

**Land adjacent to Penistone Road and  
Woodsome Park, Lepton, West  
Yorkshire:  
Heritage Impact Assessment**



*1 Woodsome Road (NHLE 1184154)*

**ARS Ltd Report 2021/130**  
February 2021

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Woodsome Park, Lepton, West Yorkshire:  
Heritage Impact Assessment**

**Archaeological Research Services Ltd Report 2021/27**

February 2021



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Prepared on behalf of: Radcliffe Developments (Farnley) Ltd

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## 1 INTRODUCTION

### 1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Peacock + Smith Ltd on behalf of Radcliffe Developments (Farnley) Ltd to produce an assessment of a proposed new housing development on land adjacent to Penistone Road and Woodsome Park, Lepton, West Yorkshire with regard to how this might affect the setting of *1, Woodsome Road, Lepton*, a Grade II Listed Building (NHLE 1184154). The plot of land under consideration is part of Housing Allocation Site HS2 in the *Kirklees Local Plan* (adopted February 2019). The proposal seeks permission to develop up to 75 dwellings and includes the provision of a link road through a future second phase to the east of the site.

An application for outline planning permission for this scheme has been submitted to Kirklees Council (Planning Ref: 2020/60/92307/W), and Historic England's Inspector of Historic Buildings and Areas provided a consultation response with regard to the planning application which raised concerns regarding the potential impacts that the proposals might have on the setting of Woodsome Hall, a Grade I Listed Building (NHLE 1184158). The Inspector requested that a Heritage Statement be submitted alongside the application in order to assess the potential impacts upon the setting of this building, and Peacock + Smith Ltd commissioned ARS Ltd on behalf of Radcliffe Developments (Farnley) Ltd to produce this report (Brown 2020).

Subsequent to the submission of this report to the local planning authority, Kirklees Borough Council (KBC)'s Senior Conservation and Design Officer provided an additional detailed consultation response which, *inter alia*, stated that:

*'Paragraph 190 of the NPPF requires that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence.*

*The affected heritage assets are*

- ◆ *Woodsome Hall, listed grade I, List Entry Number 1313336*
- ◆ *1 Woodsome Road, listed grade II, List Entry Number 1184154*

*And for the purposes of masterplanning housing allocations HS2 and HS3*

- ◆ *Castle Hill, scheduled ancient monument, List Entry Number 1009846*
- ◆ *Victoria Tower, listed grade II, List Entry Number 1210385*
- ◆ *Crow Trees, 12 Rowley Lane, listed grade II, List Entry Number 1135342*

*The settings of the following assets do not extend to include either the Housing Allocation HS2 or HS3*

- ◆ *Woodsome Road Bridge, listed grade II, List Entry Number 1135320*
- ◆ *Locker Room Building Immediately to the North of Woodsome Hall, listed grade II, List Entry Number 1313336*
- ◆ *Fuel Store 200 yards south east of Woodsome Hall, listed grade II, List Entry Number*

1135321

- ◆ 37 Rowley Lane, listed grade II, List Entry Number 1183942
- ◆ 63 Rowley Lane, listed grade II, List Entry Number 1313347

Elsewhere in the consultation response it was noted that:

*'The submitted Heritage Statement only considers the impacts on Woodsome Hall, it does not consider impacts on 1 Woodsome Road, which is clearly affected by the roundabout proposal and the development of HS2. Visual impact assessments are also needed.'*

Consequently, Peacock + Smith Ltd commissioned ARS Ltd on behalf of Radcliffe Developments (Farnley) Ltd to produce a Heritage Impact Assessment to consider the potential impacts to the setting of 1 Woodsome Road that might occur as a result of the proposed development, in accordance with the 5 steps process that is detailed in *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England 2017), as discussed further below in section 2.2. This initial assessment can be used to inform the proposed design codes for the development at the masterplanning stage, and the scope of any further assessment that might be required as the proposals progress.

## 2 METHOD STATEMENT

### 2.1 Approach

This assessment of the setting of 1 Woodsome Road was undertaken in accordance with National Planning Policy as enshrined in the *National Planning Policy Framework (NPPF)* (MHCLG 2019a).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. Reference is also made to 'heritage significance' as described in the *NPPF*, 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*' (MHCLG 2019a, 71).

### 2.2 Methodology

The assessment also follows the guidelines set out in *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets (Second Edition)* (Historic England 2017) which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets:

- ◆ Step 1: identify which heritage assets and their settings are affected.
- ◆ Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

- ◆ Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- ◆ Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- ◆ Step 5: Make and document the decision and monitor outcomes.

For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting which may help to elucidate its contribution to the significance of an asset, but notes that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset (Historic England 2017, 11). This checklist is reproduced in Table 1 below.

**Table 1: Assessing the contribution of setting to the significance of heritage assets**

<b>The asset's physical surroundings</b>	<ul style="list-style-type: none"> <li>◆ Topography</li> <li>◆ Aspect</li> <li>◆ Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)</li> <li>◆ Definition, scale and 'grain' of surrounding streetscape, landscape and spaces</li> <li>◆ Formal design e.g. hierarchy, layout</li> <li>◆ Orientation and aspect</li> <li>◆ Historic materials and surfaces</li> <li>◆ Green space, trees and vegetation</li> <li>◆ Openness, enclosure and boundaries</li> <li>◆ Functional relationships and communications</li> <li>◆ History and degree of change over time</li> </ul>
<b>Experience of the asset</b>	<ul style="list-style-type: none"> <li>◆ Surrounding landscape or townscape character</li> <li>◆ Views from, towards, through, across and including the asset</li> <li>◆ Intentional intervisibility with other historic and natural features</li> <li>◆ Visual dominance, prominence or role as focal point</li> <li>◆ Noise, vibration and other nuisances</li> <li>◆ Tranquillity, remoteness, 'wildness'</li> <li>◆ Busyness, bustle, movement and activity</li> <li>◆ Scents and smells</li> <li>◆ Diurnal changes</li> <li>◆ Sense of enclosure, seclusion, intimacy or privacy</li> <li>◆ Land use</li> <li>◆ Accessibility, permeability and patterns of movement</li> <li>◆ Degree of interpretation or promotion to the public</li> <li>◆ Rarity of comparable survivals of setting</li> </ul>

	<ul style="list-style-type: none"> <li>◆ Cultural associations</li> <li>◆ Celebrated artistic representations</li> <li>◆ Traditions</li> </ul>
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Similarly for Step 3, the guidance provides a detailed, but non-exhaustive checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset, but notes that it may be that only a limited selection of these is likely to be particularly important in terms of any particular development (Historic England 2017, 13). This checklist is reproduced in Table 2 below.

**Table 2: Assessing the effect of the proposed development**

<b>Location and siting of the development</b>	<ul style="list-style-type: none"> <li>◆ Proximity to asset</li> <li>◆ Position in relation to relevant topography and watercourses</li> <li>◆ Position in relation to key views to, from and across</li> <li>◆ Orientation</li> <li>◆ Degree to which location will physically or visually isolate asset</li> </ul>
<b>Form and appearance of the development</b>	<ul style="list-style-type: none"> <li>◆ Prominence, dominance, or conspicuousness</li> <li>◆ Competition with or distraction from the asset</li> <li>◆ Dimensions, scale and massing</li> <li>◆ Proportions</li> <li>◆ Visual permeability (extent to which it can be seen through), reflectivity</li> <li>◆ Materials (texture, colour, reflectiveness, etc.)</li> <li>◆ Architectural and landscape style and/or design</li> <li>◆ Introduction of movement or activity</li> <li>◆ Diurnal or seasonal change</li> </ul>
<b>Other effects of the development</b>	<ul style="list-style-type: none"> <li>◆ Change to built surroundings and spaces</li> <li>◆ Change to skyline, silhouette</li> <li>◆ Noise, odour, vibration, dust, etc.</li> <li>◆ Lighting effects and 'light spill'</li> <li>◆ Change to general character (e.g. urbanising or industrialising)</li> <li>◆ Changes to public access, use or amenity</li> <li>◆ Changes to land use, land cover, tree cover</li> <li>◆ Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc.</li> <li>◆ Changes to ownership arrangements (fragmentation/permitted development/etc.)</li> <li>◆ Economic viability</li> </ul>
<b>Permanence of the development</b>	<ul style="list-style-type: none"> <li>◆ Anticipated lifetime/temporariness</li> <li>◆ Recurrence</li> </ul>

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◆ Reversibility

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The checklists presented in Tables 3 and 4 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. The GPAN states that:

*'It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record'* (Historic England 2017, 15).

