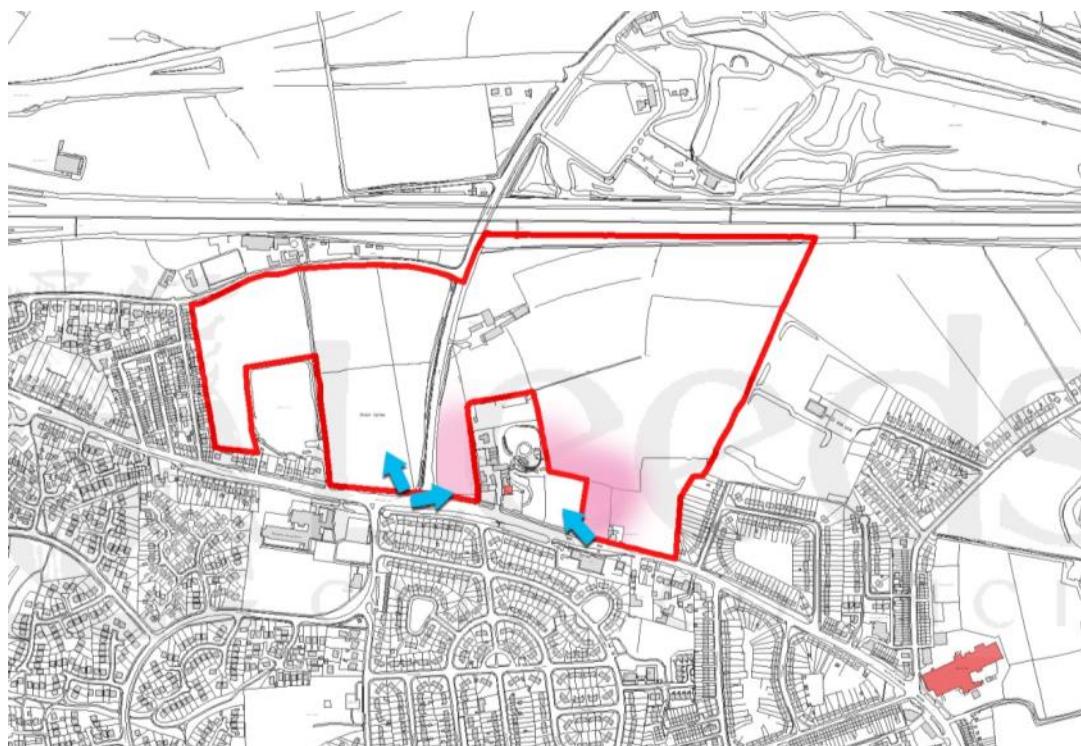
Bradford Road runs along the high ground that overlooks the gentle slope of land northwards. This leaves an impression of openness defining the character of the setting of Black Gates House and

contributes in a positive manner to the setting of the Heritage Asset. There is little contribution to the 'country baskets' mill building to the east of the area.

The Listed Building (Black Gates House) lies just outside of the proposed allocation, and much of its immediate setting falls outside the site area. The openness, views and landscape setting to the front and sides of the Listed Building contribute positively to its open rural character. From Bradford Road, the land slopes away to the north, partly obscuring the allocation site from the Listed Building.

The site is divided by Thorpe Lane, and the parcel of land to the west of this does not have any significant role in contributing to the significance of Black Gates House. However, there is also a long distance view to Morley Town Hall (Grade I Listed), protruding as it does on a high point. This view is important for sense of place.

The plan below illustrates views and the areas of higher sensitivity on the site;



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

The significance of Black Gates House relates upon its open aspect and seemingly 'isolated' location on the ridge along which Bradford Road runs. Views to the north are not as significant as the openness around the immediate vicinity of the building to the south, south east and west. Development on these parts of the site would cause moderate 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?

Despite part of the primary setting to Black Gates House being outside of the proposed allocation (the land immediately to the south), if all of HG2-167 were fully developed with houses, there would be an overall negative impact on its setting. To mitigate this, it is recommended that the site incorporates a green buffer between the heritage asset and any future development to maintain its open aspect. This could serve as the on-site green space required as part of the development on the site. This is particularly important to the west of Black Gates House, where the site boundary is directly adjacent to the curtilage listed buildings. Due to the slope of the site development across the remainder of the site will be mitigated by the topography and, if suitable natural screening is planted and enough distance is maintained as part of the green buffer the impact of development will be minimal.

To the west of Thorpe Lane there are long distance views to Morley Town Hall, protruding as it does on a high point. Although some distance away, any proposal needs to be mindful of this view and accommodate it where possible within the development, laying out and orientating development so as to frame this view from Bradford Road.

To provide clear guidance on the requirements for development on this site, the site requirement should be amended to state;

- Listed Building. 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. A green buffer should be maintained to the south, south east and west of the Listed Building (and the associated curtilage listed buildings), as this forms their primary setting. Development on the eastern part of the site should also seek to maintain a long distance view from Bradford Road to Morley Town Hall. Further guidance on these requirements is provided in the Heritage Background Paper.

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?

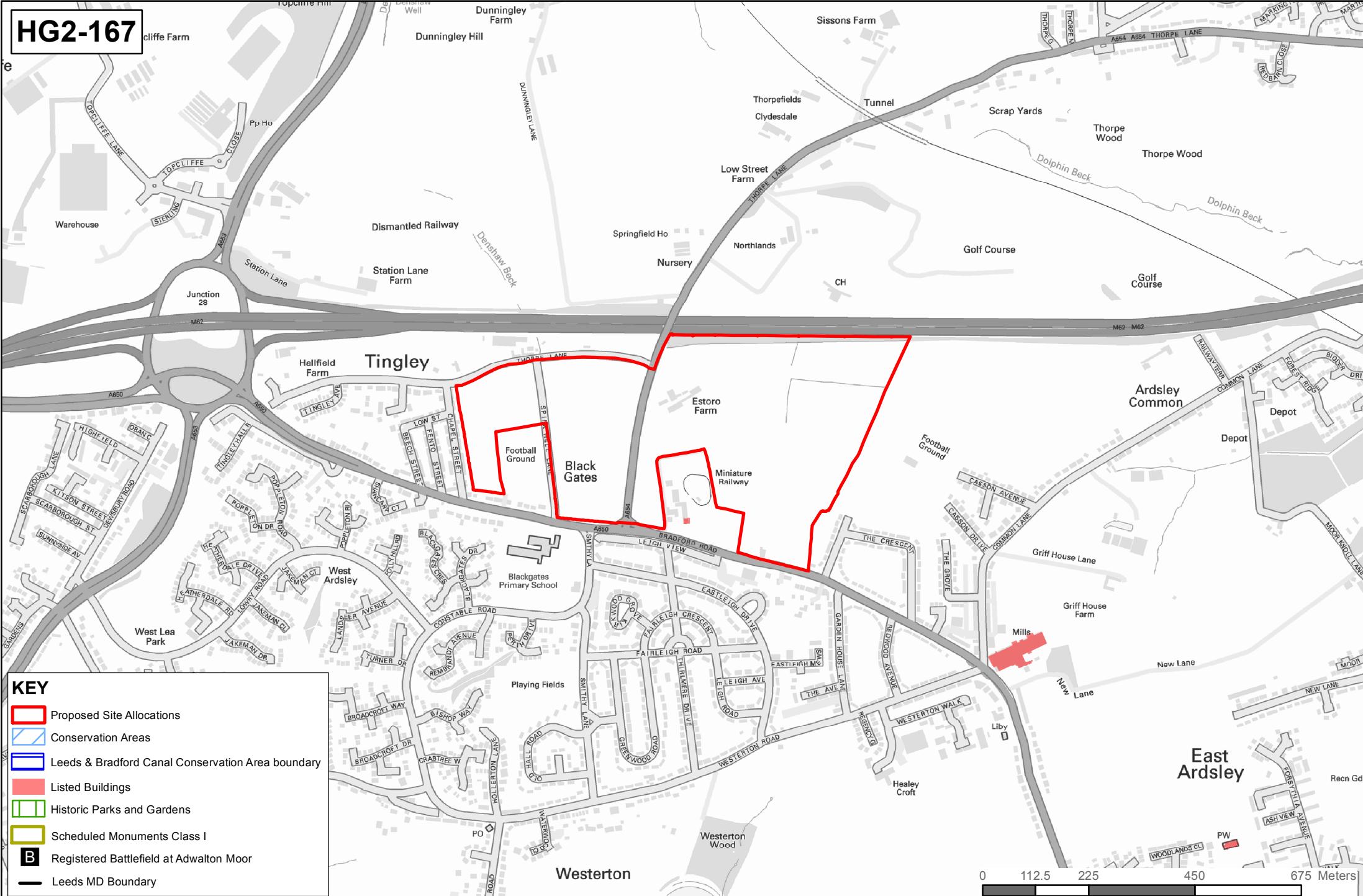
N/A

Conclusion

With the proposed amendment to the site requirement, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

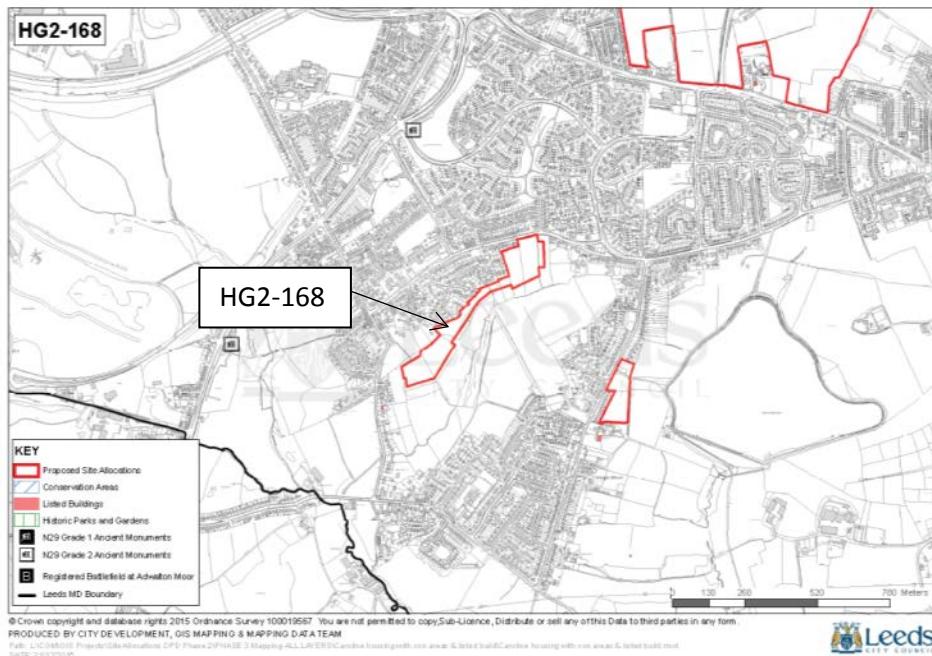
HG2-167

cliffe Farm



HG2-168 Haigh Wood, Ardsley

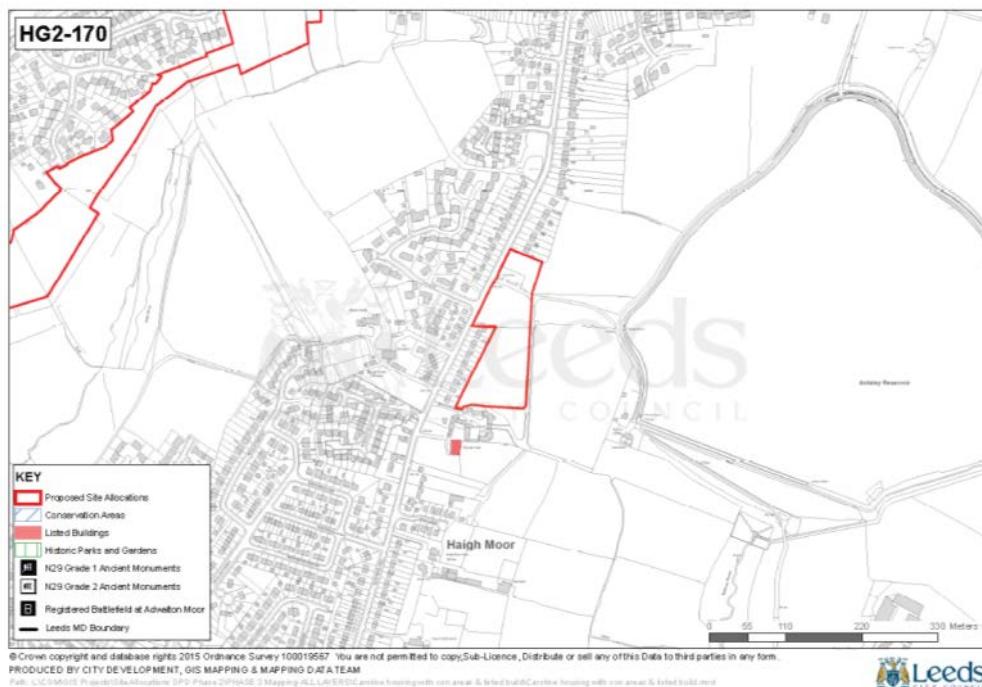
Historic England Comment: The development of this area is unlikely to affect any Listed Buildings.



Conclusion: it is agreed that development is unlikely to affect any Listed Buildings nearby. Site requirement to be removed.

HG2-170 Land off Haigh Moor Road

Historic England Comment: The development of this area is unlikely to affect any Listed Buildings.



Conclusion: the Listed Building stands on a hill and may be glimpsed over the site, and so it is considered that the site requirement should be retained.

Outer West HMCA

HG2-53 Calverley Cutting / Leeds-Liverpool Canal, Apperley Bridge

Site Ref:	HG2-53
Site address:	Calverley Cutting / Leeds-Liverpool Canal, Apperley Bridge
Site area:	1.11 hectares
Site capacity:	32
HMCA:	Outer West
Phase:	1

Site description

Greenfield site. Bounded by canal to north, trees to east and former employment building (now under redevelopment for housing) to west.

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

- Calverley Conservation Area adjoins eastern site boundary
- Leeds Liverpool Canal Conservation Area – this runs along the path of the canal through Bradford, but does not extend beyond the local authority boundary.
- Swift Craft Moorings Warehouse (Grade II Listed Building) – 40m north east of site
- Underwood Cottage – (Grade II Listed Building) – 40m north east of site
- Cup marked rock in Calverley Wood Scheduled Monument – 230m to east of site.

See A4 map for details.

