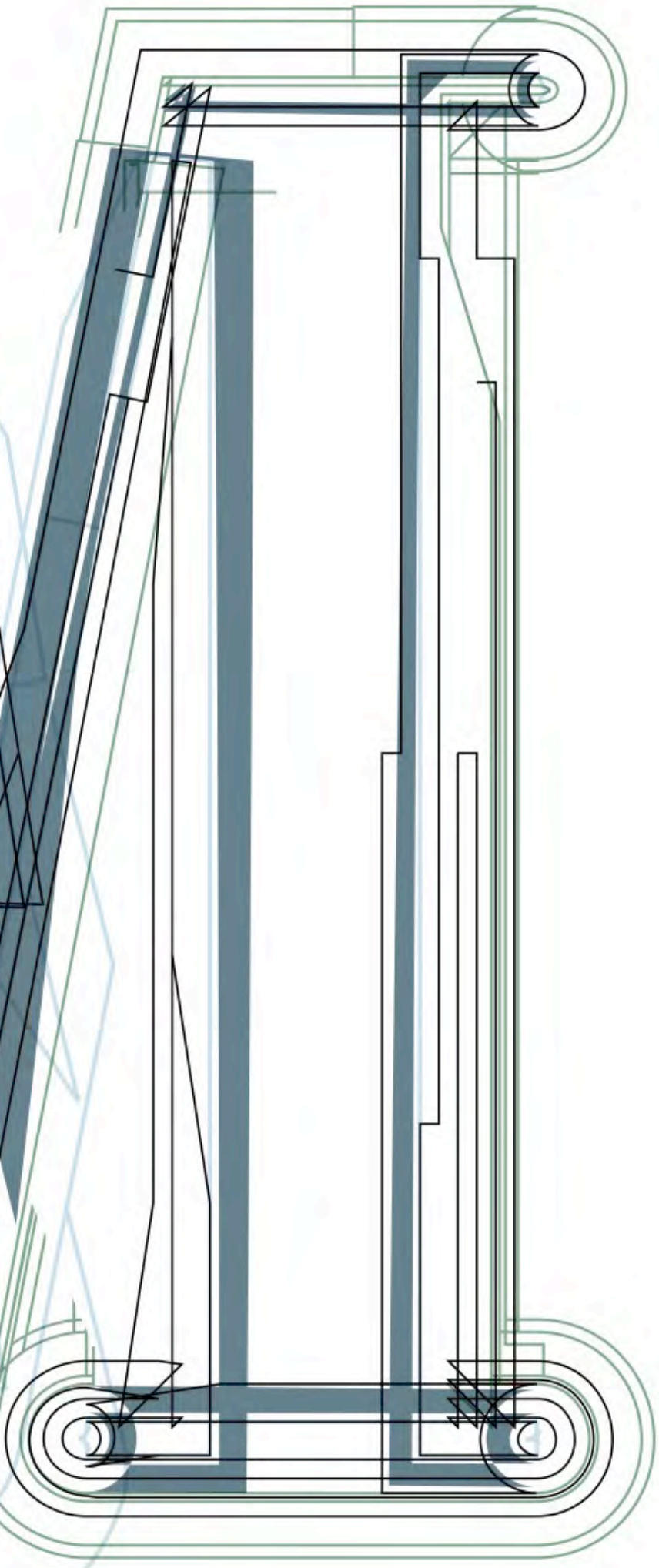


m b Heritage

KCS Development Ltd

Residential Development of Land off Rowley Lane Lepton, Huddersfield

Built Heritage Statement

m b Heritage

Land off Rowley Lane
Lepton, Huddersfield

Built Heritage Statement

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1.0 INTRODUCTION

1.01 This Statement, prepared on behalf of KCS Development Ltd, sets out an assessment of the potential impacts upon the historic environment arising from proposals for the residential development of land off Rowley Lane, Lepton, Huddersfield. The proposals comprise the erection of 80 no. dwellings with associated public open space, landscaping and highways and drainage infrastructure. These are to be the subject of an Outline Planning Application with layout and access to be considered, all other matters reserved. A copy of the proposed site layout plan is included at Appendix 1 (Drawing Number 3284-0-002 O).

1.02 The site comprises a series of agricultural fields on sloping ground to the south of Lepton and currently in pastoral use. To the north the site adjoins residential development on Hermitage Park, Rowley Lane and Beldon Brook Green, to the south and south-west land currently in agricultural use and the boundary of Beldon Brook, and, to the west Lepton Great Wood. Boundaries, including internal enclosure field divisions comprise hedgerows and stone walling. A public footpath (KIR/85/10) crosses the northern section of the site, linking Rowley Lane to the west with Green Balk Lane to the east.

1.2 The site is allocated for residential development within the Kirklees Local Plan (Allocations and Designations) adopted in February 2019 as part of a wider residential allocation which extends to the south (HS3 Land South East of Hermitage Park, Lepton). The development site falls in proximity to a number of built heritage assets and therefore has potential to impact upon the significance of the built historic environment. The nature and extent of this potential impact is considered within this Statement.

1.03 The Statement follows National Planning Policy Framework (Framework) and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development. The Statement is structured as follows:

Section 1 – Introduction

Section 2 - Policy Context and Guidance

Summarises the principal policy and best practice guidance relevant to the assessment.

Section 3 – Baseline Assessment of Significance

Sets out an overview of historic environment baseline information, including mapping information and past archaeological assessments/events, relevant to the site. Identifies those heritage assets potentially affected by the development.

Section 4 - Assessment of Development Impact

Provides a summary of pre-application consultation responses relevant to the consideration of heritage issues and summarises the proposed development. Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.04 A site walkover was undertaken during September 2020 and March 2022. This Statement considers potential built heritage impact and does not assess archaeological potential.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *"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."*

2.02 This statutory duty must be given great weight and importance in the decision-taking process.

National Planning Policy and Historic England Guidance

2.03 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (paragraph 8). It indicates that 'great weight' should be given to the conservation of designated heritage assets (paragraph 199), conservation being defined as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"* (Annex 2: Glossary).

2.04 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

2.05 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

"A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance."

2.06 HEAN12 advocates a stage approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

2.07 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset consideration may need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

2.08 In considering the extent of harm, Paragraph 200 of the Framework states that any harm to, or loss of, the significance of a designated heritage asset should require 'clear and convincing justification'. Paragraph 201 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

"The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss."

2.09 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 202, that authorities should weigh the public benefits of the proposal against the harm identified.

2.10 Public benefits include heritage benefits and the NPPG provides the following examples:

- *"Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
- *Reducing or removing risks to a heritage asset*
- *Securing the optimum viable use of a heritage asset in support of its long-term conservation."*

2.11 In any assessment it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and, conversely, the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework 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."

2.12 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."