### 2.3 Visibility Analysis

As a tool to help understand the extent and nature of the views to and from 1 Woodsome Road, and how the proposed development might affect this, a series of initial 'viewshed' maps were created. These utilised the Environment Agency's LiDAR data, which is freely available for this area at 1m resolution, processed using the Quantum GIS Visibility Analysis plug-in. The LiDAR Digital Elevation Model (DEM) used was the Digital Surface Model (DSM) rather than the Digital Terrain Model (DTM) or 'bare earth' model which removes buildings and vegetation from the DEM. The DSM takes into account the likely screening effect of buildings and vegetation, thereby giving a more realistic impression of where visibility might be possible.

An initial viewshed was created using six points located immediately adjacent to the Listed Building, and this gives some indication of the potential visibility of the proposed development area for an observer standing at these locations (Figure 6). A second viewshed was created to assess views towards the Listed Building from the pavement at a number of points alongside the southern edge of its curtilage (Figure 7). A third viewshed was produced which specifically illustrates the key view towards the building from the driveway entrance off Woodsome Road (Figure 8). The 'ground-truthing' of these viewsheds is discussed in more detail in section 3.3 below.

## 3 SETTING ASSESSMENT

### 3.1 Step 1: Identify which heritage assets and their settings are affected

Historic England's *Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets* (2017, 9) states that:

It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- ◆ indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
- ◆ specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or
- ◆ advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected

In the case of the proposed development, in accordance with the consultation response provided by KBC's Senior Conservation and Design Officer (see section 1.1. above), the heritage assets affected by HS2 comprise *Woodsome Hall* (NHLE 1313336) and *1 Woodsome Road* (NHLE 1184154). Woodsome Hall was the subject of the initial Heritage Statement referenced above (Brown 2020), therefore this assessment will address the impacts to the setting of 1 Woodsome Road only. The masterplanning for allocations HS2 and HS3 which is also referred to in the consultation response is beyond the remit of this commission, and therefore impacts *Castle Hill*, (NHLE 1009846) *Victoria Tower* (NHLE 1210385) and *Crow Trees, 12 Rowley Lane* that might occur as a result of the development of the HS3 housing allocation are not discussed (NHLE 1135342).

### 3.2 Step 2: Assess whether, how, and to what degree these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

This section will provide an overview of the historical background to the Listed Building and the historical development of its landscape setting, in order to address the question as to how, and to what degree the setting, and views to and from the asset contribute to its significance or allow this to be appreciated.

The NHLE entry for 1 Woodsome Road describes it thus: '*Former farmhouse and adjoining barn. Late C18 or early C19. Hammer dressed stone. Quoins. Stone slate roof (turned). Ashlar gable stacks with rounded caps. Two storeys. Central doorway with one 3-light window to each side, both floors. Barn to right has segmental headed cart entrance with mistal door to right.*'

Jeffreys' 1771 map of Yorkshire 1771 (Figure 3) depicts a building at the approximate location of 1 Woodsome Road, which at the time was immediately to the east of a road junction adjacent to Woodsome Mill on the Fenay Beck. If, as seems plausible, this depicts the Listed Building under consideration here, then this indicates that the building is indeed of at least late 18<sup>th</sup> century date, this being the earliest known map depiction of it. The road named as 'Dogley Lane' on Jeffreys' map is part of the London-Richmond road surveyed by John Ogilby in 1675, where it is named 'Dudgley Gate' (Minter and Minter 2010, 57) continuing thence across a 'Wood Br. & Rill', (which is evidently referring to Woodsome Bridge and Fenay Beck) followed by a 'Mill' (Woodsome Mill), and then on to 'Woodsom Hall' (Figure 2).

The National Heritage List for England (NHLE) entry for the Grade I Listed Building at Woodsome Hall records that the earliest dweller at Woodsome is thought to be Gilbert de

Notton who resided there in 1236, and subsequently the Tyas family lived there until 1370, when the manor was granted to Sir William Finchenden. The Kayes occupied Woodsome from 1378 to 1726 when Sir Arthur Kaye died. His daughter married George Legge, heir to the Earl of Dartmouth, and this family occupied the house until 1911. The earliest reference to the mill on the Fenay Beck dates to 1297 when it was a fulling mill, but subsequently it was used for grinding corn for c.700 years, and was under the tenancy of the Redfearn family (who also rented the farm on the opposite hillside to the west) for some three centuries until recent times (Minter and Minter 2010, 96).

In 1826, Woodsome Lane (now Woodsome Road) was re-aligned at the behest of the Earl of Dartmouth, who employed local unemployed textile workers to re-route the road in a wide arc to the north, and away from their seat at Woodsome Hall, which it had passed close by previously (*Ibid*, 97). This new road layout is depicted on the Ordnance Survey (OS) Old Series map of 1843 (Figure 4), although the old road was still extant as far as the Hall, and was evidently used as a private driveway. The 1845 Lepton tithe map (Figure 5) depicts a similar situation with regard to the road layout, and the tithe apportionment provides further detail regarding the ownership and occupation of the building at 1 Woodsome Lane and its curtilage (Table 1):

**Table 3: Extracts from the 1845 Kirkheaton (Township of Lepton) tithe apportionment**

Landowner	Occupier	Plot no.	Description	Landuse
Earl of Dartmouth	Hannah Wood	616	House, barn etc	N/A
Earl of Dartmouth	Hannah Wood	617	Near close	Meadow
Earl of Dartmouth	Hannah Wood	1069	Far close	Arable + meadow

This farmstead was part of the Earl of Dartmouth’s estate and occupied by a tenant farmer, Hannah Wood, who also rented two fields comprising Near Close, the meadow which surrounded the building and abutted the road to the north and west, and Far Close, which was the field immediately to the south of this which also abutted the road and was arable/meadow. Hannah Wood (aged 65) had been recorded as residing at Rowley in the township of Lepton in the 1841 census, as the ‘Independent’ head of the household, with her 46 year old son Joseph (a weaver), and his family. In the 1851 census the property adjacent to what is named as Woodsome Mill (which was occupied by Martha Fillon, Inn keeper) is recorded as ‘Flood Green’, and was still occupied by Hannah Wood, farmer, along with her son Joseph, whose occupation is recorded as ‘Hand loom, fancy wares’. It appears, therefore, that the building functioned in the mid-19<sup>th</sup> century as both a farmhouse for the small landholding farmed by Hannah Wood, as well as a ‘cottage industry’ workshop for her son John’s weaving business.

As Woodsome Mill itself is on the opposite side of Fenay Beck in the township of Farnley Tyas, this name evidently had also accrued to the building on the opposite side of the watercourse, occupied by an inn-keeper. It is recorded that this building was known locally as ‘Mally Pashley’s’, after the wife of Jonas Pashley who took over the running of the inn

after the death of the landlord Jonas Pashley (Minter and Minter 2010, 96).

By the time of the 1854 OS map (surveyed in 1849-50), Penistone Road had been straightened and diverted along a different course, so that instead of running to the west of 'Flood Green' (which is not named on this map) it thenceforth could be found on the eastern side of the curtilage of the building, the former course of the road ending at the building, re-used as its driveway. The building that was formerly on the opposite side of the road to Flood Green (named 'Woodsome Mill' in the census discussed above) was thenceforth next door, and is named as 'The Three Crowns P.H.' on this map.

