

**REPRESENTATIONS ON BEHALF OF
MR & MRS WRIGLESWORTH**

Land at Main Street/A65

**Burley in Wharfedale Neighbourhood
Development Plan**

July 2017

MR & MRS WRIGLESWORTH AND
MR & MRS BOSOMWORTH

Burley-in-Wharfedale Neighbourhood Development Plan

Representations relating to land at Main Street/A65

1. Introduction

1.1 These representations are made on behalf of [REDACTED] Wriglesworth of [REDACTED] and [REDACTED] Bosomworth of [REDACTED]

1.2 Burley Parish Council ("the Parish Council") have submitted the Burley-in-Wharfedale Neighbourhood Development Plan (January 2017) ("NDP") to Bradford City Council ("The Council") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. In accordance with Regulation 16, the Council are consulting on the submitted NDP until 24 July 2017.

1.3 These representations relate to land located at Main Street/A65, Burley in Wharfedale ("the Site").

2. Legal Context

2.1 In accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Where a qualifying body (Parish Council) submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

2.2 Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 a Local Planning Authority must publicise the relevant documents on their website and in such other manner as they consider is likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area.

2.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") sets out the general duty as respects conservation areas in exercise of planning functions and provides that special attention shall be paid to

the desirability of preserving or enhancing the character or appearance of a conservation area.

3. National Planning Policy

Plan-Making

3.1 The National Planning Policy Framework ("NPPF") sets out the Government's planning policies for England and how they are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

3.2 Paragraph 17 of the NPPF sets out the 12 core land-use planning principles which underpin both plan-making and decision-taking. The first core planning principle states that planning should:

"be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area..."

3.3 Paragraph 184 of the NPPF specifically deals with neighbourhood planning and their relationship with the strategic policies set out in the local plan:

*"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. **Neighbourhood places must be in general conformity with the strategic policies of the Local Plan.** To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies."*

3.4 The Planning Practice Guidance ("PPG") was published on 6 March 2014 and supports and informs the NPPF. Together the NPPF and the PPG set out the Government's national planning policies and guidance for new development.

3.5 Paragraph 009¹ of the PPG provides guidance on the position of emerging and adopted Local Plans when adopting a neighbourhood plan. The PPG informs that a neighbourhood plan can be developed before or at the same time as a local planning authority is producing its Local Plan.

3.6 In addition paragraph 009 states:

¹ Paragraph. 009 Reference ID: 41-009-20160211

"A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested."

General Policies

3.7 In accordance with paragraph 76 of the NPPF, local communities are able to identify special protection of green areas of particular importance to them through local and neighbourhood plans. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances.

3.8 Paragraph 78 of the NPPF sets out the criteria for where a Local Green Space designation will be appropriate:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

3.9 Section 9 of the NPPF provides the national policies for the protection of Green Belt. Paragraph 79 states:

"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

3.10 Paragraph 80 continues to provide the five purposes of the Green Belt, including to *assist in safeguarding the countryside from encroachment* and **to preserve the setting and special character of historic towns.**

3.11 Paragraph 132 of the NPPF considers the weight that should be given to designated heritage assets:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or

loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

4. The Development Plan

- 4.1 The statutory development plan for Bradford consists of the Replacement Unitary Development Plan ("RUDP") which was adopted in October 2005. A number of policies were saved under a Direction by the Secretary of State in 2008.
- 4.2 The Core Strategy DPD was submitted to the Secretary of State on Friday 12th December 2014. The Inspectors Report was received by the Council on 22nd August 2016. On 10 October 2016 the Minister of State (Housing and Planning) issued a direction under section 21A of the Planning and Compulsory Purchase Act 2004 (inserted by section 145(5) of the Housing and Planning Act 2016) to the Council not to take any step in connection with the adoption of the Core Strategy. However, on 28 March 2017 the holding direction was formally withdrawn. This now allows the Council to proceed towards the adoption of the Core Strategy.
- 4.3 The Council are currently in the process of preparing their Land Allocations DPD. The DPD was the subject of an Issues and Options consultation in July 2016. Representations were submitted to that consultation in relation to land at Main Street/A65.

5. Representations to Draft Neighbourhood Plan

- 5.1 The Site lies within the Bradford Green Belt and also within the boundary of the Burley-in-Wharfedale Conservation Area. The Draft Neighbourhood Plan does not propose to allocate the Site for any development or any designated use. We support the proposal not to allocate the Site for development, however we strongly consider that the Site be designated as Local Green Space (by means of amenity) in order to further protect the setting of the surrounding listed buildings, Conservation Area and views in and out of Burley.

Conservation Area

- 5.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation Area.
- 5.3 The Burley-in-Warfedale Conservation Area was originally designated in 1977, the whole of the Site is located within Conservation Area. Given the Site's location within the Conservation Area, any development on the Site would need to consider the character of this Conservation Area and the impact it would have on its character and setting.
- 5.4 Strategic Policy UDP3 provides that *"new development will need to ensure that the quality of the built and natural environment is maintained and where practical*

improved". In particular the policy states that development should *"maintain or enhance heritage assets..."*

- 5.5 The Draft Neighbourhood Plan identifies the area of the Site as the 'Civic Zone', whilst this identification is accepted, the Draft Neighbourhood Plan should contain more emphasis on the importance of the eastern entrance to the village in line with the Council's Conservation Area Appraisal ("CAA"):

"The most impressive views into the conservation area, and Burley itself, are from the east. The openness of the surrounding farmland exposes images of some of the settlements most impressive structures in their leafy setting; the spire of St Mary's Church, Burley House and Burley Lodge greet the visitor portraying a grand image of this small Yorkshire village."

- 5.6 Draft Policy BW1 is supported in principle, in particular BW1(d) where new development should avoid the formation of a hard edge to the village boundary.

- 5.7 In order to preserve the appearance of the conservation area, the Site should be designated as Local Green Space in accordance with paragraph 76 of the NPPF which states:

"Local communities through local and neighbourhood plans should be able to identify for special protect green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances."

Listed Buildings

- 5.8 There are a number of Grade II listed buildings in the vicinity of the Site as shown on Figure 1. The listed buildings are listed both individually and some as a group, forming an important visual element in the historic core of the village. The Site provides the setting to these listed buildings and development on this open space would adversely affect the setting of the listed buildings.
- 5.9 Development of the Site would adversely affect the setting of the Burley Lodge, which sits immediately alongside the land, and derives significance from its currently open setting. Residential development alongside this building would transform its current prominent rural setting at the eastern edge of Burley in Wharfedale. Similarly, development of this currently open land, which forms the undeveloped rural setting for the parish church of St Mary's will harm its significance, particularly in the key view from the vicinity of the roundabout junction from the vicinity of the roundabout junction of Bradford Road (A65), Main Street and Otley Road at the entry to the village on its east side.
- 5.10 Development of the land in question is likely to have an adverse impact on the settings of the important group of early 19th century grade II listed terraced properties on the east side of Main Street. Currently these buildings enjoy an

open aspect to the east, and there are glimpses between the gaps in the terraced blocks towards the undeveloped land to the rear. This undeveloped open aspect is an important aspect of the currently rural setting of the listed buildings, which would be lost if the land were to be developed.

