

May 2021



HERITAGE IMPACT ASSESSMENT

Land at Bradley Villa Farm, Huddersfield, Kirklees



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Abstract

The development proposals include the creation of 275 dwellings with associated landscaping works on open, agricultural land to the north and east of Bradley Villa Farm, Bradley, Kirklees.

It has been found that the proposed development has the potential to cause less than substantial harm to the significance of Shepherds Thorn Farm (Grade II) and Bradley Villa (non-designated) by means of change within their setting.

Other identified heritage assets will be affected, but in a manner which will have a neutral effect on setting and sustains their significance.

The less than substantial harm is found to be outweighed by the public benefits of the scheme, which include the erection of 275 new dwellings on land allocated for residential development, the creation of construction and maintenance jobs from the outset and throughout the lifetime of the development and a notable increase in demand for local services.

Overall, the scheme accords with local and national planning policy relating to conservation of the historic environment.

1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared on behalf of Redrow Homes (Yorkshire) Ltd, R. Kershaw and S. Gill in support of a full planning application for 275 residential units on land at Bradley Villa Farm, Bradley, Kirklees (Grid Ref. SE 15141 20567).
- 1.2 The Assessment has been prepared in accordance with Paragraph 189 of the National Planning Policy Framework as revised February 2019 ('NPPF'), which requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting, with a view to understanding the impact of the proposed changes on their significance.
- 1.3 It adopts the following structure:

Section 2 – Site & Heritage Context

This section establishes the location and character of the site itself, its heritage significance and relationship with nearby heritage assets. It also outlines the statutory context, pertinent planning policy and guidance and methodology of the Assessment.

Section 3 – Assessment of Site Contribution

This section assesses the contribution of the site to the significance of identified heritage assets.

Section 4 – Proposed Development

This section summarises the development as proposed in the planning application.

Section 5 – Impact Assessment

This section provides an assessment of the impact of the proposed development on the significance of identified heritage assets.

- 1.4 The assessments made in this Statement are informed by primary research in the form of a series of site visits undertaken on 30th July 2020, as well as documentary and archival research.

2.0 Site & Heritage Context

Site Description

- 2.1 The application site is located in Bradley, a northern district of Huddersfield, Kirklees. It consists of previously undeveloped agricultural land associated with Bradley Villa Farm, which is situated to the south of the site. The application site falls within a wider area allocated for residential development under Local Plan ID HS11, which also envelops the Bradley Park Golf Course and Driving Range.
- 2.2 As **Plate 1** shows, the site is bound to the north by further agricultural fields and the M62 beyond, to the east by Shepherds Thorn Lane and the golf course, to the south by Bradley Villa Farm and the residential curtilages of Bradley Road and Torcote Crescent and to the west by the residential curtilages of Bradford Road.
- 2.3 The site's elevation ranges between 150 metres at its northernmost point to over 165 metres at the centre and towards the west side. Outside of the site boundary to the north, east and south the surrounding land slopes down to the River Calder, while it continues to rise to the west towards Ainley Top (263 m).
- 2.4 The layout of field boundaries within the application site broadly correlates with that which is shown in the Second Edition OS Map of 1893.

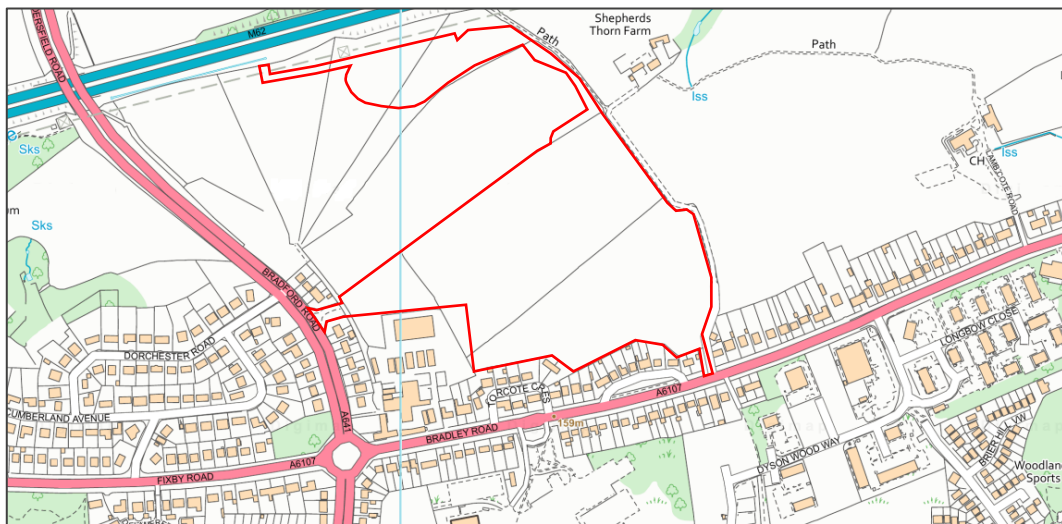


Plate 1 – Location and extent of the application site.

Heritage Context

- 2.5 The application site has the potential to influence the significance of a number of nearby heritage assets as a result of being part of their setting.
- 2.6 The list of assets has been formulated through desk-based research, primarily drawing upon the Historic England 'map search' facility and Heritage Gateway, before being confirmed and expanded during site visits.
- 2.7 A number of nearby heritage assets were discounted from this assessment as it has been judged that the application site does not form part of their setting and/or there is no potential that the proposed development will impact upon their significance. A full list of heritage assets which were discounted from the assessment stage with reasons for their omission is provided at **Appendix B**.
- 2.8 The identified heritage assets are displayed in **Plate 2** overleaf and include:

i) Shepherds Thorn Farm

The buildings comprising Shepherds Thorn Farm, including the Grade II listed barn, are located 50 metres to the north of the application site at its nearest point.

ii) Toothill Hall and associated buildings

The Grade II Listed Toothill Hall and Toothill Court, as well as the associated lodge and pavilion are located approximately 750 metres to the northwest of the application site, on the far side of the M62 in the residential area of Woodhouse.

iii) Bradley Villa

Bradley Villa (now part of Bradley Villa Farm) is a non-designated heritage asset located on the north side of Bradley Road, to the immediate southwest of the application site.

iv) Castle Hill

The prominent Castle Hill Scheduled Monument and Grade II listed Victoria Tower is located approximately 6 kilometres to the south of the site, beyond the Huddersfield urban area.