Current site requirements of relevance:

- Listed Building: 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.
- Conservation Area: The site is within the setting of Calverley 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

Listed buildings:

SE13NE BD10 PARKIN LANE PUDSEY (east side, off) Apperley Bridge 1/90 Swift Craft Moorings Warehouse fronting Leeds and Liverpool Canal approx. 25m north west of Underwood Cottage - GV II

Canal warehouse. Late C18. Hammer dressed stone, stone slate roof. 2 storeys. 2 cells. Quoins. Flat-faced mullioned windows with slightly recessed mullions, on left of 3-lights with 2-light window above, on right of 4-lights with same above, all blocked. Set between windows a taking-in door with monolithic jambs to each floor (blocked). Gable stack to right. Rear plain except for taking-in doors as at front.

Fronts the Leeds and Liverpool Canal and probably used as a canal warehouse for wool storage by Thomas Leavens a woolstapler of Apperley Bridge; see E. Garnett, A Short History of St. Wilfrid's Church Calverley, (1977) pl6.

SE13NE BD10 PARKIN LANE SE1937 PUDSEY (east side, off) Apperley Bridge 1/89 Underwood Cottage - GV II

Pair of cottages now forms a single dwelling. Late C18. Hammer-dressed stone, stone slate roof. 2 storeys and basement. 2 cells. Quoins. Each cottage has doorway with tie-stone jambs to left of window with plain-stone surrounds (formerly of 3 lights the mullions removed) to each floor. Widely-spaced gutter brackets. Coped gables with kneelers. Central ridge stack. Rear: basement has doorway with tie-stone jambs to right of 2 windows (blocked). Above, ground floor has former 3-light window and 4-light flat-faced mullioned window with recessed mullions (blocked) with a taking-in door with tie-stone jambs (blocked) set between. 1st floor has inserted window to left of 3-light window (blocked).

Scheduled monument:

The monument includes a triangular carved gritstone rock measuring 0.9m by 0.6m by 0.15m. It is situated in Calverley Wood, south of Thornhill Drive, east of Calverley Cutting. It is in the north edge of the path and east of a small field within the wood. The carving consists of three cups, two of them with part rings.

Calverley Conservation Area:

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

"Calverley is an historic village lying between Leeds and Bradford. It originated as an agricultural settlement but was enlarged in the 19th century as a result of the growth of the woollen industry. Its attractive rural setting, overlooking the Aire Valley but within easy reach of Bradford, led to its popularity as a residence for a number of prominent Bradford industrialists in the later 19th century."

Calverley Old Hall, listed Grade I, is a Medieval manor house and the former seat of the Calverley family. It is currently in the ownership of the Landmark Trust but is partially unoccupied.

The historic field pattern survives to the north and east of the village and, along with the views over the Aire Valley, plays a significant role in the character of the conservation area."

Calverley Woods is defined as character area 4 in the CAA. It states;

"Calverley Wood is a designated ancient woodland through which a select housing development was laid out in the 1850s. Although just three houses were built in this period, the tree-lined drives which were cut through the wood have shaped the character of later development."

The surviving remains of a World War II training camp in Calverley Wood are of historic significance. There is potential for further prehistoric archaeological finds in the area, following the discovery of a Neolithic cup-marked rock.

Key characteristics:

- *Mature woodland environment*
- *Large houses set well back from drives, set within spacious grounds*
- *Formal tree-lined drives*

Key ways to retain character:

- *Retention of all existing areas of woodland*
- *Retention of large garden plots*
- *Awareness of potential for significant archaeological finds"*

The CAA also states the following in relation to development affecting the setting of the conservation area;

"It is important that development around the conservation area does not harm its setting. Any development in or around Calverley which affects the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in development adjacent to the conservation area.

Action: The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area."

Leeds Liverpool Canal Conservation Area:

The site is situated in close proximity to area 29 of the Conservation Area (Apperley Bridge – Harrogate Road Area). The character of the area is defined as follows:

"As the canal heads out of the Bradford District it passes through an area which is a microcosm of historical and more recent development along the canal throughout its history. At the corner of Meadow Road and Harrogate Road is what remains of Dyehouse Fold, a small industrial hamlet. At its heart are the Dog and Gun pub and 997 Harrogate Road, which were built in the late 18th century as cottages with textile workshops on the upper floors. To either side are 1005-1011 Harrogate Road and 30-35 Meadow Road which are industrial cottages from the early 19th century, the latter being fronted by a stone setted street, another historic detail. These houses and the later Derby Terrace would have housed textile workers at Apperdale Mill and Oaklea Mills, which are all that remains of four 19th century textile mills off Tenterfields. These buildings, like the houses and cottages retains their original character, with Oaklea Mills and its tower being an important landmark along the canal. Of the 20th century are Style works, an imposing Art Deco style factory, the new development on the site of Valley Mills, and Calder Valley Marina. The latter two respectively reflect the rebirth of the canal as somewhere desirable to live and as a centre for pleasure cruising.

The canal is lined by a mixture of piling and copingstones, some of which are overgrown. The towpath is reasonably wide and is evenly surfaced with gravel with clean, rugged verges to either side."

Issues in this part of the conservation area are identified;

- *Dark and uninviting stretch of towpath under the broad Harrogate Road Bridge.*
- *Modern form and plain, uncharacterful architecture of the new housing at Valley Mills.*
- *Overgrown copingstones along the canal banks.*
- *Out of character alterations to and the removal of traditional features and details, including stone boundary walls, at the cottages along Derby Terrace, Harrogate Road and Meadow Road.*

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

The Calverley cutting site is a valuable area of open space that directly adjoins the Calverley Conservation Area and is in close proximity to the Leeds/Liverpool Canal Conservation Area that is located within Bradford district. The character of the area is one of sparsely populated cottages, villas and rural and small scale industrial sites with the odd 19th century large scale industrial site largely developed around the canal. Two Listed Buildings lie in proximity of the site.

The site directly adjoins Calverley Conservation Area and is visible when glimpsed through the trees from several footpaths that congregate around the northern end of the bridge. Indeed the area immediately adjacent to the Calverley cutting bridge forms a unique gateway into the conservation area and as such the site's importance is increased with the views through the trees providing attractive views of the enclosed space beyond. Calverley wood is also ancient woodland and is of historical significance along with the cup and ring marked rock that is a scheduled monument (though is unlikely to be affected by development on the proposed allocation site).

The plan below indicates views and the areas of higher sensitivity;



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

Inensitive development on this site will cause moderate to serious harm to the setting of the Calverley Conservation Area and the wider setting of the two listed buildings along the canal side. The site contributes in a positive manner and provides attractive views from major footpaths and the bridge into woodland fringed fields beyond. Harm would result from the loss of these important aspects, which are a positive attribute of the Conservation Area here.

There may be an opportunity for modest high quality development to 'cap off' the adjoining new housing development whose quality erodes as it approaches the Calverley Conservation Area. This development, on a brownfield site, causes harm through its poorer quality materials and form. Siting development on the allocation site could mitigate harm caused by the adjoining site and justify to some extent the allocation in heritage terms. Any development would need to be bespoke and highly contextual in form, design and scale and located on a footprint as close as possible to the adjoining site. Policies P10 and P11 of the Core Strategy, in particular, will ensure that this is ensured at detailed application stage.

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?

The site requirements already identify the site is in the setting of a Listed Building and Conservation Area, and there are robust design policies in the Strategy and UDP which will ensure a high quality

design is achieved at application stage. The ecology site requirement for this proposed allocation identifies the need for a biodiversity buffer (not private garden space) to the canal and woodland to the northern and eastern site boundaries. This will result in development being set back from the canal and woodland, which will also further help to limit its impact on the heritage features.

However, to provide clarity of the importance of this from a heritage perspective and the potential the site offers to cap off the adjoining new housing development it is recommended that the conservation area site requirement is amended and also highlights that the site is in the setting of the Leeds Liverpool Canal Conservation Area;

- Conservation Area: The site affects the setting of the Calverley and Leeds Liverpool Canal Conservation Areas. Any development should preserve or enhance the character or appearance of the Conservation Area. Development should be set back from the canal and focussed to the west of the site, capping off the new development to the west and presenting a positive frontage towards the Conservation Area. Further guidance on these requirements is provided in the Heritage Background Paper.

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

N/A

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

N/A

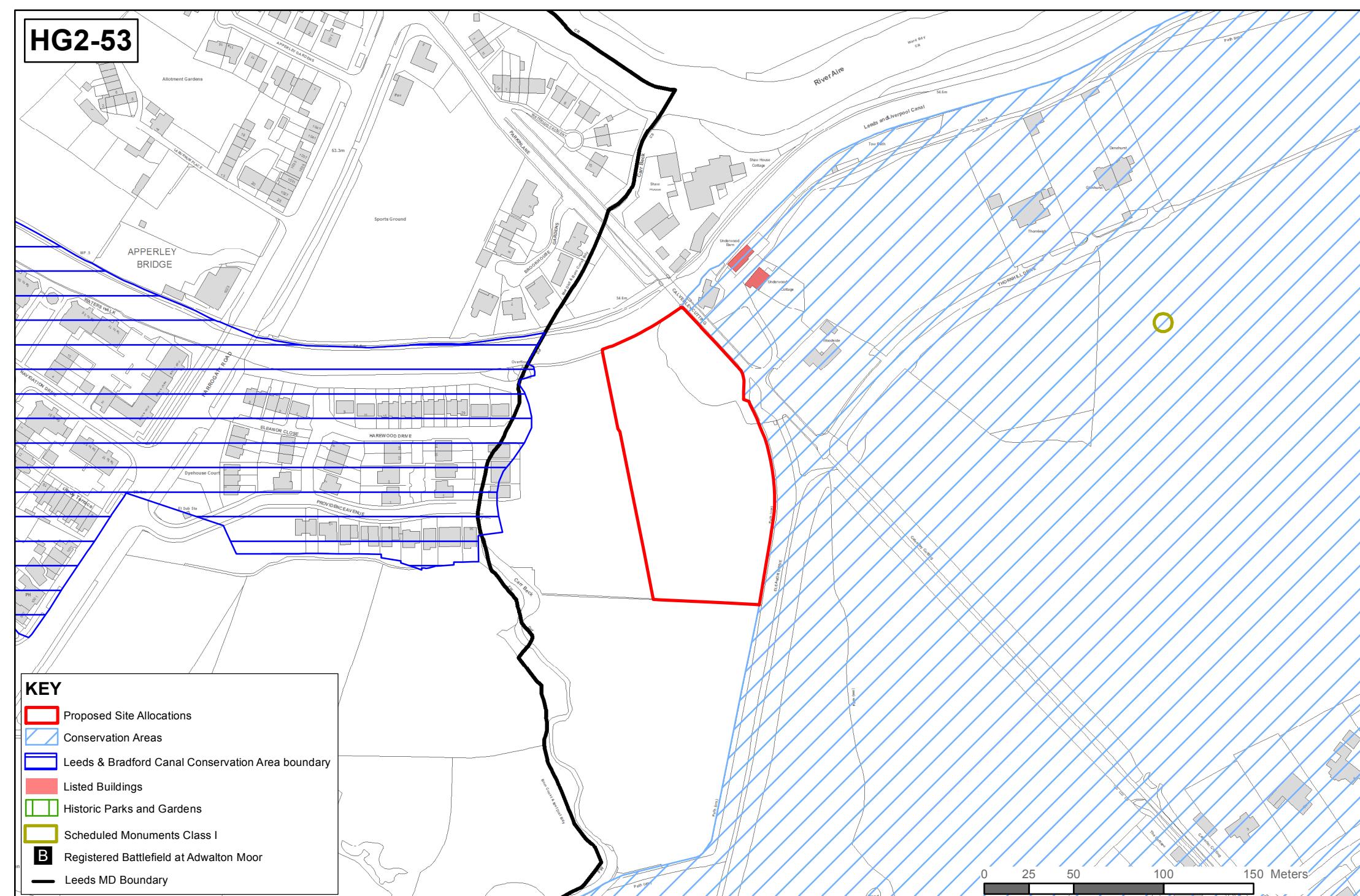
If not, would additional / amended site requirements address this?

N/A

Conclusion

With the proposed amendments 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 this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-53



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HG2-55 – Calverley Lane, Calverley

Site Ref	HG2-55
Site address	Calverley Lane, Calverley
Site area	0.59 hectares
Site capacity	18 units
HMCA	Outer West
Phase	3

Site description:

Greenfield site enclosed by stone walls. Provides an access to 103 Rodley Lane to rear, with maintained lawns to either side of access track.

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

- Calverley Conservation Area - directly adjacent to north-west and north-east boundaries of the site.
- The Grange (Grade II) – approximately 35 metres from north-western site boundary.
- Outbuilding approximately 15 metres west of The Grange (grade II) – approximately 35 metres from north-western site boundary.
- Lodge to north of The Grange (Grade II) – approximately 70 metres from north-western site boundary.

See A4 map for details.

Current site requirements of relevance:

- Conservation Area: The site is within the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.
- Listed Building: 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.

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

Listed buildings:

LS28 RODLEY LANE SE23NW PUDSEY (south side, off), Calverley 2/151 The Grange 25.1.78 -GV II

House. Mid C19. Finely dressed stone, stone slate roof. 2 storeys. 3 x 3 bays symmetrical facade. Plinth. Pilastered doorcase with entablature and cornice approached up long flight of stone steps. Windows are 4-pane sashes with lintels and slightly projecting sills. Bracketed eaves cornice. Hipped roof with 2 ridge stacks and one other to left-hand roof pitch. Attached to rear slightly lower service wing with modern concrete tile roof. Right-hand return as front but with outer, ground-floor, canted bay windows with cornices and blocking courses.

Listing NGR: SE2127936655

LS28 RODLEY LANE SE23NW PUDSEY (south side, off), Calverley 2/152 Outbuilding approx. 15m 25.1.78 to west of The Grange (formerly listed as Out- GV buildings to the West of the Grange) II

Former coach-house now partly altered to form garage. Mid C19. Finely dressed stone, stone slate roof. Single-storey. 3 bays. Central bay has semi-circular-arched carriage entrance (blocked) under pedimented gable with small round-headed window. Left bay altered by insertion of garage doors. Right bay has doorway with tie-stone jambs (blocked) to right of window with lintel and slightly projecting sill (blocked). Hipped roof. Similar fenestration to rear but with oculus in pediment. Included for group value.

Listing NGR: SE2125936664

LS28 RODLEY LANE SE23NW SE2136 PUDSEY (south side), Calverley 2/150 Lodge to north of 25.1.78
The Grange - GV II

Lodge. Mid C19. Finely dressed stone, Welsh blue-slate roof. 2 storeys. Single-cell, double-depth. 2 bays. 1st bay has doorway with overlight, consoles and cornice. Sash windows to right and above have glazing bars, lintels and sills. Cyma-moulded stone gutter. Hipped roof. 2 well dressed lateral stacks to right. Included for group value.