- 5.11 In July 2016 a Built Heritage Impact Assessment was commissioned by Mr A Wriglesworth in support of the representations submitted to the Council's DPD consultation. The Assessment concludes that the site at Main Street/A65 *"contributes greatly to the rural character of the historic settlement, and to the character and appearance of this part of Burley in Wharfedale Conservation Area. The land provides a setting for a number of listed buildings that are concentrated in this part of the village."*
- 5.12 Furthermore the Assessment confirmed that development of the land would have an **"extremely harmful"** impact on the setting and significance of designated heritage assets. A copy of the Assessment is contained at Appendix 1.
- 5.13 In summary, there would be a strong presumption against the grant of planning permission on the Site and any development would also be contrary to the proposed Neighbourhood Plan policies, Spatial Policy UDP3 and national policies.

Local Green Space

- 5.14 The Site lies in a suitable position to fulfil the criteria set out in paragraph 77 of the NPPF.
- 5.15 The Site adjoins the village and is surrounded to the south-east by residential development. This location is considered to be within close proximity to the community it serves.
- 5.16 The Site ensures that views in and out of the village and conservation area can be maintained. The Site is therefore considered to be demonstrably special and holds a particular local significance by preserving and enhancing the setting of a number of listed buildings and maintaining impressive views into the conservation area and Burley itself alongside Burley House.
- 5.17 It is considered that a Local Green Space designation of the Site would be capable of enduring beyond the end of the plan period. The emerging Local Plan's requires 700 dwellings to be built in Burley-in-Wharfedale within the plan period. This requirement can substantially be met by the proposed site for 500+ dwellings north of the village in addition to smaller infill sites which are not restricted by planning constraints such as heritage and green belt (unlike the site at Main Street/A65).
- 5.18 The Site is considered local in character and not an extensive tract of land due to its size and position in the rural setting at the edge of the rural village.

Housing Requirement in Burley in Wharfedale – Alternative Sites

- 5.19 The Site was found to be 'potentially suitable' in the SHLAA Update 2015 however it is restricted by policy constraints due to its location within a Conservation Area (in which there is a considerable number of listed buildings) and Green Belt. We consider that these constraints weigh very heavily against the allocation of this Site and would be unsound.
- 5.20 As stated above, the Emerging Core Strategy requires that 700 dwellings are achieved in Burley in Wharfedale. Site references BU/003 and BU/012 currently have planning permission for a total of 46 dwellings and are considered in the SHLAA to be achievable within the plan period. An application has also been submitted for 10 dwellings on land at Bradford Road (site ref. BU/007), however it was assessed in the SHLAA to potentially accommodate 20 dwellings. Accordingly an additional 644 dwellings are required in Burley in Wharfedale.
- 5.21 In total however the Possible Development Sites in Burley in Wharfedale would accommodate approximately 1,751.5 dwellings. Plainly alternative housing sites therefore exist for development within the village as a matter of principle.
- 5.22 The designation of the site as Local Green Space would therefore not be in conflict with the emerging development plan as the requirement for housing in the area can be met with more suitable sites.

6. Conclusions

- 6.1 The Site is considered to be a suitable site for a Local Green Space designation in accordance with paragraph 77 of the NPPF.
- 6.2 The Site is capable of enduring beyond the plan period as a Local Green Space due to the sufficient proposed housing allocations in the Bradford Land Allocation DPD.
- 6.3 In order to protect the Site from future development, the land should be protected by a Local Green Space Designation.
- 6.4 Development of the Site would have a detrimental impact on the setting and character of both the Conservation Area and surrounding listed buildings.

7. Proposed Amendments

- 7.1 Paragraph 4.5 of the Draft Neighbourhood Plan should be amended to include the importance of preserving the rural and historic character of the eastern entrance of the village.
- 7.2 Paragraph 4.7, bullet point 1, 'Civic Zone' should make reference to the importance of the substantial number of listed buildings that are contained in this area.
- 7.3 Policy BW11 of the Draft Neighbourhood Plan should be amended to include the Site as a protected Local Green Space.

7.4 The proposals map should be amended to include the site as Local Green Space.

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21 July 2017

APPENDIX 1

Built Heritage Impact Assessment

Proposed allocation of land for residential
development at Burley in Wharfedale



on behalf of

 Wriglesworth

July 2016

GLA/238

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1.0 Introduction

- 1.1 This document assesses the likely heritage impact of residential development on land off Main Street at Burley in Wharfedale. The assessment is intended to inform decisions in respect of the potential inclusion of the land as a site for residential development within the emerging Allocations Development Plan Document (DPD), which will form one of the component documents of the emerging Local Plan for Bradford District.
- 1.2 The report has been prepared on behalf of ██████████ Wriglesworth by Grover Lewis Associates, a planning consultancy that specialises in consideration of development proposals relating to the historic environment. The practice is recognised as a Historic Environment Service Provider by the Institute of Historic Building Conservation (IHBC). The report has been written by Philip Grover BA (Hons), BTP, Dip Arch. Cons., and reviewed by Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC.
- 1.3 The land being considered for residential development is situated behind existing residential properties on the eastern side of Main Street at the eastern edge of the village of Burley in Wharfedale. The site is identified as BU/008 in the Bradford District Strategic Housing Land Availability Assessment second update (SHLAA 3), which is part of the evidence base that will inform decisions on land to be allocated for development within the emerging Local Plan for Bradford District.
- 1.4 The aim of this report is to ensure that an informed decision in respect of heritage impact can be made by the City of Bradford Metropolitan District Council in deciding whether or not to allocate the land in question for residential development. In doing so the report sets out the relevant statutory duties relating to listed buildings and conservation areas, and the national policy context in which decisions regarding the formulation of the emerging local plan need to be taken, and how future development proposals for the site would need to be assessed. The report considers the significance of listed buildings and the contribution made by setting, as well as assessing the character and appearance of this part of the Burley in Wharfedale Conservation Area.
- 1.5 It should be noted that this report does not deal with any constraints arising from the buried archaeological potential of the site.

2.0 Heritage policies, duties and relevant guidance

- 2.1 As the land in question falls within the settings of a number of listed buildings, and within a designated conservation area, any decision to allocate it for residential development must be considered in the light of the relevant statutory duties relating to the historic environment, as well as relevant national policies and associated guidance.

Statutory duties

- 2.2 Statutory duties relating to proposals affecting listed buildings and conservation areas are contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant statutory duty relating to development affecting a listed building is contained in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This makes it a statutory duty for a local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.4 The relevant statutory duty relating to development affecting conservation areas is contained in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that, in the exercise of planning functions, *with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*.
- 2.5 The courts have held that *"preserving means doing no harm"* and have established that, where a proposal would cause some harm, the desirability of preserving a listed building or its setting, should not simply be given careful consideration, but should be given *"considerable importance and weight"* when the decision-maker carries out the planning balance.