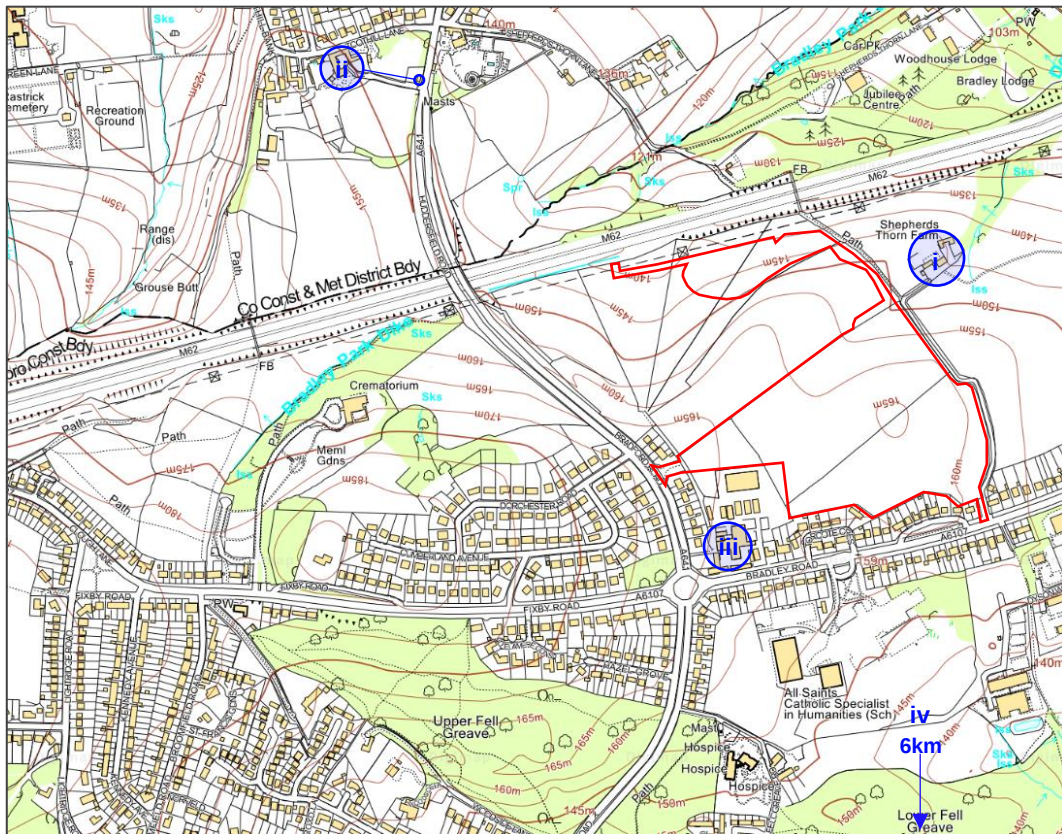


Plate 2 – Distribution of identified heritage assets in relation to the application site.

Statutory Context

- 2.9 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that “in considering whether to grant planning permission which affects a listed building or its setting, the local planning authority, or as the case may be, the

Secretary of State, shall 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.”

- 2.10 As previously discussed, the application site contains no known heritage assets, but is located within the setting of a number of listed buildings and a scheduled monument.

Relevant National Planning Policy and Guidance

- 2.11 The NPPF was revised in February 2019 and overwrites all previous national planning policy. It establishes that the purpose of the planning system is to contribute to the achievement of sustainable development by pursuing three interdependent objectives, which are economic, social and environmental. It is considered that the historic environment provides opportunities and implications for the achievement of sustainable development in relation to all three objectives.
- 2.12 Section 16 of the NPPF relates specifically to ‘conserving and enhancing the historic environment.’ Paragraph 184 establishes that heritage assets are “an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 2.13 The NPPF Annex 2: Glossary defines a ‘heritage asset’ 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”
- 2.14 NPPF Paragraph 189 requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It clarifies that the level of detail should be “proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”
- 2.15 The NPPF Annex 2: Glossary defines ‘significance’ as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 2.16 The ‘setting of a heritage asset’ is defined as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”
- 2.17 The NPPF does not provide a definition for archaeological, architectural, artistic or historic interest in terms of heritage significance. However, Paragraph 16 of the *Principles of Selection for Listed Buildings* (DDCMS 2018) provides the following definitions:

Architectural interest – “to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques... and significant plan forms. For more recent buildings in particular, the functioning of a building... will

also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.”

Historic interest – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.”

- 2.18 Historic England’s *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value-orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – the potential of a place to yield evidence about past human activity.

Historical value – the ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

- 2.19 Paragraph 192 of the NPPF states that “in determining applications, local planning authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.”
- 2.20 NPPF Paragraph 193 relates to development proposals affecting designated heritage assets such as listed buildings and scheduled monuments. It states that “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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 2.21 NPPF Paragraph 195 establishes that “where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) The nature of the heritage asset prevents all reasonable uses of the site; and
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) Conservation by grant-funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefit of bringing the site back into use.”

- 2.22 NPPF Paragraph 196 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 2.23 The NPPF does not provide a definition for ‘public benefits’, but the most recently revised Planning Practice Guidance (‘PPG’) provides a useful summary. It states “public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”
- 2.24 As the heritage interest of the application site relates specifically to its role within the setting of nearby heritage assets, it would also be useful to summarise the guidance contained in Historic England’s advice note *Historic Environment Good Practice Advice in Planning 3 (Second Edition) The Setting of Heritage Assets* (2017).
- 2.25 The advice note advocates a staged approach to proportionate decision-taking, in the form of the following five steps:
- Step 1** – Identify which heritage assets and their settings are affected.
- Step 2** – Assess the degree to which these settings 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 that 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.
- 2.26 This staged approach has closely informed the layout and methodology of this assessment.

Relevant Local Planning Policy

- 2.27 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 2.28 The development plan for Kirklees district consists of the Kirklees Local Plan, which was formally adopted on 27th February 2019.
- 2.29 Policy LP 35 relates to the historic environment. Part (1) states “development proposals affecting a designated heritage asset... should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset... will be permitted only in exceptional circumstances.”
- 2.30 Policy LP 35 part (3) states “proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure

that they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.” It requires that developers and planners “ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.”

- 2.31 Part (3) of Policy LP 35 also identifies the need to “preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.” In making this assessment, development proposals are expected to take into account the Council’s *Castle Hill Setting Study* (2016).
- 2.32 The policy justification to Policy LP 35 notes how “the general character of the towns and villages of Kirklees is typified by stone built properties following hillside contours, with industrial and residential areas traditionally located close together and looking out onto the surrounding countryside” (para. 14.8)
- 2.33 It also points to the Kirklees District Landscape Character Assessment carried out in 2015 by LUC, which “shows the extent to which the visible character of the past survives in the present anywhere in Kirklees” and can be used to guide appropriate design and to inform planning (para. 14.11).
- 2.34 Finally, para. 14.15 underlines how “change needs to be managed on the basis of clear understanding of the significance of heritage assets and their wider context. Developers will be expected to demonstrate that they understand and have given due consideration to heritage significance when formulating proposals.”

3.0 Assessment of Site Contribution

- 3.1 This section summarises the heritage significance of the identified heritage assets, with particular focus on the contribution of the application site as part of their setting.

Shepherds Thorn Farm

- 3.2 Shepherds Thorn is a traditional farmstead located on Shepherds Thorn Lane which contains built elements of C18 and possibly earlier date.
- 3.3 The central barn (**Plate 3**) was listed at Grade II in 1978 and the rest of the buildings within the farmstead are deemed to be curtilage listed. The list entry description provides a brief architectural description of the barn:

“C18, possibly older. External masonry apparently C19. Hammer dressed stone. Pitched stone slate roof, catslide to rear. West part has one stable door, one cart door and one 1st floor window with glazing bars. Centre partly demolished exposing one post (curved like a cruck blade) and an aisle plate of an apparently earlier stage in the construction. East part has a segment-headed barn door. West part has cellars underneath and fireplace at 1st floor level, suggesting that it may have been a dwelling, in which case it was of the longhouse type. King post trusses, braced to ridge. Posts are arch-braced, and braced to aisle plate.”



