

11. Heritage

Introduction

1. This chapter identifies all known heritage assets within a defined study area centred on the Application Site and provides an overview of the significance of these assets and an assessment of the potential impact of their significance.
2. Heritage assets are defined in the NPPF glossary 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).”
3. Heritage assets include those that are formally designated, such as listed buildings, scheduled monuments, conservation areas and registered parks and gardens, as well as those which are not formally designated but are recognised as having a degree of local interest or significance. The latter are known as non-designated heritage assets and are usually recognised by their inclusion within the local Historic Environment Record (‘HER’).

Legislation and Planning Policy Context

Ancient Monuments and Archaeological Areas Act 1979

4. The Ancient Monuments and Archaeological Areas Act 1979 establishes the requirement for scheduled monument consent from the Secretary of State for any works to a scheduled monument. Scheduled monuments must be in physical terms a monument and their heritage interest must be nationally important.

Planning (Listed Buildings and Conservation Areas) Act 1990

5. The Planning (Listed Buildings and Conservation Areas) Act 1990 created special controls for the demolition, alteration and extension of buildings, objects or structures of “special architectural or historic interest”, as well as conservation areas. Section 7 of the Act requires applicants to obtain consent for the demolition of a listed building, or for works of alteration or extension which would affect its character. In consideration of proposals within the setting of listed buildings, the Act establishes a requirement to have special regard to the desirability of preserving that setting.

National Planning Policy Framework

6. The National Planning Policy Framework (‘NPPF’) was introduced in March 2012, replacing all previous national planning policy. The NPPF has since been revised, most recently in February 2019, and continues to set the Government’s economic, social and environmental policies for England.
7. The NPPF sets out that “the purpose of the planning system is to contribute to the achievement of sustainable development” (Para. 7). Achieving sustainable development

means that the planning system has three overarching and interdependent objectives, which are economic, social and environmental.

8. Section 16 of the NPPF (Paras. 184 to 202) relates specifically to conserving and enhancing the historic environment. It requires that applications with the potential to affect the significance of heritage assets should be accompanied by a description of their significance which is proportionate to their importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para. 189). It also establishes that “great weight” should be given to the consideration of designated heritage assets when considering the impact of proposed developments (Para. 193), while the effect of an application on the significance of non-designated heritage assets should also be taken into account (Para. 197).
9. NPPF Para. 194 states “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.” Substantial harm to designated heritage assets should be “exceptional” and substantial harm to assets of the highest levels of designation should be “wholly exceptional”.
10. NPF Para. 196 states “where a proposed development 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.”

Local Planning Policy – Kirklees Local Plan

11. The Kirklees Local Plan was formally adopted on 27th February 2019 and sets out the policies necessary to achieve the strategy and how much development there will be in the district and where it will go.
12. Policy LP 35 relates to the historic environment. Part (1) states “development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.”
13. Part (2) of Policy LP 35 establishes that “proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.”
14. Part (3) of Policy LP 35 states “proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.”

Historic England Advice and Guidance

15. Conservation Principles, Policies and Guidance (2008) establishes a set of high-level principles in relation to our understanding, appreciation, protection and study of the historic environment. It also establishes a method for thinking systematically about heritage 'values', which are grouped into four categories: evidential, historical, aesthetic and communal.
16. The most recently revised version of The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2017) provides a clear definition of 'setting' and establishes a staged approach to understanding the contribution of setting to the significance of assets and assessing the impact of proposed development on aspects of setting.
17. Finally, Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (2019) contains practical guidance on the process and presentation of assessments of significance which form part of planning applications affecting the historic environment.

Methodology

18. The study area for this assessment has been defined by professional judgement based on the condition of the Application Site and the nature and scale of the Proposed Development. All known non-designated and designated heritage assets and archaeological sites within a 1km radius of the Application Site boundary have been identified (plus the Castle Hill Scheduled Monument and Grade II listed Victoria Tower) and given a value corresponding to their significance and potential level of impact, as set out in **Tables 11.1** and **11.2**.
19. The heritage assets were identified primarily by a systematic search of the West Yorkshire Historic Environment Record ('WYHER') via Heritage Gateway online portal. A search of the National Heritage List was also undertaken, using the draw tool on Historic England's online map search facility. A site visit was undertaken on 30th July 2020 to underpin the assessments of significance and impact.
20. The methodology for the assessment is informed by Historic England guidance, particularly Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (2019). Historic England advocate a staged approach, comprising the following 5 steps:
 1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
 2. Understand the significance of the asset(s);
 3. Understand the impact of the proposal on that significance;

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF; and
 5. Look for opportunities to better reveal and enhance significance.
21. For the purposes of the impact assessment, each heritage asset has been assigned a rating based on their significance, which ranges from 'not significant' to 'high significance'. Where significance cannot be properly assessed at this point in time, these assets have been classed as having 'unknown' significance. **Table 11.1** breaks down the criteria for establishing these ratings.

Significance	Asset Categories
High	World Heritage Sites Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Scheduled Monuments Non-designated archaeological sites of schedulable quality and importance Buildings, sites and areas that can be shown to have particularly important qualities in their fabric or historical association
Moderate	Grade II Listed Buildings Conservation Areas Grade II Registered Parks and Gardens Non-designated buildings, monuments or sites that of special interest and can be shown to be of regional importance
Low	Non-designated buildings, monuments or sites of local interest Parks and Gardens of local interest
Not Significant	Assets identified as being of no historic, architectural, artistic or archaeological interest
Unknown	Assets which have not yet been physically identified and/or investigated, such that their significance is not yet understood

Table 11.1 – Criteria for establishing the significance of identified heritage assets and archaeological sites.

22. The assessment of significance is underpinned by an understanding of the historic, architectural, artistic or archaeological interest, such that there is mobility between the ratings for assets which are considered to be of greater or lesser significance than their formal designation.
23. The next stage is to assess the potential level or magnitude of impact arising from the Proposed Development. Impacts can be usefully considered in terms of direct, indirect or cumulative. This assessment includes the conservation of an asset's setting, which can make an important contribution to significance and can be sensitive to change. As with significance, the level or magnitude of impact can be assessed on a four-point scale

ranging from 'total loss of significance' to 'positive impact / enhancement of significance', as shown in **Table 11.2** below.