2.13 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

Local Planning Policy

2.14 The Kirklees Local Plan (the KLP) was adopted in February 2019 and is the statutory development plan for the area. Policy LP35 relates to the Historic Environment and states, in summary, that:

- *Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.*
- *Proposals that 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.*
- *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. Consideration should be given to the need to:*

  a. *Ensure proposals maintain and reinforce local distinctiveness and conserved the significance of heritage assets;*
  b. *Ensure proposals within conservation areas conserve significance;*
  c. *Secure a sustainable future for heritage assets at risk;*
  d. *Identify opportunities to secure a sustainable future for heritage assets;*
  e. *Accommodate innovative design where this does not prejudice the significance of heritage assets;*
  f. *Preserve the setting of Castle Hill where appropriate.*

2.15 The site forms part of a wider residential allocation within the KLP, HS3: Land to the south east of Hermitage Park, Lepton, which extends to 12.51 hectares and has an indicative capacity of 312 dwellings. The site-specific considerations in respect of the allocation have a number relating to the historic environment:

- *In order to safeguard the setting of the Grade II Listed Building known as Crow Trees, no development should take place on the field/area marked as moderate significance in the Council's HIA* [Heritage Impact Assessment] *to the west of the public footpath that runs across the site.*

- *Proposals will identify an appropriate layout, scale, appearance and materials of the proposed residential development to minimise harm to the setting of heritage assets, taking into account the evidence presented in the Council's Heritage Impact Assessment or any update Heritage Impact Assessment submitted as part of the planning application process.*
- *The public footpath, the historic field boundary and trees protected by TPOs to the south of Crow Trees shall be retained as part of any development proposals.*

2.16 The plan referred to in the HIA is copied below for reference:

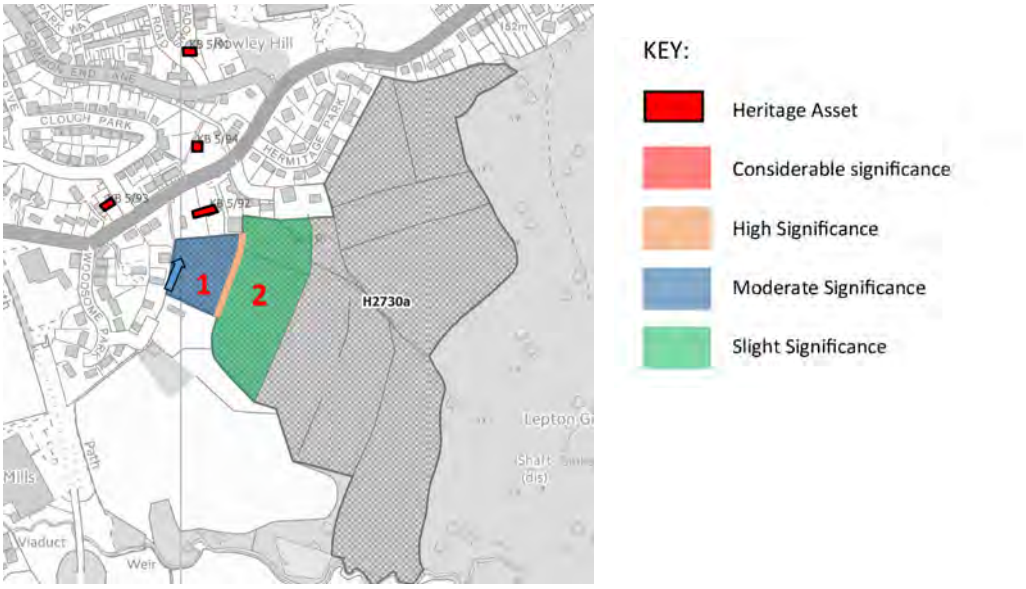


Figure 1: HIA Assessment of the Development Site

2.17 The Inspector's Report on the Examination of the Kirklees Publication Draft Local Plan commented on the potential impact of the development of the site (referenced as H2730a) on the historic environment:

"173. The Council's HIA identifies that part of site H2730a us of moderate significance for the setting of the listed building 'Crow Trees'. Site capacity allows scope for this area to be retained as open land. Accordingly, in order to avoid harm to setting the policy should be modified to specify that no development shall take place in this area and require the retention of the historic field boundaries, public footpath and protected trees to the south of Crow Trees which

are also identified as significant to the asset. [These modifications are adopted in the site-specific considerations for the site in the adopted KLP].

174. Neither site [includes reference to site allocation H2684a to the south-west] *is identified in the Castle Hill Setting Study (2016) as significant to its setting. As seen on my site visit, and as shown in submitted photographic evidence, the sites are visible from the grounds of the listed building of Woodsome Hall. Historic England has indicated that the allocation sites can also be seen from rooms within the Hall. However, there is considerable distance between the Hall and the Lepton sites, and the sites are viewed as part of a wide vista which includes development and open areas. Trees also provide some screening. Evidence from Historic England does not identify a clear connection between the Hall and Capability Brown. Taking into account these factors I conclude that any harm to the Hall or its setting would be limited, and could be mitigated through appropriate landscaping and layout."*

2.18 Having regard to the Inspector's comments, no impacts are identified in respect of the significance, within setting, of the Castle Hill Scheduled Monument (List Entry Number 1009846).

2.19 The above policy and guidance is considered, as appropriate, in the assessment set out below.

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas
- Non-designated heritage assets, including buildings or structures of local interest
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The National Record of the Historic Environment (NRHE)
- The West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.05 Recorded designated and non-designated heritage assets have been identified based upon an initial 1km search radius from the site. This radius is considered appropriate having regard to the location of the site and nature of the development proposals. Designated assets falling outside of the radius have also been reviewed and consideration given to potential development impacts.

Historic Environment Baseline

Designated Heritage Assets

3.06 No designated heritage assets fall within the site. The National Heritage List for England holds 18 records falling within 1km of the site centre. These relate to Grade II listed buildings falling to the north, south and west of the site. An initial scoping assessment of potential impacts upon the setting of these assets is included at Appendix 2. This indicates that, in the majority of instances, given distancing and intervening built and landscape form, the site does not form a significant element to setting and no impacts are anticipated.

3.07 An exception is the Grade II listed building, Crow Trees (1135342), a house forming part of a building group dating to the 17th century. The buildings are located off Rowley Land to the north-west of the site which forms part of an associative historic agricultural landscape which contributes positively to the significance. Crow Trees has undergone a number of unsympathetic alterations and is currently in a poor visual and aesthetic condition. The building now forms part of a modern residential estate development and historic setting has been largely compromised. Potential impacts upon Crow Trees are considered in the next section.

3.08 Beyond the initial 1km search area to the west is Woodsome Hall, a Grade 1 listed building (1184158) of exceptional architectural or historic interest. The Hall, now in use as a golf club house and hotel, was constructed between the early 16th to mid-17th century and has inter-visibility with the site which is situated on higher ground, around 2km from the building. Potential impacts upon the setting of the Hall were considered by the Local Inspector (see paragraph 2.17) during the site allocation process and are assessed below. The Inspector also confirmed that development of the site would have no impact upon the Castle Hill Scheduled Monument (1009846) located around 5km to the west of the site.

3.09 The West Yorkshire Historic Environment Record (WYHER) holds 15 records within 1km of the site and these are listed at Appendix 2. These records predominantly relate to 18th and 19th century textile and agricultural industry in the area. No records will be impacted by the proposed development.

Historic Mapping Record

3.10 References to relevant WYHER records falling within the study area are noted below with Primary Record Number (PRN) cited.

