

Heritage Impact Assessment: Stoney Lane, Hebden Bridge

LP Reference:	LP1503
Site Address:	Land at Stoney Lane, Hebden Bridge
Site Area (ha):	0.44
Site Allocation/Capacity:	New Housing Site/20

Historic England Comments:

“This undeveloped site lies within the Hebden Bridge Conservation Area and the terrace opposite and immediately to the east of this site are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to their significance. The Site Assessment Report recommends that a Historic Impact Assessment be undertaken to identify harm and suggest mitigation before allocating the site.

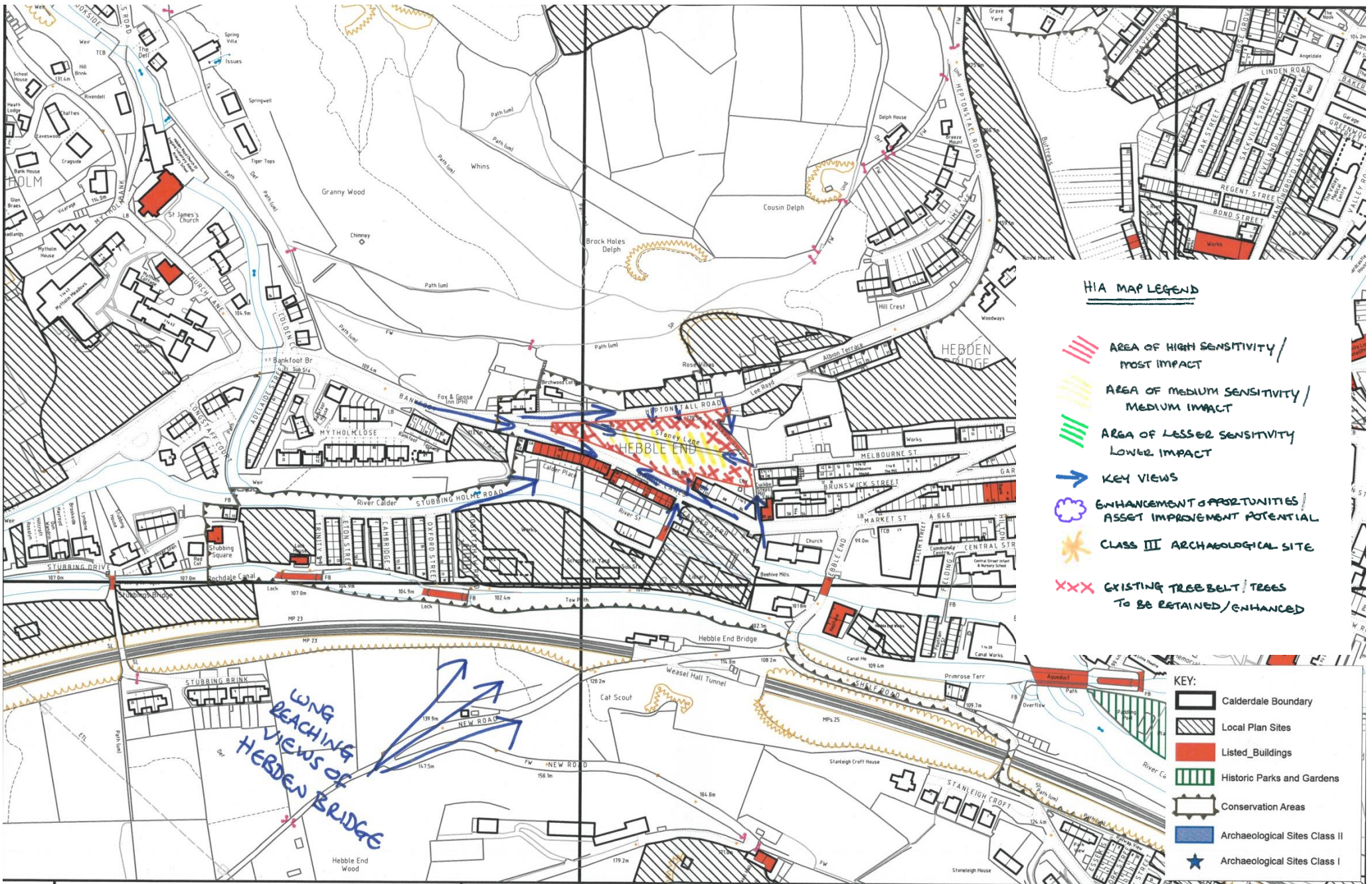
Consequently, this site should not be allocated for development until such time as the proposed Heritage Impact Assessment has been undertaken and a decision reached about which parts of this site might be developable in a manner consistent with the conservation of the Conservation Area and these Listed Buildings.

If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area or Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of any of these designated heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).” [5th September 2017]

WYAAS Comments:

“Be aware potential impact on setting immediately adjacent listed building.”