Type of Impact	Impact Description
Total loss or substantial harm to significance	Total or substantial loss of historic, architectural, artistic and archaeological interest of a heritage asset, caused by total or partial demolition, substantial alteration or any other direct and intrusive works. Must be justified in accordance with NPPF Para. 195 (or Para. 197 for non-designated heritage assets).
Less than substantial harm to significance	Moderate or minor loss of significance of a heritage asset, caused by inappropriate works to the asset or unsympathetic development within its setting. Must be justified in accordance with NPPF Para. 196 (or Para. 197 for non-designated heritage assets).
Neutral impact on significance	Impacts which will have either no effect or will sustain the significance of the heritage asset.
Positive impact / enhancement of significance	Impacts which will enhance or better reveal the significance of a heritage asset and are desirable in conservation terms.

Table 11.2 – Criteria for establishing the type of impact on a heritage asset.

24. The final stage is to combine the significance of the heritage asset with the type of potential impact, which gives us an understanding of the effects of the proposed development on different aspects of the historic environment. This matrix is shown in **Table 11.3** below.
25. Within the context of Environmental Impact Assessment, effects are deemed to be 'significant' only if they are major or moderate as per the matrix.

Significance	Type of Impact			
	Positive impact / enhancement	Neutral impact	Less than substantial harm	Total loss or substantial harm
High	Positive	Neutral	<i>Major</i>	<i>Major</i>
Moderate	Positive	Neutral	<i>Moderate</i>	<i>Major</i>
Low	Positive	Neutral	Minor	<i>Moderate</i>
Not Significant	Neutral	Neutral	Neutral	Neutral
Unknown	Indeterminable at present time			

Table 11.3 – Matrix for establishing overall significance of effect with respect to the EIA.

Assumptions and Limitations

26. The assessment of buried archaeological potential is based almost solely on information derived from ‘desk-based’ data sources. A phased and iterative programme of archaeological investigations is proposed to allow for a proportionate mitigation strategy to be devised in agreement with the Local Planning Authority’s archaeological advisors.
27. It is assumed that the detailed design of the development across the wider allocated site, including the layout, density, scale and materiality of the buildings, will allow for the creation of built form which is commensurate with the predominant character of the surrounding built environment.

Baseline Conditions

28. The application site comprises an area of land to the north of Bradley Road which is allocated for residential development in the adopted Local Plan under site ref. HS11. The allocation envelops the entirety of Bradley Park Golf Course & Driving Range, as well as an area of agricultural fields to the west.
29. A total of 86 heritage assets, archaeological sites and past investigations were identified within the study area from the West Yorkshire HER and the National Heritage List, excluding double entries. Of this number, there are 40 listed buildings (39 Grade II, 1 Grade II*), 2 scheduled monuments, 1 Grade II Registered Park and Garden, 6 non-designated heritage assets, 22 non-designated archaeological sites and findspots, 5 recorded placenames and 10 sites of past archaeological investigation. **Table 11.4** displays the list of identified heritage assets and their associated historical period, designation and assessed level of significance.

Site ref.	Description	Period	Designation	Significance
1	Castle Hill univallate defended settlement, Kirklees Park	Iron Age	Scheduled monument	High
2	Calder and Hebble Navigation Kirklees Cut Kirklees Top Lock	C18	Grade II	Moderate
3	Calder and Hebble Navigation Brearley Bridge Kirklees Cut Brearley Bridge	Late C19	Grade II	Moderate
4	Calder and Hebble Navigation Cooper Bridge Lock Kirklees Cut Cooper Bridge Lock	C18 – Late C19	Grade II	Moderate
5	Calder and Hebble Navigation Wharfe Works	Late C18 / Early C19	Grade II	Moderate

6	Bridge Carrying North Track of Railway Over River Calder Downstream from Kirklees Cut	Mid C19	Grade II	Moderate
7	Calder and Hebble Navigation Milestone 100 Yards Upstream of Lower Kirklees Lock Kirklees Cut	C18	Grade II	Moderate
8	Calder and Hebble Navigation Lock Keepers Cottage at Cooper Bridge Lock Sir John Ramsdens Canal	Early / Mid C19	Grade II	Moderate
9	Calder and Hebble Navigation Cooper Bridge Floodgate	Late C18	Grade II	Moderate
10	Calder and Hebble Navigation Kirklees Low Lock Kirklees Cut	C18	Grade II	Moderate
11	Toothill Hall	Early C19	Grade II	Moderate
12	Toothill Court	Late C18 – Mid C19	Grade II	Moderate
13	Garden Pavilion in Corner of Walled Garden to Rear of Toothill Court	Late C18	Grade II	Moderate
14	Lodge to Toothill Hall	Mid C19	Grade II	Moderate
15	Milestone, Opposite Lodge to Toothill Hall at NGR SE 145 211	Mid C19	Grade II	Moderate
16	Milestone Opposite Number 523	Early C19	Grade II	Moderate
17	142 Bradley Road	C18	Grade II	Moderate
18	Barn to No 164 (Bradley Grange)	C18	Grade II	Moderate
19	Bradley Grange	C18	Grade II	Moderate
20	The Dumb Steeple	Late C18	Grade II	Moderate
21	Kirklees Mill	Late C18	Grade II	Moderate
22	Kirklees Mill House and Kirklees Cottage	Early C19	Grade II	Moderate

23	33-37 Oak Road	Mid C18	Grade II	Moderate
24	Fixby House	Mid C19	Grade II	Moderate
25	Gatepiers of Church of St Thomas	Mid C19	Grade II	Moderate
26	Former Church of St Thomas	Mid C19	Grade II	Moderate
27	New House Hall	Post-medieval – Modern	Grade II*	High
28	Longwoodhouse Farmhouse	Mid C19	Grade II	Moderate
29	Bradley Hall	Post-medieval – C19	Grade II	Moderate
30	Robin Hood's Grave	C18	Grade II	Moderate
31	Lilac Cottage	Late C18	Grade II	Moderate
32	House to North East of Kirklees Mill	Post-medieval – C19	Grade II	Moderate
33	Reconstructed Roman Watchtower	Modern	Grade II	Moderate
34	Fell Greave Farmhouse	Post-medieval – C19	Grade II	Moderate
35	Barn at Fell Greave Farm	C19	Grade II	Moderate
36	13 and 15 Woodhouse Lane	Post-medieval	Grade II	Moderate
37	Firth House, 7 Firth House Lane, Brighthouse	Mid / Late C18	Grade II	Moderate
38	Anchor Pit Lock, Calder and Hebble Navigation	Late C18	Grade II	Moderate
39	1, 3 and 5 and attached Mistal, Firth House Lane	Early C19	Grade II	Moderate
40	Barn at Shepherds Thorn Farm	C18	Grade II	Moderate
41	Kirklees Park	Late C18	Registered Park and Garden (Grade II)	Moderate