3.11 Settlement within Lepton has been documented as dating back to the medieval period and fragmentary evidence from this period is recorded at 8 Rowley Lane (**PRN10690**). The site likely continued in agricultural use from this period with no indication of built structures within the site shown on the modern mapping record.

3.12 The first edition Ordnance Survey (OS) map, published 1854-55, shows the site as part of a series of agricultural fields extending to the south and east of settlement at Rowley Bottom and Rowley. Enclosure divisions indicated an 18th or early 19th century pattern with a number of cross-division now absent. Within Rowley Bottom the Crow Trees property is shown along with the White House Public House and a *Hermitage* which provides the name origin for the later Hermitage Park estate. Lepton Great Wood, an ancient woodland, is shown to the east.

3.13 The 1893 OS map provides greater detail and shows the footpath crossing the northern section of the site to link with Rowley Lane and traversing through Lepton Great Wood. An *Old Air Shaft* is shown to the north, likely related to mining activity in the area. By the time of the 1906 OS map the Victoria Colliery is marked to the north of the site and the Wood. Limited linear development, largely infill, has taken place within Rowley Hill. No significant changes are shown within the site.

3.14 Further settlement growth is shown on the 1916 OS map around Rowley Hill and a tramway is shown linking the Victoria Colliery with the Kirkburton Branch rail line to the west. A cricket ground is shown to the north of the site. Woodsome Colliery and Woodsome Brick Works are shown as established by the time of the publication of the 1938-48 OS map. By the time of the 1961 OS map a number of field cross-divisions have been removed and an area of worked land is shown to the south. Divisions appear to have been re-established by the time of 1970s mapping which also indicates the suburban expansion to the north side of Rowley Lane along Clough Park, Fields Road and Manor Park Way. This continued into the 1980s with the laying out of the Hermitage Park and Woodsome Park residential estates.

3.15 Copies of selected OS mapping are included at Appendix 3.

3.16 Having regard to the initial baseline assessment, it is considered that the principal impacts of the proposed development will relate to those upon the significance, within setting, of the Grade II listed Crow Trees and the Grade I listed Woodsome Hall. The nature and extent of these impacts is considered below.

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4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

4.01 The proposed development layout is shown on the Proposed Site Layout (Niemen Architects. Drawing Number 3284-0-002 O) and this is included at Appendix 1. The development is summarised below:

- The erection of 80 no. dwellings providing 2, 3 and 4-bed accommodation.
- The new dwellings will be in 2-storeys and arranged in terraced, semi-detached and detached forms.
- The layout proposes two development parcels, one to the north of the site and east of the Hermitage Park residential estate and the second to the south these being linked by a single road access.
- The parcels will be separated by an extensive area of linear public open space, incorporating drainage basins, aligned with the existing public right of way. Additional areas of open space will be provided to secure an area of development stand-off from Great Lepton Wood along the eastern site boundary.
- Land to the south/south-west of the listed Crow Trees, corresponding with the area of moderate significance identified in the HIA for the allocation (see Figure 1) will be retained as an undeveloped biodiversity net gain area, comprising scrub and scrubby woodland planting. This will form part of a wider Landscape Masterplan for the development.
- Existing field divisions will be retained and reinforced and supplementary planting will be provided within the development parcels and along the boundaries of the development with open space areas.
- Principal vehicular access will be taken from Hermitage Park.

4.02 Full details of the proposals will be provided within the Design and Access Statement (Nieman Architects. 2022), plans and particulars to be submitted as part of the planning application for the development.

Pre-Application Consultation

4.03 The proposed development has been the subject of extensive pre-application consultation with the local planning authority and statutory bodies, including Historic England. This has included consideration of a joint masterplan for the KLP allocated housing sites HS2 and HS3 and draft heritage assessments. The feedback received has informed the current submission proposals.

4.04 In a written pre-application consultation response (13th April 2021) the Council's Conservation and Design Officer concurred with the findings of the Built Heritage Assessment (MB Heritage 2021) that the partial development of the HS3 site, as currently proposed, would have no direct heritage impacts upon the significance of currently known heritage assets. Potential indirect heritage impacts, those upon the setting of the asset, may arise in respect of the Grade II listed building Crow Trees (1135342) to the north west and the more distant Grade I listed Woodsome Hall to the west. No other direct or indirect heritage impacts will arise.

4.05 In respect of Crow Trees the Conservation and Design Officer notes that the proposed development layout does not include the allocated land to the south of Crow Trees. Consequentially, the setting of the grade II listed building will be unaffected by the Phase 2 residential development and the indirect impact on Crow Trees would be negligible.

4.06 The Officer response also assesses the potential for indirect impacts upon the setting to Woodsome Hall (1184158) and states that:

"The currently proposed residential development accessed from Hermitage Park would be considerably detached from the setting of the hall by both distance and the intervening layers of mature landscape features and extant development (which extend to Penistone Road). The existing fabric of Lepton would consequently act to mitigate any potential impact on the appreciation or experience of Woodsome Hall resulting from the proposed Hermitage Park site (Phase 2). The apparent detachment would be further enhanced in the long-term by additional tree planting within the Phase 2 site and on the western boundary of the site. These would combine to filter views from the west, avoiding any significant diminution of the setting of Woodsome Hall from this northern end of the HS3 allocation. Consequently, the indirect heritage impact of this currently proposed Phase 2 residential development, upon the setting of the hall is anticipated to be negligible." (paragraph 8)

4.07 The current proposals, subject of the Planning Application, remain in accordance with the pre-application submission and, the assessed heritage impacts as set out below remain consistent with the assessment made by the Council's Design and Conservation Officer.

4.08 In pre-application consultation Historic England provided comments on a joint masterplan for sites HS2 and HS3. The response, dated 6th January 2022 (John Stonard, Team Leader, Development Advice), welcomed the provision of a masterplan and the overarching design ethos. In respect of potential impacts upon views from Woodsome Hall the response noted that an area of high ground has been left as open space and indicates that an assessment should be made of the extent to which this will provide mitigation. Assessment should also be made of potential impacts upon this and other heritage assets.

4.09 The provision of the landscaped open space corridor on higher ground and running centrally through the site is retained in the planning application submission. As set out below, and confirmed in pre-application comments from the Council's Design and Conservation Officer (paragraph 4.06 above), this will mitigate potential impacts upon Woodsome Hall such that no adverse impacts upon the setting of the asset will arise. The assessment of potential development impacts upon other heritage assets is set out below and at Appendix 2.

4.10 The Historic England response also noted that the pre-application submission masterplan showed development to the south of the grade II listed Crows Trees, which was identified in during the KLP allocation process as contributing to the setting of the asset. It recommends that the proposals should be amended to address this and point and the planning application submission layout (Appendix 1) does not show development within this area. This accords with the KLP site specific requirements for the HS3 allocation.

4.11 As set out below, the planning submission proposals, described below, fully accord with the pre-application advice and assessments set out by the Council's Design and Conservation Officer and Historic England.

Development Impact

4.03 As noted above, the proposed development, will potentially impact upon the significance, within setting, of the Grade II listed building Crow Trees to the north-west and the Grade I listed Woodsome Hall located some distance, on lower ground, to the west of the site. No direct impacts upon the significance of any currently known built heritage asset is identified.