Plate 3 – View of Shepherds Thorn Farm from Bradley Golf Course to the southeast.

- 3.4 To the west of the central barn is another roughly coursed stone barn of probable C19 date and an altered and extended C19 house stands to the northeast. Historic maps confirm that the extent of the farmstead has contracted over the 20th century and the remnants of further outbuildings are visible on site.
- 3.5 It is believed that the site is no longer used for its traditional agricultural use and that it has been used for an extended period of time as the office and workspace for a local ceramic tiling contractor, as well as a private residence. Nevertheless, the building

group retains a clear traditional agricultural character and continues to be legible as a farmstead despite this change in use.

- 3.6 All of the buildings, including the listed barn, have been altered during the 20th century, most noticeably by the insertion of unsympathetic roller shutter doors or the infilling of openings with red brick. Earlier alterations, including lean-to extensions of probable C19 date or earlier, are also clearly visible.
- 3.7 Although the land surrounding Shepherds Thorn Farm does not contain many buildings, it is clear that the historic setting of the farmstead has undergone significant change since the 1970s, and that this change has had a detrimental effect on the asset's significance.
- 3.8 **Plate 4** below provides an impression of how the setting of the farmstead has changed between 1893 and the present day.
- 3.9 The 1893 map illustrates some of the key aspects of the historic setting of the farmstead, including the way in which it was embedded within a wider agricultural field system and its relationship with the adjacent lane and Bradley Road, as well as with other nearby farmsteads including Lamb Cote to the east.

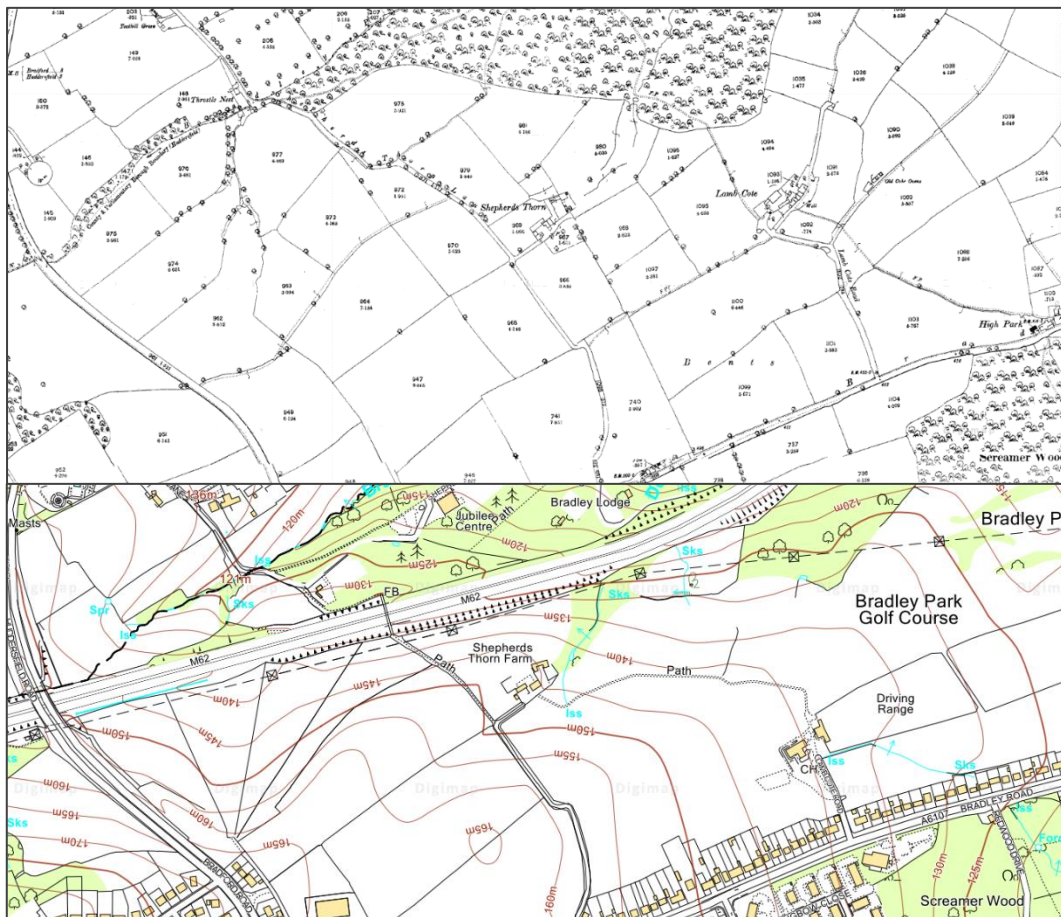


Plate 4 – (Top) Extract from 1893 OS County Map of Yorkshire; (Bottom) Extract from modern OS Plan.

- 3.10 The introduction of the M62 to the immediate north of Shepherds Thorn Farm in the early 1970s effectively severed Shepherds Thorn Lane and cut through a number of agricultural fields which were closely associated with the farmstead. Equally, the

establishment of a golf course to the south of the farmstead in 1977 repurposed a large area of agricultural land and led to the demolition of Lamb Cote. While this land remains 'open' as it now consists predominantly of golfing fairways, its character has changed significantly and it is no longer recognisable as part of a rural landscape.

- 3.11 This encroachment, in combination with the lining of the north side of Bradley Road with houses, has led to the isolation of Shepherds Thorn within a setting which bears only a very limited historical and functional relationship with the farmstead. This contribution rests on the survival of the historic lane in its truncated form, as well as the remaining agricultural fields to the east and on the opposite side of the M62.
- 3.12 The application site forms part of the agricultural fields which make a positive contribution to the setting of Shepherds Thorn Farm and provide one of only a few remaining links to a rural landscape which has been progressively eroded.

Toothill Hall and associated buildings

- 3.13 Toothill Hall is an early C19 house set within landscaped grounds on the west side of Huddersfield Road. The building was Grade II listed in 1982 and the list entry description provides a brief architectural description:

"House. c. 1823 for Thomas Firth. Ashlar Front. Hammer-dressed stone to sides. Slate roof. 2 storeys. Symmetrical 5-bay front with tall sash windows. Plinth, sill band and moulded eaves cornice. Central porch with Roman Doric Columns supporting a pediment. 6 panelled door surmounted by arch headed fanlight. Hipped roof with 2 stacks to ridge. Left hand return wall has one sash to ground floor with same over. Right hand return wall has 2 tall sash windows and single storey C20 extension with 3 sash windows to first floor. Rear has single storey segmental bow. Grounds retain Ha-Ha."

- 3.14 Adjoining Toothill Hall to the north is the former service range, now Toothill Court, which is also Grade II listed. The range consists of three houses and a barn constructed of hammer-dressed stone under slate roofs. The range forms a court to the north of Toothill Hall and also has a long frontage to Toothill Lane (**Plate 5**).



Plate 5 – View of Toothill Court from northwest on Toothill Lane.

- 3.15 Toothill Hall and Toothill Court are set within extensive landscaped grounds which extend to the south and east (**Plate 6**). The buildings are accessed from a principal gated entrance off Huddersfield Road marked by a Grade II listed gatehouse (**Plate 7**). A tree-lined carriageway runs between the gatehouse and the hall (**Plate 8**).