National Planning Policy Framework and related guidance

- 2.6 National heritage policy is set out in section 12 of the National Planning Policy Framework (NPPF), published in March 2012. One of twelve core principles of land-use planning set out in the NPPF is that *"planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"* (para. 17).

- 2.7 The policies in section 12 of the Framework refer to the concept of a *heritage asset*, which is defined as *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.* (Annex 2: Glossary).
- 2.8 The policies in section 12 of the Framework place an emphasis on *significance*, which is defined as *the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting* (Annex 2: Glossary).
- 2.9 Paragraph 126 of the NPPF advises that local planning authorities should set out in their Local plan a positive strategy for the conservation and enjoyment of the historic environment, and that heritage assets should be conserved in a manner appropriate to their significance. This is echoed in paragraph 156.
- 2.10 Paragraph 132 of the NPPF states that in considering the impact of a proposed development on the significance of a designated heritage asset, *great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.* Paragraph 132 clarifies that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. It goes on to state that substantial harm to or loss of a grade II listed building, park or garden should be exceptional.
- 2.11 Paragraph 157 of the NPPF advises that local plans should allocate and promote development and flexible use of land, but also to identify land where development would be inappropriate, for instance because of its environmental and historic significance.

Relevant guidance

- 2.12 Interpretation of the policies in the NPPF is provided by the on-line Planning Practice Guidance (PPG) that was first published in March 2014. The PPG emphasises the need for a clear understanding of the significance of a heritage asset and its setting in order to develop proposals which avoid or minimise harm to significance (Paragraph: 019 Reference ID: 18a-019-20140306).
- 2.13 The PPG reiterates much of the advice set out in earlier guidance, for example the advice previously set out in the *PPS5 Historic Environment Practice Guide*. Amongst other things the PPG provides useful guidance on

the concepts of significance, and setting, as well as guidance on how to assess if a proposal would cause substantial harm.

- 2.14 A key element set out in Paragraph 009 of Section 12 of the PPG is the principle that, in the context of decision-taking, proper assessment of significance is at the heart of understanding the potential impact and acceptability of proposals. Paragraph 020 advises that a clear understanding of significance is necessary to develop proposals which avoid or minimise harm.
- 2.15 The Historic Environment Good Practice Advice in Planning (GPA1), entitled *'The Historic Environment in Local Plans'*, published by Historic England in March 2015, provides information to local authorities and others on how the historic environment should be taken into consideration in formulation of local plans. Amongst other matters GPA1 provides advice on how the significance of designated heritage assets should be taken into account when deciding upon site allocations.
- 2.16 Of particular relevance in the context of the potential development of land at Burley in Wharfedale is the Historic England Historic Environment Good Practice Advice in Planning (GPA3) entitled *The Setting of Heritage Assets*, (published March 2015). The guidance advises that *'While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve.'*
- 2.17 GPA3 provides a framework for the assessment of proposed changes to the setting of a heritage asset. It gives helpful and up to date advice that provides clarity and detail to the understanding of the concept of the *setting* of a heritage asset.
- 2.18 In order to assess the degree of potential harm to the significance of a heritage asset, GPA3 advises a five step approach:
- **Step 1:** Identify which heritage assets and their setting are affected
 - **Step 2:** Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance
 - **Step 4:** Explore the way of maximising enhancement and avoiding or minimising harm
 - **Step 5:** Make and document the decision and monitor outcomes

- 2.19 In seeking to evaluate the likely impact that the proposed residential development of the land identified as BU/008 in the Bradford District SHLAA 3 would have on the significance of designated heritage assets, regard has been had in this report to the Historic England guidance on setting contained in GPA3. In doing so regard has been had to both the settings of listed buildings and the character and appearance of the Burley in Wharfedale Conservation Area.

3.0 Significance and setting of heritage assets

- 3.1 The land being considered for development is a sensitive site that falls within the Burley in Wharfedale Conservation Area and within close proximity of a number of listed buildings. The character and appearance of this part of the Burley in Wharfedale Conservation Area and the significance and setting of the listed buildings in the vicinity of the site is discussed below.

Burley in Wharfedale Conservation Area

- 3.2 Burley in Wharfedale is a settlement of long-standing that can chart its history back to the 9th century. Originally a small agricultural settlement Burley developed in the late 18th and 19th centuries into an industrial village with many residents employed at the Greenholme Mills, which was powered from a goit fed from the River Wharfe.
- 3.3 The majority of the historic buildings within the village date from the 18th and 19th centuries. The special architectural and historical interest of Burley in Wharfedale was recognised by the City of Bradford Metropolitan District Council in 1977 through the designation of much of the village as a conservation area.
- 3.4 The Burley in Wharfedale Conservation Area covers the historic core of the settlement which retains elements from various stages of its development. The conservation area is of linear form, running east-west, with Main Street forming its spine. The oldest part of the settlement is at its eastern end where there is a high concentration of listed buildings including the parish church of St Mary, and a series of important open spaces and mature trees.
- 3.5 The City of Bradford Metropolitan District Council has published a Conservation Area Appraisal for Burley in Wharfedale (January 2007). Amongst other things this document highlights the key components of the conservation area, including listed buildings, key open spaces, important trees and key views of vistas.
- 3.6 These elements are illustrated on a map (see Figure 1). The area of land that is the subject of this report is denoted on a map within the Conservation Area Appraisal as being a 'key open space' providing a positive contribution to the character of the area. The map also identifies several important trees within the area, as well as showing the concentration of listed buildings abutting the land on its north-west and west sides.

