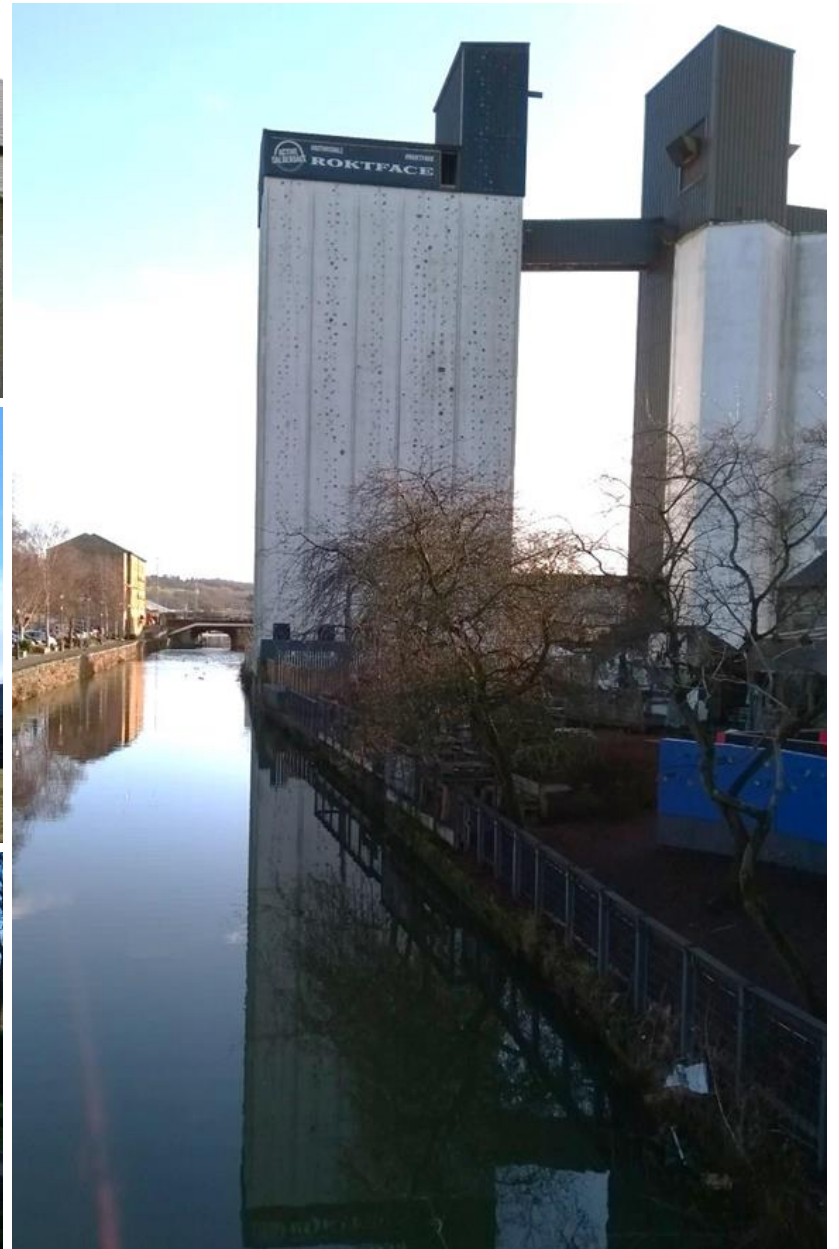




# Local Plan: Heritage Impact Assessments

February – April 2018

(Updated August 2020)



## **Local Plan: Heritage Impact Assessment Methodology**

The purpose of the Heritage Impact Assessment is to inform the site allocation process of the Local Plan. Through assessment of the significance of the historic environment, the likely impact of allocation on affected heritage assets, both designated and non-designated, is identified and consideration given to whether such impact can be mitigated.

It is not considered necessary to subject every site allocation to full heritage impact assessment. Sites have been screened in line with the Site Assessment Methodology and the remaining proposed allocations with potential to impact the historic environment have been identified in conjunction with Historic England and West Yorkshire Archaeology Advisory Service (WYAAS).

The Local Plan Heritage Impact Assessments have been prepared with reference to the assessment methodology provided in Historic England's *Advice Note 3: The Historic Environment and Site Allocations in Local Plans* (2015); *Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment* (2015); and *Good Practice Advice in Planning 3: The Setting of Heritage Assets* (2015).

