



Historic England

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Our ref: P01508975

4 July 2022

Dear Mr Hirst

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND OFF HERMITAGE PARK, LEPTON, HUDDERSFIELD, HD8 0JU
Application No. 2022/91735**

Thank you for your letter of 15 June 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Background

The site subject of the current application, Land off Hermitage Park in Lepton, is part of Housing Site Allocation HS3. It comprises a series of agricultural fields on sloping ground to the south of Lepton, bounded to the west by Lepton Great Wood.

Access to the site is considered through Hermitage Park. The site will also connect with Penistone Rd through the southern portion of HS3 and HS2; this will ultimately require the introduction of a new junction with the turnpike road.

The development of housing allocations HS2 and HS3 could potentially impact on a number of designated assets in the vicinity of the site. A joint masterplan is required to facilitate the assessment of impacts resulting from the development of these sites. The development of HS2 is currently being assessed as part of a separate application - application no. 2020/9237.

Significance of the site

This part of the HS3 allocation is prominent on views from Woodsome Hall. Open views of the high ground fields of this site and woodland behind make an important contribution to the setting of this very fine early sixteenth century gentry house - Grade I listed - giving context and helping understand its siting.



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Crow Trees, a seventeenth century origin farmhouse - listed at Grade II - is also adjacent to the site. The open grounds to the south of the farmhouse - included within site subject of the current development, contribute importantly to its setting.

Impact

The proposed layout for this part of HS3 has sought to respond to the particularities of its setting. The retention of an open space corridor on higher ground running centrally through the site would help retain views to and from Woodsome Hall. Similarly, the land immediately to the south of Crow Trees has also been left open. These aspects of the scheme are welcomed. We consider that any potential impacts on the setting of these designated heritage assets as a result of the development of this specific site can be appropriately mitigated, subject to the development of appropriate design codes and landscaping plans in future reserved matters applications.

However, we wish to note that there are aspects of the wider joint masterplan that remain unresolved. In particular, the connection with the turnpike road is an important consideration, given its potential impacts on the setting of the Grade I listed Woodsome Hall, the Grade II listed no. 1 Woodsome road and on the rural character of this part of the site.

Paragraph 194 of the National Planning Policy Framework asks local planning authorities to require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 199 asks that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, this is irrespective of the level of harm. Further, paragraph 200 asks for clear and convincing justification given to any harm.

We have no objections to the layout proposed for this site, subject to detailed design codes and landscaping being discussed to the satisfaction of your expert conservation advisers. However, we note that the connection with Penistone Rd, important for the functioning of the site as a whole, has not been yet established. We therefore ask your authority is ensured this junction can be implemented in manner sympathetic to its context, if you are minded to grant consent for this part of the site.



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Recommendation

Historic England does not object to the proposal but ask your authority to take these representations into account in determining the application.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Rosa Teira Paz

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