The 1861 census records Joseph Wood (56) and his family residing at '1 Woodsome Mill', an address which suggests that the adjacent medieval mill on the Fenay Beck had given its name to the cluster of buildings which surrounded it. Joseph Wood is recorded as employed as a 'Farmer of 3 acres', and evidently Hannah had died and he had taken over the farm. The building next door is not named or numbered, but was recorded as occupied by Anne Lockwood, 'Inn keeper and farmer of 6 acres'. By 1871, three properties are recorded for the area known as 'Rowley Mill', including farmer Joseph Wood (66) and his family, next door to John Lockwood, publican, and his family.

The 1881 census records Joseph's widow Sarah as the head of the household at Flood Green, employed as a 'farmer of 4 1/2 acres', an increase in size since the previous census. It is noteworthy that the 1892 OS map records the acreage of the three fields surrounding Flood Green as occupying 4.598 acres, and this might indicate that by this time at least, the curtilage of the farmstead had been consolidated to the west of the Penistone Road. The building next door to Flood Green is recorded as The Three Crowns, but this appears to no longer be a public house, being occupied by two separate households headed by Tom Sharp (gardener, domestic servant – at Woodsome Hall?), and William Crossley (agricultural labourer).

The 1891 census for 'Woodsome Mill and Floyd Green' lists a total of six households headed by the following people: Daniel Purchase (gardener & domestic servant); Collingwood Lunn (manufacturing chemist), John Sparrow (farm labourer), William Johnson (teacher); Charles Cliff (coal miner), and Emily Lockwood (living on own means). It is not possible to unravel who was living in which building, and it is possible that 'Woodsome Mill and Floyd Green' had been adopted as the name of the hamlet, 'Floyd Green' being a derivation of 'Flood Green'. It is also appears likely that one or more of Floyd/Flood Green, Woodsome Mill, and the former Three Crowns had been sub-divided for use by a number of households by this time.

The 1892 OS map names the building at 1 Woodsome Road as 'Floyd Green', and this building and the former Three Crowns (which is not named) are both subdivided into two separate dwellings. However, the 1901 census lists only one household residing at Floyd Green, headed by Harry Berry (stonemason). Next door at Woodsome Mill are two households headed by Charles Daniels (Cattle man on farm) and John Sparrow (gardener and agricultural labourer). William Lockwood (foreman – tailor) is also adjacent in the census at Rowley Bottom. In 1911, however, Harry Berry (stonemason and farmer) is recorded with his family at Rowley Bottom Farm, adjacent to Floyd Green which is occupied by William Davidson (spinner) and his immediate family, as well as a separate household headed by his mother-in-law.

The discussion above provides an overview of the historical evolution of the setting of the Listed Building at 1 Woodsome Road. This allows an assessment of whether, how, and to what degree these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. A number of key points that are of relevance to this assessment are outlined below:

- ◆ The Listed Building at 1 Woodsome Road is located adjacent to the Fenay Beck, which historically has marked the boundary between the parishes of Farnley Tyas to the west and Kirkheaton to the east. The Listed Building is located on the eastern side within that part of Kirkheaton parish occupied by the Township of Lepton.
- ◆ A mill has existed on the Farnley Tyas side of the Beck since at least the 13<sup>th</sup> century, and for some 300 years, this was under the tenancy of a single family along with the nearby farmhouse on the hillside above the Beck, rented from The Earls of Dartmouth at Woodsome Hall.
- ◆ It is likely that the river crossing also has medieval origins, although the current bridge (NHLE 1135320) is of likely early 19<sup>th</sup> century date. Ogilby recorded a wooded bridge at this location in 1675 which was on the Richmond-London road at that time.
- ◆ Jeffreys' map of 1774 records buildings on the eastern side of the Beck, either side of the road named as 'Dogley Lane', and these are likely to be what became the Three Crowns Inn and the Listed Building at 1 Woodsome Road.
- ◆ The tithe map and apportionment of 1845 identifies the Listed Building as a farmstead under the tenancy of the Wood family from the Dartmouth Estate, which also includes two fields within its curtilage, which extended into what is now part of the proposed development area.
- ◆ The censuses from 1841-1881 confirm that the farmstead is known as 'Flood Green' and occupied by the Wood family throughout this period, increasing in size from 2 acres and 2 roods in 1845 to 3 acres in 1861, to 4 1/2 acres in 1881.
- ◆ By the time of the 1854 OS map, the old Dogley Lane had been re-aligned to form what is now Penistone Road, and moved from the western to the eastern side of Flood Green. This would have bisected the fields associated with the farmstead at Flood Green, and it is uncertain as to whether the newly created fields to the east of the road continued to be farmed by the Wood family at Flood Green.
- ◆ By 1891, 'Flood Green' had become 'Floyd Green', and was no longer a farmstead and may have been subdivided for use by more than one household. By 1901 Floyd Green was occupied by a stonemason, Harry Berry
- ◆ In 1911, Harry Berry was still occupying Floyd Green, recorded as a 'stone mason and farmer', indicating that its former function as a farmhouse had been re-instated.

In conclusion, it is evident that the significance of the Listed Building at 1 Woodsome Road derives to a large degree from the *architectural interest* of the building itself, it being a fine example of an 18<sup>th</sup> century vernacular farmhouse and adjoining barn, albeit having undergone some minor modern alterations as would be expected to enable it to become a modern dwelling house. It appears likely that it was constructed by the Dartmouth Estate as a tenanted farmstead, and continued as such throughout most of the 19<sup>th</sup> century, although

this appears to have lapsed towards the latter part of the century.

The building also possesses *illustrative historical value* with regard to the way in which the Dartmouth Estate managed and farmed the surrounding landscape, and has group value with the other estate buildings either side of the Fenay Beck, including the former Woodsome Mill and associated farmhouse to the west, and the former Three Crowns Inn immediately adjacent.

However, the landscape setting of the former farmhouse has not remained static, with the most noteworthy change resulting from the re-alignment of Dogley Lane to form what is now Penistone Road, which altered the relationship of the farmstead to its surrounding farmland. In addition, the former inn known as the Three Crowns appears to have fallen out of use as a public house towards the end of the 19<sup>th</sup> century, and Woodsome Mill's mill machinery was removed in 1966, and it was subsequently redeveloped as a dwelling house in the 1980s (Minter and Minter 2010, 97).

Although the former estate buildings around Woodsome Bridge have lost their historical associations with the Dartmouth Estate and its agrarian economy, this still forms an important historical grouping which also retains the *associative historical value* with the estate, as well a distinct *aesthetic value* as a well preserved historical grouping of estate buildings which formed a hamlet at this historical crossing over the Fenay Beck.

### **3.3 Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it**

The current application is for the proposed new roundabout and road junction for Housing Allocation HS2 only, with all matters reserved for the development of the Allocation itself, and the detailed design for the allocation is still undergoing preparation. Consequently, this assessment can only assess in general terms the potential impacts of the development upon the significance of 1 Woodsome Road, or on the ability to appreciate it.

It is evident that the Penistone Road has been a prominent element of the setting of the Listed Building since its re-alignment in the mid-18<sup>th</sup> century. The construction of this road severed much of the farmland that had historically been associated with Flood/Floyd Green, and subsequently it appears that the farm became consolidated on the western side of this road. By the end of the 19<sup>th</sup> century, it appears that the farm fell out of use, although it was occupied by a stone mason and farmer in 1911. Notwithstanding this, it appears that latterly the building has been a private dwelling house, and its curtilage has comprised the former field which now forms the large garden which surrounds it to the north, east and south, with the former barn and driveway to the west, with the curtilage of the former Three Crowns inn beyond.