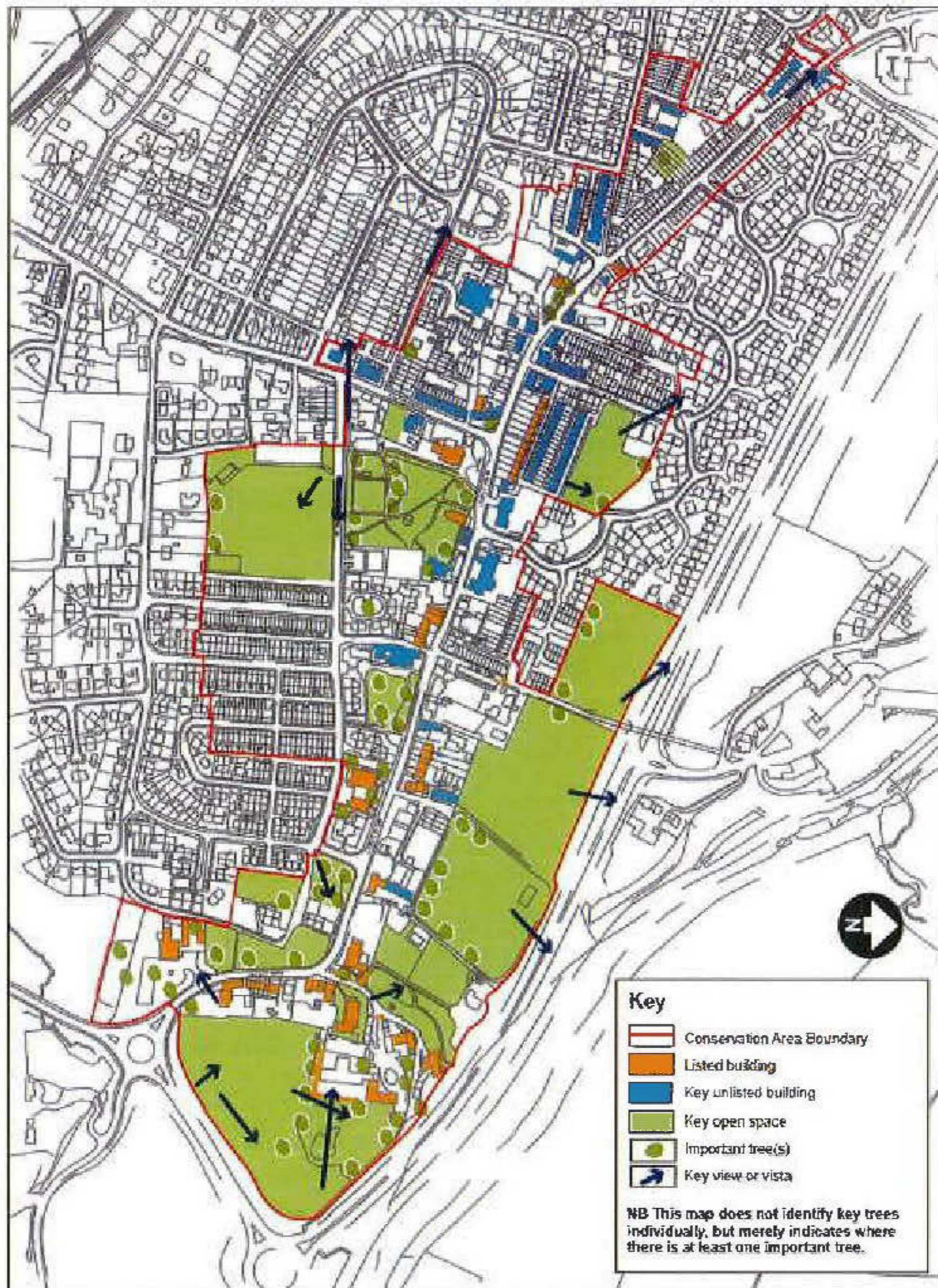


Figure 1: Map within the Burley In Wharfedale Conservation Area Appraisal identifying the land in question as one of the 'key open spaces'. Note also the presence of 'important trees' and 'key views', as well as a high concentration of listed buildings on the west and north-western edges of the land.

- 3.7 The land in question is wedge-shaped, with its north-east and south-east boundaries being defined by two limbs of the A65. The eastern tip of the wedge coincides with the roundabout junction of the two limbs of the A65 with the A660. The land is generally well-screened from the main A65 by belts of maturing mixed deciduous trees, although there are glimpsed views to be had from the vicinity of the roundabout junction of the A65 and the A660 where the spire of the parish church can be seen as a landmark feature.
- 3.8 The most important views to be had across this key open space are from the public footpath that runs along the northern boundary of the site parallel with the A65 (see Plate 1), and from the vicinity of the roundabout junction of Bradford Road (A65), Main Street and Otley Road at the southern edge of the site (see Plate 2). These views are highlighted on the map within the Conservation Area Appraisal (see Figure 1). Both views reveal the attractive undulating character of the land, and the presence of several large mature trees. Both views also reveal the visual relationship of the open space to key listed buildings in the area, i.e. the grade I Burley House in the case of the view from the public footpath to the north, and the grade II Burley Lodge and the spire of the parish church of St Mary in the case of the view from the south. As such these views make a positive contribution to the character and appearance of this part of the Burley in Wharfedale Conservation Area.



Plate 1: View of open space from the public footpath that runs along the northern boundary of the site parallel with the north-eastern limb of the A65. Note the presence of mature trees and the grade II listed Burley House in the background



Plate 2: View looking north across the site from the roundabout junction of Bradford Road (A65), Main Street and Otley Road. Burley Lodge can be seen on the left and the spire of the grade II listed Church of St Mary in the background.

Listed Buildings

- 3.9 The area of land in question is surrounded on its western north-west side by a high concentration of listed buildings. In all there are twenty separate statutory list entries. These are shown on the map extract below (figure 2). Full list descriptions are included in Appendix A of this report.
- 3.10 To the immediate west of the site, there is group of listed buildings fronting Main Street, comprising Burley Lodge, Chevin House and Highway Cottage (see Plate 3), the terraced cottages at Nos.4-16 (even) Main Street (see Plate 4) and the terraced cottages Nos. 24-30 (even) Main Street incorporating No 2 Post Office Yard (see Plate 5). Burley Lodge, Chevin House and Highway Cottage date from the 18th century. The terraced cottages date from the early 19th century. Together, these buildings form a coherent group of traditional stone buildings. They draw significance from their intrinsic architectural value and well as from their interrelationship as part of a group. Their setting on the edge of the settlement, surrounded by open space and mature trees contributes to their significance. The special architectural and historical interest of these buildings is recognised in their status as grade II listed buildings.

- 3.11 To the north of the site is the parish church of St Mary. The church is in Gothic Revival style dating from 1843, and replaces an earlier building on the site. The architectural and historical interest of the building is recognised in its status as a grade II listed building. The church has a graceful stone spire that is a focal point in this part of the village, and can be seen in approaches to the village from the east. It forms a distinctive landmark in views towards the village across the open fields to the east of the village (see Plate 2). The setting of St Mary's church on the edge of the settlement contributes to its significance as a rural parish church.
- 3.12 To the north-east of the parish church is grade II listed Burley Hall with its separately listed garden walls and orchard walls, piers and entrance gates lies a short distance to the north-east of the church (see Plate 6). Burley Hall is in use as a BUPA Care Home, and has a large modern extension to the south. Although situated at the eastern edge of Burley in Wharfedale, the listed building is well-screened by mature planting and in consequence does not feature strongly in views towards the village from the east.
- 3.13 At the southern end of Main Street, on the west side, is the grade I listed Burley House with its stables and former coach house (both separately listed grade II). Burley House dates from 1783 and is the grandest house in the settlement. It forms a prominent feature in approaches to the village from the east (see Plate 7). It forms a focal point in views across the open space on the eastern side of Burley in Wharfedale from the public footpath that runs along the parallel with the north-eastern limb of the A65 (see Plate 1).
- 3.14 On the west side of Corn Mill Lane is the grade II listed Malt Shovel Hotel. Next to this a listed wall and listed viaduct/bridge adjacent to and associated with the mill pond. The grade II listed Corn Mill with its separately listed associated cottages lie slightly further to the north at the end of Corn Mill Lane. Although forming part of the wider group of listed buildings at the eastern end of Burley in Wharfedale, these buildings do not feature strongly in views of the land in question.