### **Assessment of Significance**

Understanding significance is essential to enable assessment of the potential impact of development following site allocation. Historic England document *Conservation Principles* (2008) bases significance on how heritage assets and places are valued by this and future generations because of their heritage interest. This derives from an asset's evidential, historical, aesthetic and communal values.

The NPPF further defines significance of heritage assets as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

Assessment has been undertaken in line with the above, using the following values:

<b>Significance Value</b>	<b>Status and Definition</b>
<b>High</b>	Assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This includes Scheduled Ancient Monuments and other nationally important archaeology (Class I and II), all Listed Buildings at Grade I and II*, Registered Parks and Gardens at Grade I and II*, and undesignated structures of clear national importance.
<b>Medium</b>	Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes Listed Buildings at Grade II, Registered Parks and Gardens at Grade II, Conservation Areas and undesignated assets of regional importance.
<b>Lesser</b>	Assets of local importance. Undesignated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of limited historic integrity (including any locally listed assets outside of conservation areas).
<b>Negligible</b>	Assets of limited local importance with little architectural or historic interest.
<b>Unknown</b>	The importance of the asset has not been ascertained.

Assignment of significance is a value judgement based on the knowledge and professional expertise of the author of the Heritage Impact Assessment. Ranking significance provides assistance in understanding the relative importance of different elements and assessing the likely impact of allocation. The identification of 'Lesser Significance' does not mean assets are of no importance or that individual elements could be removed or damaged without affecting the heritage asset or site as a whole.

### **Assessment of Impact**

The potential impact of allocation on the significance of heritage assets may be adverse, beneficial or neutral. Significance may be affected by direct physical impact, including destruction, demolition and alteration or by changes to setting, including changes to historic character of an area, alterations to views to and from sites and loss of amenity (increased traffic, noise and air pollution etc.).

Scale of Impact	Definition
<b>Major</b>	Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.
<b>Moderate</b>	Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.
<b>Minor</b>	Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.
<b>Beneficial</b>	Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.
<b>No Change</b>	No change to assets or their settings.

Each assessment is accompanied by a map which illustrates the current relationship between the proposed allocation and any heritage assets.

The proposed allocation is highlighted through a RAG (red, amber, green) rating as to the areas of highest sensitivity or where development would have the greatest impact, medium sensitivity or medium impact, and lesser sensitivity or lower impact.

Key views are indicated by blue arrows and arched lines where wider views are significant. The absence of a key view indicator does not mean other viewpoints are not important.

Archaeological sites have also been identified where known, and enhancement opportunities where allocation could result in beneficial improvements to an asset or its setting.

Other landscape features are identified as required if they are intrinsic to the significance of a heritage asset or aid in mitigation of an asset (e.g. boundary walls, ridgelines, recommended build lines etc.).



Where adverse impacts have been identified, and subject to the nature of the asset and the potential impact, consideration has been given to a range of mitigation measures with a view to removing or reducing the harm to the heritage asset. The effectiveness of any proposed mitigation has been evaluated with regard to the site's (and the assets') situation, topography, key views, wider landscape characteristics etc. and is also a value judgement based on observations and expertise of the author. Further details of the effectiveness of mitigation measures have been sought through the recommendations of the Heritage Impact Assessment where appropriate, and will also be assessed at application stage. It should be noted that not all impacts will require mitigation; some may offer opportunities for enhancement which is made clear in the assessment.

**In order to ensure that the development of allocated sites takes place in a manner consistent with the conservation of the heritage assets in their vicinity, it is recommended that the mitigation measures set out in the Heritage Impact Assessment are incorporated into the Local Plan.**

The following tables list which sites have Heritage Impact Assessments; the reports can be viewed by clicking on the links in the right hand column of the table.

Lauren Clarkson  
Conservation Officer

February 2018  
(Updated August 2020)