The boundaries of the garden are formed by well-established mature trees, the result being that the visual setting of the building is very much enclosed by vegetation, and certainly during the summer months when the trees are in leaf it is likely that the only views into the surrounding landscape from within the curtilage of the building would be glimpses to the south across Woodsome Road. Figure 6 depicts a cumulative viewshed from six points

surrounding the building, and this illustrates how the views are largely contained within the curtilage of the garden, although it does indicate that there might be glimpsed views beyond, some of which might include parts of the proposed development area (PDA) of HS2.

The key (public) view towards the building, and that which allows both the *architectural interest* and *aesthetic value* to be appreciated, is from the gateway on Woodsome Road looking north-north-east (Photograph 1) and similar views from points along the pavement to the east of this (Photographs 4 and 5). Photographs 5-7 illustrate the density of the vegetation along the eastern edge of the garden and the screening that this affords between the Listed Building and Penistone road and the PDA beyond. Figure 7 illustrates the viewshed from the gateway, and this confirms negligible visibility of the north-western part of the PDA where the new roundabout is proposed, and that views of the PDA from this point in the landscape are concentrated in an area towards the southern end of the PDA. The ground-truthing of this confirmed this to be the case (Photographs 2 and 3), and in reality even in winter when the leaves are off there is negligible visibility of the northern part of the PDA from here. Moreover, the visibility of the southern part of the PDA is not within the same arc of view as the Listed Building, and therefore it is concluded that the key view towards the building would not be affected by the proposed development. Figure 8 illustrates the cumulative viewshed of nine points along the pavement on Woodsome Road, and these all confirm that the views of the PDA are concentrated at its southern end, with only glimpses possible of the northern part.

Photographs 9 and 10 illustrate the view north from the junction of Woodsome Road and Penistone Road (viewpoint location E) towards the proposed new roundabout, and Photographs 20 and 21 show the view in the opposite direction from close to the junction of Penistone Road and Rowley Lane (viewpoint location K) at the northern edge of the PDA. The remainder of the photographs illustrate the views from various viewpoint locations (F-J and L-U) towards the Listed Building, with zoomed views included to help identify the level of permeability through the vegetation in the depths of winter when the leaves are off the trees. The locations of all of these viewpoints are indicated on the location plan (Figure 9).

The photographs discussed above illustrate that a great degree of screening is afforded by the vegetation surrounding 1 Woodsome Road. Even when the leaves are off the trees, there would be little intervisibility, although it is evident that glimpses of elements of the PDA would be occasionally possible. For example, it appears that glimpses towards the proposed new roundabout would be possible from discrete areas within the northern part of the garden (Photographs 15 and 17). Glimpsed views of other elements of the PDA might also be possible from upper windows of the building (e.g. Photograph 31 and 33). Notwithstanding this, it is considered that once the trees are in leaf, the level of intervisibility would be negligible. In only one photograph is it thought that there might be clear relatively unimpeded intervisibility between the Listed Building and the PDA (Photograph 37), and this is from the very edge of the proposed development adjacent to Penistone Road (location R). This intervisibility would, moreover, be greatly reduced during the summer months.

It is concluded that the proposed development would result in the attrition of some of the surrounding rural landscape that was historically associated with the farmstead of Flood Green. However, this area was severed from the farmstead as a result of the construction of

Penistone Road in the mid-19<sup>th</sup> century, and the land that it is thought was subsequently consolidated around the farmstead was thenceforth located on the western side of Penistone Road. A small intake from this land would be required for the construction of the proposed new roundabout, and this would have a minor adverse effect upon the *illustrative historical value* of the Listed Building with regard to its historical landscape setting.

The effect upon the key views towards the building from where its *architectural interest* and *aesthetic value* are best appreciated would be negligible, and during the summer months it is considered that the wider visual impact of the proposed development would be negligible due to the screening effect of the surrounding trees. During the winter, however, when there would be greater permeability of views through the intervening vegetation, there could be a slight adverse impact as a result of the suburbanising effect of the proposed development. Likewise, there could be a slight adverse effect due to the roundabout bringing traffic and street lighting slightly closer to the curtilage of the Listed Building, although it is noted that Penistone Road is already often very busy with fast moving traffic, and the roundabout would serve to help to regulate the flow of this.

### **3.4 Step 4: Explore ways to maximise enhancement and avoid or minimise harm**

KBC's Senior Conservation and Design Officer stated in his consultation response that: *'Any development of the western part of the housing allocation HS2 will ... have an impact on the setting of 1 Woodsome Road, because of its historic functional association with the listed farmhouse. However, given the weaker present-day relationship between the housing allocation and the listed building this does not prevent development. Boundary treatments and landscaping may be sufficient to mitigate that impact but would need to be included in the required Masterplan.'* In addition, he stated that *'It is evident that the indicated roundabout would cause harm to the setting of 1 Woodsome Road due to the intrusion of the roundabout and associated lighting and traffic into a parcel of land that contributes to its setting. Visual impact assessment is also needed to evaluate the extent of the adverse impact and plan for the necessary mitigation for this designated heritage asset.'*

It is understood that design codes are being developed in consultation with KBC which would help to minimise any adverse effects upon the setting of 1 Woodsome Road, and the Masterplan will provide further details regarding the boundary treatments and landscaping that will be proposed to help to mitigate any adverse effects. This initial assessment can be used to inform the development of these proposals and the scope of any further formal Visual Impact Assessment that might be required as the Masterplan progresses.

### **3.5 Step 5: Make and document the decision and monitor outcomes.**

This report documents the decision-making process with regard to this assessment, but the outcomes cannot be considered until after the application has been determined and therefore this is outside the scope of this assessment.

## **4 STATEMENTS AND ACKNOWLEDGEMENTS**

### **4.1 Publicity, Confidentiality and Copyright**

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### **4.2 Statement of Indemnity**