42	Chapel Close Field Name	Medieval	Place Name	-
43	Lady Well Place Name	Unknown	Place Name	-
44	Hellewell Syke Place Name	Unknown	Place Name	-
45	Coin Hoard	Roman	Archaeological findspot	-
46	Firth House Medieval Settlement	Medieval	Non-designated archaeological site	Low
47	Spearhead	Bronze Age	Archaeological findspot	-
48	Cinderford Place Name	Post-medieval	Place Name	-
49	Ironstone and Iron Working Sites	Medieval – Post-medieval	Non-designated archaeological site	Low
50	Road (HER3514)	Roman	Non-designated archaeological site	Low
51	Anti-Aircraft Defence Site	Modern	Non-designated archaeological site	Low
52	Cropmark Enclosures, Field Systems and Trackway	Prehistoric / Roman	Non-designated archaeological site	Low
53	Boundary Stone	Medieval	Non-designated heritage asset	Low
54	'le Bromefeld' Field Name	Medieval	Place Name	-
55	Gun Emplacement	Modern	Non-designated archaeological site	Unknown
56	Bell Pits	Medieval	Non-designated archaeological site	Low
57	Boundary Stone	Post-medieval	Non-designated heritage asset	Low
58	Watching Brief	-	Archaeological investigation	-
59	Archaeological Survey of Upper Fell Greave Wood	-	Archaeological investigation	-
60	Archaeological Survey of Lower Fell Greave Wood	-	Archaeological investigation	-

61	Archaeological Survey of Bradley Gate Wood	-	Archaeological investigation	-
62	Archaeological Survey of Dyson Wood	-	Archaeological investigation	-
63	Archaeological Survey of Screamer Wood	-	Archaeological investigation	-
64	Ha-Ha to former Lower Woodhouse Hall	Post-medieval	Non-designated heritage asset	Low
65	Coin	Roman	Archaeological findspot	-
66	Barn at Toothill Holme Farm	Post-medieval	Non-designated heritage asset	Low
67	Environmental Appraisal	-	Archaeological investigation	-
68	Holme Cotton Mills	Post-medieval	Non-designated archaeological site	Low
69	Desk-based Assessment	-	Archaeological investigation	-
70	Ironstone Working and Colliery	Medieval – Post-medieval	Non-designated archaeological site	Low
71	Ministry of Supply Factory	Modern	Non-designated archaeological site	Low
72	Penannular Bracelet	Roman	Archaeological findspot	-
73	Munitions Factory	Post-medieval	Non-designated archaeological site	Low
74	Evaluation Excavation	-	Archaeological investigation	-
75	Desk-based Assessment	-	Archaeological investigation	-
76	Huddersfield Broad Canal or Sir John Ramsden Canal	Post-medieval	Non-designated heritage asset	Moderate
77	Bell Pits	Medieval	Non-designated archaeological site	Low

78	Tenter Stone	Post-medieval	Non-designated archaeological site	Low
79	Bell Pit	Medieval	Non-designated archaeological site	Low
80	Bell Pits	Medieval	Non-designated archaeological site	Low
81	Tenter Posts	Post-medieval	Non-designated archaeological site	Low
82	Bloomery Sites	Medieval	Non-designated archaeological site	Low
83	Site of Bradley Wood Corporation Sanitorium	Post-medieval	Non-designated archaeological site	Low
84	Bradley Villa Farm	Late C18 – Modern	Non-designated heritage asset	Low
85	Castle Hill	Iron Age – C19	Scheduled monument	High
86	Victoria Tower	Late C19	Grade II	Moderate

Table 11.4 – Table of identified heritage assets, their period, designation and significance.

Historical Context

30. Archaeological evidence for prehistoric activity within the study area is congregated around the River Calder to the east of the Application Site. A Bronze Age spearhead (**47**) was found during gravel extraction, deeply buried by alluvium on the river bank. A rectangular univallate earthwork overlooking the river to the southeast is scheduled as an Iron Age defended enclosure, or hillfort (**1**). Cropmark enclosures, field systems and a trackway of possible later prehistoric or Roman date have been observed on the east bank of the river (**52**).
31. The absence of evidence within the study area from the earlier prehistoric periods (i.e. Palaeolithic and Mesolithic) does not necessarily mean that there was no activity at this time. The wider area contains sites and finds from the Mesolithic period, with evidence of significant activity recorded on Saddleworth and Marsden Moors, roughly 20 km to the southeast. This has provided evidence for substantial hunting and settlement activity across the Moors, and suggests that the wider area was suitable for human occupation.
32. The presence of an Iron Age hillfort (**1**) suggests that there is potential that the area was being used with some intensity in the later prehistoric period and cropmarks of possible prehistoric field systems (**52**) seem to support this. The conjectural line of a Roman road runs roughly northeast-southwest to the west of the Application Site (**50**) and Roman small

finds including a coin hoard (45), a single coin (65) and a penannular bracelet (72) were found in the vicinity, although not within the Site boundary. Although finds of the Roman period are not uncommon, no coherent patterns or clear centres of activity have been identified in the study area.

