

<b>Consultation Response from KC, Conservation and Design</b>		
<b>2020/92331 Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury</b>		
Outline planning application for demolition of existing dwellings and development of phased, mixed use scheme comprising residential development (up to 1,354 dwellings), employment development (up to 35 hectares of B1(part a and c), B2, B8 uses), residential institution (C2) development (up to 1 hectare), a local centre (comprising A1/A2/A3/A4/A5/D1 uses), a 2 form entry primary school including early years provision, green space, access and other associated infrastructure		
<b>Date Responded: 16/04/21</b>	<b>Responding Officer: Craig McHugh</b>	<b>Responding Ref: BHS 5/33</b>

### Setting of designated heritage assets

The impact of the proposed development on the settings of the following designated heritage assets has been considered and there would be no harm:

- Howley Hall (Scheduled Ancient Monument)
- Toll Gates outside Toll Bar Cottage, Grange Road (listed grade II)
- 25 and 27 Baghill Road (listed grade II)
- Manor Farm Barn (listed grade II)
- The Church of St Mary, Dewsbury Road and a group of Tombs and grave slabs (listed grade II)
- Station Road Batley Conservation Area

The impact of the proposed development on the settings of the following designated heritage assets has been considered and there would be minimal harm, with regards to paragraph 193 of the NPPF, this would still be less than substantial harm:

- St Paul's Church, Hanging Heaton (listed grade II), the church is situated on a prominent ridgeline overlooking the surrounding agricultural landscape to the north, which contributes to its setting, the church tower is widely visible in the surrounding landscape. The topography of the site and intervening development means that St Paul's is not visible from the development site. There would however be an impact on views from the listed building, but this would cause minimal harm to its setting.
- Gawthorpe Water Tower (listed grade II), the proposed development will result in the loss of part of the open agricultural landscape to the north-east of the water tower and represents an element of the expansion of Chidswell, which the construction of the water tower in the early 20th century was in part intended to support and facilitate. The loss of adjacent agricultural land is not considered to diminish the architectural and aesthetic interest of the building, which is best appreciated from within its immediate environs to the west of Chidswell Lane. The topography of the Site, sloping in a north-easterly direction away from the water tower, in combination with the low massing of the residential properties within closest proximity of the water tower, to be restricted to a height of 12m in the south-western and south-eastern extents, will ensure that the water tower remains a prominent architectural feature along the course of Chidswell Lane. In addition, the water tower will remain prominent in the long ranging views available from the neighbouring villages to the east where the water tower will be visible above the low massing of the residential properties within the south-western half of the Site. The proposed development would cause minimal harm to the setting of Gawthorpe Water Tower.
- Haigh Hall (listed grade II), it is advised that the main facade faces south east, not north as stated in the Heritage Assessment. As noted in the list description, the Hall's origins were as a house, rather than farmhouse, the latter use was however established by the mid-19th century as a range of farm buildings are shown on the 1854 First Edition Ordnance Survey Map. Farmland associated with the listed building does still make an important contribution to its setting. Site and map evidence suggests this land holding was limited to the east of the Hey Beck and therefore did not include the agricultural land within the development site. The visual relationships between the listed building and the development site from publicly accessible land and rights of way are limited by both topography and the intervening solar farm. Therefore, the level of harm to the setting of Haigh Hall arising from the development would be minimal.

### Archaeology

With regards to the archaeological impacts of the proposals, I defer to the advice of West Yorkshire Archaeological Advisory Service. I advise that they are consulted as to the need for any further archaeological fieldwork.

## **Design**

The large barn to Lees House Farm (undesigned) is particularly prominent from within the site. There is a history of applications to convert the farm buildings to residential use and the land forms part of a mixed use allocation. The proposed network of footpaths and public spaces would appear to link this site and the barn into the development sufficiently, however it could be better identified as a site opportunity in the masterplan. Likewise, the recently designated grade II listed Gawthorpe Water Tower is a prominent landmark that should be used as a focal point for views and vistas

It is noted that the appearance of the proposed development is to be considered in future reserved matters applications. Several examples are presented in the Design and Access Statement, which are described as the 'local vernacular'. This term is defined in the National Design Guide as 'an indigenous building style using local materials and traditional methods of construction and ornament, especially as distinguished from academic or historical architectural styles'. The examples given are all comparatively modern and examples of fairly generic 20<sup>th</sup> century development with few references to the local vernacular. Further, research based on examples from the historic cores of neighbouring settlements is advised to inform the design of the development at an appropriate stage.

## **Conclusion**

Conservation and Design have no concerns about the proposed development on heritage grounds. There would be less than substantial harm to the settings of the grade II listed St Paul's Church, Gawthorpe Water Tower and Haigh Hall. That harm would however be minimal. The harm should be weighed against the public benefits of the proposed development in accordance with paragraph 196 of the NPPF.

## **Recommendations**

- We should seek the advice of WYAAS on the archaeological impacts of the proposals
- For a Reserved Matters application, further understanding of the local vernacular should be demonstrated and reflected in the design of the development and opportunities should be taken to create views and vistas of Lees House Farm (undesigned) and Gawthorpe Water Tower (listed grade II).

**Craig McHugh, IHBC**  
**Senior Conservation and Design Officer**