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

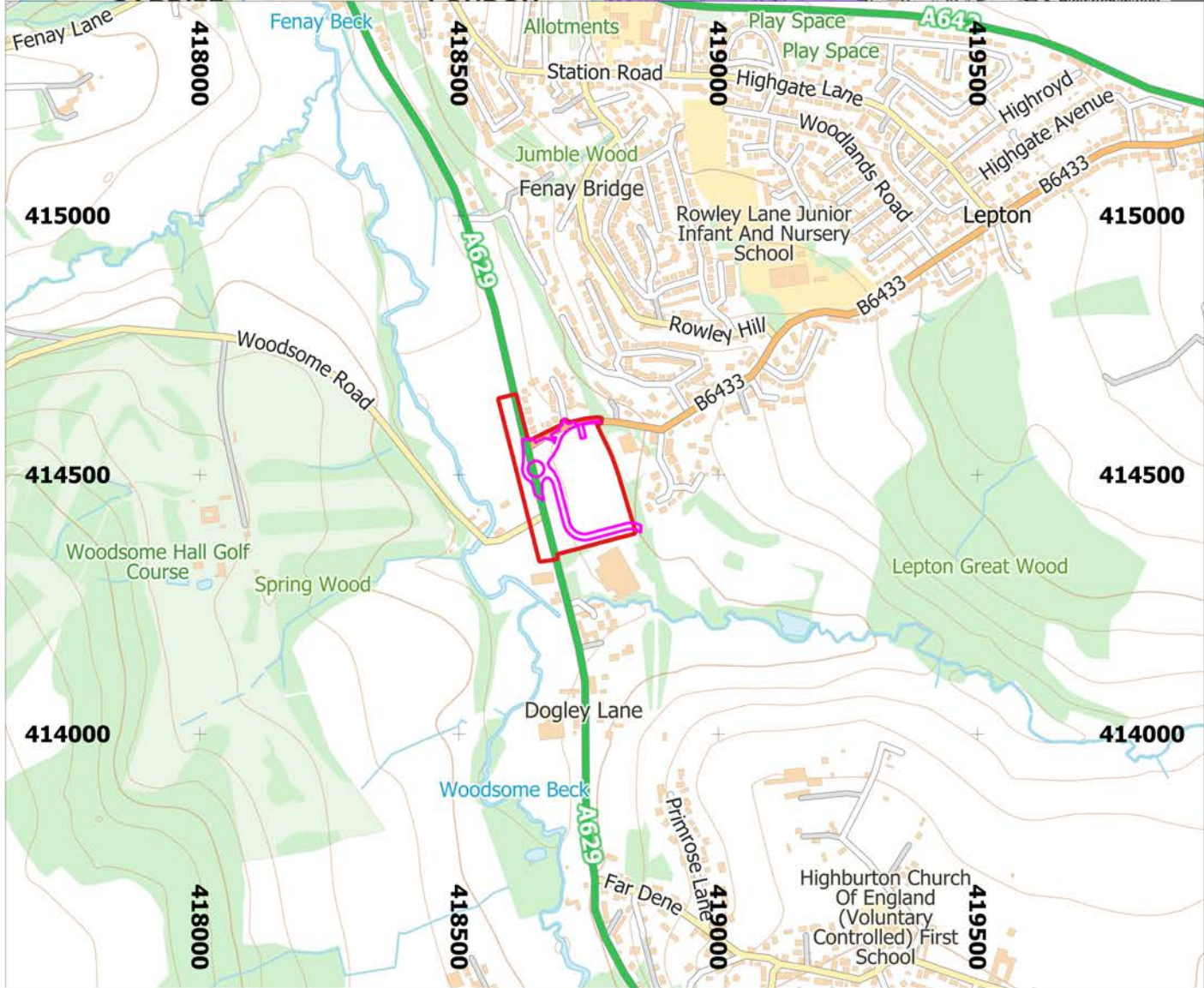
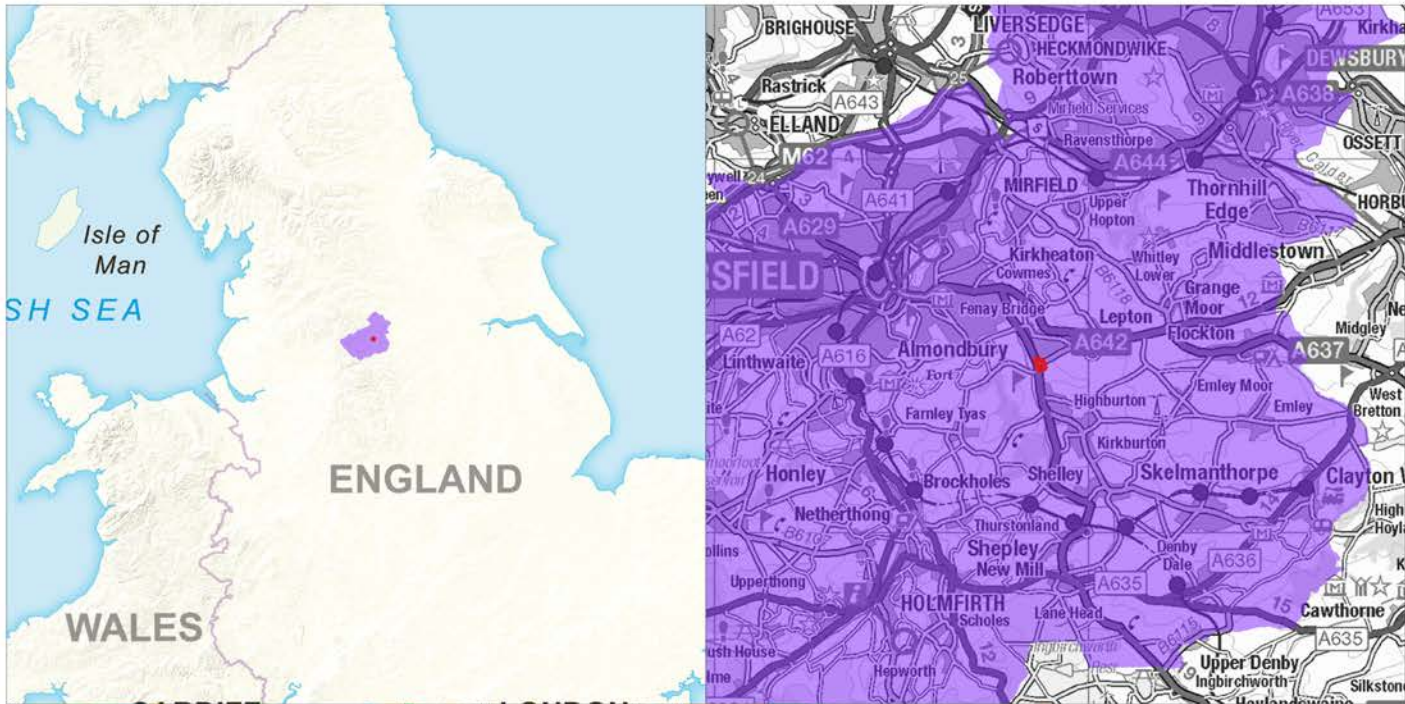
### **4.3 Acknowledgements**

Archaeological Research Services Ltd would like thank Chris Creighton of Peacock + Smith Ltd for commissioning this assessment.

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**APPENDIX 1: FIGURES**



Site name: Land adjacent to Penistone Rd and Woodsome Park, Lepton  
 Date: February 2021  
 Drawn by: AB  
 Scale: 1:12500 @ A4 (main map only)

- Application boundary
- New road & roundabout outline
- 1 Woodsome Road
- Kirklees District



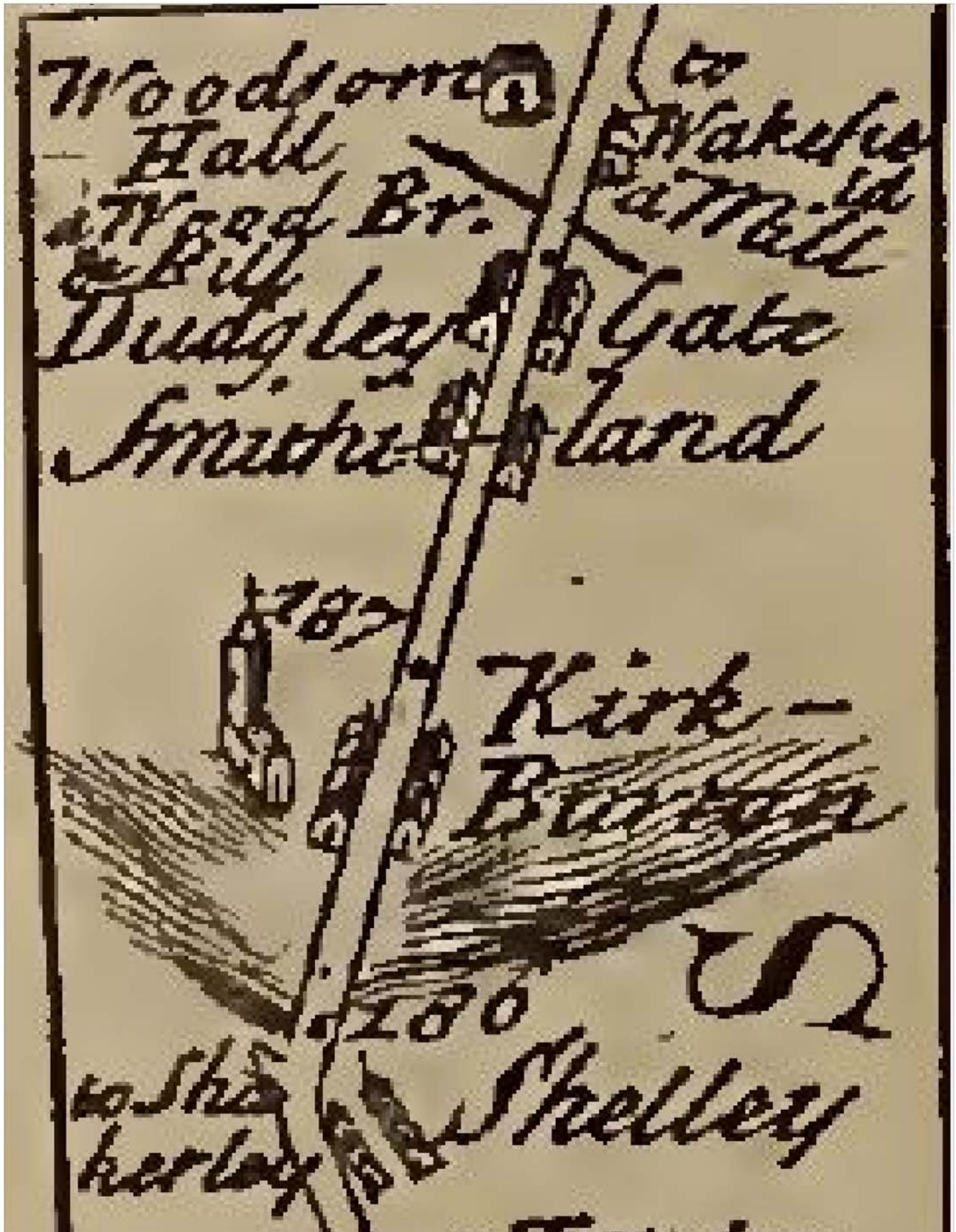
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**Figure 1:**  
**Site location**