33. The only asset attributed an early medieval date in the WYHER is a grave slab connected with Robin Hood's Grave (30), which is generally believed to be an C18 folly. Bradley was included in the Domesday Survey of 1086 under the lands of Ilbert de Lacy (tenant-in-chief over most of modern day West Yorkshire), although it had no recorded population with two ploughlands and woodland.
34. The name 'Bradley' (Bradellie) is quite common and usually derived from the Saxon meaning a broad woodland clearing. The 'Chapel Close' field name (42) on the Huddersfield Tithe Map suggests a possible chapel or church ownership of land just north of the Application Site during the medieval period. The name 'le Bromfeld' (54) is documented in 1421 and derives from the Saxon 'brom' meaning broom and 'feld' meaning field, or open land.
35. A medieval settlement is documented to the north of the Application Site at the end of Firth House Lane (46). A township boundary stone (53) is marked on the First Edition OS Map of 1854 and is attributed a medieval date and the Bradley hamlet appears to have been within Dalton which was an independent township as late as the 13th century. Two further place names are identified, Lady Well (43) and Hellewell Syke (44), which may represent holy well sites, although neither are dated.
36. The majority of medieval assets have been recorded from a series of woodland surveys that took place in the area to the south of the Application Site (59, 60, 61, 62 and 63) and relate to the extraction and processing of iron ore. These include a number of bell pits (77, 79 and 80) and five sites in Dyson Wood, which are interpreted as bloomery sites (82). An ironstone working and colliery site was also recorded to the southwest of the Application Site (70). Bradley Wood to the north also contains bell pits (56) and a ironstone and iron working sites (49) associated with Bradley Grange.
37. The monks possessed the right to use the dead wood in Bradley Wood for charcoal for iron smelting by the middle of the 12th century. This charcoal may have been taken to the forges of the major iron-working site at Cockley Hill, although there is a passage in the Fountains Chartulary that can be interpreted as referring to a forge actually within Bradley Wood.
38. Bradley Grange was a grange estate of Fountains Abbey, comprising the whole of Bradley hamlet and nearly half the adjoining township of Kirkheaton. Those holdings within Kirkheaton consisted of three large blocks of property, distributed across the township and connected to each other and the main holding by a network of communications corridors, with the precinct possibly having been located at what is now Grange Farm in Bradley (18 and 19). Bradley Hall (29) may alternatively have been the principal farm of the grange. The current buildings are a C19 remodelling of an earlier C17 building. The remains discovered in Bradley Wood may relate to the Kirkheaton portion of the grange, which clearly appear to have had an industrial function also associated with pottery kilns. The

grange was granted to John Pilkington in 1478 by the Abbot of Fountains Abbey and the estate was known as Nether Bradley in 1500.

39. Therefore, there is no evidence for early medieval activity within the study area and medieval activity appears to be limited to the winning and processing of coal and iron on a relatively small scale, alongside agriculture. It may be the case that the presence of the Fountains Abbey grange has limited substantial medieval settlement in the vicinity.
40. How the former grange lands were distributed after their change of ownership is not clear, though the land is known to have been enclosed at the end of the 18th century and several farm buildings date to around this period. There is a listed barn at Shepherds Thorn Farm (**40**) to the immediate north of the Application Site which is of C18 date or possibly earlier. Fell Greave Farmhouse (**34**) is located to the south of Bradley Road and dates to at least the early 18th century, with an associated C19 barn (**35**). Grange Farm consists of an C18 farmhouse (**19**) and barn (**18**), located off Bradley Road to the southeast of the Application Site. To the immediate southwest of the Application Site is Bradley Villa Farm, which retains elements of early C19 date (**84**). A further farm known as Lamb Cote is reflected in historic maps until the establishment of the golf course in 1977 and was located at the centre of the Application Site. The farm appears to have been well-established by the mid 19th century and probably had C18 origins.
41. Therefore, the study area appears to have been largely divided into several smaller farms during the post-medieval period, with the Application Site consisting of a series of arable fields divided by drystone walls associated with Bradley Villa, Shepherds Thorn and Cote Farms.
42. To the northwest of the Application Site is Toothill Hall (**11**), a house of 1823 with a service range known as Toothill Court (**12**) and a late C18 garden pavilion (**13**). A lodge was added to the grounds of the hall in the mid 19th century (**14**).
43. To the southwest is Longwoodhouse Farmhouse (**28**), which is a mid C19 farmhouse linked to a farm which has since been redeveloped as a residential area. Fixby House (**24**) to the south of this is believed to be of a similar date. Earlier large houses are also represented in the area, including Bradley Hall (**29**) and New House Hall (**27**), the latter of which was originally built in c. 1550.
44. Kirklees Park (**41**) is a large C18 designed landscape park, pleasure grounds and gardens associated with Kirklees Hall, located on the east bank of the River Calder to the east of the Application Site. It contains a small 18th century stone walled enclosure known as Robin Hood's Grave (**30**) and a reconstructed 'Roman' watchtower (**33**).
45. Woodland became established on some of the former industrial areas during the post-medieval period, although it is likely that the ironstone mining and processing continued in some places. Several mine accesses and coal seams are recorded across the study area and the place name 'Cinderford' (**48**) may indicate the location of an ironworking site.
46. Industrial buildings of this date include Kirklees Mill (**21**) which is an C18 mill building and is possibly located on the site of an earlier medieval mill, the miller's house and warehouse