- 3.16 Views to the south on the approach the hall and from the hall itself overlook an attractive garden with mature trees and a ha-ha along the southern boundary. The enclosing effect of the trees creates a sense of seclusion within a rural environment, although the vehicle noise from Huddersfield Road and the M62 somewhat detracts from this impression.
- 3.17 The trees mainly act as a visual buffer, obstructing views out of the site to the east towards Huddersfield Road and to the south towards the M62 with Brackenhall and Bradley beyond. It is probable that this enclosing effect becomes less marked during the winter months, when the trees have lost their leaves.



Plate 6 – View south from the approach within the grounds of Toothill Hall.



(Left) **Plate 7** – View of the entrance and gatehouse to Toothill Hall.

(Right) **Plate 8** – View of the approach to Toothill Hall from the Huddersfield Road entrance.

- 3.18 The application site is located some 750 metres to the southeast of Toothill Hall and its grounds, on the opposite side of the M62. It was not visible from within the grounds on the day of the site visit due to the obstructing effect of the intervening trees. However, it is possible that it would be visible from the first floor of the hall, as well as from other

areas of the grounds which were not accessed and perhaps also during winter months when the boundary trees have lost their leaves.

- 3.19 In these anticipated views, it is expected that the openness of the application site would provide some separation between Toothill Hall and the suburban environment of Bradley and Brackenhall. However, these views are considered to be of low significance with respect to the setting of Toothill Hall and its associated buildings, which rests primarily on their interrelationship within the landscaped grounds.

Bradley Villa

- 3.20 Bradley Villa, which now forms part of the wider Bradley Villa Farm complex, is a non-designated early C19 house with contemporary outbuildings located at the junction of Bradley Road and Bradford Road (**Plate 9**).



Plate 9 – Aerial view of the Bradley Villa Farm complex from southeast.

- 3.21 The house is built of coursed stone over two storeys with a stone slate roof and the principal (west) elevation is of a symmetrical composition with fairly high quality fenestration and architectural detailing. The other elevations are of a lower quality and the yard-facing (east) elevation contains a single-storey lean to extension along its full length.
- 3.22 Adjoining the house to the south is a single storey range which connects to a series of outbuildings fronting Bradley Road. These outbuildings have been partially rebuilt and substantially altered but are believed to originally date to the early 19th century.
- 3.23 Within the farm site to the east is a two storey stone-built barn, which has been altered and extended with the expansion of agricultural activities on the site. This barn is shown in early maps alongside the house and other outbuildings and is also believed to date to the early 19th century.
- 3.24 Taken together, the stone-built elements of Bradley Villa Farm have strong group value and contain evidential and historical value as a traditional farmstead.
- 3.25 The setting of the farmstead has changed significantly over the course of the second half of the 20th century, as the farm complex has expanded to include a wide range of modern storage sheds and agricultural processing buildings. The farm was also

originally set in an isolated rural location, but is now subsumed within the wider suburban area, with the addition of houses on the north side of Bradley Road and the east side of Bradford Road.

- 3.26 The application site is located to the immediate north of the Bradley Villa Farm complex and shares a historic functional relationship with the non-designated heritage assets and the working farm (**Plate 10**). However, views between the open land and the traditional elements of the farm are limited due to the level of visual obstruction posed by the intervening modern agricultural buildings.



Plate 10 – View of the application site and the Bradley Villa Farm complex from the west.

- 3.27 The non-designated heritage assets are primarily experienced from the road (either on Bradley Road or Bradford Road) or from within the farm complex itself. In both instances, the application site is visually and psychologically separate and does not make a significant contribution to the experience of the assets.

Castle Hill

- 3.28 Castle Hill is situated south of Huddersfield at Almondbury, on a hilltop above the Holme Valley south of its confluence with the River Colne. It was designated as a scheduled monument in 1925.
- 3.29 The monument is a good example of a Late Bronze or Early Iron Age slight univallate hillfort which developed into a small multivallate hillfort in the Late Iron Age.
- 3.30 It is particularly significant as it is one of a small number of slight univallate hillforts located outside of the main cluster in central southern England and it belongs to an extremely exclusive group of northern single-banked hillforts with an internal area of more than 1ha.
- 3.31 Castle Hill is also one of the very few small multivallate hillforts datable to the period before 400 BC and is unique in that, during its multi-banked phase, the bivallate interior was surrounded by two outer earthworks set in places more than 30m apart.

- 3.32 It also possesses other rare features, including an outwork, and its earliest ramparts preserve the pre-enclosure ground surface contemporary with the earlier Prehistoric use of the site.
- 3.33 A substantial part of the monument remains unexcavated, making it of great importance to the study of hillforts of these two types.
- 3.34 Castle Hill remained unoccupied until the 19th century when a tavern/hotel was built (now demolished). In the interim it was twice used as a beacon hill, with one fire being lit there at the time of the Spanish Armada and another being prepared in the event of a Napoleonic invasion.
- 3.35 Excluded from the scheduling is the Grade II listed Victoria Tower, which was erected to the southwest side of the hilltop in 1897-9 to commemorate Queen Victoria's Diamond Jubilee (**Plate 11**).



Plate 11 – View of Victoria Tower from atop Castle Hill.

- 3.36 Given its prominent position in the landscape, Castle Hill, together with Victoria Tower, has a very wide visual influence extending to over 10km in some places. The monument is a prominent landmark within Kirklees and is widely used and appreciated by those living in and visiting the area. The *Castle Hill Setting Study* (2016) prepared by Atkins on behalf of Kirklees Council provides a comprehensive assessment of the setting of Castle Hill and considers the extent to which the significance of the monument is derived from its setting.
- 3.37 The study notes that the position and identity of Castle Hill within the surrounding historic landscape means that the site has a series of identifiable relationships with chronologically related features in the wider area, including views to and from other medieval settlements and visible prehistoric sites. In addition, a series of non-visual relationships are also identifiable. Both visual and non-visual relationships contribute to the significance of the monument.

- 3.38 It also notes that the wide-ranging views from the hilltop across the surrounding landscape are a critical component of Castle Hill's setting. These views provide direct historical relevance to the chronology of the monument as a defended seat of power and settlement, evidencing both the prominence and dominance of the hilltop within the landscape.
- 3.39 The application site is located approximately 6 kilometres to the north of Castle Hill, beyond the urban environment of Huddersfield.
- 3.40 The study notes that views north from the hilltop stretch for some 12km to the northern ridgeline between Cleckheaton and Bradford, taking in the centre of Huddersfield, along with pockets of urban and suburban conurbation to the north and north-east of the town centre itself.
- 3.41 The character of this view is largely urban, though with rural and wooded ridgelines beyond to the north and north-east. The most striking element of the view is certainly the urban centre of Huddersfield, which contains a number of tall buildings, as well as industrial features such as Victorian mill buildings and chimneys. However, the lack of extensive urban development up to the lower slopes of the hill, combined with the wooded ridgelines and rural hilltops beyond the centre of Huddersfield ensure that the character of the view remains mixed and not overwhelmingly urban or industrial.
- 3.42 The application site is visible beyond the centre of Huddersfield and within the suburban area of Bradley and contributes to the mixed urban/suburban character of these northward views.
- 3.43 Views towards Castle Hill from the application site and within the area surrounding the site consist of glimpsed views of the hill and Victoria Tower between buildings, other structures, trees, hedges and other boundary treatments and beyond the urban centre of Huddersfield. As noted in the *Castle Hill Setting Study*, it is the urban conurbation that forms the most dominant characteristic of this viewpoint and the scheduled monument forms a skyline feature in the background.