Figure 2: Map extract from the Heritage List for England website showing the locations of listed buildings in the vicinity of the site marked with a blue triangle

- 3.15 The listed buildings referred to above are significant both individually and collectively as traditional structures within the historic settlement of Burley in Wharfedale. As such they contribute positively to the architectural and historic interest of the Conservation Area.



Plate 3: View of Burley Lodge, Chevin House and Highway Cottage



Plate 4: View of the group of traditional stone buildings fronting Main Street comprising Burley Lodge, Chevin House and Highway Cottage, Nos.4-16 (even) Main Street and Nos. 24-30 (even) Main Street



Plate 5: View of the terrace of stone cottages at 24-30 (even) Main Street incorporating No 2 Post Office Yard. Note the Parish Church of St Mary in the background



Plate 6: View of Burley Hall and part of its separately listed stone garden wall looking south



Plate 7: View of the grade I listed Burley House which lies at the east approach to the village

4.0 Heritage impact of the proposed allocation

- 4.1 This section of the report assesses the impact on designated heritage assets (listed buildings and the Burley in Wharfedale Conservation Area) that is likely to occur if the land referred to as BU/008 in SHLA 3 was to be allocated for residential development within the Allocations Development Plan Document of the emerging Local Plan for Bradford District.

SHLAA assessment

- 4.2 Bradford District Strategic Housing Land Availability Assessment second update (SHLAA 3) forms part of the evidence base that will inform decisions on land to be allocated for development within the emerging Local Plan. The table that summarises the SHLAA 3 assessment for Burley in Wharfedale notes the presence of the conservation area as a constraint on development in respect of development potential for the site referred to as BU/008. There is, however, no mention of the close proximity of a high concentration of listed buildings around the site, particularly on Main Street.
- 4.3 The summary in the table concludes that the site is potentially suitable for development subject to local policy constraints. It states that *'the proximity of the conservation area may limit the number of homes that the site could accommodate, and a well designed development will be required if the site comes forward'*. The table indicates that the site could potentially accommodate 50 dwellings, which gives an indication of the potential scale of development that could occur if the land is allocated for residential development. The discussion below highlights the likely impact that such an allocation is likely to have on the character and appearance of the conservation area and the significance of designated heritage assets.

Impact on Burley in Wharfedale Conservation Area

- 4.4 Allocation of the land in question for residential development is likely to have a profound impact on the character and appearance of this part of the Burley in Wharfedale Conservation Area. As described above, the land currently forms an attractive and long-standing rural edge to the eastern side of the settlement. The visual importance of the land is highlighted within the Burley in Wharfedale Conservation Area Appraisal, which identifies it as a 'Key open space' and one of the areas that contributes positively to the character of the conservation area. The area contains important trees, and there are key views across the land, including views towards the settlement and its historic buildings

- 4.5 Development of the land for residential purposes, particularly on the scale envisaged would, by definition, lead to the loss of the greater part of this important open space, would harm key views into and across it, and impact adversely upon the settings of a number of listed buildings. The two most important views across the land identified above, namely the view from the public footpath that runs along the northern boundary of the site, and the view from the vicinity of the roundabout junction at the entry to the village, would be utterly transformed, and the sense of rurality and openness completely lost. Such a decision would be at odds with the objectives of conservation area designation and would seriously compromise one of the key attributes identified in the Council's Conservation Area Appraisal.

Impact on the settings of listed buildings

- 4.6 In addition to the harm that would be caused to the character and appearance of the Burley in Wharfedale Conservation Area, residential development of the land in question would cause harm to the settings of a number of individual listed buildings and groups. Although relatively close to the land in question, listed buildings to the north of the site, such as Burley Hall and its associated walls, and the Corn Mill and its associated cottage and barn are unlikely to be greatly affected by residential development of the land. However, other listed buildings, particularly those on the western edge of the site are likely to be greatly affected.
- 4.7 Development of this currently open land referred to as BU/008 in SHLA 3 would adversely affect the setting of the Burley Lodge, which sits immediately alongside the land, and derives significance from its currently open setting (see Plate 2). Residential development alongside this building would transform its current prominent rural setting at the eastern edge of Burley in Wharfedale. Similarly, development of this currently open land, which forms the undeveloped rural setting for the parish church of St Mary's will harm its significance, particularly in the key view from the vicinity of the roundabout junction from the vicinity of the roundabout junction of Bradford Road (A65), Main Street and Otley Road at the entry to the village on its east side.
- 4.8 Development of the land in question is likely to have an adverse impact on the settings of the important group of early 19th century grade II listed terraced properties on the east side of Main Street. Currently these buildings enjoy an open aspect to the east, and there are glimpses between the gaps in the terraced blocks towards the undeveloped land to the rear (see Plates 8 and 9). This undeveloped open aspect is an important aspect of the currently rural setting of the listed buildings, which would be lost if the land were to be developed.



Plate 8: View of one of the gaps between listed terraces on Main Street looking east towards the currently open land to the rear



Plate 9 View of one of the gaps between listed terraces on Main Street looking east towards the currently open land to the rear

- 4.9 As mentioned above, key views over the land in question can be had from the public footpath that runs along the northern boundary of the site parallel with the A65 (see Plate 1). An important component of some of the views from this direction is the presence of the grade I listed Burley House, arguably the grandest historic building in the village. Plate 10 is a view looking south-west across the land in question toward Burley House, which can be seen framed between mature trees on the site. The open aspect of Burley House to the north-east, which allows key views to and from the house across the land in question contributes to its setting as a grade I listed building. This aspect of its setting and significance would be harmed by the presence of residential development on this currently undeveloped land.



Plate 10: View looking south-west across the land in question towards Burley House, which can be seen, framed between mature trees on the site

Summary

- 4.10 Given the role of the site as a 'key open space' within the Burley in Wharfedale Conservation Area, as highlighted in the Council's published Conservation Area Appraisal, and the proximity of the a high concentration of listed buildings close to the site, it is inconceivable that a development of 50 dwellings could be accommodated without harm to heritage significance. For these reasons it is considered that the land in question should not be allocated for residential development within the Allocations Development Plan Document (DPD), which will form one of the component documents of the emerging Local Plan for Bradford District.