## New Housing, New Employment, Mixed Use and Filtered (Rejected) Sites

Local Plan Site Reference	Address	Proposed Use	HIA Report
LP0006	Land at 164, Huddersfield Road and Toothill Lane, Rastrick, Brighouse, HD6 3RT	Filtered	<a href="#">HIA Report</a>
LP0011	Tenterfields, Burnley Road, Luddenden Foot, Halifax, HX2 7	New Housing Site	<a href="#">HIA Report</a>
LP0021	Land at Ainley Top, Brighouse Road, Ainley Top, Elland, HD3	New Employment Site	<a href="#">HIA Report</a>
LP0041	Land to the south of, Stainland Road, Stainland, Elland, HX4 9EH	Filtered	<a href="#">HIA Report</a>
LP0049	Land adjacent to, Stainland Road, Barkisland, Sowerby Bridge, HX4 0AJ	Filtered	<a href="#">HIA Report</a>
LP0073	Land at Wood Nook Lane, Dam Head, Sowerby Bridge, HX6 2JJ	Filtered	<a href="#">HIA Report</a>
LP0075	Land at Laithe Croft Farm, Bowling Green Road, Stainland, Elland, HX4 9PF	New Housing Site	<a href="#">HIA Report</a>
LP0146	Land to the west of West View, Church Lane, Stainland, Elland	New Housing Site	<a href="#">HIA Report</a>
LP0177	Land adjacent Ellistones Place, Saddleworth Road, Greetland, Elland, HX4 8LG	Additional New Housing Site	<a href="#">HIA Report</a>
LP0194	Land at Victoria Terrace, Burnley Road, Luddenden Foot, Halifax, HX2 6AY	Filtered	<a href="#">HIA Report</a>
LP0196	Land Off, John Naylor Lane, Warley, Halifax, HX2 6BU	Filtered	<a href="#">HIA Report</a>
LP0220	Land off, Lower Edge Road, Elland, HX5 9PL	Filtered	<a href="#">HIA Report</a>
LP0264	Car Park Between, Well Lane / King Street, Halifax	Mixed Use Site	<a href="#">HIA Report</a>
LP0289	Land off, King Cross Street, Halifax, HX1 2SH	Mixed Use Site	<a href="#">HIA Report</a>
LP0327	Land off, Halifax Road, Todmorden, OL14 5AT	Additional Mixed Use Site	<a href="#">HIA Report</a>
LP0397	Land adjacent to Daisy Bank, Savile Park, Halifax, HX2	New Housing Site	<a href="#">HIA Report</a>
LP0400	Land off, Birdcage Lane, Savile Park, Halifax	New Housing Site - with Planning Permission	<a href="#">HIA Report</a>
LP0417	Land at, Windle Royd Lane/Stocks Lane, Warley, Halifax	Filtered	<a href="#">HIA Report</a>
LP0418	Warley Cricket Club, Cliff Hill Lane, Warley, Halifax, HX2 7SD	Filtered	<a href="#">HIA Report</a>
LP0435	Land off, Haugh End Lane, Sowerby, Sowerby Bridge, HX6 3BJ	New Housing Site	<a href="#">HIA Report</a>
LP0438	Land off, Dean Lane, Sowerby, Sowerby Bridge	New Housing Site	<a href="#">HIA Report</a>
LP0441	Kershaw House Inn, Luddenden Lane, Luddenden, Halifax	Filtered	<a href="#">HIA Report</a>

<b>Local Plan Site Reference</b>	<b>Address</b>	<b>Proposed Use</b>	<b>HIA Report</b>
LP0472	Land off, Lilly Lane, Halifax	New Employment Site	<a href="#">HIA Report</a>
LP0509	Land and Buildings opposite B & M, Dewsbury Road, Elland	Mixed Use Site	<a href="#">HIA Report</a>
LP0573	Land adjacent Mill Royd Street, Mill Royd Street, Brighouse, HD7	Additional Mixed Use Site	<a href="#">HIA Report</a>
LP0585	Land west of, Anchor Place, Brighouse	New Employment Site	<a href="#">HIA Report</a>
LP0589	Land Adjacent to & Rear of 8 Back Clough, Northowram, Halifax, HX3 7HH	New Housing Site	<a href="#">HIA Report</a>
LP0640	Land off The Hollins,, Stansfield Hall Road, Todmorden, OL15	New Housing Site	<a href="#">HIA Report</a>
LP0649	Former Adamroyd Mill, Victoria Road, Todmorden	Filtered	<a href="#">HIA Report</a>
LP0683	Land at, Bank Top/Common Lane, Halifax, HX3 9PD	New Housing Site	<a href="#">HIA Report</a>
LP0749	Stoney Royd Mill Albion Mills, Bailey Hall Road, Halifax	Mixed Use Site	<a href="#">HIA Report</a>
LP0766	Land Off, Hall Lane, Northowram, Halifax, HX3 7SN	Additional New Housing Site	<a href="#">HIA Report</a>
LP0771	Firth's Carpets, 432 Bradford Road, Bailiff Bridge, Brighouse	Mixed Use Site	<a href="#">HIA Report</a>
LP0779	Stanage Lane, Shelf, Halifax	Filtered	<a href="#">HIA Report</a>
LP0781	Land off, Raw Lane/Abbey Park Road, Illingworth, Halifax	Filtered	<a href="#">HIA Report</a>
LP0782	Land off, Cock Hill Lane, Shelf, Halifax	New Housing Site	<a href="#">HIA Report</a>
LP0846	The Bramble Inn, Field Lane, Rastrick, Brighouse, HD6 3NX	New Housing Site	<a href="#">HIA Report</a>
LP0862	The Gatehouse, Huddersfield Road, Brighouse	Filtered	<a href="#">HIA Report</a>
LP0914	Land Opposite 46-48, Hollins Road, Walsden, Todmorden, OL14 8BJ	New Housing Site	<a href="#">HIA Report</a>
LP0922	Former Hebden Bridge Fire Station, Valley Road, Hebden Bridge, HX7 7BY	Mixed Use Site	<a href="#">HIA Report</a>
LP0931	Land at, Greave House Field, Luddenden, Halifax	Additional New Housing Site	<a href="#">HIA Report</a>
LP0938	Holme House, Holme House Lane, Rishworth, Sowerby Bridge, HX6 4PY	New Housing Site	<a href="#">HIA Report</a>
LP0939	Land off, Oldham Road, Ripponden, Sowerby Bridge	Filtered	<a href="#">HIA Report</a>
LP0948	Land at Rose Cottage Farm, Green Lane, Shelf, Halifax, HX3 7TR	Filtered	<a href="#">HIA Report</a>
LP0949	Carr House Farm, Shelf, Halifax, HX3 7RJ	Filtered	<a href="#">HIA Report</a>
LP0950	Beacon Lodge Quarry, Long Lane, Halifax	New Housing Site	<a href="#">HIA Report</a>