4.04 **Crow Trees (List Entry 1135342)** forms part of a building group constructed during the 17th century and likely a retained cross-wing of a larger house the group, which includes 8 Rowley Lane, incorporating elements of medieval fabric (WYHER). The building is set back from Rowley Lane and is in two storeys with a later 19th century additions. It is constructed in a dressed stone under a stone slate roof covering. The building has a strong landscape enclosure from Rowley Lane although is more open in aspect to the south where the domestic curtilage, delineated by stone walling, adjoins open agricultural land falling with the development site. Whilst modern development to the north-east and south-west has diminished setting the visual connectivity of the building with its historic agricultural landscape setting to the south remains significant. The land also allows views onto the listed building from the public footpath to the south although the architectural and aesthetic condition of the building is generally poor.

4.05 The significance of the setting to Crow Trees was noted within the Council's Heritage Impact Assessment (Farrell & Clark Architects) (HIA) which regarded the bounded field to the south as holding 'moderate' significance to the listed building. The adjoining field to the east was assessed as having 'slight' significance in providing a rural backdrop to the asset. Based upon the findings of the Assessment, the site-specific requirements for the allocation, as set out within the KLP, requires for the field to the south, of 'moderate' significance, to remain free from development and historic field boundaries to be retained.

4.06 The development site does not propose construction on the land to the south/south-west of Crow Trees and the area of land identified as holding 'moderate' significance will be retained as a biodiversity area comprising scrub and scrubby woodland.. On this basis, the setting to the listed building will be protected in full accordance with policy guidance and no harm to the significance, within setting, of the listed building is identified. This assessment accords

with that given by the Council's Design and Conservation Officer and advice provided by Historic England.

4.07 **Woodsome Hall (1184158)** is a Grade I listed building located on lower ground just over 2km to the west of the site. The Hall was constructed in stages for the Kaye family between the early 16th and mid-17th centuries. The building is finely detailed, constructed in 2-storeys, in an ashlar stone with stone slate roof. The principal elevation of the building orientates to the east and has a paved terrace which allows expansive views and vistas in aspects to the west. The site forms part of these wider views which are characterised by a mixed urban, rural and woodland form. Significant views towards the Hall are available from the higher ground within the site along the public footpath moving west from Lepton Great Wood.

4.08 In considering the contribution made by the site to the significance, within setting, of the Hall, it must be concluded that the site, whilst forming part of the view or vista to the east, is not the sole element or part of any historically planned view. Whilst historically the site may have been part of the wider functional estate land associated with the Hall this historic connection is not evidenced. The expansive easterly views available from the Hall and terrace take in extensive areas of woodland and open space, to the foreground and background of the site and include wider vistas extending to the north and south. These views include the existing built urban form of Lepton, including housing, office development and associated car parking and reflect many 20th century changes to the character of the view.

4.09 In views from the east of Woodsome Hall the extent of the site visible as part of the wider landscape varies. From the southern section of the terrace views tend to be filtered by intervening vegetation which was planted / managed to form the golf course. From the central and northern sections of the terrace views towards the site encompass the existing built form of Lepton. Whilst the alignment and treed framing of the first hole of the golf course facilitates views towards the site this is not reflective of a historically significant or planned view.

4.10 It is also important to note that the significance within the setting to the Hall is not solely confined to available views to the east. It includes views from other aspects including those to the south which take in the historic former walled gardens and views, facilitated by the presence of the golf course, to the west and north. To the east, whilst development of the site

will result in a visual change the overall character and composition of the view will remain unchanged. Significantly woodland, including views of Lepton Great Wood, will be retained and remain available within the view.

4.11 In views from the site the existing field pattern, which orientates parallel to the public footpath creates an east-west view corridor within the upper section of the site which allow long distance views towards the Hall on the opposite valley side and set within the surrounding golf course. This view holds a degree of significance which is acknowledged within the proposed illustrative layout (Appendix 1) through the arrangement of open space which will protect westerly views. In combination with landscape treatment within and to the site boundaries, it is considered that the scheme proposals successfuly mitigate impacts upon the setting to Woodsome Hall. This concurs with the pre-application assessment made by the Council's Design and Conservation Officer.

4.12 The potential impacts of the allocation upon the setting to Woodsome Hall were considered by the Inspector in the Local Plan examination (see paragraph 2.24), whilst the site is visible from the Hall and terrace, it is a considerable distance away and forms part of a wider vista including both developed and open areas. Subject to appropriate layout and landscape treatment, the Inspector concluded that potential impacts can be removed/mitigated to an acceptable degree. The proposed site layout retains extensive areas of open space including a wide corridor separating the two development parcels and along the eastern site boundary to provide development set back from Great Lepton Wood. Field boundaries within, and to the edges, of the site will be retained and reinforced and this will further reduce the visual impact of the development.

4.13 In accordance with guidance given by the Inspector in respect of the Local Plan examination, it is considered that the proposed development layout and landscape treatment will mitigate and remove any potential harm to the setting of the Hall. This includes the provision of a large landscape buffer within the central area of the site, extending to the east, and areas of development set-back from Lepton Great Wood. Tree planting within and to the western boundary of the site will also serve to screen and filter views from the west and establish a woodland edge to the development. Areas of significance within the eastern more elevated section of the proposed public open space which allows for longer distance views and vistas

over the landscape to the west towards Woodsome Hall will be retained. As such no development impacts upon the setting to the Hall are anticipated.

5.0 CONCLUSIONS

5.01 This Statement has considered the potential impacts upon the built historic environment predicted to arise from the proposed development of land off Rowley Lane in Lepton, Kirklees. The proposed development site comprises part of an area of land, which extends to the south, allocated for residential development within the adopted Kirklees Local Plan 2019. The development, to be submitted as an Outline Planning Application to the Council, comprises the erection of 80 no. dwellings with associated open space, landscaping and highways and drainage infrastructure.

5.02 Following an initial scoping exercise (Appendix 2), the Statement concludes that potential impacts will relate to those upon the significance, within setting, of the Grade II listed building Crow Trees, to the west, and the Grade I listed Woodsome Hall, located, also to the west, around 2km from the site. The nature and extent of these potential impacts were considered by the Inspector as part of the Local Plan Inquiry which confirmed the acceptability of the wider site allocation. The site-specific requirements for the development of the site set out within the Local Plan also include measures to protect the setting of Crow Trees.

5.03 The proposed development responds positively to these potential impacts and directly addresses the comments made by the Inspector, the site requirements set out within Local Plan and advice received during pre-application consultation. Specifically:

- The proposed layout incorporates extensive areas of open space and retains and supplements existing field divisions. In combination with supplementary landscape planting this will reduce the visual impact of the development and successfully remove potential impacts upon the extended setting of Woodsome Hall.
- The area of land identified as holding 'moderate' significance to setting to the south of Crow Trees will remain undeveloped and as such there is no conflict with the development requirements for the site as set out under Policy HS3 of the Kirklees Local Plan.
- As regards the further development requirements, the proposed layout, landscape treatment and arrangement of open space will successfully minimise and remove harm to the setting of Crow Trees and Woodsome Hall. The existing public right of

way and historic field boundaries will be retained and integrated within the development.

