

Consultation Response from KC, Conservation & Design**2023/92966 Land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB****Demolition of existing dwelling and erection of 87 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works****Date Responded: 17.11.2023****Responding Officer: Sue Brooks****Responding Ref:**

The proposal site (Local Plan allocation site HS116) is situated to the west of the Gomersal Conservation Area, with the north-east corner close to the corner of the Grade II listed Gomersal Methodist Church burial ground which is within the conservation area and is bounded by a low stone retaining wall.

A Heritage Impact Assessment has been submitted with the application and is required due to the proximity of the site to several designated heritage assets, with the closest listed building being the Methodist Church and the western boundary of the conservation area running along Ferrand Lane directly on the north-east corner of the site.

The assessment looks at the impact of the development on the setting of these assets. It has concluded that it will have no direct impact on any built heritage assets and will not significantly impact upon the setting of the conservation area and a limited number of other designated and non-designated assets which are slightly visible from the site. The Conservation and Design Team agrees with this assessment.

Based on this information provided, the harm caused by the development on the character of the nearby conservation area is low. As recommended in the Local Plan allocation, vehicular access to the site is from Cliffe Lane to the south, with a natural buffer retained on the northern edge of the site to maintain the rural character of Ferrand Lane and the green belt land to the north. A pedestrian access is proposed from the northeast corner of the site to Ferrand Lane, and we do not consider this to have any impact on the conservation area.

Landscaping details have been submitted, which show a planted buffer between the development and Ferrand Lane, with the existing trees and hedges retained on the northern boundary of the site where it is close to the conservation area boundary.

The material palette of the proposed dwellings reflects the surrounding character, with grey tiles, red brick and light render. As there is a landscape buffer between the dwellings on the north-east corner of the site and the conservation area, we do not feel that the fully rendered elevations will harm its setting. However, red brick is more characteristic of the traditional building materials in this area so brickwork for the north and east facing elevations would be preferred.

The proposal is similar in layout to the previous proposal in planning application 2019/90902 and the Conservation and Design Team had no objections in terms of the impact on heritage. We have no further comments to make on the current proposal.