<b>Local Plan Site Reference</b>	<b>Address</b>	<b>Proposed Use</b>	<b>HIA Report</b>
LP0951	Land off Stainland Road, Holywell Green, Holywell Green, Elland, HX4 10	Filtered	<a href="#">HIA Report</a>
LP0959	Land off, Blackley Road, Blackley, Elland	Filtered	<a href="#">HIA Report</a>
LP0978	Land off, Lower Edge Road/Shaw Lane, Elland, HD6 3JN	New Housing Site	<a href="#">HIA Report</a>
LP0982	Land off, Stainland Road and Burrwood Way, Holywell Green, Elland	Filtered	<a href="#">HIA Report</a>
LP0983	Land at, Maltings Road, Wheatley, Halifax	Additional New Housing Site	<a href="#">HIA Report</a>
LP0984	Land off, Ovenden Wood Road, Wheatley, Halifax	Filtered	<a href="#">HIA Report</a>
LP0987	White House, Walt Royd, Wheatley, Halifax, HX2 8TY	Filtered	<a href="#">HIA Report</a>
LP0988	White House, 12 Walt Royd, Wheatley, Halifax, HX2 8TY	Filtered	<a href="#">HIA Report</a>
LP1000	Land off, Woodhouse Lane, Rastrick, Brighouse	New Housing Site	<a href="#">HIA Report</a>
LP1004	Land off, Burnley Road, Warley, Halifax, HX2 7NB	New Housing Site	<a href="#">HIA Report</a>
LP1014	Scausby Hall, School Lane, Bradshaw, Halifax, HX2 9XD	Filtered	<a href="#">HIA Report</a>
LP1015	Land off School Lane, Riley Lane, Illingworth, Halifax	Filtered	<a href="#">HIA Report</a>
LP1017	Land off, School Lane, Bradshaw, Halifax, HX2 9UT	Filtered	<a href="#">HIA Report</a>
LP1018	West of Holmfield Industrial Estate, Riley Lane & Holdsworth Road, Holmfield, Halifax, HX2 9TN	New Employment Site	<a href="#">HIA Report</a>
LP1019	Land adjacent to White House Farm, Riley Lane, Holmfield, Halifax, HX2 9SZ	New Housing Site	<a href="#">HIA Report</a>
LP1020	Holdsworth Croft, Holdsworth Farm, Holmfield, Halifax, HX2 9TE	Filtered	<a href="#">HIA Report</a>
LP1021	Land at, White House Farm, Holmfield, Halifax	Filtered	<a href="#">HIA Report</a>
LP1023	Land off, Halifax Road, Triangle, Sowerby Bridge	New Housing Site	<a href="#">HIA Report</a>
LP1030	Land adjoining South Parade, Adj Maple Fold, Elland, HX5 0PH	New Housing Site	<a href="#">HIA Report</a>
LP1044	Hud Hill Farm, Northowram, Halifax, HX3 7LH	Additional New Housing Site	<a href="#">HIA Report</a>
LP1078	Land between, Dewsbury Road and New Hey Road, Rastrick, Brighouse, HD7	New Housing Site	<a href="#">HIA Report</a>
LP1088	West Vale Works, Stainland Road, West Vale, Greetland, Elland, HX4 8BB	Mixed Use Site	<a href="#">HIA Report</a>
LP1095	Halifax Road, Hove Edge, Brighouse, HD7	New Housing Site	<a href="#">HIA Report</a>
LP1100	Land at Cherry Tree Farm, Denholme Gate Road, Shelf, Halifax	Filtered	<a href="#">HIA Report</a>