5.04 Overall, it is considered that the proposed development, through layout, open space and landscape treatment, fully accords with the recommendations made by the Local Plan Inspector and the development requirements for the site set out under Policy HS3 of the adopted Kirklees Local Plan. It is concluded that the development can therefore be brought forward in accordance with National and Local planning policy without substantive harm to the significance of the built heritage assets identified.

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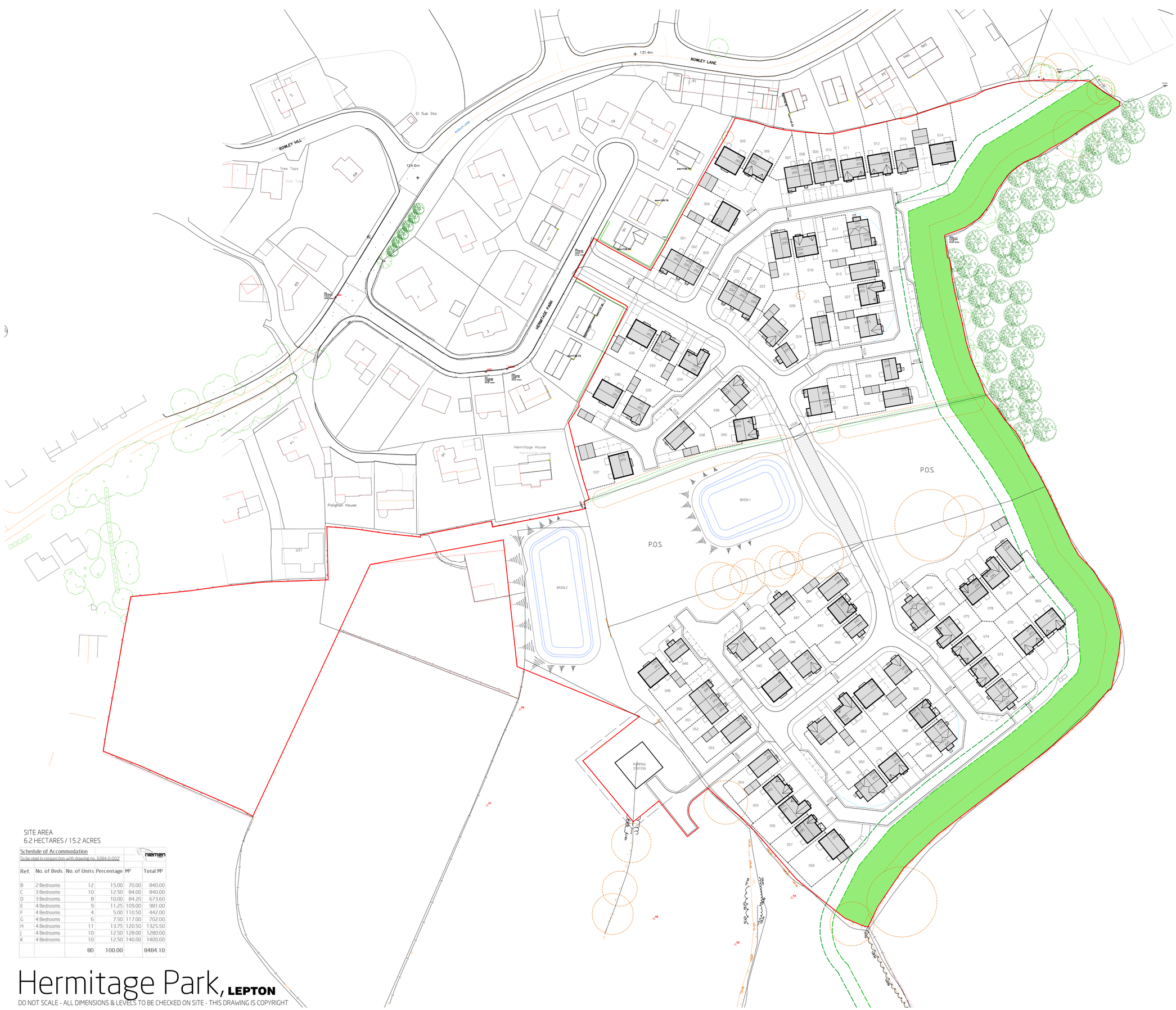
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APPENDIX 1

PROPOSED SITE LAYOUT



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KEY:

- ANCIENT WOODLAND 15m OFFSET TO ROADS / PATHS
- ANCIENT WOODLAND 20m OFFSET TO BUILDINGS
- ANCIENT WOODLAND SEMI NATURAL BUFFER
- ROOT PROTECTION ZONE
- FORWARD VISIBILITY SPLAYS

SITE AREA
6.2 HECTARES / 15.2 ACRES

Schedule of Accommodation

To be read in conjunction with drawing no. 3284-0-002

niemen

Ref.	No. of Beds	No. of Units	Percentage	M²	Total M²
B	2 Bedrooms	12	15.00	70.00	840.00
C	3 Bedrooms	10	12.50	84.00	840.00
D	3 Bedrooms	8	10.00	84.20	673.60
E	4 Bedrooms	9	11.25	109.00	981.00
F	4 Bedrooms	4	5.00	110.50	442.00
G	4 Bedrooms	6	7.50	117.00	702.00
H	4 Bedrooms	11	13.75	120.50	1325.50
J	4 Bedrooms	10	12.50	128.00	1280.00
K	4 Bedrooms	10	12.50	140.00	1400.00
		80	100.00		8484.10

Hermitage Park, LEPTON

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWING IS COPYRIGHT

revision	date	content	initials
O	06.04.22	RED LINE BOUNDARY REVISED AS PART OF BNG QUALIFICATION	ED
N	24.03.22	LAYOUT ADJUSTED IN LINE WITH ENGINEERS ADJUSTMENTS AND ARCHITECTS ADJUSTMENTS.	JB
M	22.02.22	HT DRAWINGS REVISED TO SHOW PATIOS TO REAR DOORS	ED
L	22.09.21	GARAGES TO PLOTS 41&54 REMOVED FROM RPA	ED
K	13.09.21	KERB RADII TO HERMITAGE RD REVISED TO TIE INTO EXISTING KERBLINE	ED
J	08.09.21	VIS SPLAY TO PLOTS 26 & 17 REVISED.	ED
I	06.09.21	CENTRELINE RADIUS ADJ PLOT 43. VISIBILITY SPLAYS INCORPORATED WITHIN PROPOSED ADOPTED HIGHWAY LIMIT	ED
H	31.08.21	LAYOUT REVISED IN LINE WITH HIGHWAYS ENGINEERS COMMENTS	ED
G	10.08.21	REVISED SITE LAYOUT	SM
F	02.11.20	ROOT PROTECTION ZONES ADDED AND SITE LAYOUT UPDATED TO SUIT	SN
E	23.10.20	TURNING HEADS IN FRONT OF PLOTS 58-61 & 70-72 UPDATED	SN
D	20.10.20	ANCIENT WOODLAND BUFFER, SUDS BASINS & PUMPING STATION ADDED, SITE LAYOUT AMENDED TO SUIT	SN
C	15.07.20	HIGHWAY UPDATES	SN
B	10.07.20	APARTMENTS ADDED & SITE UPDATED TO SUIT	SN
A	19.06.20	SHARED SURFACES UPDATED	SN