5.0 Conclusions

- 5.1 This Heritage Assessment has highlighted the significance and settings of designated heritage assets likely to be affected by residential development of currently vacant land at Burley in Wharfedale, identified as BU/008 in the Bradford SHLAA 3. It is intended that the assessment will enable an informed decision to be made by the City of Bradford Metropolitan District Council in deciding whether or not to allocate the land in question for residential development.
- 5.2 The land identified as BU/008 in the Bradford SHLAA 3 forms the rural edge of Burley in Wharfedale on its eastern side. As such it contributes greatly to the rural character of the historic settlement, and to the character and appearance of this part of the Burley in Wharfedale Conservation Area. The land provides the setting for a number of listed buildings that are concentrated in this part of the village.
- 5.3 Based on fieldwork assessment it is considered that the proposed residential development of the land in question would have an extremely harmful impact on the setting and significance of designated heritage assets, including a number of listed buildings and the Burley in Wharfedale Conservation Area. Development of this land would clearly result in the loss of a key open space that the Council's Conservation Area Appraisal has highlighted as making a positive contribution to the character and appearance of the area. Development of the land would adversely affect key views identified within the Conservation Area Appraisal. It is inconceivable that the scale and nature of development indicated in the SHLAA assessment could be accommodated without significant harm to the very attributes that the Council has highlighted as important within its Conservation Area Appraisal
- 5.4 Taking into account the above factors, this Heritage Impact Assessment concludes that development of the land at Burley in Wharfedale, identified as BU/008 in the Bradford SHLAA would fail to preserve the settings and significance of listed buildings, and the character and appearance of the Burley in Wharfedale Conservation Area. Given the statutory duties under Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is considered that it would be inappropriate to allocate the land in question for residential development within the Allocations Development Plan Document (DPD), which will form one of the component documents of the emerging Local Plan for Bradford District. In this regard it should be noted that the Section 72 duty applies to plan-making as well as development management.

Appendix A: Statutory list descriptions

BURLEY LODGE, 1, MAIN STREET

Grade: II

Date first listed: 18-Jul-1949

Date of most recent amendment: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DT ----- No 1 (Burley Lodge) (formerly listed as The Lodge, Otley Road, Burley in Wharfedale) SE 1746 8/22 18.7.49. II GV 2. C18. 2 storeys. Ashlar. Central portion containing principal doorway slightly projecting with 2 windows and gable above doorway, which has columns supporting lintel with triglyphs, surmounted by semi-circular arch with cast lead fanlight. Wing at each side of central block with one window to each floor, with projecting heads and sills and moulded architraves. Eastern side has 3 windows similar to front and a semi-circular bay window. Ground floor room on this side has decorated plaster ceiling and frieze of Adam type; also fireplace. West side has C19 Gothic wing.

No 1 Burley Lodge). No 2 Chevin House and Highway Cottage), Nos 4 to 14 (even), Nos 24 to 30 (even) St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group.

Listing NGR: SE1707646157

**CHEVIN HOUSE, 2, MAIN STREET
HIGHWAY COTTAGE, 2, MAIN STREET**

Grade: II

Date first listed: 18-Jul-1949

Date of most recent amendment: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DT ----- No 2
[Former Stables of Burley Lodge (now Chevin House and Highway Cottage) listed
under Otley Road, Burley in Wharfedale] SE 1746 8/22A 18.7.49. II GV 2. C18.
Abutting the lodge at right angles, facing the road. 2 storeys. Coursed rubble. Small,
wide-spaced gutter brackets. Hipped stone slab roof. Symmetrical. 3 windows; the
side ones sashes (the top right modern, the others with glazing bars, those on the left
with ears); the upper central one circular; below it a doorway with flat head, but now
blocked with window on left. Doorway in right hand extension has overlight with
patterned glazing bars.

No 1 (Burley Lodge), No 2 (Chevin House and Highway Cottage), Nos 4 to 14
(even), Nos 24 to 30 (even), St Mary's Church wall around ground south of mill pond
(along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form
a group.

Listing NGR: SE1706246170

4, 6 AND 8, MAIN STREET

Grade: II

Date first listed: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DT ----- Nos 4,
6 and 8 SE 1746 8/108 II GV 2. Early C19. 2 storeys. Dressed coursed stone. Wide-
spaced gutter-brackets. Stone slab roof with gable copings. One eared sash window
with glazing bars to each house. Right hand doorways with matching cases, having
jambs with triple flutings and simple segmental pediments. Modern or altered doors.
Nos 6 and 8 have a single step with railings of spiral pattern.

No 1 (Burley Lodge), No 2 (Chevin House and Highway Cottage), Nos 4 to 14
(even), Nos 24 to 30 (even), St Mary's Church wall around ground south of mill pond

(along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group

Listing NGR: SE1706546191

10 AND 12, MAIN STREET

Grade: II

Date first listed: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DT ----- Nos 10 and 12 SE 1746 8/109 II GV 2. Early C19. 2 storeys. Coursed, squared stone. Slight, wide-spaced gutter brackets. Stone slab roof. One eared sash window with glazing bars to each house. Stone slab surrounds. Doorways at outer ends, with doorcases matching those of Nos 4-8 (with triple flutes to the jambs and a simple segmental pediment). Terraced with Nos 6-8 but of different build.

No 1 (Burley Lodge), No 2 Chevin House and Highway Cottage). Nos 4 to 14 (even), Nos 24 to 30 (even) St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group.

Listing NGR: SE1706646195

14 AND 16, MAIN STREET

Grade: II

Date first listed: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DT ----- No 16 (including No 14) SEE 1746 8/110 II GV 2. Early C19. Originally a pair, forming the end of the terrace of Nos 4 to 12 but probably somewhat earlier. 2 storeys. Coursed rubble. Widely-spaced moulded gutter-brackets. Stone slab roof. Coping and kneelers at left hand exposed end. Central ridge chimney. Low relief stringcourse. One window to (original) No 16, 2 to (original) No 14. The upper right hand window of No 14 is larger than the others and the lower ones have been united by a modern bow window. The older windows have eared sashes with glazing bars; all have stone slab surrounds. Left hand doorways, that of No 14 blocked and without doorcase, that of No 16 with case matching rest of terrace (having jambs with triple flutes and simple segmental pediment).

No 1 (Burley Lodge), No 2 (Chevin House and Highway Cottage), Nos 4 to 14 (even), Nos 24 to 30 (even), St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group.

Listing NGR: SE1706646208

**POST OFFICE YARD
24-30, MAIN STREET**

Grade: II

Date first listed: 20-May-1976

Date of most recent amendment: 11-Aug-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DT ----- Nos 24 to 30 (even) SE 1746 8/111 II GV 2. Early C19. 2 storeys. Ashlar. Stone slab roof. Paired gutter blocks, 7 windows in all. 2 left hand bays a different build from the rest with rougher finish. Lower window at left end a bow; otherwise sash windows with glazing bars. Doors beneath the 4th and 6th window; the former with reeded quarter columns, tile latter with a fan over 6 fielded pallet door, both with flat hoods on moulded brackets. Carriage passage under 2nd window has flat head and lintel of single slab, with bowed wrought-iron lamp holder above. Additional 2 bays set back on left with right hand window having Gothic glazing bars. Return wing of 3 bays at rear at north end (modernised).