<b>Local Plan Site Reference</b>	<b>Address</b>	<b>Proposed Use</b>	<b>HIA Report</b>
LP1101	Land at Score Hill, Shelf, Halifax, HX3 7LJ	Filtered	<a href="#">HIA Report</a>
LP1116	Brighthouse Road, Hipperholme, Brighthouse, HX4	New Housing Site	<a href="#">HIA Report</a>
LP1133	Land off, Sedbergh Road and Siddal New Road, Halifax, HX3 9HB	New Employment Site	<a href="#">HIA Report</a>
LP1134	Shaw Lodge Mill Complex, Shaw Lane, Halifax	New Employment Site	<a href="#">HIA Report</a>
LP1141	Upper Lane, Northowram, Halifax	Filtered	<a href="#">HIA Report</a>
LP1170	Mulcture Hall Road, Halifax	Mixed Use Site	<a href="#">HIA Report</a>
LP1180	Old Lane Dyeworks, Old Lane, Halifax	New Housing Site	<a href="#">HIA Report</a>
LP1186	Former Horses at Work, South Parade, Halifax	Filtered	<a href="#">HIA Report</a>
LP1216	Land off, Mill Lane and Old Lane, Boothtown, Halifax, HX36TP	New Housing Site	<a href="#">HIA Report</a>
LP1287	Northgate House / Central Library, Northgate, Halifax	Mixed Use Site	<a href="#">HIA Report</a>
LP1292	Cow Green Car Park, Halifax	Mixed Use Site	<a href="#">HIA Report</a>
LP1356	Hollins Park, Cemetery Lane, Sowerby Bridge	New Housing Site	<a href="#">HIA Report</a>
LP1372	Kershaw Drive, Luddenden Foot, Halifax	Additional New Housing Site	<a href="#">HIA Report</a>
LP1398	Land on the West Side of Brockwell Lane, Triangle, Sowerby Bridge, HX6 3PQ	New Housing Site	<a href="#">HIA Report</a>
LP1412	Land North of, Lower Brockwell Lane, Sowerby Bridge, HX6 3PB	New Housing Site	<a href="#">HIA Report</a>
LP1429	Former St Catherines High School, Holdsworth Road, Holmfield, Halifax, HX2 9TH	New Housing Site	<a href="#">HIA Report</a>
LP1437	Land at Box House, Old Lane, Luddenden, Halifax, HX2 6QA	Filtered	<a href="#">HIA Report</a>
LP1451	Land between, Bradley Wood and Woodhouse Lane, Rastrick, Brighthouse	Garden Suburbs	<a href="#">HIA Report</a>
LP1463	Land between, Highmoor Lane and Bradford Road, Brighthouse	Garden Suburbs	<a href="#">HIA Report</a>
LP1481	Former St Catherine's High School Grounds, Holdsworth Road, Halifax	New Housing Site	<a href="#">HIA Report</a>
LP1503	Land at, Stoney Lane, Hebden Bridge	New Housing Site	<a href="#">HIA Report</a>
LP1509	Land adjacent to, Albion Terrace, Hebden Bridge	Filtered	<a href="#">HIA Report</a>
LP1519	Land North of Burnley Road, Twine Lane, Mytholmroyd, Hebden Bridge	Filtered	<a href="#">HIA Report</a>
LP1523	Land at, Westercroft Lane, Northowram, HX3 7EN	Additional New Housing Site	<a href="#">HIA Report</a>
LP1534	Birks Mill, Birks Lane, Walsden, Todmorden	New Housing Site	<a href="#">HIA Report</a>