- (32) to the northeast of the mill being mid C17 in date. Another house, also called Kirklees Mill House, as well as a cottage, are located nearby and date to the 19th century (22). There is documentary evidence for Holme Cotton Mills in a location to the east of the Application Site, near to the Calder and Hebble navigation (68).
47. A tenter stone (78) and tenter post (81) were found in woodland to the south of the Application Site and would have been associated with the textile industry.
 48. Other historic buildings of this period include Firth House (37), a pair of cottages dating to the mid- to late-18th century, situated next to a further row of three cottages, 1, 3 and 5 and attached mistal (39), which date to the early 19th century. Nos. 13 and 15 Woodhouse Lane (36) are situated to the north and were originally a single dwelling of C17 date. 142 Bradley Road (17), 33-37 Oak Road (23) and Lilac Cottage (31) are all houses which were built in the 18th century. An C18 Ha-Ha (64) survives in part in playing fields to the southeast of Woodhall Gardens, having previously formed part of the gardens of Lower Woodhouse Hall, which has since been demolished.
 49. To the south of Kirklees Park, at the junction of Leeds Road and Cooper Bridge Road, is the Dumb Steeple (20), a stone obelisk of probable late C18 date.
 50. Communications through the area were improved in 1776 with the introduction of the Broad Huddersfield or Sir John Ramsden Canal (76), which passes to the east of the site. Associated features include the mid-C19 lock keeper's cottage at Cooper Bridge (8) and C18 canal lock (4). The canal joins the Calder and Hebble Navigation at Cooper Bridge. Associated with the navigation to the north are C18 Kirklees Low Lock (10), the Wharfe Works (5), the late C18 Cooper Bridge floodgate (9), an C18 milestone upstream of Lower Kirklees Lock (7), the C18 Kirklees Top Lock, the Kirklees Top Lock (2), the late C19 Brearley Bridge (3) and late C18 Anchor Pit Lock (38).
 51. Two bridges (6) were constructed between 1836 and 1840 to carry the Manchester to Leeds Railway over the Calder.
 52. The A641 to the west of the Application Site was a turnpike road and retains a number of C19 milestones within the study area (15 and 16).
 53. Administrative changes came into effect following the Huddersfield Charter of Incorporation in 1868, bringing Bradley into a ward with Dalton and Deighton.
 54. The former Church of St Thomas (26) was built in 1863-5 and served Bradley. Its gate piers are also of this period (25).
 55. Bradley Wood Corporation Sanitorium (83) was located on the western edge of Dyson and Screamer Woods. It was built in 1917 and demolished in 1970, only elements of garden and boundary features survive. At the same time a munitions factory (73) was located east of Leeds Road, having developed from a chemical works and covering an area of 26 acres well south of the Application Site.

56. The Second World War saw the construction of a Ministry of Supply Factory (**71**), an anti-aircraft defence site (**51**) and a gun emplacement (**55**), none of which survive as standing buildings.
57. Nineteenth century field boundaries were identified during archaeological evaluation (**74**) south of Bradley Road following a desk-based assessment. A watching brief (**75**) on a pumping main to the east of the Application Site revealed no archaeological features following an appraisal (**67**).
58. The golf course, which now occupies a large part of the Application Site, was opened in 1977. Prior to this, the site was divided into a number of agricultural fields associated with Bradley Villa, Shepherds Thorn and Lamb Cote farms. The golf course now presents much as expected with the usual array of greens, tees, bunkers, landscape features and fairways, interspersed with small copses.
59. The west side of the Application Site consists of pastoral fields, some of which have been recently ploughed before having reverted to pasture. There is a large indentation in the southwest corner of the holding, which may have been a former quarry.
60. In the woodland on the border with the landfill site to the east of the Application Site and the housing estate to the south, there are relict drystone field boundaries and some earth bunds and other earthworks of the former quarry. LiDAR data also reveals further fragments of drystone walling within the golf course, which are not notable on the ground and may survive as buried remains.

Assessment of Impact, Mitigation Measures and Residual Effects

61. This section describes the potential significant effects on cultural heritage assets, that the assessment has indicated would occur as a result of the Proposed Development. The nature of any potential effects is set out in **Table 11.5**. It also describes the mitigation measures which will be put in place to alleviate any potential negative impacts and the extent and nature of the residual effects of the Proposed Development, once the mitigation has been taken into consideration.
62. The Proposed Development would not require the alteration or demolition of any known heritage assets, although there will be change within their setting and this has the potential to impact upon their significance. **Table 11.2** sets out the types of impact which can occur as a result of development of this nature and **Table 11.3** sets out the methodology for determining the significance of the residual effect.
63. In the interest of conciseness, a substantial number of the identified heritage assets (**1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 41, 57, 64, 66** and **76**) can be discounted from further investigation at this stage, as the Application Site does not form part of their setting and there is considered to be no possibility of significant effects. Additionally, the impact of the Proposed Development on archaeological remains (including **46, 49, 50, 51, 52, 55, 56, 68, 70, 71, 73, 77, 78, 79, 80, 81, 82** and **83**) is considered in a separate chapter within this report.

64. The following heritage assets have been taken forward for impact assessment, as it is considered that there is potential for change within their setting, which may lead to indirect impacts on their significance:

- Toothill Hall
- Toothill Court
- Garden Pavilion in Corner of Walled Garden to Rear of Toothill Court
- Toothill Lodge
- Firth House, 7 Firth House Lane, Brighthouse
- 1, 3 and 5 and Attached Mistal, Firth House Lane
- Barn at Shepherds Thorn Farm
- Bradley Villa Farm
- Castle Hill
- Victoria Tower

Toothill Hall, Toothill Court, Garden Pavilion and Lodge

65. Toothill Hall (11) is a Grade II listed early C19 house set within landscaped grounds on the west side of Huddersfield Road. Adjoining Toothill Hall to the north is the former service range, now Toothill Court, which is also Grade II listed (12). 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.

66. Toothill Hall and Toothill Court are set within extensive grounds which extend to the south and east as open parkland beyond a more formal landscaped garden. The buildings are accessed from a principal gated entrance off Huddersfield Road marked by a Grade II listed mid-C19 gate lodge, now a single dwelling (14). A tree-lined approach road runs between the gatehouse and the hall. There is also a late-C18 garden pavilion (13) situated in the northwest corner of the grounds, in the formal garden area, which was moved to its current location in the early 20th century.

67. Views to the south on the approach to the hall and from the hall itself overlook the attractive parkland, which is lined with mature trees on its southern boundary. The enclosing effect of the trees creates a sense of seclusion within a rural environment, although the vehicle noise from nearby Huddersfield Road and the M62 somewhat detracts from this impression.

68. 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.

69. 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 accessible, and perhaps also during the winter months when the boundary trees have lost their leaves.

70. In these anticipated views, it is expected that the western portion of the Application site, which currently consists of open pasture, 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 overall setting of Toothill Hall and its associated buildings, which rests primarily on their interrelationship and the experience of the landscaped grounds.
71. The Proposed Development would introduce suburban residential built form to the western portion of the Application Site, effectively extending the suburban environment of Bradley northwards and closer to the grounds of Toothill Hall. This new built form is likely to be visible in the background of views from some locations within the grounds of the hall, although these views are significantly limited by the enclosing effect of the existing trees within the grounds, which form a clear physical, visual and psychological boundary to the south and east.
72. 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. In no instances would the Proposed Development form a prominent component of a view from the heritage assets or from within the grounds, and 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 rural/suburban character of the view is unlikely to change.
73. This minor change to infrequent views of low significance is insufficient to affect the way in which the identified heritage assets are experienced and the overall impact of the Proposed Development is therefore likely to have a neutral impact on setting. As such, the significance of Toothill Hall, Toothill Court, the Garden Pavilion and Gate Lodge will be sustained.