No 1 (Burley Lodge), No. 2 (Chevin House and Highway Cottage), Nos. 4 to 14 (even), Nos. 24 to 30 (even), St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group.

Early C19. 2 storeys. Ashlar Stone slab roof. Paired gutter blocks. 7 windows in all. 2 left hand bays a different build from the rest, with rougher finish. Lower window at left end bow; otherwise sash windows with glazing bars. Doors beneath the 4th and 6th window; tile former with reeded quarter columns, the latter with a fan over 6 fielded panel door, both with flat hoods on moulded brackets. Carriage passage under 2nd window has flat head and lintel of single slab, with bowed wrought-iron lamp holder above. Additional 2 bays set back on left with right hand window having Gothic glazing bars. Return wing of 3 bays at rear of north end (modernised).

should be amended to read:-

2. Including No. 2 Post office Yard. Early C19. 2 storeys. Ashlar. Stone Slab roof. Paired gutter blocks. 7 windows in all. 2 left hand bays a different build from the rest, with rougher finish. Lower window at left end a bow; otherwise sash windows with glazing bars. Doors beneath the 4th and 6th window; the former with reeded quarter columns, the latter with a fan over 6 fielded panel door, both with flat hoods on moulded brackets. Carriage passage under second window has flat head and lintel of single slab, with bowed wrought iron lamp holder above. Additional 2 bays set back on left with right hand window having Gothic glazing bars, Return wing of 3 bays at rear of north end (modernised).

The group notes against the following entries should be amended to read:-

No.1 (burley Lodge), No. 2 (Chevin House and Highway Cottage), Nos. 4 to 14 (even), Nos. 24 to 30 (even), No.2 Post Office Yard, St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Hill lane) and the Malt Shovel Hotel form a group.

No.2 SE 1746 8/111 II GV 2. See Nos. 24 to 30 (even) Main Street, Burley in Wharfedale.

MAIN STREET (North Side) Burley in Wharfedale Nos 24 to 30 (even) SE 1746 8/111 II GV 2. Early C19. 2 storeys. Ashlar. Stone slab roof. Paired gutter blocks. 7 windows in all. 2 left hand bays a different build from the rest, with rougher finish. Lower window at left end a bow; otherwise sash windows with glazing bars. Doors beneath the 4th and 6th window; the former with reeded quarter columns, the latter with a fan over 6 fielded panel door, both with flat hoods on moulded brackets. Carriage passage under 2nd window has flat head and lintel of single slab, with bowed wrought-iron lamp holder above. Additional 2 bays set back on left with right hand window having Gothick glazing bars. Return wing of 3 bays at rear of north end (modernised).

No 1 Burley Lodge, No 2 (Chevin House and Highway Cottage), Nos 4 to 14 (even), Nos 24 to 30 (even), St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel form a group.

Listing NGR: SE1706246253

PARISH CHURCH OF ST MARY, MAIN STREET

Grade: II

Date first listed: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DN ----- Parish Church of St Mary SE 1746 8/112 C GV 2. Consecrated 1843 after rebuilding. Chancel enlarged, gallery removed and other alterations 1870 Gothic revival of late Georgian style. Coursed rubble. Wide nave without aisles under single roof span with almost flat ceiling. 6 tall lancets with drip moulds on each side. West tower with flanking porches (lancet window and, similar doorway to each). Gabled main west door. Lancet window on each exposed side of tower. Smaller upper stage with miniature flying buttresses from pinnacles of lower stage with louvred lancets and pinnacles. Octagonal spire. Chancel has 3-light east window and short lancets north and south. Steep-pitched arched wooden roof. Furnishing simple. Octagonal font of inlaid marble. Victorian stained glass in most windows. Wall memorial to William Maude (d 1588) dedicated 1781.

No 1 (Burley Lodge), No 2 (Chevin House and Highway Cottage), Nos 4 to 14 (even), Nos 24 to 30 (even), St Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Hill Lane), and the Malt Shovel Hotel form a group

Listing NGR: SE1709346287

BURLEY HALL, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

1. 5111 CORN MILL LANE Burley in Wharfedale LS29 7DP ----- Burley Hall SE 1746 8/133 II GV 2 Mainly C18. A large 2-storeyed house of coursed rubble with hipped slab roof. Deeply projecting eaves, on elongated S-brackets. Chimneys with diagonally set stacks. L-shaped. Longest front to east has 2 breaks and is not symmetrical. 8 windows, all sashes (with glazing bars) under drip moulds, except the right-hand one which is a sash with architrave and the one next to it which is a 3-light window above and a modern bow below. There is a stone Gothic Revival porch on the north side with pointed archway and carved frieze above.

Burley Hall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall; viaduct and bridge south of mill pond; Corn Mill Cottage, Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1717346308

FORMER ORCHARD WALLS TO SOUTH OF BURLEY HALL, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

1. 5111 CORN MILL LANE Burley in Wharfedale LS29 7DP ----- Former Orchard Walls to south of Burley Hall SE 1746 8/134 II GV 2. Possibly C18. High walls on east, west and south of brick.

Burley Hall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall; viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1717546266

GARDEN WALL TO NORTH OF BURLEY HALL, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

CORN MILL LANE Burley in Wharfedale LS29 7DP ----- Garden wall to north of Burley Hall SE 1746 8/138 II GV 2 Probably C18 or earlier. High. Of coursed rubble.

Burley Hall ; former orchard walls south of Burley Hall ; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall ; viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1717646345

PIERS AND GATES OF ENTRANCE TO BURLEY HALL FROM CORN MILL LANE, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

CORN MILL LANE Burley in Wharfedale LS29 7DP ----- Piers and Gates of entrance to Burley Hall from Corn Mill Lane SE 1746 8/135 II GV 2 Piers supporting double gates partly of wood with decorative metal frieze and spear finials, probably second quarter of the C19.

Burley Eall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall; viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1709546314

CORN MILL, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

CORN HILL LANE Burley in Wharfedale LS29 7DS ----- Corn Mill SE 1746 8/139 II GV 2. Probably chiefly C18. A detached building at the end of the lane, on the bank of the River Wharfe. Mainly 3 storeys. Slab roof north side: 4 windows (middle pair on top storey blind). Extension to the east of 2 storeys, somewhat narrower with shouldered coping. One window and 3 buttresses. Diagonal extension to south, probably later. Wheel extension by mill-race, on north side, at west end, with door.

Burley Hall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall. viaduct and bridge south of mill pond; Corn Mill Cottage Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1714046370

CORN MILL COTTAGE, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

CORN MILL LANE Burley in Wharfedale LS29 7DP ----- Corn Hill Cottage SE 1746 8/136 II GV 2. Probably early C18. 2 storeys. Coursed rubble. 4 evenly spaced sash windows above and 3 irregularly placed windows (together with a small one) below. Door with 4 moulded panels. Slab roof. 2 ridge chimneys. The east end has doorway with moulded architrave.