SKETCH
subject to structural review
subject to accurate measured survey

project: PROPOSED RESIDENTIAL HERMITAGE PARK LEPTON, HUDDERSFIELD

client: KCS DEVELOPMENTS

title: PROPOSED SITE LAYOUT

date: 17.06.20 | scale: 1:500 @ A0 | drawn: SN

drawing number: 3284-0-002 O | checked:

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APPENDIX 2

GAZETTEER OF NATIONAL HERITAGE LIST AND HISTORIC ENVIRONMENT RECORDS

NATIONAL HERITAGE LIST FOR ENGLAND

SCOPING ASSESSMENT OF DESIGNATED HERITAGE ASSETS WITHIN 1km OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description
1135316	3.25 Miles Post in front of football ground	Wakefield Road	SE19177 15392	Listed Building Grade II	Milepost, tote 19th century.
Scoping Assessment No impacts given the nature of the asset.					
1135320	Woodsome Bridge	Woodsome Road	SE18546 14378	Listed Building Grade II	Road bridge, probably early 19th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening landscape form.					
1135334	Milestone opposite number 31	Penistone Road	SE18331 14310	Listed Building Grade II	Triangular stone milepost, early to mid-19th century.
Scoping Assessment No impacts given the nature of the asset.					
1135227	Milestone 100 yards to north of junction with Far Dean	Penistone Road	SE18740 13824	Listed Building Grade II	Triangular stone milepost, early to mid-19th century.
Scoping Assessment No impacts given the nature of the asset.					
1135341	Nos. 6 & 8 Rowley Hill	Rowley Hill	SE19010 14819	Listed Building Grade II	Pair of houses, possibly formerly one dwelling. Late 18th century.
Scoping Assessment No direct impacts.					

List Entry Number	Name	Address	NGR	Designation	Description
1135342	Crow Trees	12 Rowley Lane	SE19035 14528	Listed Building Grade II	House, part of a group. 17th century with 19th century and later additions.
Scoping Assessment No direct impacts. Crows Trees is located immediately to the north-west of the site which can be considered to fall within setting. Potential impacts are considered within the main report.					
1135359	Church of St. John the Evangelist	Green Baulk Lane	SE19984 15093	Listed Building Grade II	Gothic Revival church, 1866-68 by TH & F Healy of Bradford.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1135360	8, 14 and 16 Green Baulk Lane	Green Baulk Lane	SE19933 15085	Listed Building Grade II	House, late 18th century with later addition. Now divided.
Scoping Assessment No direct impacts No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1135367	Thorne's Farmhouse	4 & 5 Knotty Lane	SE20001 15460	Listed Building Grade II	Farmhouse and adjoining cottage. Early or mid-18th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening landscape form.					
1135371	Former Water Mill at Manor Mill Farm	Linfit Lane	SE20210 13866	Listed Building Grade II	Former water powered corn mill, now storage. Circa 1832.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					

List Entry Number	Name	Address	NGR	Designation	Description
1135396	31 and 33 Far Dean	Far Dean	SE18990 13632	Listed Building Grade II	Pair of weaver's cottages, mid-19th century, forming part of a row.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1183693	21 Far Dean	Far Dean	SE18936 13666	Listed Building Grade II	Weaver's house, early 19th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1183942	37 Rowley Lane	Rowley Lane	SE18914 14635	Listed Building Grade II	Pair of weaver's house, now one dwelling. Early to mid-19th century.
Scoping Assessment No direct impacts No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1313320	Principle barn at Thorne's Farmhouse to west of group	Knotty Lane	SE19954 15450	Listed Building Grade II	Large barn incorporating timber framing. 17th century or earlier origin.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening landscape form.					
1313346	Boundary stone opposite entrance to Rowley Mills	Penistone Road	SE18704 14246	Listed Building Grade II	Triangular stone boundary post. Mid to late-19th century.
Scoping Assessment No impacts given the nature of the asset.					

List Entry Number	Name	Address	NGR	Designation	Description
1313347	63 Rowley Lane	Rowley Lane	SE19019 14707	Listed Building Grade II	Former weaver's house, late 18th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1135358	18 Green Balk Lane	Green Balk Lane	SE19941 15043	Listed Building Grade II	Weaver's house, early to mid-19th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1313295	Darnley Cottage	15 Far Dene	SE18920 13680	Listed Building Grade II	Weaver's cottage, early 19th century.
Scoping Assessment No direct impacts No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					