Listing NGR: SE2126836703

Calverley Conservation Area:

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

"Calverley is an historic village lying between Leeds and Bradford. It originated as an agricultural settlement but was enlarged in the 19th century as a result of the growth of the woollen industry. Its attractive rural setting, overlooking the Aire Valley but within easy reach of Bradford, led to its popularity as a residence for a number of prominent Bradford industrialists in the later 19th century."

Calverley Old Hall, listed Grade I, is a Medieval manor house and the former seat of the Calverley family. It is currently in the ownership of the Landmark Trust but is partially unoccupied.

The historic field pattern survives to the north and east of the village and, along with the views over the Aire Valley, plays a significant role in the character of the conservation area."

The site is adjacent to character area 2 of the conservation area. The CAA states;

"This area encompasses the late 19th century extension to the village. It is associated with the growing significance of the woollen industry in the village."

Key characteristics:

- *Terraced buildings constructed of coursed gritstone with slate roofs*
- *Two- or three-storey in height*
- *Grid-like street pattern with regular arrangement of buildings in relation to the street*
- *Front gardens enclosed by low stone walls*
- *Blocked taking-in doors*

Key ways to retain character:

- *Retention of visible evidence for taking-in doors and historic window openings*
- *Retention of front gardens with gritstone garden walls*
- *Retention of stone or slate roofs and chimneys*
- *Retention of window proportions, including retaining stone mullions in situ where they survive.*
- *Retention of buildings related to the woollen trade."*

The CAA also states the following in relation to development affecting the setting of the conservation area;

"It is important that development around the conservation area does not harm its setting. Any development in or around Calverley which affects the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design and materials should be used in development adjacent to the conservation area.

Action: The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area."

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

The site borders the Calverley Conservation Area and is located on a major approach into the CA along Calverley Lane. The site is lawned with trees to boundaries and a driveway leading to infill development to the rear of The Grange. The site has a character of a lawned area of garden but there is little direct relationship from the listed buildings to the site, their primary frontages being to the east. The site also does not form part of the historic field pattern to the east of the Conservation Area (which is referred to in the Conservation Area Appraisal) and, because of its manicured appearance, now relates more to the built-up area of the Calverley than it does to the surrounding countryside. The site, therefore, does have positive attributes but does not represent the primary setting of the listed buildings and makes only a limited contribution to the character and setting of the Conservation Area or the Listed Building. Equally the robust tree planting to boundaries and boundary stone wall with gates shelter the site from the highway. The contribution that the site makes to the Conservation Area derives as much of these trees, as it does from the openness of the site itself.

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

Loss of this green, garden space will cause some harm to the Conservation Area and the setting of The Grange through the loss of what is a relatively positive green space. However this harm will be limited.

The proposed site capacity is based on standard density assumptions. Development would need to be designed and laid out in a very sensitive manner in order for this to be achieved without an adverse impact on the heritage assets. At planning application stage, when detailed proposals for this site are put forward, this will need to be given careful consideration, in accordance with existing Core Strategy and UDP policies.

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?

Not at present.

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

The boundary planting with mature trees and stone wall are extremely important to mitigating the potential for harm resulting from development, and should be retained and reinforced. Reference to

this should be added to the site requirements to ensure this is taken into account when detailed proposals for this site are considered.

The site requirements should be amended to state:

- Conservation Area: The site affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper.
- Listed Building: 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. The existing boundary planting and stone walls should be retained and reinforced as part of any development proposal. Further guidance on these requirements is provided in the Heritage Background Paper.

As noted above, development on this site will need to be designed and laid out in a very sensitive manner in order to avoid an adverse impact on the heritage assets. Policies P10 and P11 of the Core Strategy (in particular) will ensure that this is addressed at detailed application stage, and so this does not need to be specifically referenced as part of the site requirements. The generic site requirement of the Site Allocations Plan in relation to trees, woodland and hedgerows will also ensure that the trees to the north east of the site, which also contribute to the character of the site, should be retained, where possible, in any detailed design proposal for development.

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

N/A

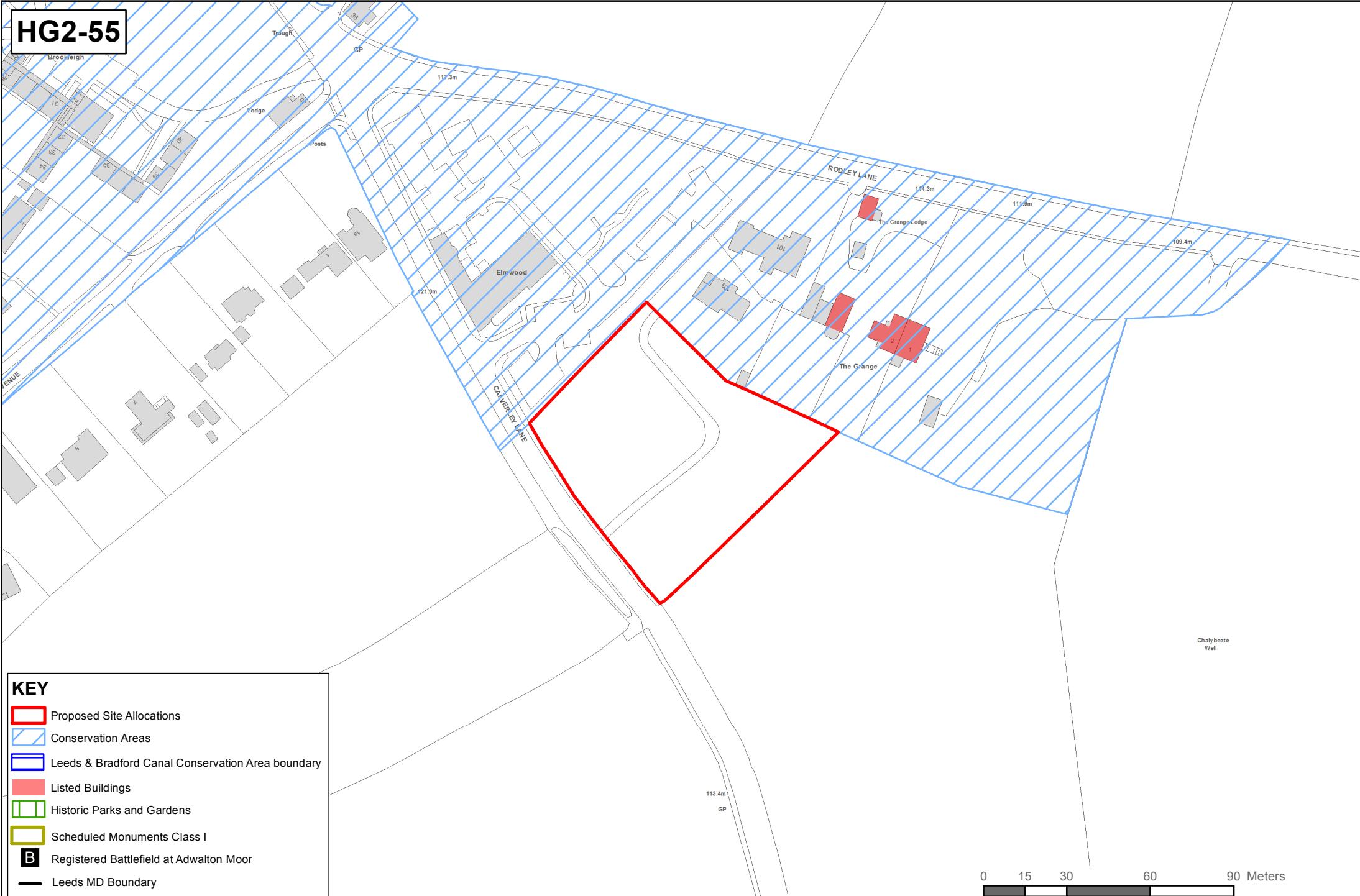
If not, would additional / amended site requirements address this?

N/A

Conclusion

With the proposed amendments 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 this site is delivered in a manner that avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-55



HG2-56 Rodley Lane / Calverley Lane, Calverley

Site Ref	HG2-56
Site address	Rodley Lane (land at) – Calverley Lane, Calverley LS19
Site area	2.03 hectares
Site capacity	53 units
HMCA	Outer West
Phase	2

Site description:

Greenfield land set between Calverley and Rodley. The site is related to the existing properties in Rodley and has a well-defined field boundary to the west. Some of the trees are the subject of a tree preservation order (TPO).

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

- Calverley Conservation Area – situated approximately 108 meters west of western site boundary

See A4 map for details.

Current site requirements of relevance:

N/A

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

Calverley's special interest is summarised in the Conservation Area Appraisal as follows:

"Calverley is an historic village lying between Leeds and Bradford. It originated as an agricultural settlement but was enlarged in the 19th century as a result of the growth of the woollen industry. Its attractive rural setting, overlooking the Aire Valley but within easy reach of Bradford, led to its popularity as a residence for a number of prominent Bradford industrialists in the later 19th century."

Calverley Old Hall, listed Grade I, is a Medieval manor house and the former seat of the Calverley family. It is currently in the ownership of the Landmark Trust but is partially unoccupied.

The historic field pattern survives to the north and east of the village and, along with the views over the Aire Valley, plays a significant role in the character of the conservation area."

No Key Views are identified in the Conservation Area Appraisal across this site.

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

The site is an area of farmland in the greenbelt that lies between Rodley and Calverley. To the northern boundary a stone wall and foliage largely hide the majority of the site from public view. To the south the site widens and can be seen across the fields from Calverley Lane. The agricultural setting is important for the wider setting of the Conservation Area, though this site is not prominent in any key views from or towards the Conservation Area (largely as a result of the existing planting along the western boundary). Similarly, whilst The Grange sits on higher ground and faces east,

towards this site, the site itself is not of fundamental important to the buildings setting, being largely screen by trees both within the grounds of the Grange and along the western boundary of the site.

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

Loss of this site will cause limited harm. The site is largely hidden from Rodley lane by foliage and stone walling, plus the narrowness of the sites frontage mitigates its impact. To the south the site will be seen from The Grange although the garden of The Grange is surrounded by trees that mitigate this impact. The site will largely not be visible from the majority of the Conservation Area but will bring development closer to the Conservation Area boundary. To mitigate the potential impact of a new highways access off Rodley Lane, elements such as highway width, visibility splays and materials should be minimised where possible.

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?

No, not at present.

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

At present there are no site requirements in relation to historic features.

Retaining the existing boundary treatment and hedges to all boundaries will substantially mitigate impact its impact on the Conservation Area. A buffering of hawthorn or other hedge/tree planting to all boundaries should be thick enough to grow to maturity and isolate the visual impact of this site from north, south and western boundaries. Highway access off Rodley Lane should be of minimal dimensions and of bespoke design. The generic site requirements of the SAP already require landscaping schemes for development adjoining open land or Green Belt (in accordance saved UDP Policy N24 and Supplementary Guidance No. 25 – Greening the Built Edge). However, given the importance of this to the impact on the Conservation Area, and that it may need to be thicker than may generally be expected from a standard landscaped boundary, this could be specifically identified as part of a site specific requirement relating to the Conservation Area. This site requirement should state;

- Conservation Area: The site affects the setting of Calverley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Landscaping to the site boundaries should be retained and enhanced, and highways access should be sensitively designed. Further guidance on these requirements is provided in the Heritage Background Paper.

When detailed designs for the site are developed, there is an opportunity to consider locating larger houses abutting Rodley Lane whose plot size and gardens should reflect the grander villas of the Calverley area. This is a design matter that the existing heritage and design policies of the Core Strategy and UDP will ensure is addressed at detailed application stage, and so does not need to be specifically mentioned as part of the site requirements.

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

N/A

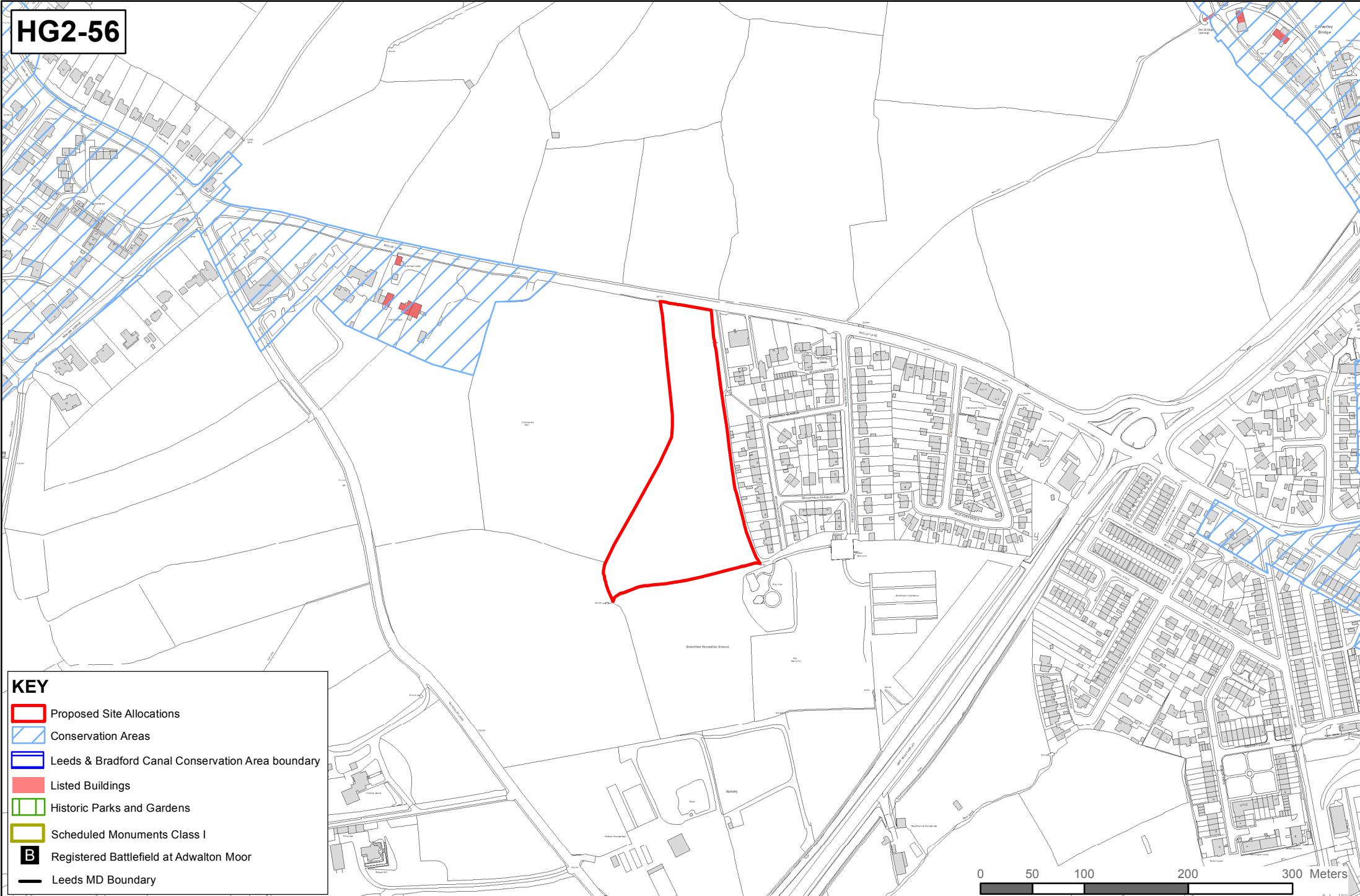
If not, would additional / amended site requirements address this?