Burley Hall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall; viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1711946348

CORN MILL COTTAGE BARN ABUTTING COTTAGE ON SOUTH SIDE, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

CORN MILL LANE Burley in Wharfedale L29 7DP ----- Corn Mill Cottage Barn abutting cottage on south side SE 1746 8/137 II GV 2 Weather-vane lettered TP 1738. Abutting rear of Corn Mill Cottage at right angles. Coursed, dressed stone. Flattish slab roof. Large archways with depressed heads towards opposite ends of each side, that on the east being rusticated.

Burley Hall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall; viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1711946335

THE MALT SHOVEL HOTEL, MAIN STREET

Grade: II

Date first listed: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DN ----- The Malt Shovel Hotel SE 1746 8/115 II GV 2. Dated 1880 2 storeys. Detached. Dressed coursed stone. Steep-pitched slate roof. Mildly Gothic Revival. Train portion has a bay with 3 sash windows on either side and 2 sash windows between. Parapet, with central gable bearing the carved emblems of appellation. Central 2-bay arcaded porch supported by painted columns of C13 type (with midway bands and foliage capitals); now glazed in. Left-hand portion has, above: a gable with oriel window of very slight projection and (to the right) a 3-light window. Below is an arched opening and (to the right) a 3-light window.

No 1 (Burley Lodge), No 2 (Chevin House and Highway Cottage), Nos 4 to 14 (even), Nos 24 to 30 (even), St Mary's Church, wall around ground south of mill Pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group.

Listing NGR: SE1703246288

WALL AROUND GROUND SOUTH OF MILL POND, ALONG MAIN STREET EAST OF MALT SHOVEL AND ALONG WEST SIDE OF CORN MILL LANE, MAIN STREET

Grade: II

Date first listed: 20-May-1976

MAIN STREET (North Side) Burley in Wharfedale LS29 7DN ----- Wall around ground south of hill pond, along Main Street east of Malt Shovel and along west side of Corn Hill Lane SE 1746 8/113 II GV 2. Low wall perhaps early C19. At west end, adjoining the Malt Shovel is a short castellated section of about 6 ft and having a blind ogee arch, arrow slit and mounting steps (all perhaps contemporary with the Malt Shovel). Remaining stretch along Main Street is low, with semi-circular coping. Along Corn Mill Lane (to wall of viaduct) it is also low, but with peaked coping.

No 1 (Burley Lodge), No 2 (Chevin House and Highway Cottage), Nos 4 to 14 (even), Nos 24 to 30 (even), St Mary's Church, wall around ground south of mill pond

(along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, form a group.

Listing NGR: SE1705846284

VIADUCT AND BRIDGE SOUTH OF MILL POND, CORN MILL LANE

Grade: II

Date first listed: 20-May-1976

CORN MILL LANE Burley in Wharfedale LS29 7DP ----- Viaduct and Bridge south of mill pond SE 1764 8/114 II GV 2 Perhaps C18. Raised pathway bounded by low wall with grooved coping. Plain round headed arch for passage of mill stream

Burley Ball; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall from Corn Mill Lane; garden wall to south of Burley Hall; viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Listing NGR: SE1705546301

BURLEY HOUSE, BRADFORD ROAD

Grade: I

Date first listed: 18-Jul-1949

Date of most recent amendment: 20-May-1976

BRADFORD ROAD Burley in Wharfedale LS 29 7DZ ----- Burley House (formerly listed under General) SE 1746 8/21 18.7.49. I 2 Later C18. A small mansion now converted to a hotel. Free standing, with its outbuildings, and well set back from the road, here running south-east. 2 storeys. Ashlar-fronted. Hipped roof behind parapet (with urns on corners). Sash windows with glazing bars. String course below sills of lower windows and 2 string courses between storeys. Cornice. Main east front: symmetrical, with 5 windows, the centre 3 in slight projection beneath modillioned pediment (crowned with finial and enclosing oval window). Inset balustrading between string courses beneath upper windows. Central arched doorway (with fanlight) within aedicule. South front: 5 windows. Central 2-storey canted bay. North front has venetian window within arch, lighting staircase. Narrower 2-storey extension to west, left of south front. Interior: finely moulded decoration in

The Neighbourhood Planning (General) Regulations 2012
 Regulation 16 – Publicising a plan proposal

For Office Use only:

Date

Ref

COMMENT FORM

**PUBLICATION OF THE BURLEY-IN-WHARFEDALE NEIGHBOURHOOD DEVELOPMENT PLAN PROPOSAL
 SUBMITTED TO BRADFORD METROPOLITAN DISTRICT COUNCIL FOR EXAMINATION
 MONDAY 12TH JUNE TO MONDAY 24TH JULY 2017**

The Burley-in-Wharfedale Neighbourhood Development Plan, prepared by Burley Parish Council, has been submitted to Bradford Council for examination. The Council must now publicise the plan proposal and supporting documents and seek comments.

Please use this comment form to submit your views on the proposal. Details of how to view the proposed plan and supporting documents are available on the Council's website: <https://www.bradford.gov.uk/consultations>.

PART A: PERSONAL DETAILS

Response forms must include a name and address otherwise your comments will not be taken into account.

	PERSON / ORGANISATION DETAILS*	AGENT DETAILS (if applicable)
Title	Mr & Mrs	Miss
Full Name	Wriglesworth	[REDACTED] Hainsworth
Job Title (where relevant)		
Organisation (where relevant)		Walton & Co (Planning Lawyers)
Address		2 Queen Street, Leeds
Post Code		LS1 2TW
Email Address		[REDACTED]
Telephone Number		[REDACTED]

Please return completed comment forms by **5pm on Monday 24th July 2017** to:

- **E-mail:** planning.policy@bradford.gov.uk
- **Post:** Neighbourhood Plans, Development Plans Team, Bradford Council,
4th Floor Britannia House, Broadway, Bradford, BD1 5RW

Any comments received after this date will not be accepted.

How we will use your personal details

Personal information provided as part of a representation cannot be treated as confidential as the Council is obliged to make representations available for public inspection. However, in compliance with the Data Protection Act 1998, the personal information provided will only be used for Council purposes associated with the Local Plan and Neighbourhood Planning consultations. If at any point in time you wish for your details to be removed from the Local Plan database, please contact the Development Plans Team by E-mail planning.policy@bradford.gov.uk or phone (01274) 433679.

The Neighbourhood Planning (General) Regulations 2012

Regulation 16 – Publicising a plan proposal

Burley-in Wharfedale Neighbourhood Development Plan

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PART B – YOUR COMMENTS

Please use a separate Part B sheet for each comment. Additional forms can be downloaded from the web page.

1. To which document does your comment relate? Please place an 'X' in one box only

Submission Neighbourhood Development Plan	X	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document	X	Section		Policy	
Page Number		Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support		Object	X	Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

See attached

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:

X

6. Signature:



Date:

21/07/2017

Thank you for taking the time to complete this Comment Form.