

Consultation Response from KC, Conservation & Design
2022/91477 Land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX
Hybrid Planning Application for the erection of an industrial unit for E(g)/B2 /B8 use with associated access, parking, groundworks and landscaping in conjunction with an outline application for mixed use development use class E(a), E(b), E(g), B2 and B8
Date Responded: 6.9.22 Responding Officer: Sue Brooks Responding Ref:
<p>The proposal site is a large area of open land situated to the east of Crosland Road and south of Lindley Moor Road and is a Local Plan allocation site (mixed use).</p> <p>There are no designated heritage assets on the site itself, although to the west of the Lindley Moor Road and Crosland Road junction is a Grade II* listed guide stoop, and the Grade II listed Haigh Cross is on land further south to the west of Crosland Road. On land to the west is a roman road designated as an archaeological site, which is not affected by the proposal.</p> <p>The impact of the development on the setting of the designated heritage assets above is limited to buildings A and F which are located near the west boundary of the site. Outline planning permission is sought for these buildings and therefore a detailed response will be provided when a reserved matters application is submitted.</p> <p>The map of 1854 indicates that the guide stoop was on the east corner of the junction, and more recently on a traffic island in the centre of the widened junction. It is currently located on the west corner on land of the now traffic-light controlled junction, adjacent to a new footway. The setting of the guide stoop has been altered significantly due to changes to the road layout and addition of street furniture, although the stoop is still located on its original junction. The proposed location of Building A, a proposed single storey structure, is near this corner of the site with car parking providing a buffer between the unit and listed guide stoop.</p> <p>The heritage statement indicates that the existing drystone walling on this boundary will be repaired and possibly extended, and this will be dealt with at reserved matters stage, along with landscaping and planting which will help to mitigate the visual impact.</p> <p>Building F is a substantial two-storey structure which is directly opposite Haigh Cross. The setting of the cross has been eroded significantly with the development of a large commercial building directly to the west. The area between the cross and Crosland Road has been landscaped to allow the cross to remain visible from this road. The construction of Building F on land to the east of the road will further harm its setting by the loss of more historic open fields. Ideally, the building should be reduced in scale, with careful consideration of materials and details on the west elevation, and the drystone wall on the west boundary must be retained, with landscaping and planting proposed to mitigate the visual impact. This will be dealt with at reserved matters stage.</p> <p>In conclusion the proposed developments will lead to less than substantial harm to the setting of the designated heritage assets above. However, this harm is low due to previous changes in context and setting, and the proximity of the site on the opposite side of the Crosland Road. The principle of development has been established as this is a local plan allocation site, and the public benefits of providing employment opportunities and commercial space outweighs the harm.</p> <p>Further details need to be submitted at reserved matters stage, including external design and materials for Building A and F, along with boundary treatments, buffer planting and landscaping to mitigate the harm as far as possible.</p>