N/A

Conclusion

With the addition of the proposed site requirement, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-56



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HG2-63 - Woodhall Road / Gain Lane, Thornbury

Site Ref	HG2-63
Site address	Woodhall Road (land adjoining) – Gain Lane, Thornbury BD3
Site area	7.37 hectares
Site capacity	196 units
HMCA	Outer West
Phase	1

Site description:

Greenfield site set between Bradford and Leeds with existing residential uses to the east and south, and commercial uses to west.

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

- Gain Lane Farmhouse (Grade II) located south east of site.

See A4 map for details.

Current site requirements of relevance:

- Listed Building: 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.

See A4 map for details.

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

BD3 GAIN LANE SE1934 PUDSEY (north side) Gain Lane Farmhouse 3/34 and attached barn and stables to rear - II

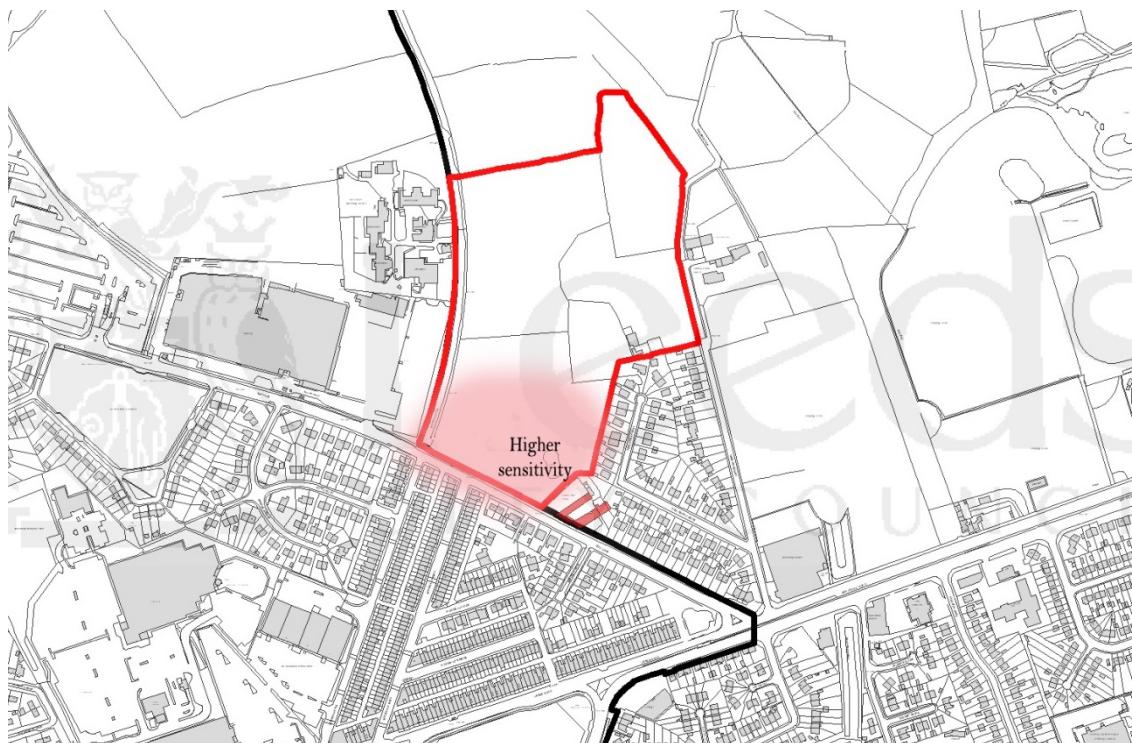
2 cottages now a single dwelling and attached barn, cart-sheds and stables. Early-mid C18. Thin coursed hammer-dressed stone, stone slate roof. Laithe- house plan with farmbuildings attached in U-shaped range to rear. 2 storeys. Main fronts: quoins. 2-bay house to right has former cottage doorways with tie-stone jambs (blocked) at end. Tall central doorway with monolithic jambs flanked by 2-light flat-faced mullioned windows with recessed mullions and 4-pane glazing. 1st-floor windows the same, but originally of 5 lights (one light solid). Coped gables with kneelers, that to right with stack, one other stack at junction with 3-bay barn. 3-bay to left which has segmental-arched cart-entry with stressed keystone and skewbacks, composite reinforced jambs and to right doorway with monolithic jambs (blocked). Attached to left gable of barn is extension which has 4 linked semicircular-arched entrances (blocked). Rear: house L-shaped with lean-to to left of doorway with tie-stone jambs. Stack at junction with barn. Barn: arched cart-entry as front but with inner returns each with doorways with tie-stone jambs. Addition has 2 open semicircular arches on a common square column. A low stable range at right angles links with long 11-bay single-storey outbuilding of 2 builds of 7 and 4 bays. This has 2 doorways with monolithic jambs and 9 windows with lintels and sills. Coped gables in ridge stack to right. Rear of this range has 12 chamfered rectangular ventilators and 3 doorways with monolithic jambs (one blocked).

Interior: barn has king-post roof, the tie-beams of large scantling straight- braced to ridge, lacking struts. 11-bay outbuilding has fish-bone king-post trusses, the northernmost bay with a set-pot removed but retaining shafting for former industrial use.

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

The site as allocated is currently open agricultural land and, due to the nature of the listed buildings being of agricultural use, it contributes to their setting and character. Although the setting of the buildings has been eroded through rather insensitive development to the east, the fields to the west and north give a sense of the origins of the farm buildings themselves.

The plan below illustrates the area of higher sensitivity;



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

Total loss of this site through insensitive development which fully isolates the heritage asset from its setting would therefore cause moderate to serious harm to its character as an agricultural building.

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?

No, not at present.

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

Careful consideration needs to be given to the setting of the listed building when development proposals for this site are drawn up. The open aspect of the south eastern part of the site, closest to the listed building, is particularly sensitive to development. The provision of a buffer, which retains an open feel to the immediate vicinity of the listed buildings, will help to mitigate the impact of development on this site by maintain the openness to its immediate setting. This could be used to

form part of the on-site green space required as part of the development. The need for this buffer should be identified as part of the site requirements, which should be amended to state;

- Listed Building: 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 by maintaining a buffer to the south eastern part of the site. Additional landscaping should also be provided to the western boundary. Further guidance on these requirements is provided in the Heritage Background Paper.

In addition, consideration should be given to the orientation of the proposed new housing relative to the Listed Building. Laying out development so that the front elevations of the dwellings to face towards Gain Lane Farm would better respect this Listed Building than a rear gardens with their associated domestic paraphernalia. Existing policies, including Policy P10 (Design) and P11 (Conservation) of the Core Strategy, will ensure that matter such as this are considered at planning application stage.

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

No, not at present.

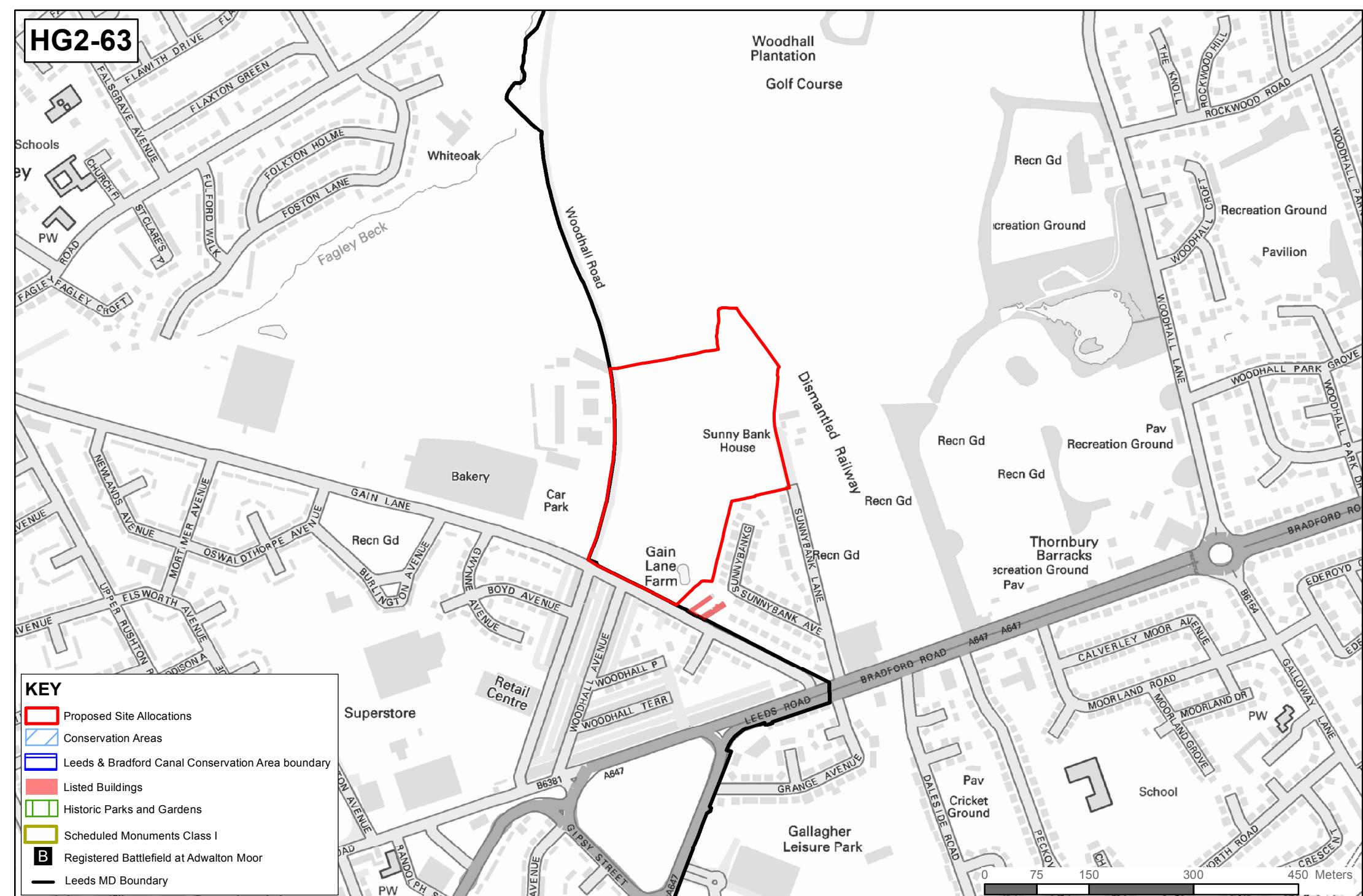
If not, would additional / amended site requirements address this?

There is an opportunity to enhance the setting of the Listed Building though the development of this site. The Hovis factory parking area, to the west of the site, is visually intrusive and harms not only the setting but also the wider open character. There is an opportunity for appearance of the Hovis parking area to be lessened through development, which could be achieved through modest development to this western boundary along with additional landscaping. The site requirement should also specify;

- Additional landscaping should also be provided to the western boundary.

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-63

HG2-67 Owlcotes Farm / Owlcotes Gardens, Pudsey

Site Ref	HG2-67
Site address	Owlcoates Farm / Owlcotes Gardens, Pudsey
Site area	3.27 hectares
Site capacity	100 units
HMCA	Outer West
Phase	1

Site description:

Covered reservoir and green field land in agricultural use. Flat with no tree cover, with frontage on to Owlcotes Road.

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

- Owlcoates deserted medieval village (Scheduled Monument) – situated approximately 220m north of northern site boundary.

See A4 map for details.

Current site requirements of relevance:

n/a

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

N / a - This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of the oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

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

The site makes little contribution to the immediate setting of the heritage asset but can be seen on the top of the hillside from the southern area of the monument.

In addition, whilst unrelated to the Scheduled Monument, it is noted that the stone built buildings to the far west of the site are positive non designated heritage assets. The loss of these buildings should not be promoted.

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

The perceived isolation of the deserted medieval village of Owlcoates is important for its setting and although this is lost somewhat on reaching the site of the village (due to the outer ring road) the approach is likely along historic routes that formed the original agricultural setting of the village from the 12th century onwards. The allocated site is to the top of the hill to the south of the village

and as such there may be an impact of slight encroachment towards the village, though any harm caused by this will be limited.

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?

The Plan sets out sufficient measures in relation to the Scheduled Monument. The provision of a tree belt along the northern boundary will limit the view of development from the monument. This will be required under the provisions of the given that the generic site requirements of the Site Allocations Plan, which requires landscaping schemes for development adjoining open land (in accordance with saved UDP Policy N24 and Supplementary Guidance No. 25 – Greening the Built Edge).

Due to the site's proximity to the Scheduled Monument, there may also be potential for archaeological remains in this area. Core Strategy Policy P11 (Conservation) requires that development proposals demonstrate a full understanding of historic assets affected by development, including any known or potential archaeological remains. This will ensure that appropriate account of taken of these potential assets at planning application stage.

From a wider heritage perspective, however, the allocation could be strengthened by making specific reference to the non-designated heritages assets on the site to reduce any potential for harm to these buildings.

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

Yes; the site requirements should identify that the non-designated heritage assets to the west of the site should be maintained as part of development. An additional site requirement should be added to state;

- The stone built buildings to the far west of the site are positive non-designated heritage assets and should be retained and reused, where possible, as part of the development.