Firth House and 1, 3 and 5 and Attached Mistal

74. Firth House (37) was built in the mid to late 18th century as a pair of cottages. It stands at the end of Firth House Lane in a small cluster of Grade II listed buildings, which also includes a row of C19 cottages in 1, 3 and 5 Firth House Lane and attached mistal (39).
75. The cottages form an attractive cluster of rural domestic buildings and illustrate the local vernacular and traditional building materials. The buildings are accessed by a narrow, hedge-lined lane through the surrounding agricultural fields.
76. The openness of the surrounding land also means that the cottages are visible within their historic landscape setting from nearby lanes. Generally, the agricultural character of the land around the cottages is a positive aspect of their setting, as it not only facilitates medium- and long-distance views, but also enables these assets to be appreciated within their historic context.

77. The Application Site is located some 500 metres to the south of the cottages, on the opposite side of the M62. Despite its proximity in plan, the site is not visible from the cottages or from within their immediate context due to the screening effect of the intermediate Bradley Wood. As a result of this, the site is visually and psychologically detached from the heritage assets and does not form part of their setting.
78. The Proposed Development is expected to sustain this existing situation and would not bring the application site into the setting of Firth House or 1, 3 and 5 Firth House Lane and attached mistal. As such, it is considered that there will be no change to setting and no impact on the significance of the heritage assets.

Barn at Shepherds Thorn Farm

79. Shepherds Thorn is a traditional farmstead located on Shepherds Thorn Lane which contains a Grade II listed barn of C18 and possibly earlier date (**40**) and further built elements of historic interest which are deemed to be curtilage listed. To the west of the barn is another barn of probable C19 date and an altered and extended C19 stands to the northeast. Historic maps confirm that the farmstead has contracted over the 20th century and the remnants of further outbuildings are visible on site.
80. It is believed that the buildings are no longer used for their traditional agricultural use and have 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 its change in use.
81. All of the buildings, including the listed barn, have been altered during the 20th century, most noticeably by the insertion of roller shutter doors and the infilling of openings in red brick. Earlier alterations and extensions, including lean-to extensions of probably C19 date are also clearly visible.
82. Although the land surrounding Shepherds Thorn Farm does not contain many buildings, it is clear from historic maps that the setting of the farmstead has undergone significant change since the 1970s. Prior to the introduction of the M62 to the immediate north of the farmstead and the establishment of the golf course to the south, the building group would have been experienced in relative isolation, embedded within a wider agricultural field system. While much of the surrounding land remains open to this day, its character has been significantly altered, such that the farmstead is no longer experienced as part of a rural landscape.
83. 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 limited historical and functional relationship with the farmstead. The positive aspects of setting which remain are Shepherds Thorn Lane, which survives in a truncated form, as well as the remaining open fields to the east (some of which are contained within the Application Site) and on the opposite side of the M62 to the north.

84. The western portion of the Application Site containing open pasture is therefore considered to make a positive contribution to the setting of Shepherds Thorn, providing one of only a few remaining links to a rural landscape which has been progressively eroded.
85. On the other hand, the eastern portion of the Application Site containing the golf course is considered to make a neutral contribution to the setting of the farmstead, as it has lost its rural character despite remaining relatively open and free from built form.
86. The Proposed Development would introduce residential buildings in the western portion of the Application Site, eroding the rural character of the land and creating a suburban environment which would further devalue the setting of Shepherds Thorn and the change the way in which the farmstead is experienced on the main approach via Shepherds Thorn Lane.
87. The Proposed Development would also introduce built form on the site of the existing golf course, directly to the south of Shepherds Thorn. This will reduce the amount of open space within its setting and extend the developed suburban area northwards towards the heritage asset.
88. These effects represent an indirect adverse heritage impact on the designated heritage asset, which would result in harm to its significance. As the setting of the farmstead has already been harmfully altered over the course of the second half of the 20th century and has largely lost its rural character, the level of harm is considered to be 'less than substantial' in the context of national planning policy.
89. An element of mitigation has been incorporated into the design of the Proposed Development, which seeks to retain a 'green buffer' of woodland planting to the immediate south of the farmstead, with new and existing trees being included to screen the new dwellings. While this would not fully offset the harm caused by the loss of open space and, in particular, the agricultural fields to the east, it would restrict views to and from the heritage asset and would help to integrate the new development as part of its setting.
90. The residual effect of the Proposed Development would still constitute less than substantial harm to the significance of Shepherds Thorn, but this level of harm is considered to be outweighed by the wide-ranging public benefits of the scheme in accordance with NPPF Paragraph 196.

Bradley Villa Farm

91. Bradley Villa (84), which now forms part of the wider Bradley Villa Farm complex, is a non-designated early C19 house located at the junction of Bradley Road and Bradford Road.
92. 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.