5.0 Impact Assessment

- 5.1 This section provides an assessment of the likely impacts of the proposed development on the significance of the heritage assets identified in Section 3.
- 5.2 As previously established, the application site is located within the setting of a number of heritage assets and its development therefore has the potential to affect their significance. Historic England guidance advises that this effect may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Impact on Shepherds Thorn Farm

- 5.3 The setting of Shepherds Thorn Farm has changed significantly since the middle of the 20th century with the introduction of the M62, Bradley Golf Course and dwellings on the north side of Bradley Road. These changes have devalued the contribution of setting to the significance of the farmstead.
- 5.4 Nevertheless, the application site forms part of an area of open, agricultural land on the west side of Shepherds Thorn Lane which makes a positive contribution to the setting of the farmstead, providing one of the few remaining links to a past rural landscape which has been largely eroded.
- 5.5 The proposed development would introduce built form across the southern half of these agricultural fields, reducing the amount of open land of a rural character within the setting of the farmstead and further devaluing the contribution of setting to its significance.
- 5.6 While views between the application site and the farmstead are limited by intervening tree coverage, the development would undoubtedly impact upon the way in which the heritage asset is experienced, as the main approach to the farmstead is via Shepherds Thorn Lane which bounds the application site to the east.
- 5.7 The harm is alleviated in part by the level of adverse change to the setting of Shepherds Thorn Farm which has already taken place over the course of the second half of the 20th century. Further change, while harmful in itself, should be viewed within the wider context of a setting which has already been significantly transformed. As such, the level of harm is judged to be less than substantial.

Impact on Toothill Hall and associated buildings

- 5.8 The landscaped grounds of Toothill Hall are a positive aspect of the setting of the hall and other nearby listed buildings. At the time of the site visit, the application site was not visible from within the grounds, although it is possible that it would be visible during winter months and from other locations which were not accessed during the site visit, including the first floor of Toothill Hall.
- 5.9 If the application site was visible, the open land would appear as an intermediary buffer from the suburban environment of Bradley and Brackenhall, enhancing the impression of relative seclusion which is a positive aspect of the setting of the hall.
- 5.10 The proposed development would introduce built form to the application site and extend the suburban environment of Bradley northwards and closer to the grounds of Toothill Hall. The proposed dwellings are likely to be visible in the background of views from some locations within the grounds of Toothill Hall, although these views are

limited by the enclosing effect of the mature trees, which form a clear physical and psychological southern boundary to the grounds.

- 5.11 It is anticipated that the impact will be negligible as the application site is physically separate from the grounds and would only be visible in sporadic instances in the background of the view and in no instances would the development form a prominent component of a view from the heritage assets or within the grounds. These views would already take in the existing residential areas on the west side of Bradford Road set at a similar distance, so the mixed character of the view is unlikely to change.
- 5.12 This minor change to infrequent views is considered to be insufficient to affect the way in which the heritage assets are experienced within their grounds. As such, the proposed development will sustain the significance of Toothill Hall, Toothill Court and the gatehouse.

Impact on Bradley Villa

- 5.13 The setting of Bradley Villa has changed significantly over the course of the 20th century with the expansion of the modern farm and the development of the surrounding roadside plots for suburban housing. However, the farmstead and the application site share an historic functional relationship which is a positive aspect of the setting of the non-designated heritage asset.
- 5.14 The significance of this relationship has been partially diminished as a result of the expansion of the farm, which has seen the construction of large metal sheds and agricultural processing buildings on the intervening land. These buildings, along with the dwellings on Bradley Road and Bradford Road, obstruct views between the asset and the application site, as well as shared views of the asset and the surrounding open land. The result is that the farmstead is rarely experienced within its open landscape setting, rather it has been subsumed into a suburban environment.
- 5.15 Nevertheless, this does not fully diminish the significance of the historic connection between the application site and the farmstead, which is not based solely on intervisibility and shared views. The openness of the application site and its retained rural character makes a positive contribution to the setting of the non-designated heritage asset and its development for housing as proposed would diminish this contribution to the detriment of the asset's significance.
- 5.16 As the contribution of setting to Bradley Villa has already been partially diminished by C20 development, the level of harm caused by the proposed development is expected to be less than substantial.

Impact on Castle Hill

- 5.17 The character of views north from Castle Hill are largely urban, taking in the centre of Huddersfield with mixed, suburban areas beyond. The application site is visible at a distance of approx. 6 kilometres within the wider mixed, suburban environment of Bradley.
- 5.18 Views towards Castle Hill from the application site and within the surrounding area consist of glimpsed views with the monument and Victoria Tower forming a backdrop behind elements of the more dominant urban/suburban conurbation in the foreground.
- 5.19 The proposed development would be experienced from Castle Hill as a continuation of the existing mixed urban/suburban environment which characterises north views from the monument. The loss of open land would have a decidedly marginal impact on the

character of these views, as further land will remain undeveloped within the immediate context of the site and elsewhere.

- 5.20 There are no direct or prominent views of the monument from the application site and the existing character of views towards the monument is expected to be sustained, with Victoria Tower forming a skyline feature behind more prominent elements in the foreground.
- 5.21 As such, the proposed development will sustain the significance of Castle Hill and Victoria Tower as designated heritage assets.

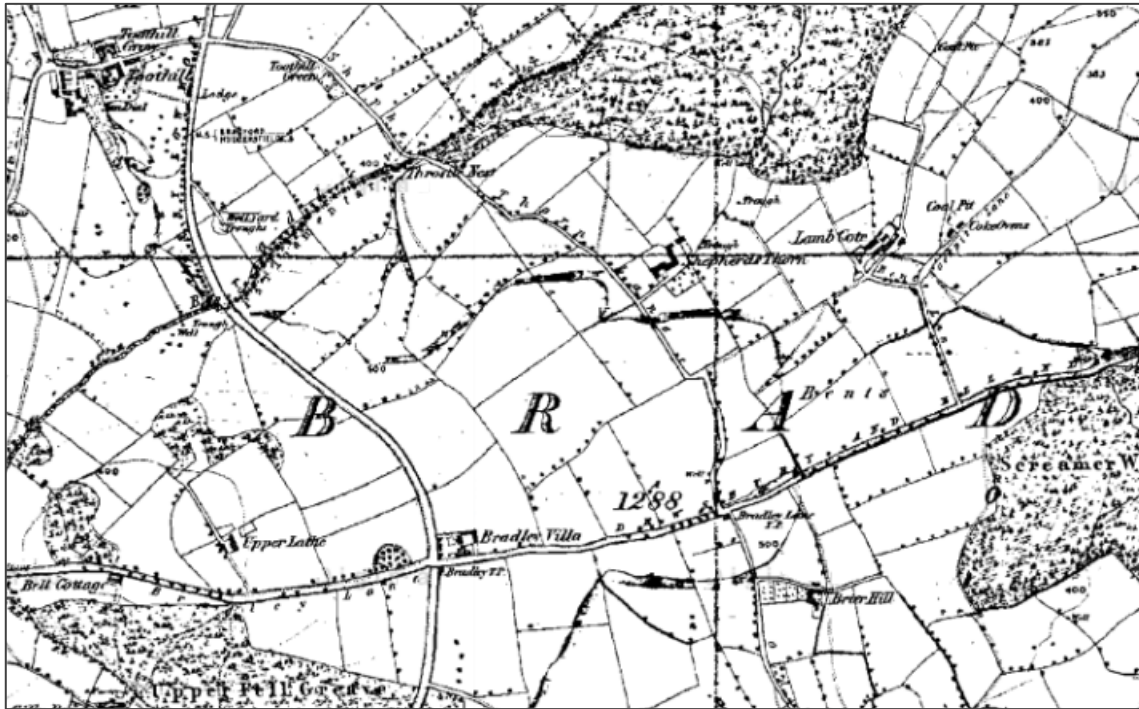
Overall Impact on the Historic Environment