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

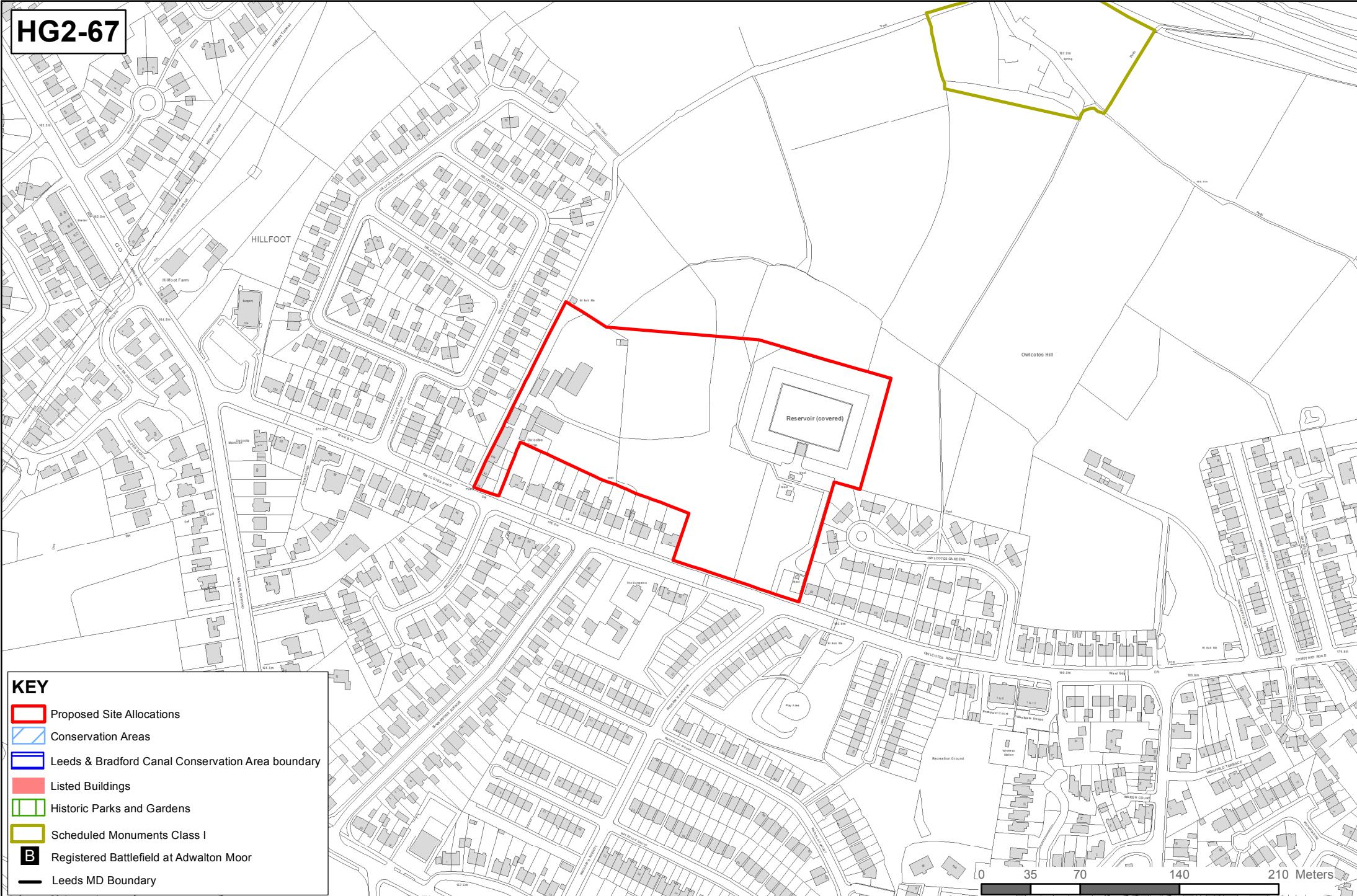
N/A

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

N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-67**KEY**

- Proposed Site Allocations
- Conservation Areas
- Leeds & Bradford Canal Conservation Area boundary
- Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments Class I
- Registered Battlefield at Adwalton Moor
- Leeds MD Boundary

HG2-72 Tyersal Court, Tyersal and HG2-73 Harper Gate Farm Tyersal Lane⁷

Site Ref	HG2-72 / HG2-73
Site address	Land off Tyersal Court, Tyersal / Harper Gate Farm, Tyersal Lane
Site area	2.9 hectares and 11.23 hectares
Site capacity	40 units / 283 units
HMCA	Outer West
Phase	1

Site description:

HG2-72: Single field. Residential development to north, school to east. Greenfield flat site with limited tree cover.

HG2-73: Reasonably flat site with an agricultural use consisting of several fields. Open site with no trees or other features to note. To the south a road runs along the boundary with residential development beyond. A green buffer is in place to the west before further residential properties. A farm also adjoins the site to the south east. To the north and east are further fields. This site is currently allocated for employment development in the UDP.

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

- Tyersal Hall (Grade II*)
- Barn approximately 30 metres north east of Tyersal Hall (Grade II)
- Barn approximately 35 metres due east of Tyersal Hall (Grade II)

All located approximately 320m south of southern site boundary of HG2-72 and 420m east of the north-eastern boundary of HG2-73.

See A4 map for detail.

Current site requirements of relevance:

n/a

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

BD4 TYERSAL LANE SE23SW PUDSEY (south side), SE200322 Bradford 4/85 Tyersal Hall 25.5.66 II* GV

Large house. Late medieval timber-frame extended to west late C16 encased in stone c1691 (date on porch). Thin coursed hammer-dressed stone, stone slate roof. 2 storeys with single-storey aisle to rear of hall. 4-room front with 6 1st-floor windows, single-storey porch, double-depth. Quoins. All are double-chamfered mullioned windows with almost square reveals. From left to right: a 7-light window with 4-light window above; basket-arched doorway with composite jambs and chamfered surround with 2-light window above; 6-light window with 5-light window above; 4-light window to each floor; gabled porch with Tudor-arched doorway and chamfered surround, the lintel initialled and dated " RT (?) 1691 ", coped gable with large finials to kneelers and apex; inner door has Tudor-arched lintel, composite jambs with moulded surround (cyma, step, roll, step) and elaborate stop carved like a baluster; inserted French window, with 4-light window above. Coped gables with kneelers with finials. End and central stacks. Rear: outer gabled cells each having a 2-light window and 3-light window above to one side of former taking-in door with Tudor-arched lintel (now

⁷ As these sites affect the same heritage assets their assessment is presented together to avoid unnecessary repetition.

windows) and with coping, kneelers and finials. Set between, aisle has gabled porch with Tudor-arched doorway with coping, kneelers and finials flanked by 3-light windows.

Interior: hall is open to the roof with mid C19 elaborate Gothick stair with turned balusters and low panelled walls. The hall is flanked by parlours, that to west having stop-chamfered joists and replaced spine-bean, that to east having plaster ceiling with moulded cornice running round spine beam. Kitchen to east has stop-chamfered spine beams and floor joists. The chamber above the kitchen has the oldest roof truss of large scantling with king-post with jowelled head and mortices for 8 'V' struts (2 survive). One curved brace survives. The soffit of tie-beam has mortices for posts and braces. At right angles is another king- post truss for rear gable which has chamfered principals and lacks struts. 5 more bays to west have king-post trusses with single-angle struts and mortices for posts. Purlins have mortices for close-studded walls. Many other re-used timbers.

RCHM (England) report. Listing NGR: SE2004432223

BD4 TYERSAL LANE SE23SW PUDSEY (south side), SE200322 Bradford Barn approx. 4/86 30 metres north-east of Tyersal Hall - GV II

Single-aisled barn. Probably early C18. Thin covered rubble, stone slate roof. 5 bays. Dressed quoins. North elevation fronts Lane and has tall cart-entry flanked by square windows under eaves at either end. Rear fronts courtyard and has aisle with pent porch set in 3rd bay with quoined angle and mistal doorway set in the re-entrant angle. Extensions attached to 4th and 5th bays. Interior not inspected but may have earlier roof as nearby is Tyersal Hall (q.v.) which has remains of earlier timber framing.

Listing NGR: SE2008232247

BD4 TYERSAL LANE SE23SW PUDSEY (south side), SE201322 Bradford. Barn approx. 4/87 35 metres due east of Tyersal Hall GV II

Single-aisled barn. Probably early C18 with possibly earlier reused roof trusses. Thin coursed rubble, stone slate roof partly repaired in corrugated iron. 5 bays. Stressed quoins. Aisled to west, faces into courtyard at right angles to other barn (q.v.) and has pent porch with quoined angles set in 3rd bay flanked by 2 inserted windows.

Interior, partly seen, has fine king-post roof with single angle struts. The barns form part of a group with Tyersal Hall (q.v.).

Listing NGR: SE2009332227

Assessment of the contribution that these sites make to those elements which contribute to the significance of the heritage asset(s):

The collection of buildings that make up Tyersal Hall are notable for their isolation within the landscape and the agricultural origins of the site are recognised in the high status agricultural buildings that are contained within the national list. Sites HG2-72 and HG2-73 are located on the 'Tyersal Plateau' which is a large flat area of land to the top of the hillsides. To the west much development has taken place but this is not perceptible from the Tyersal Hall site. Large telecommunication masts are visible and the perception of the wide open landscape is relatively important for the wider setting of the heritage assets.

Assessment of the impact that the loss of these sites and their subsequent development might have upon the significance of the heritage asset(s):

Both sites are located upon the high plateau land and are some distance from the heritage assets. There is a notable absence of trees within this high landscape and as such the roofs of development may protrude over the horizon when viewed from the rear of Tyersal Hall and the lane that runs alongside. The primary elevation of Tyersal Hall faces south, and this will remain unaffected by the allocations. Development of these sites may affect the skyline which, if undertaken insensitively, could affect the wider setting of the heritage assets and cause limited harm.

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?

No, not at present.

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

Any harm will likely be caused by the encroachment of rooflines and domestication to this open landscape. Subject to adequate design and landscape visual assessment of the impact of proposals such impact should be mitigated. Policies P10 (Design) and P12 (Landscape) of the Core Strategy, in particular, will ensure that developments respect and enhance existing landscapes and the wider setting of the place. In addition, in accordance with UDP Policy N24 and Supplementary Guidance No 25 – Greening the Built Edge, a landscaping scheme will be required for development proposals on these sites to deal with the transition between the development and open land which will help to screen the development and minimise the visibility of the site from Tyersal Hall.

However, there are no presently site requirements on these allocations which specifically highlight the need to consider the impact of proposals on the setting of the Listed Building. To address this a new site requirement should be added to HG2-72 should be revised to state:

- Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting. Development should be focussed to the north of the site, with open space and landscaping provided to the southern boundary. Further guidance on these requirements is provided in the Heritage Background Paper.

A new site requirement should also be added to HG2-73 to state:

- Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting.