93. 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.
94. Within the farm site to the east is a two storey stone barn which has been altered and extended with the expansion of agricultural activities on the site. This barn is shown in historic maps alongside the house and other outbuildings and is also believed to date to the early 19th century.
95. Taken together, the traditional elements of Bradley Villa Farm have strong group value and contain evidential and historical value as a traditional farmstead.
96. The setting of the farmstead has changed significantly over the course of the second half of the 20th century, and the complex has expanded to include a wide range of large-scale modern sheds and processing buildings. The farm was also originally set in an isolated rural location, but is now experienced as part of a predominantly suburban area, following the addition of houses on the north side of Bradley Road and the east side of Bradford Road.
97. At present, the modern farm buildings make a neutral contribution to the setting of the traditional farmstead. While they are a somewhat dominant and unsightly feature of the site, they allow for the historic buildings to continue to be appreciated in their original use. The modern farm buildings largely obstruct views between the traditional elements of the farm and the open fields to the north and east, which form part of the Application Site. Nevertheless, these open fields also reflect the original use of the farmstead and are of a rural character which is considered to be a positive aspect of setting.
98. The Proposed Development would result in the introduction of residential buildings in the western portion of the Application Site, eroding the rural character of the land and creating a suburban environment which would further devalue the setting of Bradley Villa Farm. This effect represents an indirect adverse heritage impact which would result in harm to the significance of the non-designated heritage asset. The level of harm is limited by the suburbanisation of the wider setting which has already taken place and the relative lack of intervisibility between the Application Site and the traditional elements of the farmstead. As such, the level of harm is deemed to be 'less than substantial' within the context of national planning policy.
99. The harm is mitigated in part by the retention of the existing modern farm buildings, which would continue to screen the new dwellings, although this would not fully alleviate the harm caused by the loss of open, agricultural fields. As such, the residual effect of the Proposed Development would still constitute less than substantial harm to the significance of Bradley Villa Farm, but this level of harm is considered to be outweighed by the wide-ranging public benefits of the scheme in accordance with NPPF Paragraph 197.

Castle Hill and Victoria Tower

100. Castle Hill (**85**) 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. 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.

101. 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. 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 30 metres apart. 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. A substantial part of the monument remains unexcavated, making it of great importance to the study of hillforts of these two types.
102. Castle Hill remained unoccupied until the 19th century when a tavern/hotel was built (now demolished). In the interim, it was used twice 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. Excluded from the scheduling is the Grade II Listed Victoria Tower (86), which was erected to the southwest side of the hilltop in 1897-9 to commemorate Queen Victoria's Diamond Jubilee.
103. 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.
104. 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.
105. 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.
106. The Application Site is located approximately 6 km to the north of Castle Hill, beyond the urban environment of Huddersfield. The Study notes that views north from the hilltop stretch for some 12 km 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 northeast of the town centre itself.

107. 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 C19 and early C20 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.
108. The Application Site is visible beyond the centre of Huddersfield within the suburban area of Bradley and contributes to the mixed urban/suburban character of these northward views by providing an area of mostly open space between Bradley Road and the M62.
109. Views towards Castle Hill from the Application Site and from within the surrounding area consist of glimpsed views of the hill and Victoria Tower between buildings and other structures, hedges and boundary treatments and beyond the urban centre of Huddersfield. The urban conurbation forms the most dominant characteristic of these views, with the scheduled monument appearing as a skyline feature in the background.
110. The Proposed Development would slightly reduce the amount of open, green space in views north from Castle Hill, but would reinforce the mixed, suburban character of Bradley. The inclusion of areas of open space within the Application Site as part of the Proposed Development, including the creation of a replacement golf course on an albeit smaller site, will ensure that some open, green space continues to be visible alongside the developed areas in views from a distance. In addition, open land would be retained to the north of the Application Site on both sides of the M62, including areas of woodland, as well as some areas beyond towards the rural and wooded ridgelines as mentioned in the Study.
111. There are no direct or prominent views of the monument from within the Application Site and the existing character of views towards the monument is expected to be sustained, with Victoria Tower continuing to form a skyline feature behind the immediate suburban environment and the more densely developed centre of Huddersfield beyond.
112. Overall, the Proposed Development is expected to have a decidedly limited, neutral impact on the setting of Castle Hill and Victoria Tower and would sustain the significance of the designated heritage assets.

Overall Residual Effects on Heritage Assets

113. The significance of the residual effects on the identified heritage assets is set out below in **Table 11.5**.

Site ref.	Description	Significance	Impacts from scheme	Type of impact	Significance of effect
11	Toothill Hall	Moderate	Minor change to character of setting outside of landscaped grounds	Neutral impact	Neutral

12	Toothill Court	Moderate	Minor change to character of setting outside of landscaped grounds	Neutral impact	Neutral
13	Garden Pavilion in Corner of Walled Garden to Rear of Toothill Court	Moderate	Minor change to character of setting outside of landscaped grounds	Neutral impact	Neutral
14	Toothill Lodge	Moderate	Minor change to character of setting outside of landscaped grounds	Neutral impact	Neutral
37	Firth House, 7 Firth House Lane, Brighthouse	Moderate	Development would not bring Site into setting of heritage asset.	No impact	Neutral
39	1, 3 and 5 Firth House Lane and Attached Mistal	Moderate	Development would not bring site into setting of asset.	No impact	Neutral
40	Barn at Shepherds Thorn Farm	Moderate	Loss of open space, rural character and further suburbanisation of setting. Inclusion of 'green buffer' and trees for screening.	Less than substantial harm	<i>Moderate</i>
84	Bradley Villa Farm	Low	Loss of open space, rural character and further suburbanisation of setting. Retention of existing farm buildings to provide visual buffer.	Less than substantial harm	Minor
85	Castle Hill	High	Slight reduction in amount of open, green space in north views from asset. Maintain mixed suburban character of views.	Neutral impact	Neutral
86	Victoria Tower	Moderate	Slight reduction in amount of open, green space in north	Neutral impact	Neutral

			views from asset. Maintain mixed suburban character of views.		
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Table 11.5 – Cultural heritage environmental effects.

114. As the above table shows, the residual effects of the Proposed Development in respect of identified heritage assets will be neutral or minor in all but one case. These effects are not significant in EIA terms.
115. With respect to the Barn at Shepherds Thorn Farm, there is potential for less than substantial harm to be caused to the designated heritage asset as a result of change within its setting, in spite of a degree of mitigation through design. Less than substantial harm to a Grade II listed building constitutes a residual effect of moderate significance, which is considered to be significant in EIA terms.
116. In accordance with NPPF Paragraph 196, less than substantial harm to a designated heritage asset should be weighed against the public benefits of the scheme. In this instance, the public benefits are wide-ranging and of a large scale commensurate with the scope of the Proposed Development. In summary, they include:
- Delivery of c. 2000 new dwellings on an allocated site, making a significant contribution to the anticipated 5-year supply of housing land in the district;
 - Provision of community facilities, including a new primary school, new local centre, a repurposed 9-hole golf course and two full-sized 3G pitches;
 - Creation of employment opportunities throughout the construction phase and throughout the lifetime of the development;
 - Increase in demand for local goods and services, as well as services throughout the district (e.g. Huddersfield centre), in association with the new residents.
117. These public benefits are expected to flow from the development and would substantially outweigh the less than substantial harm caused to the significance of Shepherds Thorn, in accordance with NPPF Paragraph 196 and Policy LP 35 of the Kirklees Local Plan.