- 5.22 In summary, it has been found that the proposed development has the potential to cause less than substantial harm to the significance of Shepherds Thorn Farm and Bradley Villa as a result of change within their setting.
- 5.23 The settings of Toothill Hall, Toothill Close, the gatehouse to Toothill Hall, Castle Hill and Victoria Tower will change, but this change will have a neutral impact and would sustain the significance of the assets.
- 5.24 As discussed, the identified less than substantial harm is of a minor nature and is alleviated in part by the fact that the overall contribution of setting to the significance of Shepherds Thorn Farm and Bradley Villa has already diminished in part as a result of unsympathetic C20 developments.
- 5.25 The proposed development will deliver 275 new dwellings on allocated land, which will make a significant contribution to the delivery of housing within Kirklees district. The construction and maintenance of these dwellings will create jobs from the outset and throughout the lifetime of the development, while the introduction of new residents will increase demand for local and regional services.
- 5.26 These represent public benefits which vastly outweigh the less than substantial harm to the identified heritage assets in accordance with Policy LP 35 of the Kirklees Local Plan and Paragraphs 196 and 197 of the NPPF. As such, the proposed development accords with local and national planning policy with respect to conservation of the historic environment.

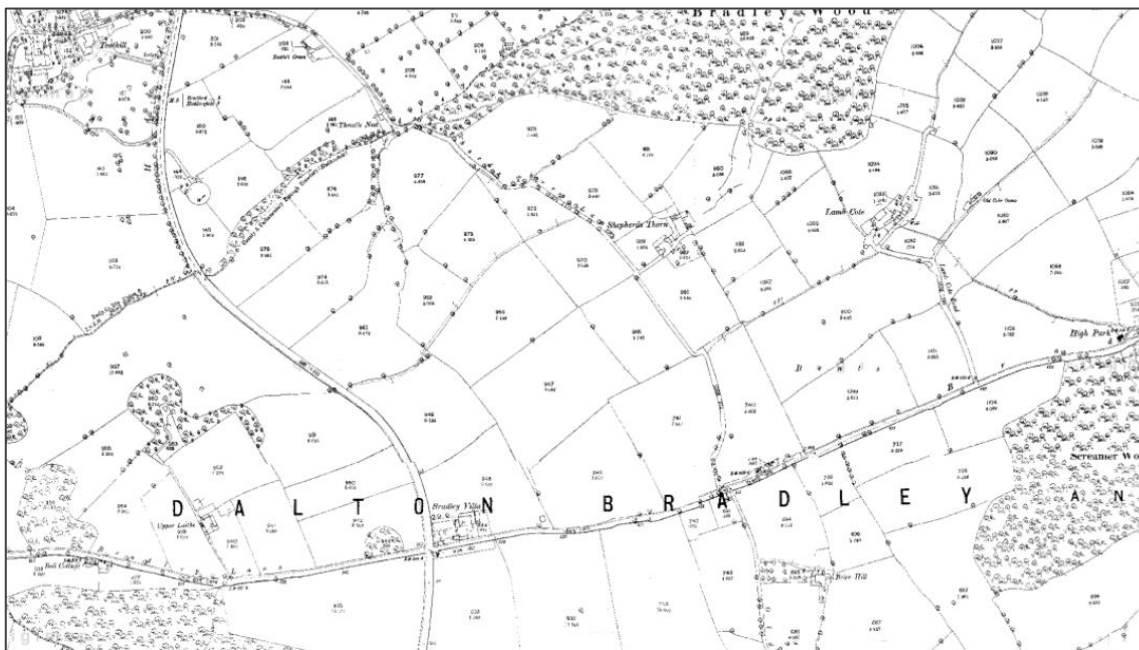
6.0 Conclusions

- 6.1 This Heritage Impact Assessment has been prepared on behalf of Redrow Homes (Yorkshire) Ltd, R. Kershaw and S. Gill to accompany a full planning application for 275 residential units on land at Bradley Villa Farm, Bradley, Kirklees.
- 6.2 The pertinent issue addressed in this Assessment relates to the potential impact of the proposed development on the setting of the following heritage assets:
- Shepherds Thorn Farm (Grade II)
 - Toothill Hall, Toothill Court and gatehouse to Toothill Hall (Grade II)
 - Bradley Villa (Non-designated)
 - Castle Hill and Victoria Tower (Scheduled Monument and Grade II)
- 6.3 With respect to Toothill Hall, Toothill Court, the gatehouse to Toothill Hall and Castle Hill, the proposed development was found to sustain the significance of the assets despite neutral change within their setting.
- 6.4 The proposed development would cause less than substantial harm to the significance of Shepherds Thorn Farm and Bradley Villa. However, this harm is vastly outweighed by the public benefits of the scheme in accordance with Policy LP 35 of the Kirklees Local Plan and Paragraphs 196 and 197 of the NPPF.
- 6.5 It is therefore considered that the scheme is acceptable in conservation terms.