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

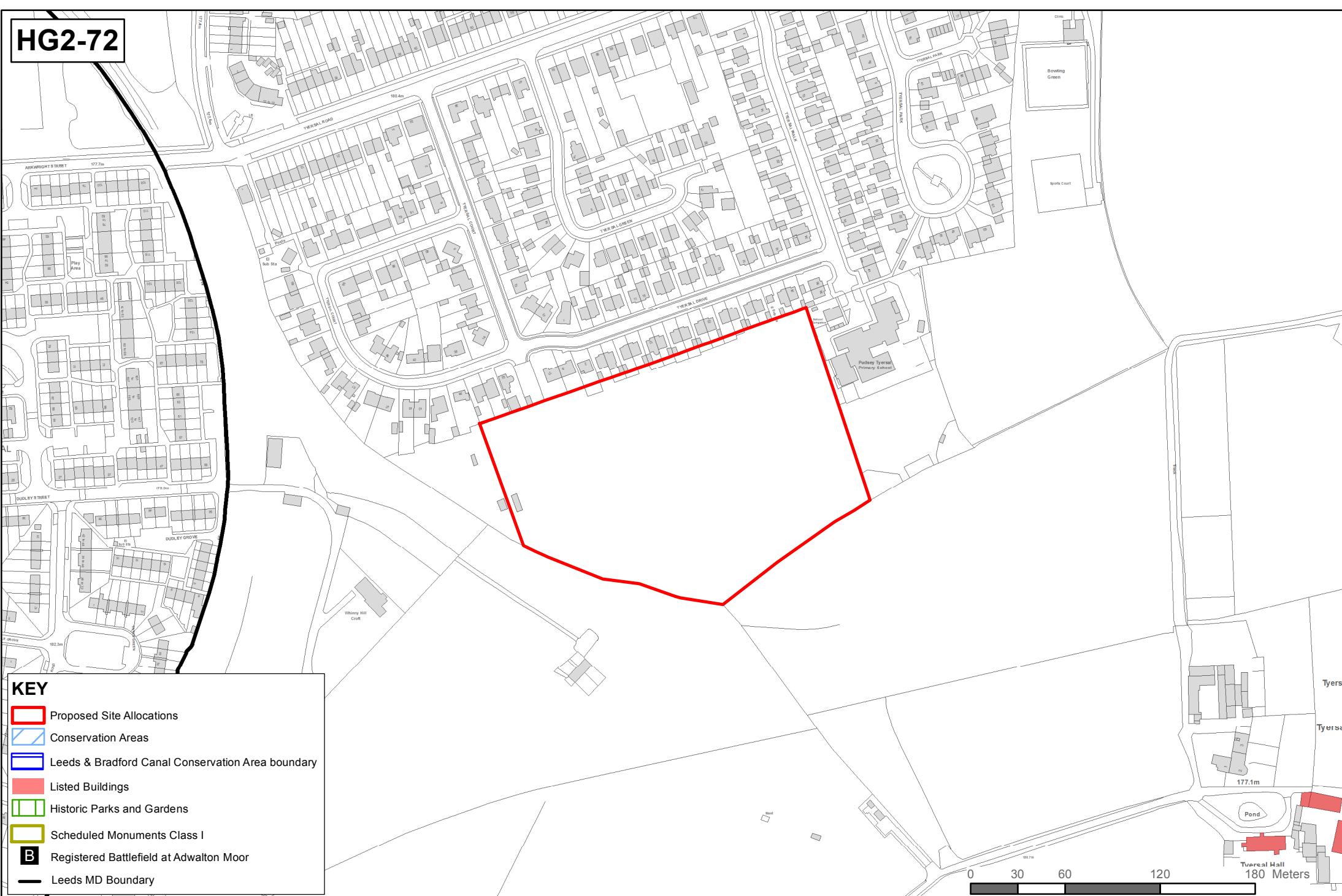
N/A

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

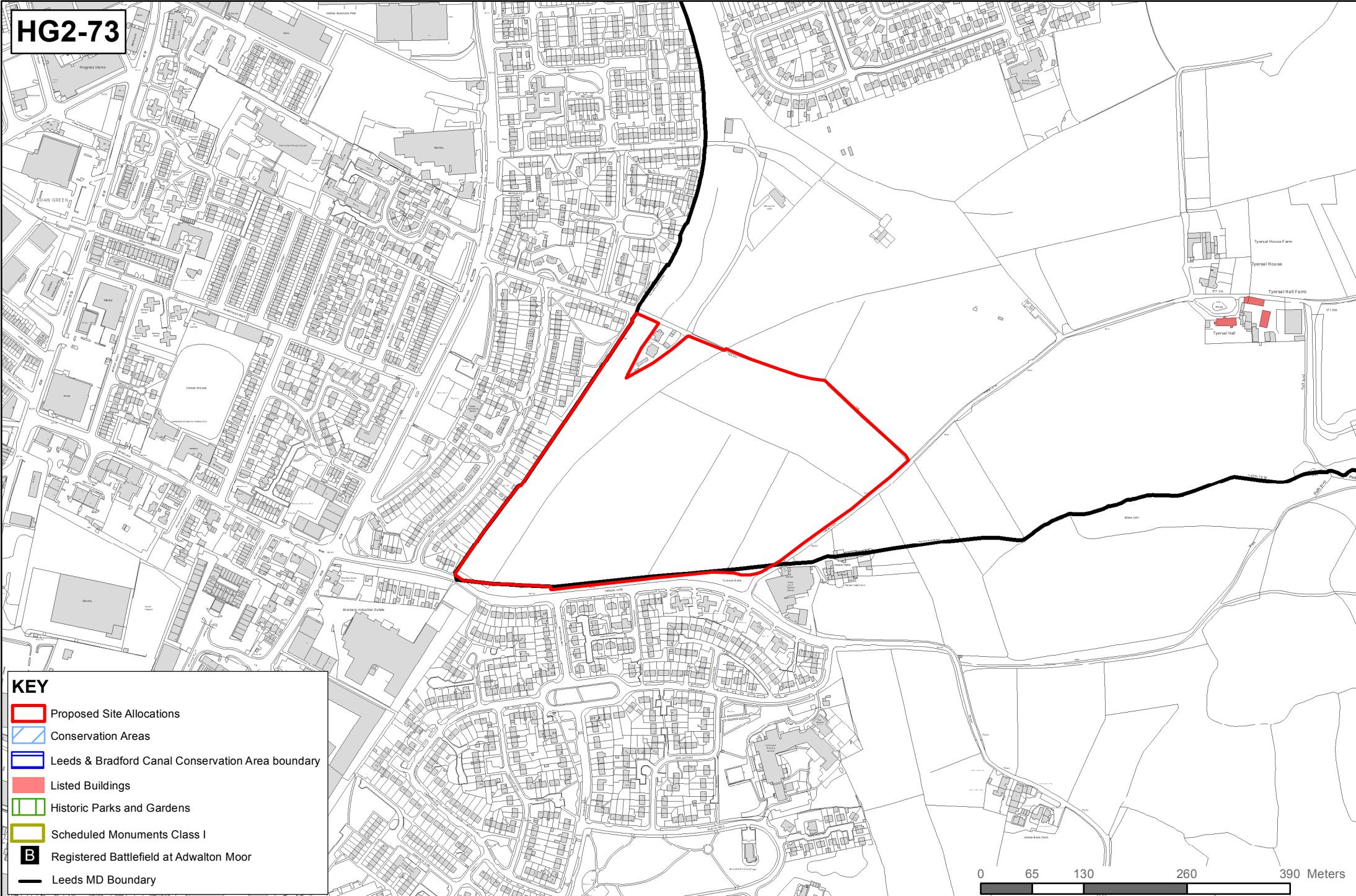
N/A

Conclusion

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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

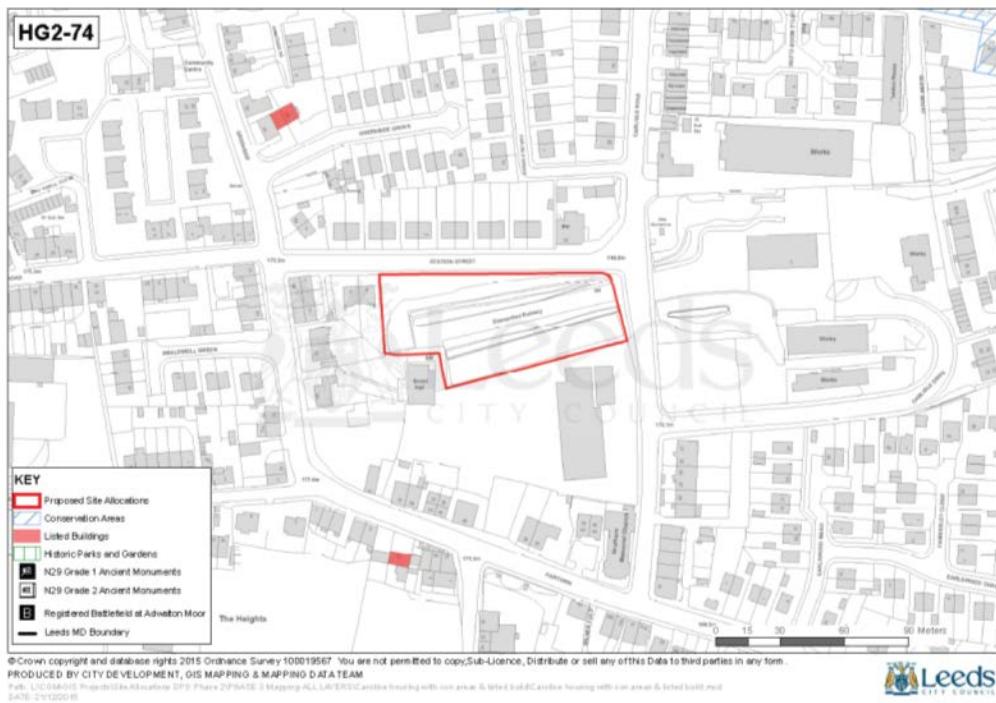
HG2-72

HG2-73



HG2-74 Station Street, Pudsey

Historic England Comment: The development of this area is unlikely to affect any Listed Buildings.



Conclusion: it is agreed that development is unlikely to affect any Listed Buildings nearby. Site requirement to be removed.

HG2-81 – Land off Gamble Lane (now HG3-29)⁸

Site Ref	HG2-81
Site address	Land off Gamble Lane
Site area	7.6 hectares
Site capacity	200 units
HMCA	Outer West
Phase	1

Site description:

Fields with dwellings in the centre surrounded by two roads, residential development to the east. Slopes down west to east, with well-defined boundaries.

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

- Beulah Farmhouse (Grade II) – located approximately 160m west of western site boundary.
- Farnley Hall (Grade II) – located approximately 360m south of southern site boundary
- Stables Immediately North of Farnley Hall (Grade II) – located approximately 360m south of southern site boundary
- Barn approximately 75 Metres West Of Farnley Hall (Grade II) – located approximately 360m south of southern site boundary
- Garden Wall, Gazebo, Potting Sheds and Cart Shed (Grade II) – located approximately 360m south of southern site boundary
- Farm Cottage and Stables West of Gazebo at Farnley Hall Farm (Grade II) – located approximately 360m south of southern site boundary

See A4 map for details.

Current site requirements of relevance:

n/a

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

SE2432 TONG ROAD, Farnley 714-1/39/693 (West side) 05/08/76 Beulah Farmhouse - II

Farmhouse. Mid C18, altered C20. Coursed squared gritstone laid to diminishing courses, stone slate roof. 2 storeys, 2 bays. 4-panel door in stone surround to right of centre (direct entry plan); 2-light windows with narrow central flat-faced mullion, plain stone surrounds, C20 frames. End stacks: brick left, rendered right. INTERIOR: not inspected.

Listing NGR: SE2418832824

SE2432 HALL LANE, Farnley 714-1/39/681 (South side (off)) 19/10/51 Farnley Hall - GV II

⁸ The pre-submission changes to the plan propose that this site is changed from a housing allocation to a safeguarded site as there are other more preferable sites available to meet the housing requirements for this HMCA. Whilst safeguarded sites are not intended for development within the plan period, and do not have site requirements attached to them, the heritage assessment for this site has been included in this paper for completeness.

Country house. 1586, 1806, altered C19 and C20. By Edward Armitage. Ashlar, coursed squared gritstone, low-pitched slate hipped roof, cornice and blocking course. L-plan with main wing facing south and rear wing with fragment of C16 house. S front: 2 storeys, 7 windows, centre projects slightly with pediment, and central portico with entablature on 4 Tuscan columns, 3-light window above with pilasters and cornice. Moulded sill course and band. Sashes without glazing bars. Right return: 2-storey bowed end bay with 3 windows, the outside blind. Rear wing, E facade: 12 windows, plate-glass sashes, plain stone surrounds. To left of centre a doorway and flanking windows in rusticated surround with cornice. INTERIOR: of main range not inspected; interior rear wing has archway with decayed stone panel showing the coat of arms of Sir Thomas Danby, with inscription: 'Buildid the year of our Lord 1586 and in the reign of the Queen (? Eliz) bi S Thomas Danby Kn.'

SE2432 HALL LANE, Farnley 714-1/39/683 (South side (off)) 05/08/76 Stables immediately north of Farnley Hall - GV II

Stables, now stores. Probably C17, rebuilt 1806. Hand-made red brick, random bond, pebble-dashed on S side, stone slate roof, stone dressings and quoins. 2 storeys, 2- and 3-light stone mullion windows with leaded panes. Row of garage doors to ground floor, to right a C19 door with fanlight and C18 wide 6-panel door with window to side, stone surround. Gable copings, turned-in kneelers. INTERIOR: not inspected. Included for group value.

Listing NGR: SE2469232432

E2432 HALL LANE, Farnley 714-1/39/682 (South side (off)) 19/10/51 Barn approximately 75m west of Farnley Hall (Formerly Listed as: HALL LANE, Farnley Barn north-west of Farnley Hall) - GV II

Barn. C17, restored c1806. Timber-frame, walls of hand-made red brick, random bond, ashlar quoins, stone details, rendered on S side, stone slate roof. Large segmental-arched cart entrance at E end (towards yard) with stone clock-face above; segmental arch on S side. INTERIOR: retains king-post roof with angled struts and probably principal wall posts survive.

Listing NGR: SE2464132417

SE2432 HALL LANE, Farnley 714-1/39/685 (South side (off)) 05/08/76 Garden wall with gazebo, potting sheds and cart shed at Farnley Hall (Formerly Listed as: HALL LANE, Farnley Gazebo and adjoining wall west of Farnley Hall) - GV II

Gazebo and adjoining walls, including cart shed. c1806. Coursed gritstone rubble, ashlar quoins and dressings, stone slate roof to gazebo and cart shed. Gazebo: 2 storeys, square plan; entrance on E side with tie-stone jambs, cantilevered stone hood, flanking small round-headed windows, blocked window above and rectangular panel; S side has large round-arched recess with pilastered 16-pane sash window with margin lights, cornice. Eaves cornice, pyramid roof. Adjoining wall to east: dressed stone heightened in red brick, approx. 30m long, 7 doorways to lean-to outbuildings behind (former potting sheds, garden storage), all plain stone architraves, central entry round-arched. INTERIOR: not inspected. Wall to N has 3-bay cart shed facing west, 2 octagonal stone shafts, the side faces with incised slots for wooden rails, support lean-to stone slate roof with brick and stone end walls. Wall to S: approx. 80m long, gabled room at centre, rebuilt brick seating at S end.

Listing NGR: SE2461832391

SE2432 HALL LANE, Farnley 714-1/39/684 (South side (off)) 05/08/76 Farm cottage and stables west of gazebo at Farnley Hall (Formerly Listed as: HALL LANE, Farnley Farm Cottage and Stables W of Gazebo at Farnley Hall at Farnley Hall Farm) - GV II

Stables with farm cottage. c1806. Coursed squared gritstone, stone slate hipped roof with central ridge stack. 2 storeys, 3 bays with 2,1,2 windows, the central pedimented bay projects with large round-arched window (possibly a loading door originally), flanking windows are sashes with glazing bars. First-floor sill band. Wide stable door centre and right, square 6-pane window between; far left the bothey entrance with sash window to right. First-floor door on right return. INTERIOR: not inspected.

Listing NGR: SE2458732391

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

This site is a spur of land sited on a high point within the landscape. Due to its topography, size and shape the site is an important element of the agricultural landscape that was linked to the development of Farnley hall and the other heritage assets that are under consideration.

The primary outlook from Farnley Hall is to the south. The high stone walls and trees that surround the Hall limit views to the north and towards this site, though it can be glimpsed in places through the trees. When looking north from Hall Lane (which lies the other side of the boundary wall around Farnley Hall), and from the other listed buildings to the west of the Hall (SE2432) the view is of very pleasant rural countryside with a moorland character and landscape that historically defined this area. Existing development is low scale and modest and responds well to the topography of this side of the valley with Tong Road being hidden within a sunken lane and thereby minimising its impact upon this landscape.

This backdrop of rural landscape and west riding hill farming is important for the wider setting of the agricultural buildings and the hall itself. Indeed the Hall likely had its origins in the agricultural landscape around it and its high point within the landscape illustrates this commanding over its landscape setting. Hall Lane, being the old road that served the Hall, runs strategically along this ridge and the landscape beyond it contributes to the significance and experience of arrival at the Farnley Hall estate.

Beulah Farmhouse, which is located to the west of the site, also is historically linked to its wider agricultural setting and its relationship to its surroundings and the countryside is important.

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

The site makes a positive contribution to the wider setting and visual amenity when seen and experienced from Hall Lane, as well as the wider setting from Beulah farmhouse. The site contributes to the wide uninterrupted vistas across the landscape to the urban area in the distance. The lines of hedgerows, height of land and perception of rolling countryside with isolated farmsteads are defining characteristics. The development of the site will change this view, and bring the urban area closer to the heritage assets and impact on their setting. However, several fields will remain between the site and the Listed Buildings. This, combined with the fact that no development is proposed elsewhere within the landscape around these buildings, will maintain the overall agricultural setting and help to limit the significance of this impact.

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?

No, not at present.

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

There is currently no site requirement in relation to these Listed Buildings. This would need to be added to a housing allocation on this site to recognise that development on this site will affect the setting of a number of Listed Buildings.

Due to the topography, which sees the land rise up from Tong Road over the proposed allocation, development on the western side of the site will be most visible from Hall Lane, and so has the most potential to impact on the wider setting of the heritage assets. Development would need to be designed and laid out very sensitively to respond to this. It would be particularly important that opportunities to vary the density within the site are taken, with more dense development being directed to the east of the site (closer to the existing urban area). To the west of the site development should be of a lower density, and enhanced by landscaping to maintain a more open and rural feel. Given the significance of this to the wider setting of these listed buildings, this would need to be reflected within a Listed Building site requirement if this site is allocated.