<b>Local Plan Site Reference</b>	<b>Address</b>	<b>Proposed Use</b>	<b>HIA Report</b>
LP1541	Land off, Wakefield Road, Lightcliffe, Brighouse, HX3 8UF	Filtered	<a href="#">HIA Report</a>
LP1556	Land at Rowan House, Scout Road, Mytholmroyd, HX7 5JR	Filtered	<a href="#">HIA Report</a>
LP1561	Greave House Field, Luddenden, HX2 6PB	Filtered	<a href="#">HIA Report</a>
LP1567	Land adjacent to Exley Lane, North of Elland, Elland	Additional New Housing Site	<a href="#">HIA Report</a>
LP1570	Land adjacent to, Moor End Road and Clough Lane, Mixenden, Halifax	Filtered	<a href="#">HIA Report</a>
LP1572	Washer Lane Industrial Estate, Halifax	Filtered	<a href="#">HIA Report</a>
LP1578	Land at Haugh End, Haugh End Lane, Sowerby Bridge, HX6 3BJ	Filtered	<a href="#">HIA Report</a>
LP1583	Land at Soaper Lane, Shelf, Halifax, HX3 7PR	Filtered	<a href="#">HIA Report</a>
LP1589	Field between, Roils Head Road and Stock Lane, Halifax, HX2 0LH	Filtered	<a href="#">HIA Report</a>
LP1590	Land adjacent to the Wells, Stock Lane, Highroad Well, Halifax, HX2 7QP	Additional New Housing Site	<a href="#">HIA Report</a>
LP1607	Land at, Ovenden Wood Road, Halifax	Filtered	<a href="#">HIA Report</a>
LP1616	Land at Ainley Top, South West of the Junction of the A643/New Hey Rd, Ainley Top, Elland	Additional New Housing Site	<a href="#">HIA Report</a>
LP1618	Land west of, Huddersfield Road, Brighouse, HD6 3RT	New Employment Site	<a href="#">HIA Report</a>
LP1622	Top Land, Cragg Vale, Hebden Bridge, HX7 5RW	New Employment Site	<a href="#">HIA Report</a>
LP1628	Riverside House, Gas Works Lane, Elland, HX5 7HP	Filtered	<a href="#">HIA Report</a>
LP1632	Land at, Horton Street/New Road, Halifax	Mixed Use Site	<a href="#">HIA Report</a>
LP1634	Stone Dene, 43 Ing Head Terrace, Shelf, Halifax, HX3 7LB	Filtered	<a href="#">HIA Report</a>
LP1635	Northfield Gate Farm, Northowram, Halifax, HX3 7SS	Filtered	<a href="#">HIA Report</a>
LP1636	Land adj, The Croft Water Hill Lane, Warley, Halifax, HX2 7SG	Filtered	<a href="#">HIA Report</a>
LP1639	Marsh Lane, Halifax, HX3 9NR	Filtered	<a href="#">HIA Report</a>
LP1643	Land to the south of, and east of, Burnley Road & Moderna Way, Mytholmroyd, Halifax	Filtered	<a href="#">HIA Report</a>
LP1647	Land at, Blackley Baptist Church, Blackley, Elland, HX5 0TD	Filtered	<a href="#">HIA Report</a>
LP1649	Bloomergate Meadows, Midgley, Hebden Bridge, HX7 5QY	Filtered	<a href="#">HIA Report</a>

Local Plan Site Reference	Address	Proposed Use	HIA Report
LP1650	Land to the north of, The Delvers, Wainstalls, HX2 7UB	Filtered	<a href="#">HIA Report</a>
LP1651	Land to the rear of, Stoneleigh House, Hebden Bridge, HX7 6HW	Filtered	<a href="#">HIA Report</a>
LP1654	Politt Fields, 8 Ripon House, Sowerby Bridge, HX6 2LQ	New Housing Site	<a href="#">HIA Report</a>
LP1655	Rawson Wood, Wood Croft, Sowerby, Sowerby Bridge, HX6 1LJ	New Housing Site	<a href="#">HIA Report</a>

### Mineral Sites

Reference	Address	Proposed Use	HIA Report
MLP29	Pasture House Quarry site a	New Sandstone Allocation	<a href="#">HIA Report</a>
MLP30	Pasture House Quarry site b	New Sandstone Allocation	<a href="#">HIA Report</a>

### Waste Sites

Reference	Address	Proposed Use	HIA Report
WLP2	Swalesmoor Farm, Ploughcroft, Boothtown, Halifax	Waste Facilities	<a href="#">HIA Report</a>
WLP4	Land/Premises at Wakefield Road, Brighouse	Waste Facilities	<a href="#">HIA Report</a>