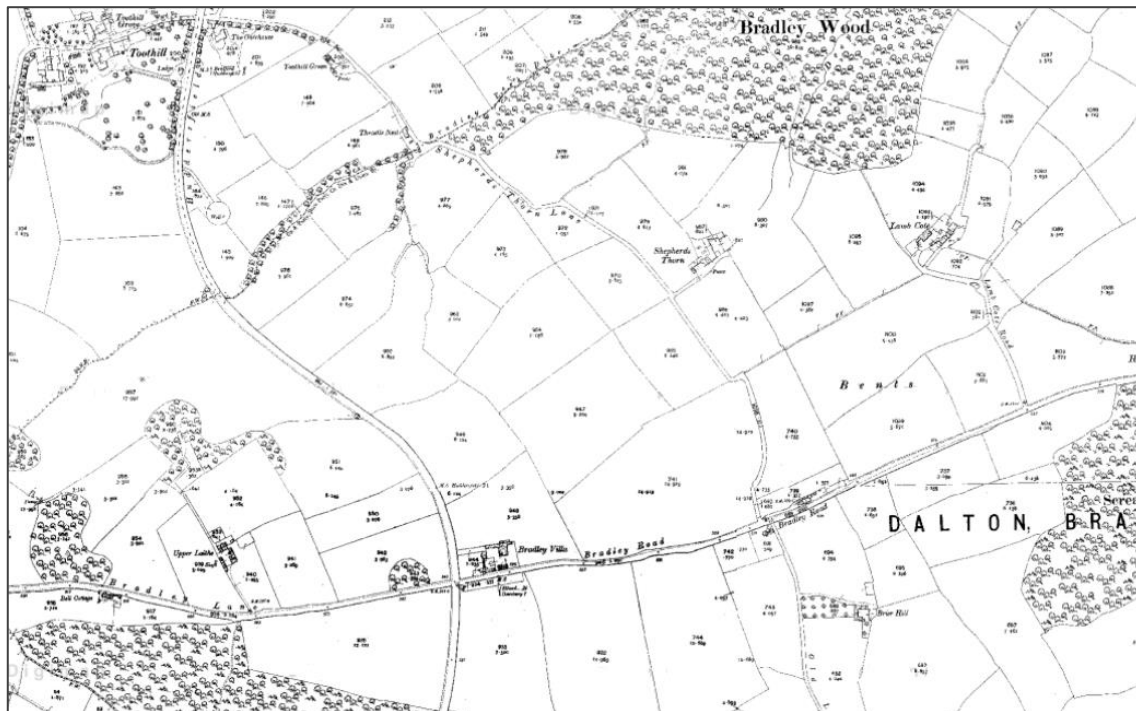
Appendix A – Historic Map Regression



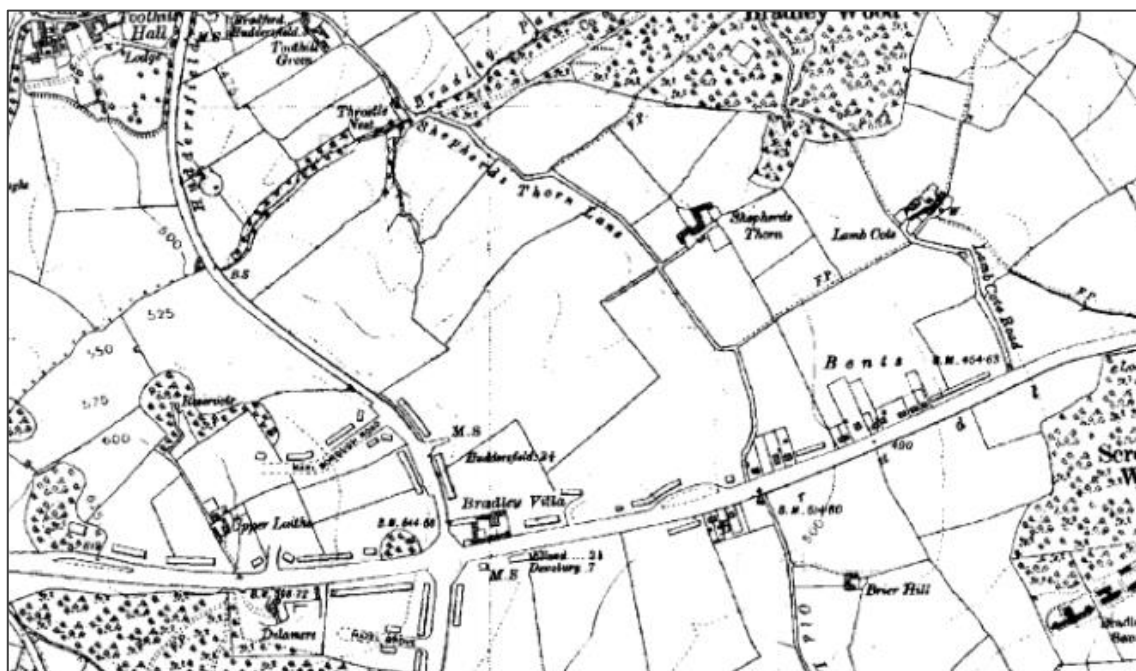
1854-55 OS County Series Map of Yorkshire, 1:10,560



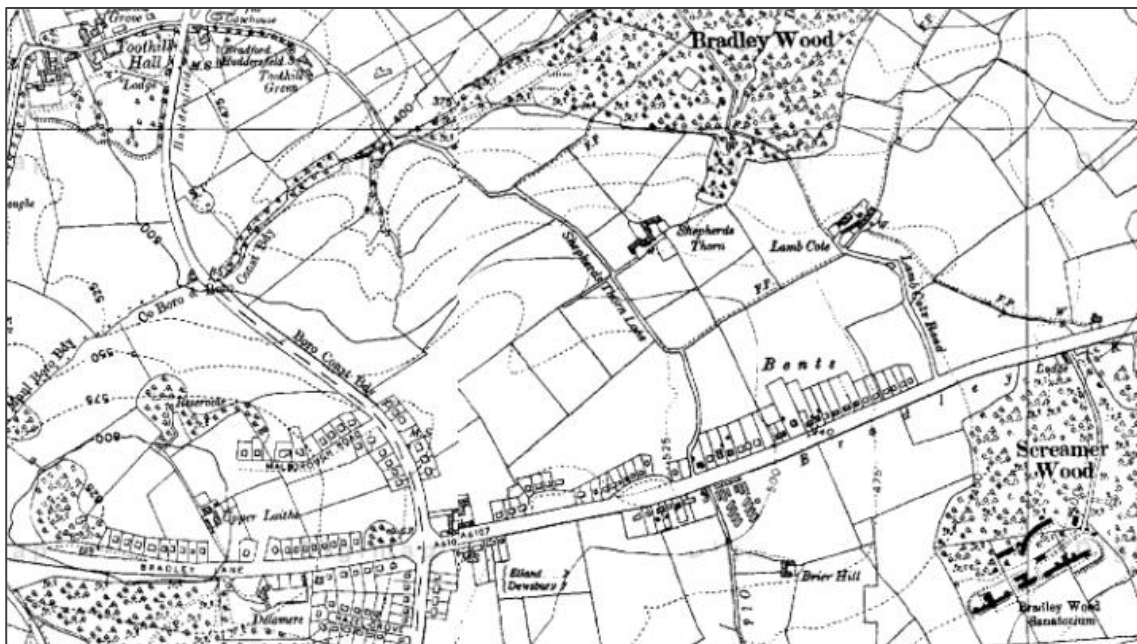
1893 OS County Series Map of Yorkshire, 1:2,500