Cumulative Effects

118. The cumulative effects of the Proposed Development incorporate the additional impacts which would be caused as a result of the subject scheme taken in combination with other existing and approved developments in the local area. The developments which have been considered with respect to cumulative effects are listed below and shown in **Plate 11.1**:
- Calderdale Woodhouse Garden Suburb Draft Allocation LP1451 (Proposed development of c. 1,257 dwellings);
 - Approved development on part of the allocated site HS11 on land off Tithe House Way (105 dwellings approved under application ref. 2018/93965);

- Allocation ref. HS12 – Land north and west of Gernhill Avenue, Fixby (252 dwellings approved under application ref. 2018/92055);
- Allocation ref. ES1 – Land at Bradley Business Park, Bradley (19,202 m² B1(b), B2 and B8 floorspace approved under application ref. 2018/91432);
- Allocation ref. HS13 – Land to the east of Netheroyd Hill Road, Cowcliffe;
- Allocation ref. HS14 – Land north of Ashbrow Road, Brackenhall;
- Allocation ref. ES9 – Former Cooper Bridge Waste Water Treatment Works, Leeds Road; and
- Allocation ref. MXS6 – Land at Slipper Lane and Leeds Road, Mirfield (various extant permissions for residential and employment uses).

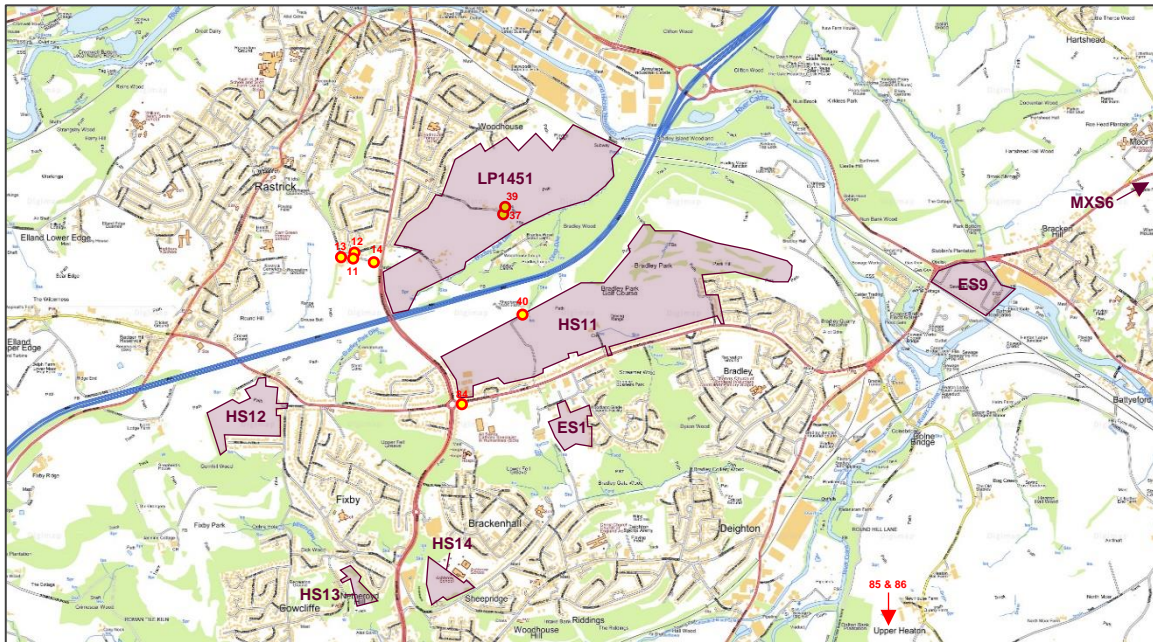


Plate 11.1 – Map showing distribution of heritage assets and cumulative development sites

119. On the basis of the available information, it is considered to be highly unlikely in most cases that the cumulative effects would be of a different nature or scale to the residual effects explored in the previous section. This is a result of the location and scale of the cumulative development sites, which are not sited close enough to the identified heritage assets and are of insufficient scale to materially alter the nature and scale of the heritage impacts.
120. The only exception is Draft Allocation ref. LP1451, which envelops Firth House and 1, 3 and 5 and attached mistal. Development in this location is likely to erode the historic rural context of the heritage assets and have a negative effect of setting, the extent of which will be determined by the detailed design of any development. However, these potential negative impacts are not tied to the Proposed Development and would therefore not constitute cumulative impacts.
121. With respect to the character of north-facing views from Castle Hill and Victoria Tower, the cumulative developments will further reinforce the mixed, suburban character of Bradley

in conjunction with the Proposed Development and would therefore sustain the prevailing character of these views and the significance of the designated heritage assets.

Summary and Conclusions

122. The above heritage impact assessment has concluded that the Proposed Development will sustain the significance of the vast majority of heritage assets within a 1km radius of the Application Site boundary, taking into account the potential cumulative effects of development in the local area.
123. The Proposed Development has been found to have the potential to cause less than substantial harm to one non-designated heritage asset, Bradley Villa Farm, as a result of change within its setting. This level of harm constitutes a residual effect of minor significance, which is not considered to be significant in EIA terms.
124. The Proposed Development also has the potential to cause less than substantial harm to the significance of the Barn at Shepherds Thorn Farm, a Grade II listed building, as a result of change within its setting. The indirect adverse heritage impact has been mitigated in part through design with the incorporation of a 'green buffer' of woodland planting to the immediate south of the farmstead, with new and existing trees being included to screen the new dwellings. However, the residual effect would still be of moderate significance, which is considered to be significant in EIA terms.
125. The less than substantial harm has been found to be significantly outweighed by the wide-ranging and large scale public benefits which would flow from the scheme, in accordance with NPPF Paragraph 196 and Policy LP 35 of the Kirklees Local Plan. As such, the proposed development accords with local and national planning policy relating to conservation of the historic environment.