WEST YORKSHIRE HISTORIC ENVIRONMENT RECORD

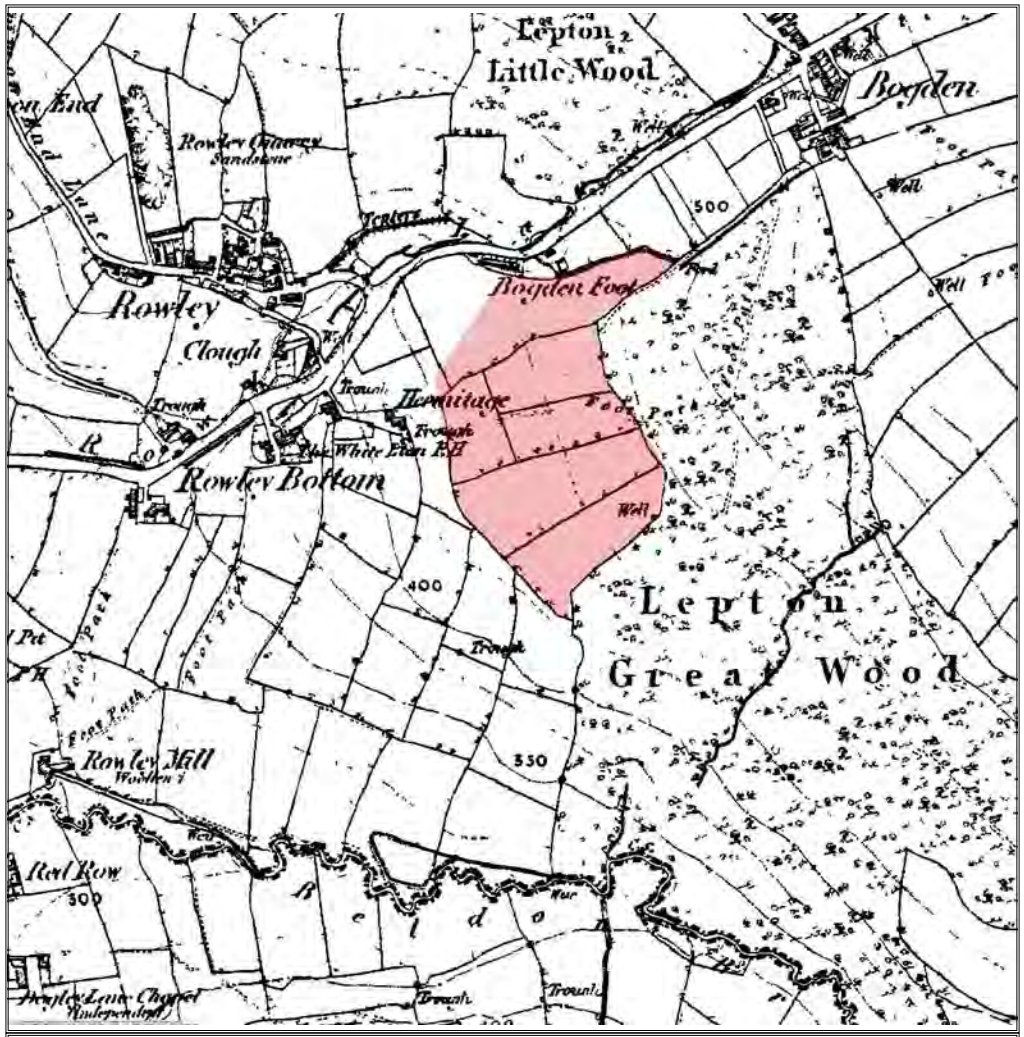
RECORDS WITHIN 1km OF SITE CENTRE

Record Number	Common Name	NGR	Record Type	Description
PRN10688	Quarry Farm Mistal		Building	19th century former mistal forming part of the agricultural complex at Quarry Farm.
PRN10690	8 Rowley Lane		Building	Part of a house which included the Grade II listed building Crow Trees. Fragmentary evidence of 13th or 14th century origins.
PRN10675	Bar Cottage, Rowley Lane		Building	Single storey toll cottage, circa 1780.
PRN530	Malt Kiln, Kirkburton		Monument	Malt kiln marked on the Kirkheaton Tithe Award plan.
PRN4266	Woodsome Mill Farm		Monument	Medieval farmstead marked as Woodsome Mill (corn) on the first edition OS map.
PRN4269	Pond and earthworks north of Beldon Brook		Monument	Pond and earthworks to north side of Beldon Brook. May have formed part of the water control system for Woodsome Mill.
PRN4806	Cropmarks		Monument	Cropmarks and one curvilinear ditch of uncertain function and origin.
PRN4807	Cropmark		Monument	Possible cropmark of ditch. WY133/9a,10a
PRN10510	No. 2 Primrose Lane, Kirkburton		Monument	Small lean-to cottage, late 18th century to the rear of 31 and 33 Far Dean. Demolished.
PRN1430	Greave House, Kirkburton		Monument	Possible site of medieval settlement.
PRN10691	The Grove Pub		Building	Built as back-to-backs on Waterloo Road and appearing on maps 1830 onwards and later converted to public house.
PRN10991	Darnley Cottage (No.15 Far Dene), Kirkburton		Building	Early 19th century weaver's cottage. Grade II listed building.
PRN2434	Cross base of Lepton Cross		Monument	Stone cross base. Location unknown as of 1990.
PRN3578	Green Grove Mills, Kirkburton		Building	Mill complex established 1833-4 as a two-storey, six bay handloom weaving shop.

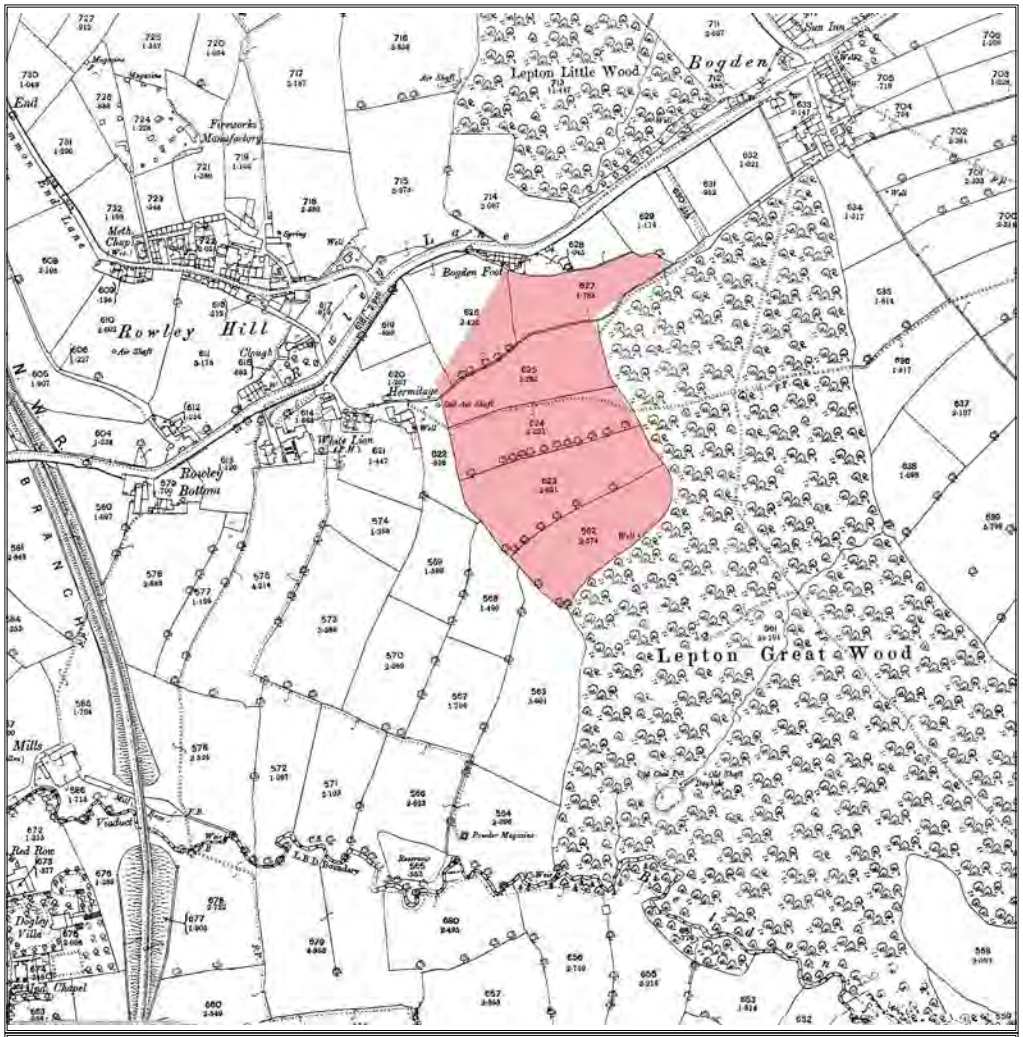
PRN10511	Nos. 31 & 33 Far Dean, Kirkburton		Building	Mid-19th century pair of weaver's houses. Grade II listed building.