The site requirement would need to state to state;

- Listed Building: 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. The western part of this site is particularly sensitive, and development needs to be carefully designed, laid out and landscaped to maintain an open and rural feel.

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

N/A

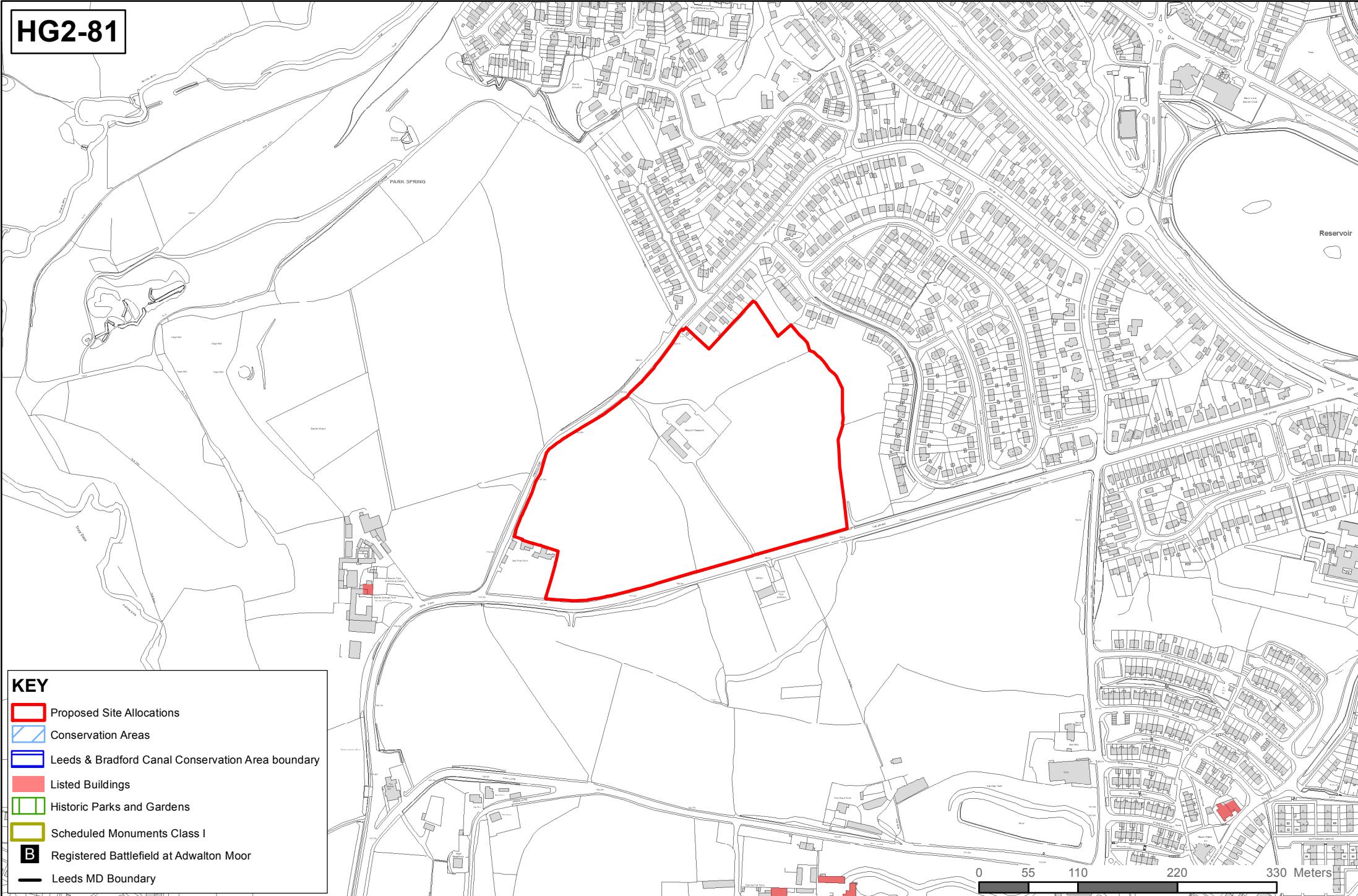
If not, would additional / amended site requirements address this?

N/A

Conclusion

This site is to be removed from the Plan as a housing allocation and designated as safeguarded land as there are other more preferable sites available in the Outer West HMCA to meet the housing requirement for the plan period.

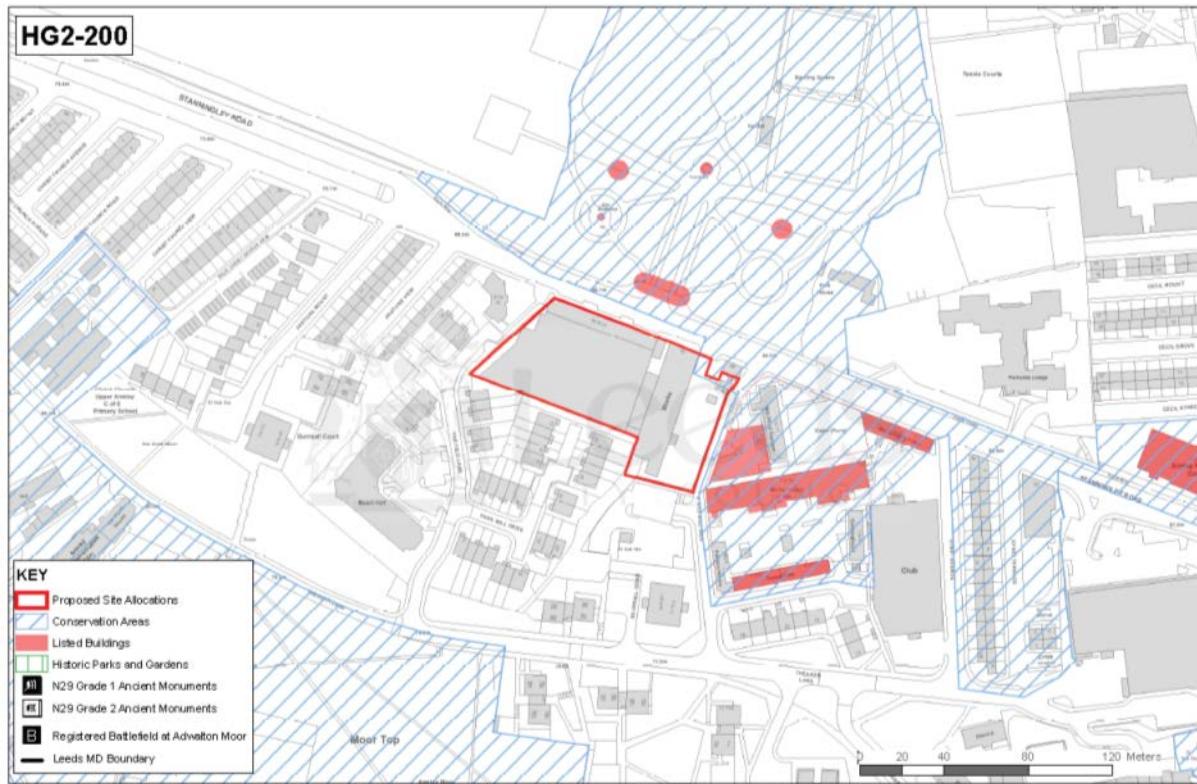
HG2-81



HG2-200 Stanningley Road, Leeds

Historic England comment: This site adjoins the boundary of the Armley Conservation Area. In addition, Winkler Green Mill (to the east of this site) and the gate piers to Armley Park (to the north) are Grade II Listed Buildings.

In line with the approach adopted elsewhere, the proximity of the Conservation Area and these Listed Buildings and the need to ensure that development proposals safeguard the elements which contribute to their significance should be referred to in the Site Requirements.



Conclusion: it is agreed that a site requirement relating to the Listed Buildings and the Conservation Area are necessary. Two new site requirements are proposed to be added, as suggested by Historic England, to state;

- Listed Buildings. This site is in the setting of a number of Listed Buildings. Any development should preserve their special architectural or historic interest and their setting.
- Conservation Areas. The site adjoins the boundary of the Armley Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area.

HG2-205 Stonebridge Mills, Farnley

Site Ref	HG2-205
Site address	Stonebridge Mills, Farnley
Site area	3.63 ha
Site capacity	75 dwellings
HMCA	Outer West
Phase	1

Site description:

Brownfield site, with mill buildings and mill pond to north and open land to south.

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

- The Old Mill, Engine House and Boiler House at Stonebridge Mill (Grade II) – located within the site boundary, to the west of the site.
- The Metre House and 2 cottages to the south west of Stonebridge Mills (Grade II) – located within the site boundary, to the west of the site.
- Row of workshops to the north of Stonebridge Mill (Grade II) – located within the site boundary, to the north of the site.
- Row of three cottages to the north west of Stonebridge Mills (Grade II) – located within the site boundary, to the north 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:

SE 2532 LEEDS STONEBRIDGE LANE, Farnley 714-1/40/1302 The Old Mill, Engine House and Boiler House at Stonebridge Mill 05/09/94 GV II

Fulling, carding and scribbling mill, with later engine house and boiler house. c1800, altered mid C19 and C20. Coursed gritstone rubble partly rendered with ashlar dressings and roof partly slate with glazed roof lights and partly corrugated sheeting. Mill, 3 storeys plus attic, 9 windows. North-west gable front has most of ground floor obscured by later additions with a single late C19 window to the right. Above an off-centre doorway with double doors, flanked by single 2-light windows with a further window to the left, above four, 2-light windows all with raised ashlar surrounds, above again a later window. The south-east front of 7 bays, the left bay obscured by later lift shaft, to the right a large plank door with overlight, with to the left four, 2-light windows. Above 4 similar windows and an enlarged window, above again five, 2-light windows. All these openings have raised ashlar surrounds. Similar 8 window north- west front. Engine house, attached to the south-west, mid C19 with 3 storey gable front to the north-west, with double panel doorway and upper round headed window with raised ashlar surround, included within a round headed sunken arch with continuous impost band, above a single round headed window also with raised ashlar surround. Boiler house, attached to the south-west, mid C19 with drying rooms above. Beyond 2 lean-to buildings including an in built Wagon Boiler used as a Water Tank, plus a tall square stone chimney stack which served the engine house. INTERIOR: mill has wooden cross beams and floors supported on circular iron columns with fixtures for line shafting. Roof has wooden trusses.

Listing NGR: SE2558732903

SE 2532 LEEDS STONEBRIDGE LANE, Farnley

714-1/40/1306 The Metre House and 2 cottages to the south-west 05/09/94 of Stonebridge Mills GV II

Metre house and 2 mill workers cottages. c1830. Hand made red/brown brick with stone dressings and slate roofs, partly missing, with rebuilt ridge and gable stacks. 2 storey, 4 windows. South-east face has from left to right a wide plank door in stone surround, a partially blocked single light glazing bar sash, then a 4-panel door in stone surround, and a 3-light casement, beyond a 2-panel door with stone surround and then two, 3-light glazing bar sashes. Above four, 3-light glazing bar sashes, that to the left slightly narrower. All the windows have segment brick heads and stone sills. These cottages were built to provide housing for workers at Stonebridge Mill.

Listing NGR: SE2555132890

SE 2532 STONEBRIDGE LANE, Farnley

714-1/40/1303 Row of workshops to the north of Stonebridge Mill 05.09.1994 GV II

Row of workshops, former storeroom, office and press-room. c1830, with later alterations. Hand made red/brown brick and coursed rubble, partly rendered. Slate and pantile roofs. Press-room to north-east, 2 storey, 6 windows, with double plank doors to entrance, with to the left four, 4-light windows, one with a timber lintel and to the right a doorway and beyond another 4-light window. Above to the right a 6-light casement, to the left a blocked window and beyond two 4-light windows. Most of these openings have segment brick heads. The office has a lean-to roof, with a single central window with outer grill flanked by single doorways with stone surrounds, above a large 6-light window with timber lintel. The storerooms, 2 storey with basements, from the left a basement entrance with double planked doors in a stone surround, then a blocked basement window with above a 2-light casement. Beyond a doorway with stone surround and double plank doors reached up 3 steps, then another blocked window, and above a fixed glazing bar window with stone lintel. Beyond another blocked basement window and above a large C19 plain sash, then another door with stone surround reached up 3 steps. Above two, 6-light plain windows to the left and two, 3-light glazing bar windows to the right. INTERIOR; 3 wooden, pegged king post trusses with side braces. These workshops were built as the stores, weaving shop, shrinking room and stores, and hot press room with spinning rooms above, described in the 1819 Insurance Policy for Thomas Pawson the builder of Stonebridge Mills

Listing NGR: SE2560332934

SE 2532 LEEDS STONEBRIDGE LANE, Farnley

714-1/40/1305 Row of 3 cottages to the north-west of Stonebridge 05.09.1994 Mills GV II

Pair of mill workers cottages, plus later cottage and time keeper's office, now house. c1830 and mid C19. Coursed squared gritstone with ashlar dressings. Stone slate roofs with 2 gable stacks. 3 storey. Original pair of cottages to east have central pair of doorways with flush painted ashlar surrounds, that to left containing a C20 door, that to right now blocked. Either side are single 2-light plain sashes. Above 2 smaller 3-light plain sashes, and above again an off-centre single plain sash, with either side a 3-light plain sash. The later 2 window, 3 storey cottage to west has a single C20 door and to the left a 2-light plain sash. Above a single casement and a 2-light casement, and above again a further single casement and a 2-light casement. All these openings have flush ashlar surrounds with stone mullions. Left return has single entrance to former time office with double doors and

ashlar surround with large incised lintel. Rear, street front has various pairs of plain sashes in flush ashlar surrounds. These cottages were built for the workers at Stonebridge Mills.

Listing NGR: SE2564132936

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

The listed buildings, and curtilage listed buildings are a high density group of buildings that have individual and group value and represent a largely intact group of industrial buildings and associated infrastructure including cottages, weaving sheds, warehouses and mill ponds. The proposed allocation covers the entire site and therefore contributes significantly to the character, appearance and understanding of the complex.

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

As a series of heritage assets in an industrial complex it is important that the character and appearance of the site is retained through the reuse of heritage assets and new builds that reflect in some way the character and appearance of the Listed buildings and protect their setting and significance. Previous schemes on the site demonstrated the ability of the historic buildings to be retained and converted (though it is noted that in these schemes not all were converted to residential use, some were used as bike stores etc).