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Site name: Land adjacent to Penistone Rd and Woodsome Park, Lepton  
 Date: February 2021  
 Drawn by: AB  
 Scale: Not to scale



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**Figure 2:**  
**1675 - Extract from John Ogilby's map of the road from London to Richmond (Kirkburton to Woodsome Hall section)**



Site name: Land adjacent to Penistone Rd  
and Woodsome Park, Lepton  
Date: February 2021  
Drawn by: AB  
Scale: Not to scale



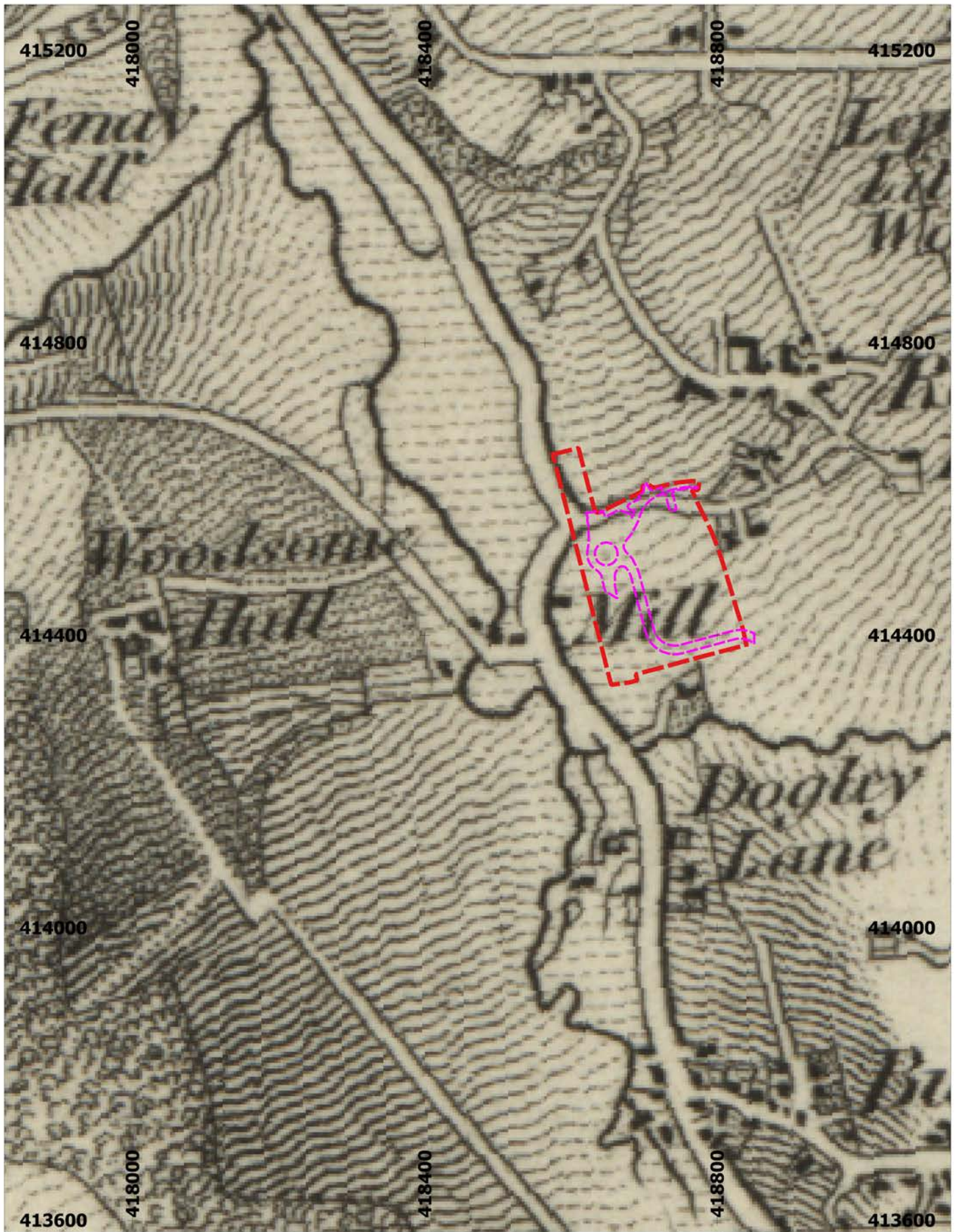
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**Figure 3:**  
**1771 - Jeffreys' map of Yorkshire**



Site name: Land adjacent to Penistone Road and Woodsome Park, Lepton  
 Date: February 2021  
 Drawn by: AB  
 Scale: 1:5000 @ A4

 Application boundary (approx.)

 Proposed new road outline (approx.)



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**Figure 4:**  
**1843 - Ordnance Survey Old Series Sheet 88 NE (Huddersfield)**



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 Date: September 2020  
 Drawn by: AB  
 Scale: Not to scale

 Application boundary (approx.)

 Proposed new road outline (approx.)



