

**Consultation Response from KC,
Conservation and Design**
2020/93777 east of, Mill Lane, and Heaton Grange, Hanging Heaton, Batley, WF17 6EN
Outline application for erection of residential development
Date Responded:18.12.20
Responding Officer:NG
Responding Ref:

The proposal is located on the cleared site of the former Batley Gas Works adjacent to the grade-II listed Railway Viaduct on L & NWR line, which opened 1848. The viaduct is robust architectural feature which is appreciated across the hillside landscape.

The topography of the site means that the eastern section is roughly at the same height as the rock-stone faced viaduct which is in active use. The indicative housing layout would be arranged at the top of embankment above Mill Lane. The housing layout would have no adverse impact on the understanding or appreciation of the designated heritage asset, or the wider historic environment, despite resulting in a change to the former industrial character of the setting of the viaduct.

The housing location will essentially become a tightly enclosed site at the end of the road network due to the existing topography and development/uses which wrap around the site, resulting in the single access. It is understood that the outline layout is indicative and will require further detailing to enhance the landscaping of the boundaries and the access roads and the amenity spaces. In particular the housing layout should ensure that the access roads are defined by tree planting rather than the hard surface car-parking. The current layout includes inadequate landscaping (essentially just drainage/service easements and the central part of the site is dominated by a shared parking court. I would suggest that given the apparent drainage issues that the parking areas should incorporate more permeable surfaces, SUDS and planting. The trees to be removed will need to demonstrably compensated for by new additional planting. .

Therefore, while the principle of the housing allocation is supported the requirement should be clear that the eventual detailing/Reserved Matters should better accord with the requirements and guidance in the National Design Guide and directly reference the objectives of the Council's emerging Residential Design Guide SPD. The key objective should be to complete the residential transformation of the wider area by creating a high-quality standard for this relatively discreet and intimate area, reducing the hard standing and better integrating the greenspaces into the layout while making appropriate accommodation for wildlife. Therefore, while the residential character is supported the indicative proposal should not be taken to be defining layout due to the need to better integrate the layout into its context, reducing the extent of hard surfaces.