

Consultation Response from KC, Conservation & Design**2023/93503 Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW****Outline application for residential development of 82 dwelling and associated works, with layout and access as considerations****Date Responded: 5.1.2024****Responding Officer: Sue Brooks****Responding Ref:**

The proposal site is a local plan allocation site (HS18) located to the north of Huddersfield Road and Church Lane in Netherton, on land that slopes uphill to the north. Directly to the south and east are several detached and semi-detached dwellings, along with The Beaumont Arms, an unlisted public house which appears on the 1854 map. Further west along Church Lane is a small group of Grade II listed buildings: the vicarage, school and Holy Trinity Church. To the north and west is open land, with fields and open space leading towards the South Crosland Conservation Area.

In the distance to the north-east is Castle Hill, a Scheduled Monument with the Grade II listed Victoria Tower built on the plateau. The proposal site is within the Castle Hill Setting Study area as identified in the LP allocation, which requires a heritage impact assessment to be produced to assess the impact of the development on the setting of Castle Hill. This document is included within this outline application for 82 dwellings, with access and layout a consideration of this application and all other matters reserved.

Based on the information submitted, the layout of the development will not harm the setting of the South Crosland Conservation Area due to the distance from it and the topography between them. The indicative site layout shows a small landscape buffer at the western edge of the site which is welcomed, with the existing dry-stone walls retained and made good. The site has a negligible impact on the setting of the Netherton Conservation Area due to previous development and mature trees between the two areas.

The impact on the nearby listed buildings (the school, church and vicarage) is low due to the topography, mature trees obscuring the church, and a landscape buffer to the west and south of the proposal site. The harm is therefore considered to be negligible.

As Castle Hill is such a prominent feature within the landscape, it is visible from afar and therefore any development will have a slight impact on its setting. However, it is a considerable distance away and there is extensive existing urban development between the proposal site and the scheduled monument and therefore the impact is negligible. A well-designed scheme with the proposed layout and submitted indicative building design, scale and landscape details, will ensure that the development respects the surrounding built environment and blends into the landscape, thereby minimising any impact on this setting.

Conclusion

In summary, the Conservation and Design Team accept the principle of development on this a Local Plan allocation site.

We have no comments on the proposed access from Roslyn Avenue.

The layout has been designed with dwellings broadly following the contours of the hillside as far as possible within the topographical constraints, and with landscaped buffers on the north, south and west boundaries, with the existing dry-stone wall on the west boundary retained and repaired. We accept the proposed layout and would support the indicative landscaping details if these are submitted

at reserved matters stage.

We would recommend that if a reserved matters application is submitted, the scale, design and external materials of the proposed dwellings reflect the local vernacular and respect the local townscape character in line with Policy LP24 of the Kirklees Local Plan, with blue slate roofs and natural stone or red brick external walls, traditional detailing. We accept the indicative house designs shown on this application, with buildings no higher than two storeys, traditional window and door details, chimneys and simple pitched roofs.