APPENDIX 3

HISTORIC MAPPING



OS Plan 1854

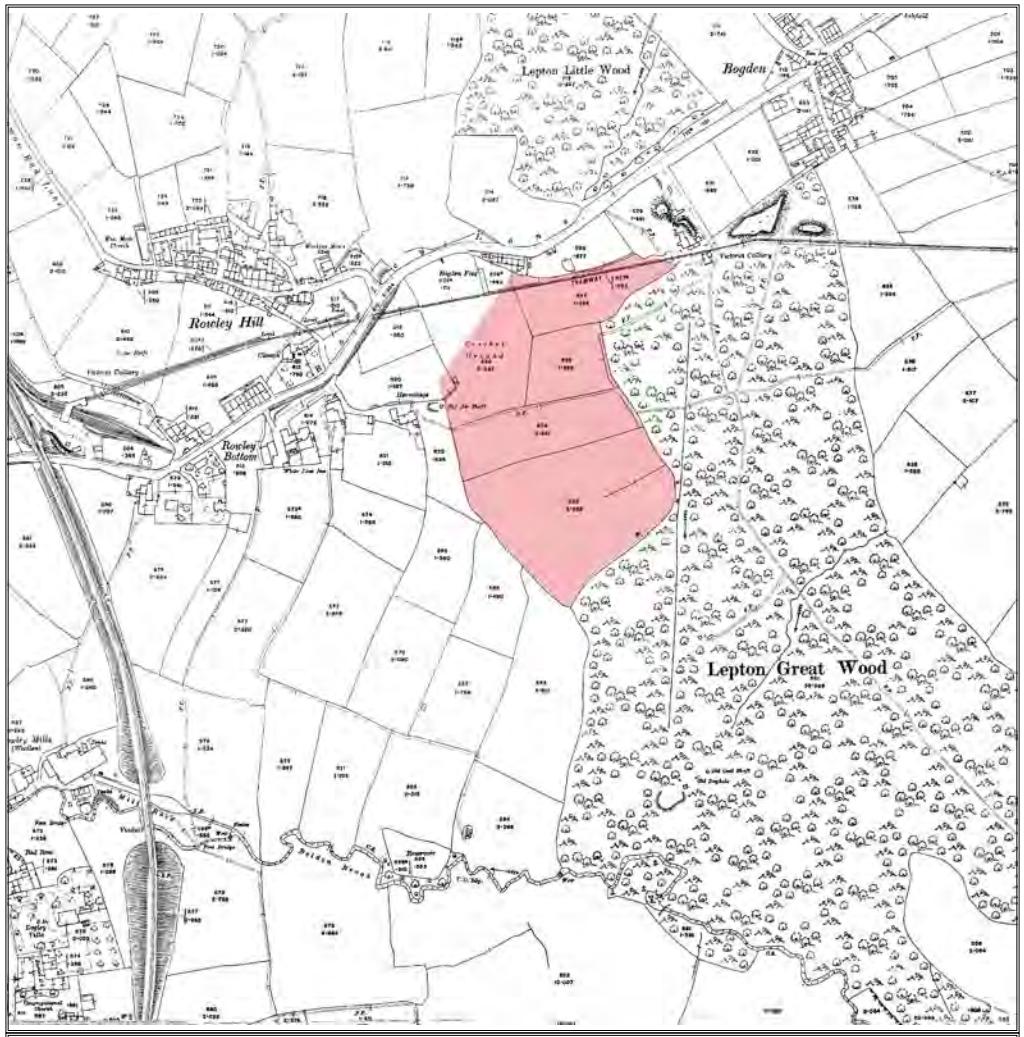


OS Plan 1893

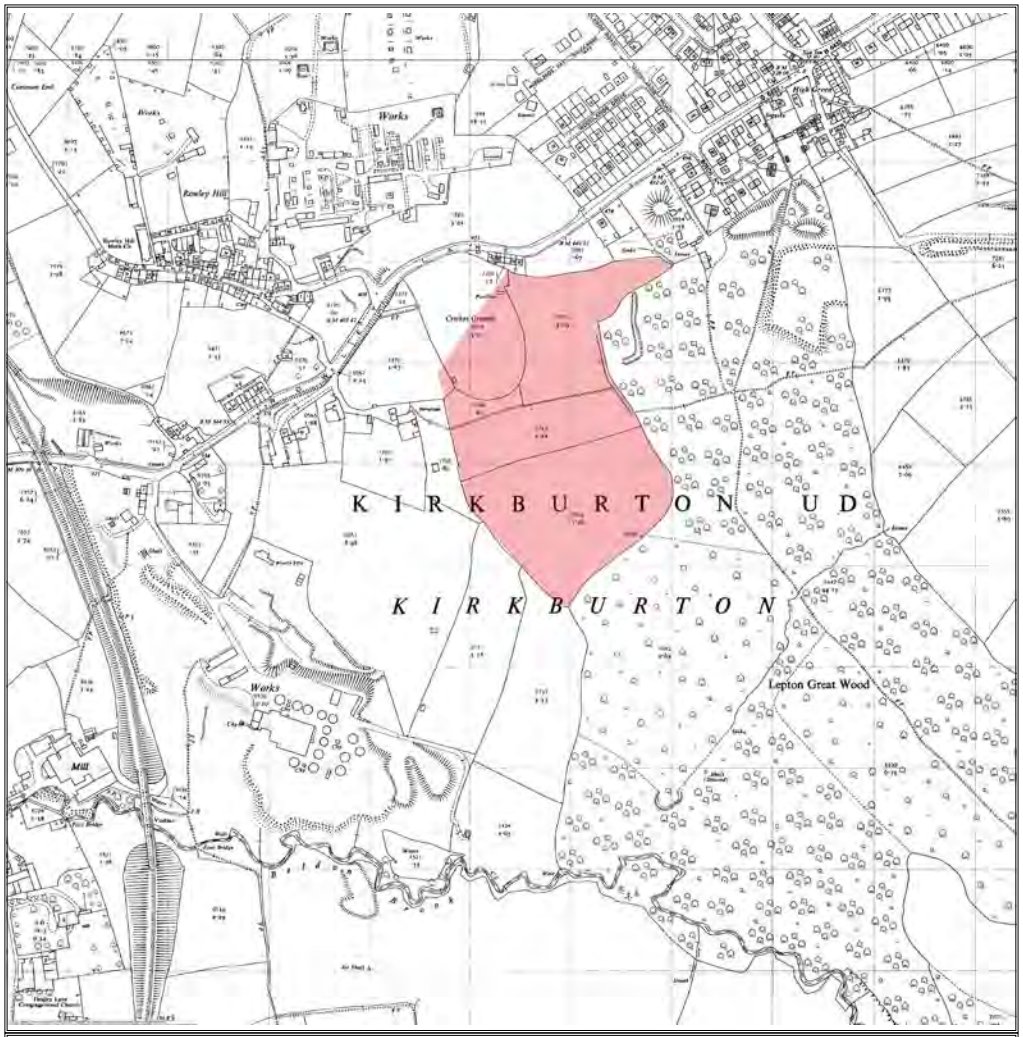
Historic Mapping (OS)

CLIENT: KCS Development Ltd
SITE: Rowley Lane, Lepton
PROJECT: Built Heritage Statement

m b Heritage



OS Plan 1916-17



OS Plan 1961

Historic Mapping (OS)

CLIENT: KCS Development Ltd
SITE: Rowley Lane, Lepton
PROJECT: Built Heritage Statement

m b Heritage