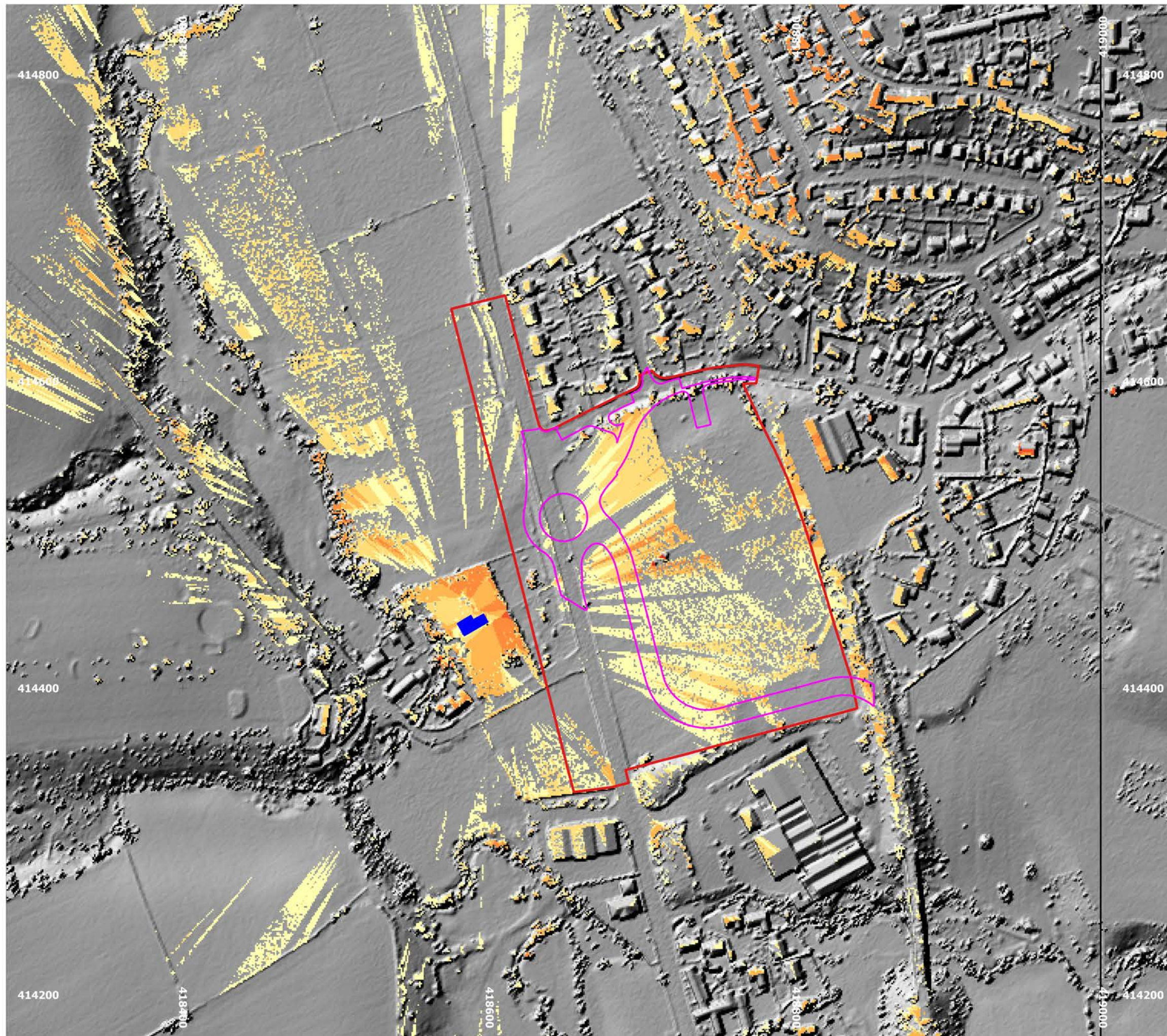
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**Figure 5:**  
**1845 - Kirkheaton (Township of Lepton) tithe map**  
**(National Archives IR30/43/247)**

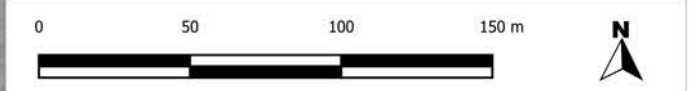
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**Figure 6: Viewsheds from points adjacent to 1 Woodsome Road**

- Planning application boundary
- New road and roundabout outline
- 1 Woodsome Road
- 1 observer point viewshed
- 2 observer point viewsheds
- 3 observer point viewsheds
- 4 observer point viewsheds
- 5 observer point viewsheds
- 6 observer point viewsheds

Viewshed created with the Quantum GIS Visibility Analysis plugin using the Environment Agency LIDAR DSM @ 1m resolution as the DEM, and an observer height of 1.75m. Six observer locations were used, three on the north side of the building and three along the south side.

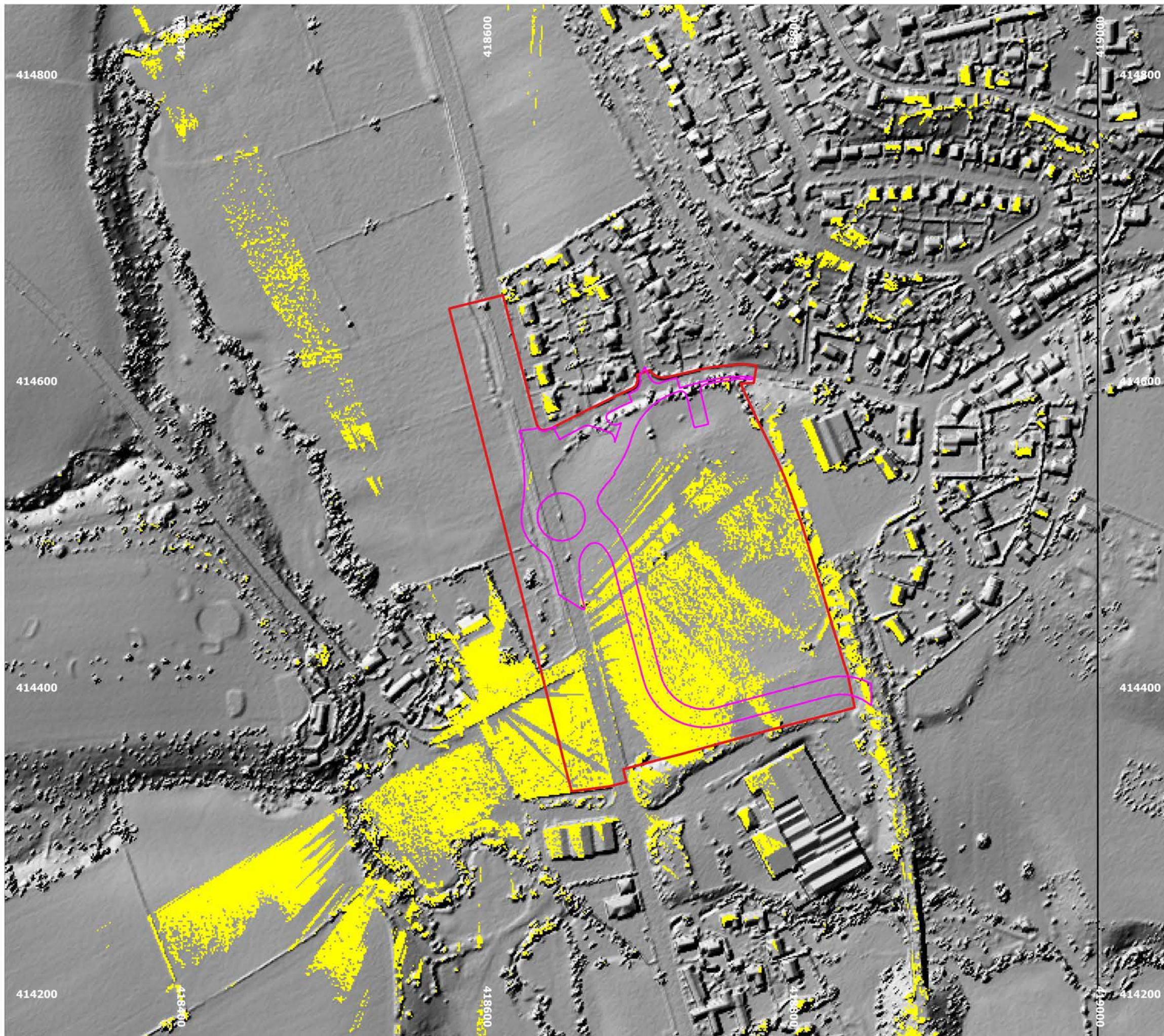


Site name: Land adjacent to Penistone Rd and Woodsome Park, Lepton  
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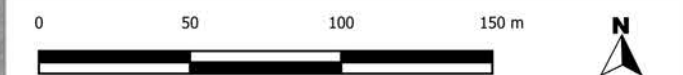
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**Figure 7: Viewshed from the gateway leading to 1 Woodsome Road**

- Planning application boundary
- New road and roundabout outline
- 1 Woodsome Road
- Viewshed from observer located at the gateway leading to 1 Woodsome Road