1907 OS County Series Map of Yorkshire, 1:2,500



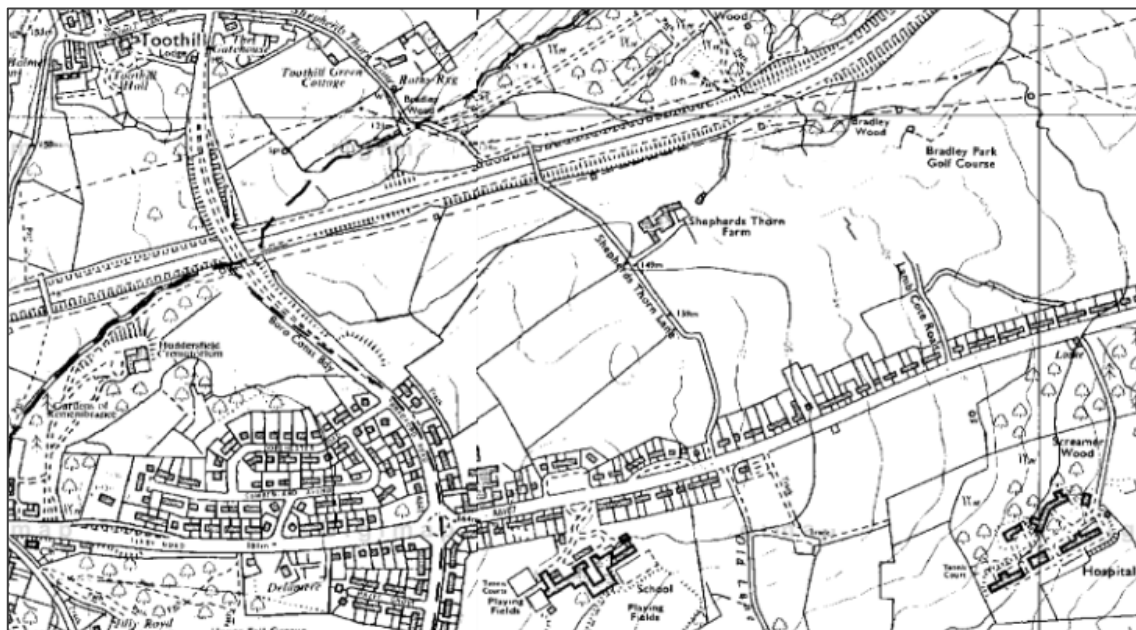
1938 OS County Series Map of Yorkshire, 1:10,560



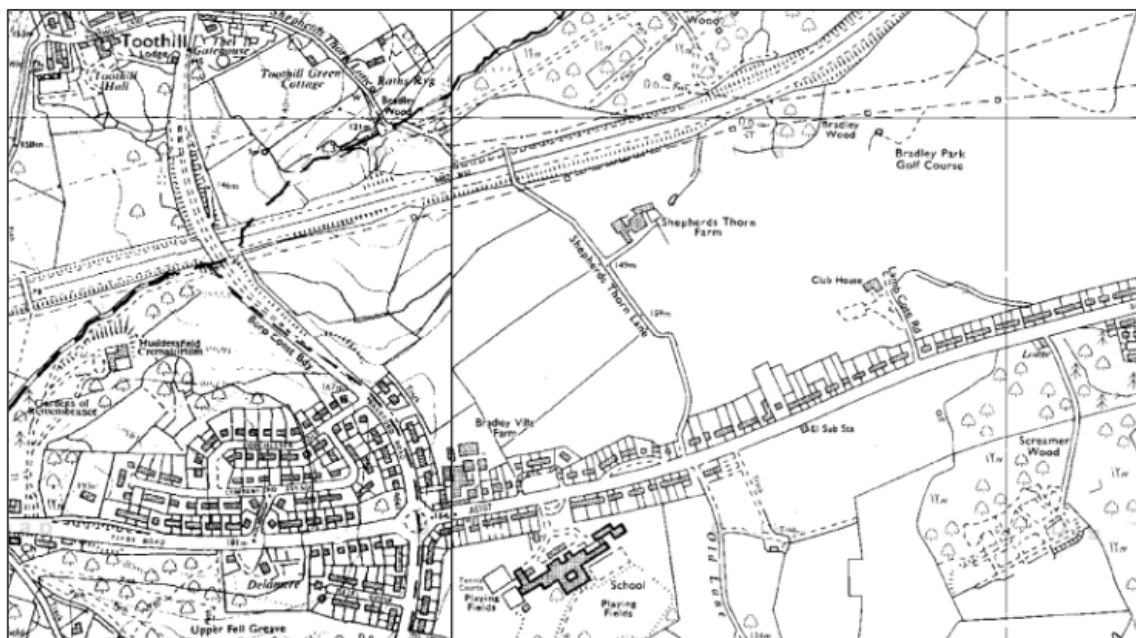
1956 OS Plan, 1:10,560



1965-69 OS Plan, 1:10,560



1976-78 OS Plan, 1:10,000



1987-90 OS Plan, 1:10,000

Appendix B – List of Heritage Assets Considered for Assessment

Heritage Asset	Designation	Reason for omission
Firth House	II	No visibility or relationship with application site
1, 3 and 5 and attached mistal	II	No visibility or relationship with application site
Barn at Fell Greave Farm	II	No visibility or relationship with application site
Fell Greave Farmhouse	II	No visibility or relationship with application site
Milestone, opposite Lodge to Toothill Hall	II	Localised setting
New House Hall	II*	No visibility or relationship with application site
Milestone opposite Number 523	II	Localised setting
Bradley Grange	II	No visibility or relationship with application site
Barn to no. 164 (Bradley Grange)	II	No visibility or relationship with application site
142, Bradley Road	II	No visibility or relationship with application site
Bradley Hall	II	No visibility or relationship with application site
Bridge Carrying North Track of Railway over River Calder, Downstream from Kirklees Cut, Bradley	II	No visibility or relationship with application site
Calder and Hebble Navigation Kirklees Low Lock Kirklees Cut Kirklees Low Lock	II	No visibility or relationship with application site
Calder and Hebble Navigation Milestone 100 Yards Upstream of Lower Kirklees Lock Kirklees Cut Milestone 100 yards upstream of Lower Kirklees Lock	II	No visibility or relationship with application site
Calder and Hebble Navigation Brearley Bridge Kirklees Cut Brearley Bridge	II	No visibility or relationship with application site
Calder and Hebble Navigation Kirklees Toplock Kirklees Cut Kirklees Top Lock	II	No visibility or relationship with application site
Anchor Pit Lock	II	No visibility or relationship with application site
13 and 15, Woodhouse Lane	II	No visibility or relationship with application site
5, 7 and 9, Woodhouse Lane	II	No visibility or relationship with application site
2 and 4, Woodhouse Lane	II	No visibility or relationship with application site
Kirklees Park	II (Park and Garden)	No visibility or relationship with application site

Robin Hood's Grave	II	No visibility or relationship with application site
Reconstructed Roman Watchtower	II	No visibility or relationship with application site
Castle Hill univallate defended settlement, Kirklees Park	Scheduled	No visibility or relationship with application site
Lodge to Kirklees Hall	II	No visibility or relationship with application site
Gates and Gate Piers to Kirklees Hall	II	No visibility or relationship with application site
Home Farm Building Number 9 Malthouse	I	No visibility or relationship with application site
Sundial at Priory Gardens	II	No visibility or relationship with application site
The Nuns Grave	II	No visibility or relationship with application site
Walls which enclose former Orchard for Kirklees Priory 80 metres east of Priory Gatehouse	II	No visibility or relationship with application site
Kirklees Priory, medieval nunnery	Scheduled	No visibility or relationship with application site
Kirklees Priory Gatehouse	II*	No visibility or relationship with application site
Double Aisled Barn to North West of Kirklees Priory Gatehouse	I	No visibility or relationship with application site
4 Bay Barn to North West of Kirklees Priory Gatehouse Home Farm Building Number 4	II	No visibility or relationship with application site
5 Bay Barn to North West of Kirklees Priory Gatehouse	II	No visibility or relationship with application site
Home Farm Building No 5, Two Storey Gabled Building	II	No visibility or relationship with application site
Cart Shed Home Farm	II	No visibility or relationship with application site
2 Cell House Home Farm number 6	II*	No visibility or relationship with application site
Single Aisled Cow House	II*	No visibility or relationship with application site
Home Farm Building Number 7 L Shaped Aisled Barn	II*	No visibility or relationship with application site