- ### HIA MAP LEGEND
- ▨▨▨ AREA OF HIGH SENSITIVITY / MOST IMPACT
 - ▨▨▨ AREA OF MEDIUM SENSITIVITY / MEDIUM IMPACT
 - ▨▨▨ AREA OF LESSER SENSITIVITY / LOWER IMPACT
 - ➔ KEY VIEWS
 - ⊗ ENHANCEMENT OPPORTUNITIES / ASSET IMPROVEMENT POTENTIAL
 - ✦ CLASS III ARCHAEOLOGICAL SITE
 - XXX EXISTING TREE BELT / TREES TO BE RETAINED / ENHANCED

- ### KEY:
- Calderdale Boundary
 - Local Plan Sites
 - Listed Buildings
 - Historic Parks and Gardens
 - Conservation Areas
 - Archaeological Sites Class II
 - ★ Archaeological Sites Class I

Heritage Asset(s) Affected by Allocation	Listed Grade/ Signif. Value	Contributing Elements to Significance	Impact of Development upon the Significance	Mitigation Measures for any Identified Harm /Opportunities to Enhance Significance	Impact on Significance with Mitigation in place
Hebden Bridge Conservation Area	Designated Cons Area / Medium	<p>A compact market and mill town within a stunning setting of dramatic steep wooded hillsides.</p> <p>The topography has shaped the historic development form of the conservation area with the urbanised built form in the valley bottom with an important transition to rural uplands through steep wooded green spaces on the hillside, occasionally punctuated by isolated, often terraced, housing. The use of stone is vastly predominant and an important characteristic. This arrangement is an intrinsic part of the area's special character and setting.</p> <p>The interaction of the built form and green spaces within and around the conservation area is particularly important and substantially contributes to the area's significance.</p>	<p>Development of the site could significantly encroach into the important landscape setting of the conservation area. It could adversely impact on the gateway into the conservation area and semi-rural transitional character of this part of the conservation area. Important long reaching open views from the adjacent hillsides into and out of valley, across the townscape, forming its characteristic landscape setting could be affected.</p> <p>Major</p>	<ul style="list-style-type: none"> The site should be removed from the allocation <p>OR</p> <ul style="list-style-type: none"> If there are special circumstances where public benefit can be demonstrated, the way in which the site is brought forward needs to retain the important characteristics which contribute to the significance of the conservation area (see further recommendations below). 	<p>No Change</p> <p>OR</p> <p>Moderate/ Minor</p>

		<p>The site was formerly terraced with two rows of historic housing on High Street, now known as Stoney Lane. The buildings were demolished in the 1960s and the site has been long established as an important open space within the townscape, with many mature trees and paths through following the line of the old road.</p> <p>The site also contains the Cuckoo Steps along its eastern boundary; an important historic route up the steep hillside towards Heptonstall, laid with stone setts and steps.</p> <p>Key Views – wide vistas into and through the area from hillsides to the southwest (New Road, Hebble End) and east (Birchcliffe); Views east from Bankfoot towards the site form the gateway into the conservation area; views east and west along Bridge Lanes; view through the site north and south, particularly along the Cuckoo Steps.</p>			
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<p>No.74 Bridge Lanes Immediately east of site</p>	<p>Grade II / Medium</p>	<p>The listed building has a prominence in the streetscene as the last building on the northern side of Bridge Lanes, with the site providing a mix of green open space and wooded setting in which the building is experienced. This arrangement contributes to the building's significance.</p> <p>Key Views – west along Bridge Lanes towards the building; views of the building with trees behind looking north from Stubbing Holme Road</p>	<p>Development on this site could affect the setting of the listed building and important views of the building within the landscape.</p> <p>Moderate</p>	<ul style="list-style-type: none"> • The site should be removed from the allocation <p>OR</p> <ul style="list-style-type: none"> • If there are special circumstances where public benefit can be demonstrated, the way in which the site is brought forward needs to retain the important characteristics which contribute to the significance of the listed building (see further recommendations below). 	<p>No Change</p> <p>OR</p> <p>Moderate/ Minor</p>
<p>Nos. 51-69 Bridge Lanes (includes Nos. 2-20 River Street); Nos. 71-95 Bridge Lanes (includes Nos. 1-19 Calder Place) Opposite Site to South</p>	<p>Both Grade II / Medium</p>	<p>The site provides an open green setting which gives the rows of listed buildings prominence in the streetscene at a key gateway into the historic town.</p> <p>The site also provides a backdrop of a rising wooded hillside in long ranging views of the buildings from the hillside southwest of the</p>	<p>Development on this site could affect the setting of the listed building and important views of the building within the landscape.</p> <p>Moderate</p>	<ul style="list-style-type: none"> • The site should be removed from the allocation <p>OR</p> <ul style="list-style-type: none"> • If there are special circumstances where public benefit can be demonstrated, the way in which the site is brought forward needs to retain 	<p>No Change</p> <p>OR</p> <p>Moderate/ Minor</p>

		town. From Stubbing Holme Road to the south, the tree tops provide a wooded backdrop which further contributes to the setting of the buildings.		the important characteristics which contribute to the significance of the listed buildings (see further recommendations below).	
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Further Recommendations

It is understood that potential development proposals for the site have been put forward by a community land charitable trust with the aim to deliver affordable homes in the Upper Calder Valley for the benefit of the Community. These circumstances may be able to demonstrate the public benefit required by the NPPF to outweigh any harm to heritage assets as described above.

Nevertheless, the way in which the site is brought forward needs to retain those features identified as important to the characteristics and significance of the conservation area and setting of the listed buildings as follows:

- Mature tree belts need to be retained, particularly to the northern, east and west boundaries of the site as well as single specimens to the southern end of the site, to ensure important views of the steep wooded setting to the conservation area are not unduly compromised;
- Historic routes through the site, including the Cuckoo Steps and Stoney Lane (formerly High Street);
- Important 'green' wooded views of the site as the gateway into the conservation area and entrance to the historic core of the town from the west;
- Setting of the listed buildings, by ensuring built development is set back from Bridge Lanes, retaining an open green space to the southern boundary, so as not to dominate the streetscene; nor unduly impact on the importance of grade II listed No.74 Bridge Lanes which is prominent as the last historic building in the row abutting the site, with its open green space/wooded setting to the immediate west and north.