The loss of some of the less significant curtilage listed buildings could be expected subject to adequate significance appraisals being forthcoming, but all the listed buildings, some curtilage buildings and the mill pond would be expected to be retained. A key impact on significance would be the setting of the assets. The majority of the site is open brownfield land, so it is important to ensure that new development retains the sense of space that currently adds to the setting of the mill group to protect the special interest of the listed buildings. Notwithstanding this good design solutions could build upon the high density character of the mill complex and create a higher density scheme that is sympathetic to the main ranges. The contribution that the sense of openness creates would need to be further assessed however in light of any detailed proposals. If new buildings are proposed local character and significance should be respected and the forms, design and materials should reflect the locally 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?

As with all development affecting Listed Buildings, it will be particularly important that all of the development responds to the character of the area. A site requirement on Listed Buildings should be included as part of the allocation which highlights that any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

To provide additional site specific guidance, and ensure the any potential for harm is removed or reduced, the site requirement should identify the need for an assessment of the historic significance of the existing buildings of the site to take place, and for the listed buildings, other positive buildings and the existing mill pond to be retained as part of the development. It should also highlight the

need for a buffer between new build development on the site and the group of mill buildings to protect their special interest.

The site requirement should state:

- Listed Building. The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. An assessment of the historic significance of the existing buildings should be undertaken to inform development on this site. The Listed Building, other positive buildings and the existing mill pond should be retained as part of the development. A buffer should also be provided between new build development and the mill buildings. Further guidance on these requirements is provided in the Heritage Background Paper.

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?

The existing buildings on the site are currently vacant and are buildings at risk. By promoting development here in a manner that protects the heritage assets of significance the plan is taking steps to ensure the enhancement of heritage assets.

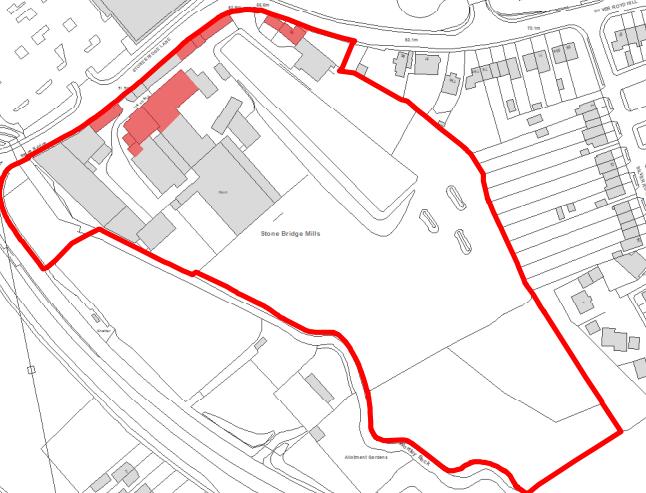
Conclusion

With the site requirement proposed, 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 avoids or minimises conflict between the heritage assets conservation and any aspect of the proposal.

HG2-205

Reservoir

SWALLOW HILL



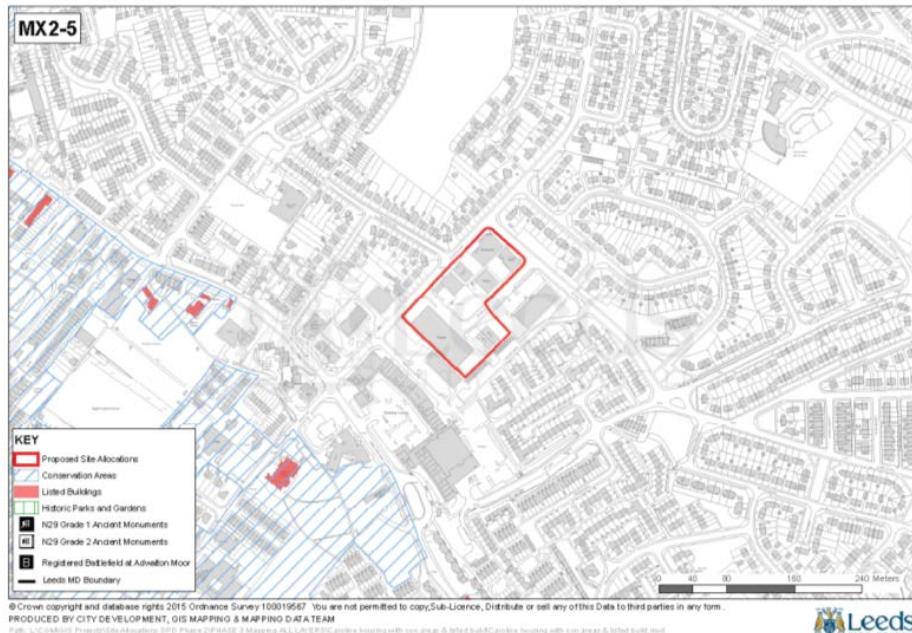
KEY

- Proposed Site Allocations
- Conservation Areas
- Leeds & Bradford Canal Conservation Area boundary
- Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments Class I
- Registered Battlefield at Adwalton Moor
- Leeds MD Boundary



MX2-5 Waterloo Lane, Leeds

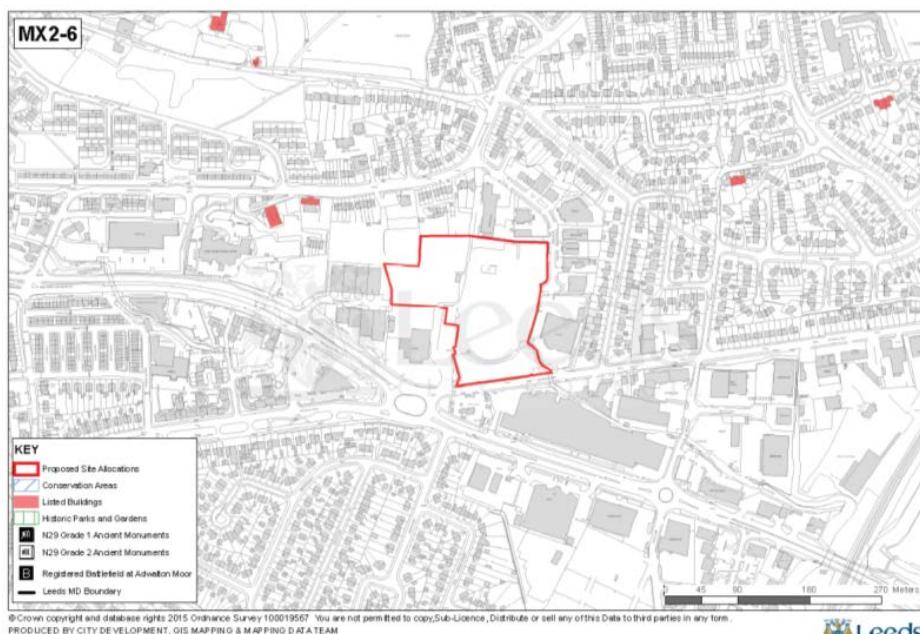
Historic England Comment: The development of this area is unlikely to affect any Listed Buildings.



Conclusion: it is agreed that development is unlikely to affect any Listed Buildings nearby. Site requirement to be removed.

MX2-6 Wortley Low Mills, Whitehall Road (now EG2-25)⁹

Historic England Comment: The development of this area is unlikely to affect any Listed Buildings.

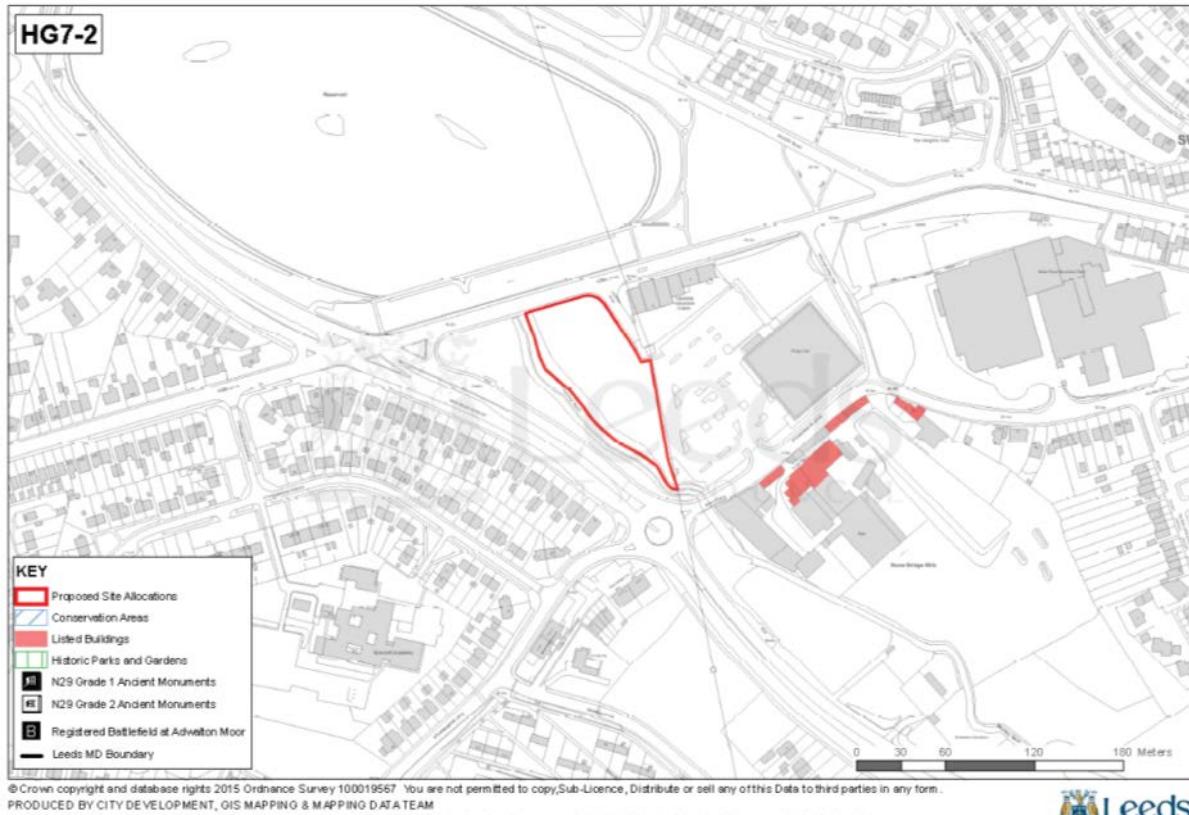


Conclusion: it is agreed that development is unlikely to affect any Listed Buildings nearby. Listed Building site requirement to be removed.

⁹ The pre-submission changes to the plan propose that this site is changed from a mixed use to an employment allocation which will result in a change in the site reference number.

HG7-2 Land on the corner of Tong Road and Lakeside Road, Wortley

Historic England comment: There is a group of four Grade II Listed Buildings at Stonebridge Mill to the west of this area. In line with the approach adopted elsewhere, the proximity of the these Listed Buildings and the need to ensure that development proposals safeguard the elements which contribute to their significance should be referred to in the Site Requirements

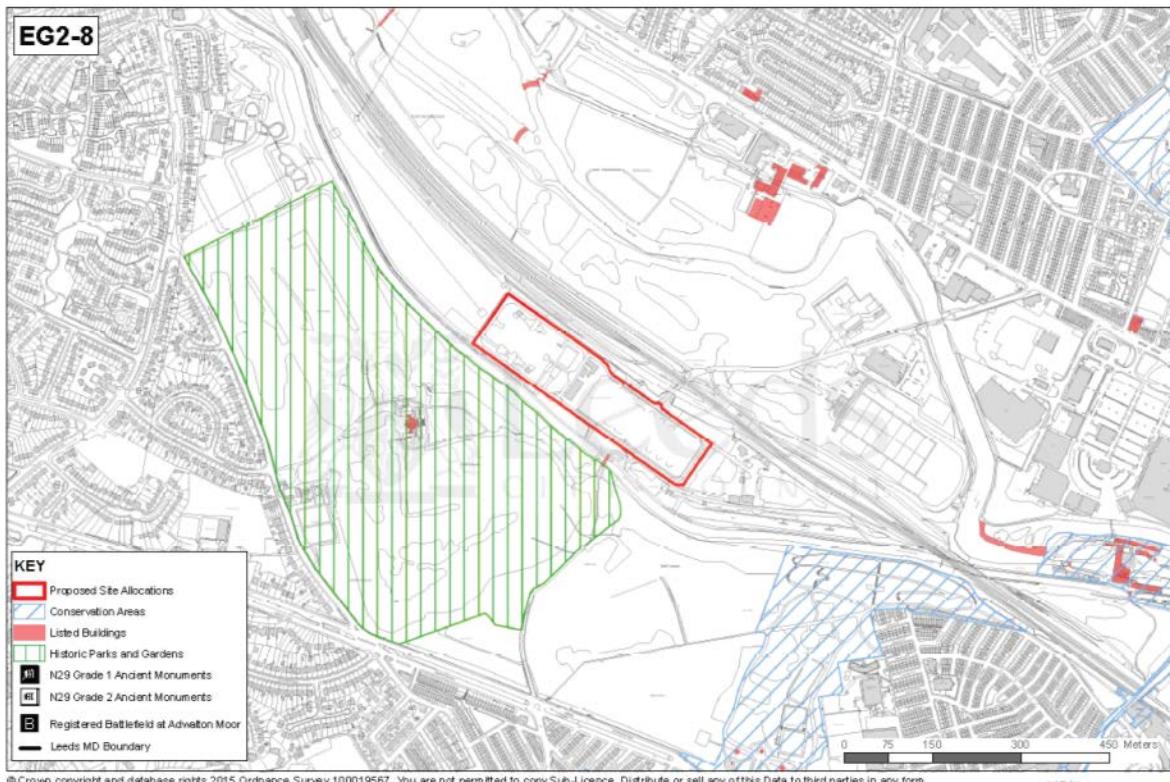


Conclusion: it is agreed that a Listed Building site requirement is necessary. A new site requirement is to be added, as suggested by Historic England, to state;

- Listed Building. This site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of the Listed Building and its setting.

EG2-8 Land at former Kirkstall Power Station¹⁰

Historic England comment: The development of this site could also affect the setting of Armley Conservation Area, to the south, and the Grade II Registered Historic Park and Garden at Armley House (to the west). In line with the approach adopted elsewhere, the proximity of these heritage assets and the need to ensure that development proposals safeguard the elements which contribute to their significance should be referred to in the Site Requirements.



Conclusion: if this site was to be allocated the site requirements suggested by Historic England would be required. However, this site is proposed to be removed from the Plan.

¹⁰ The pre-submission changes to the plan propose that this site is removed from the Plan as the Employment Land Assessment 2016 Update confirms that the site is not available in the foreseeable future.