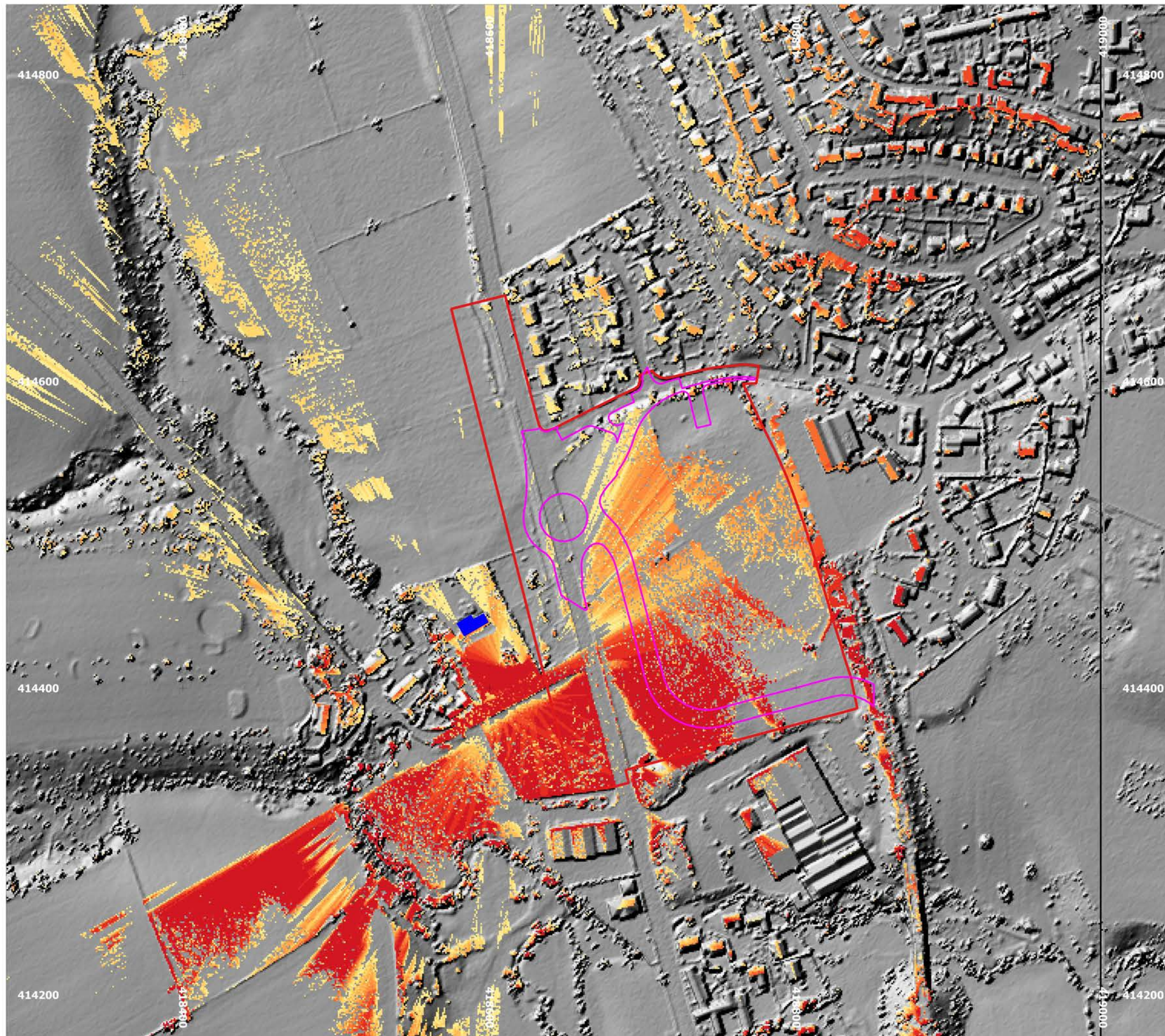
Viewshed created with the Quantum GIS Visibility Analysis plugin using the Environment Agency LIDAR DSM @ 1m resolution as the DEM, and an observer height of 1.75m located at the gateway leading to 1 Woodsome Road.



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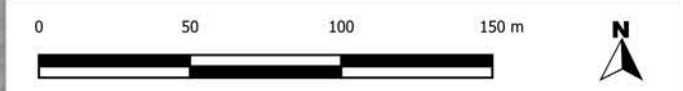
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**Figure 8: Viewsheds from the pavement adjacent to 1 Woodsome Road**

- ▭ Planning application boundary
- ▭ New road and roundabout outline
- ▭ 1 Woodsome Road
- Viewshed\_from\_pavement**
- ▭ 1 observer point viewshed
- ▭ 2 observer point viewsheds
- ▭ 3 observer point viewsheds
- ▭ 4 observer point viewsheds
- ▭ 5 observer point viewsheds
- ▭ 6 observer point viewsheds
- ▭ 7 observer point viewsheds
- ▭ 8 observer point viewsheds
- ▭ 9 observer point viewsheds

Viewshed created with the Quantum GIS Visibility Analysis plugin using the Environment Agency LIDAR DSM @ 1m resolution as the DEM, and an observer height of 1.75m. Nine observer locations were used, spaced out along the pavement running alongside the edge of the curtilage of the Listed Building on Woodsome Road.



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**Figure 9: Photograph viewpoint locations**

- ▭ Planning application boundary
- ▭ New road and roundabout outline
- ▭ 1 Woodsome Road
- Photograph viewpoint locations



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**APPENDIX 2: PHOTOGRAPHS**



**Photograph 1:**

View towards the Listed Building (LB) at 1 Woodsome Road (NHLE 1184154) from location A.



**Photograph 2:**

View NE from location A.



**Photograph 3:**

View E from location A towards the proposed development area (PDA) beyond Penistone Road.



**Photograph 4:**

View towards the LB from location B.



**Photograph 5:**  
View towards the LB from location C.



**Photograph 6:**  
View towards the LB from location D.



**Photograph 7:**

View towards the LB from location E at the junction of Woodsome Road and Penistone Road.



**Photograph 8:**

Zoomed view as above.



**Photograph 9:**  
View N along Penistone Road from location E.



**Photograph 10:**  
Zoomed view as above towards the proposed new roundabout location.



**Photograph 11:**  
View towards the LB from location F.



**Photograph 12:**  
Zoomed view as above.



**Photograph 13:**  
View towards the LB from location G.



**Photograph 14:**  
View towards the LB from location H.



**Photograph 15:**  
Zoomed view as above.



**Photograph 16:**  
View towards the LB from location I.



**Photograph 17:**  
Zoomed view as above.



**Photograph 18:**  
View towards the LB from location J.



**Photograph 19:**  
Zoomed view as above.



**Photograph 20:**  
View SE towards the PDA from location K.



**Photograph 21:**

View SSE along Pensitone Road towards the location of the proposed new roundabout from Location K.



**Photograph 22:**

View towards the LB from location K.



**Photograph 23:**  
Zoomed view as above.



**Photograph 24:**  
View towards the LB from location L.



**Photograph 25:**  
Zoomed view as above.



**Photograph 26:**  
View towards the LB from location M.



**Photograph 27:**  
Zoomed view as above.



**Photograph 28:**  
View towards the LB from location N.



**Photograph 29:**  
Zoomed view as above.



**Photograph 30:**  
View towards the LB from location O.



**Photograph 31:**  
Zoomed view as above.



**Photograph 32:**  
View towards the LB from location P.



**Photograph 33:**  
Zoomed view as above.



**Photograph 34:**  
View towards the LB from location Q.



**Photograph 35:**  
Zoomed view as above.



**Photograph 36:**  
View towards the LB from location R.



**Photograph 37:**  
Zoomed view as above.



**Photograph 38:**  
View towards the LB from location S.



**Photograph 39:**  
Zoomed view as above.



**Photograph 40:**  
View towards the LB from location T.



**Photograph 41:**  
Zoomed view as above.



**Photograph 42:**  
View towards the LB from location U, immediately to the E of the PDA.



**Photograph 43:**  
Zoomed view as above.