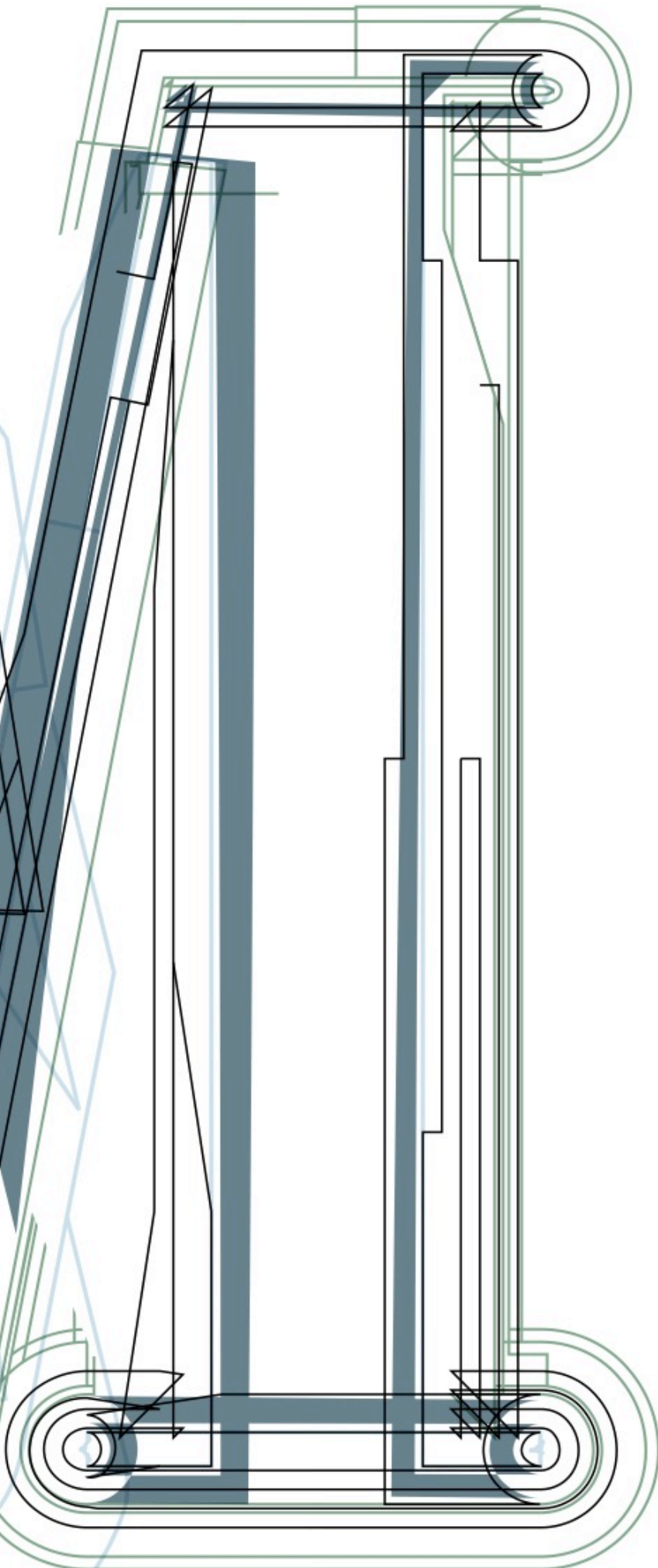
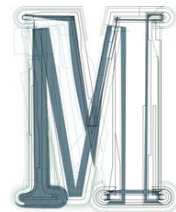


m b Heritage

Land at Penistone Road/Rowley Lane
Fenay Bridge
Huddersfield, HD8 0JS

Proposed Residential Development

Built Heritage Statement



m b Heritage

Land at Penistone Road/Rowley Lane
Fenay Bridge
Huddersfield, HD8 0JS

Proposed Residential Development

Built Heritage Statement

m b Heritage & Planning Ltd
Leeds

E: enquiries@mbheritage.co.uk

1.0 INTRODUCTION

- 1.01 This Statement, prepared on behalf of Homes by Honey, sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the residential development of land off Penistone Road/Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS (the site). The proposed development is to be the subject of a Reserved Matters application for the erection of 67 no. dwellings and follows the granting of Outline Planning Permission by Kirklees Council for the residential development of the site in December 2023 (Local Planning Authority reference 2020/9237). The description of the Reserved Matters proposals is:

Reserved Matters application, including the considerations of appearance, scale, layout, and landscaping, for the erection of 67 dwellings, pursuant to outline permission 2020/92307 for the erection of residential development (up to 75 units) and the discharge of conditions 7 (include a Written Scheme of Archaeological Investigation (WSI) and Designer's Response), 8 (Foul and Surface Water Drainage Strategy), 9 (flood routing), 10 (mitigatory tree-planting), 11 (cycle parking), 12 (Arboriculture Assessment), 13 (Ecological Design Strategy), 14 (Bar survey), 15 (noise impact assessment)

- 1.02 The site extent, centred on NGR: SE18740 14472, is shown at Figure 1:

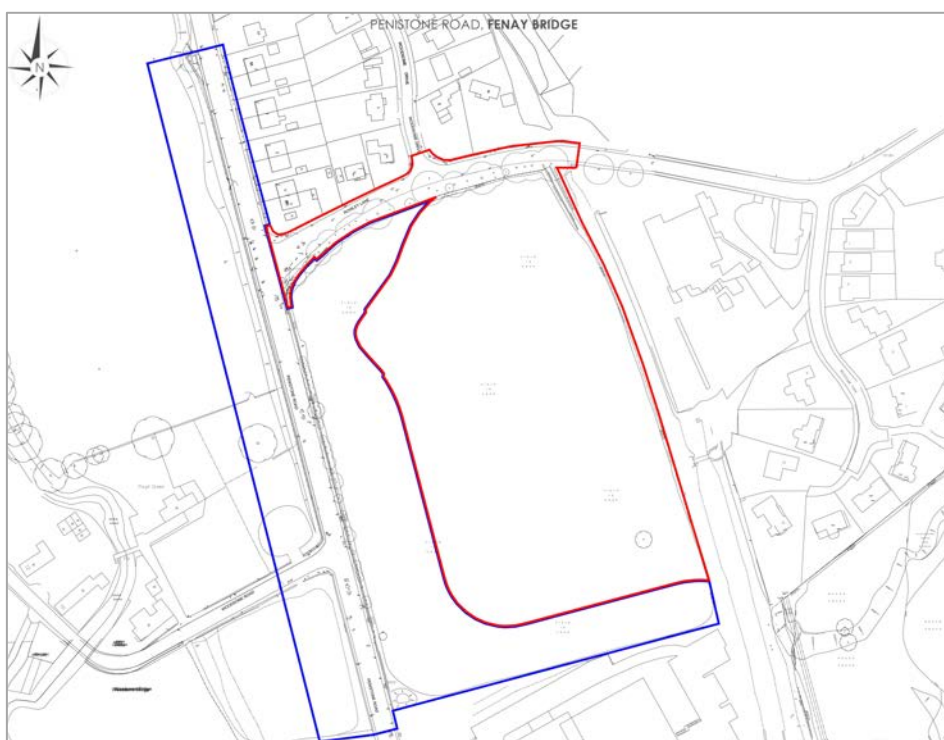


Figure 1: Site Extent

- 1.03 The site comprises an area of agricultural arable land, extending to around 2.4 hectares located to the east of Penistone Road and south of Rowley Lane at the south-west edge of the settlement of Fenay Bridge, 4.4km south-west of Huddersfield town centre. It forms part of a single field bound to the west by stone boundary walling and by hedgerow, interspersed with mature and semi-mature trees and shrubs, and post and rail fencing to other boundaries. The site rises relatively steeply to the east and is embanked above Rowley Lane to the west.
- 1.04 Surrounding land use is of mixed character with modern residential estate development on Woodsome Drive to the north and Woodsome Park to the east. Part of the eastern boundary adjoins a car parking area for a modern office development known as Northern House and to the south the site adjoins land associated with Rowley Mills, a 19th century mill complex, now much altered and extended by modern buildings although retained in industrial and office use (Reliance Precision Limited). To the west, and west of Penistone Road, is small cluster of 19th century development around Fenay Beck with the area characterised by continuing agricultural land and woodland. Further to the west is the Woodsome Hall Golf Club established within the parkland associated with the Hall during the early 20th century.

- 1.05 No currently recorded designated or non-designated heritage assets fall within the site. The site does fall within the setting of a number of designated heritage assets, as recorded on the National Heritage List for England, including the Grade I Listed Building, Woodsome Hall (list entry number 1184158) and Grade II Listed 1 Woodsome Road (1184154). The nature and extent of potential impacts upon the significance of these and other assets in the vicinity of the site are assessed within this Statement.
- 1.06 The approved Outline Planning application for the residential development of the site was supported by a number of technical documents related to heritage matters and these inform the baseline information set out in this Statement. Regard is also had to the local planning authority's assessment of heritage impact in relation to the Outline proposals and relevant consultation responses.
- 1.07 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, relevant to the site. Identifies those heritage assets potentially affected by the development.

Section 4 - Assessment of Significance and Development Impact

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.

- 1.08 This Statement considers potential development impacts upon the built historic environment and does not assess archaeological potential. A site walkover was undertaken in February 2024.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

- 2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) 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 Section 69 of the Listed Buildings Act enables local planning authorities to designate conservation areas, these being areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Section 72 requires that, in the exercise of planning duties, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 2.03 Case law (see particularly *East Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) reaffirms that the duty imposed in the Act means that when considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) and its setting, this a matter to which considerable importance and weight should be given. The presumption embodied within this statutory duty can be outweighed by material considerations powerful enough to do so. See also *James Hall v City of Bradford* [2019] EWHC 2899 (Admin) and *Pagham Parish Council v Arun District Council and Other* [2019] EWHC 1721 (Admin).
- 2.04 This approach is reflected in National Planning Policy Framework guidance.

Local Planning Policy

- 2.05 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.*

2.06 The Kirklees Local Plan Allocations and Designations Document, adopted in 2019, allocates the site and land to the east/north east, for residential development (HS2. Land adjacent Penistone Road/Woodsome Park, Lepton). Land to the south-east of Hermitage Park, Lepton, is also allocated (HS3) for residential development and the two sites are subject of an agreed illustrative masterplan as required by the Local Plan.

National Planning Policy and Historic England Guidance

2.07 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (2023) (the Framework) (paragraph 8). It indicates that 'great weight' should be given to the conservation of designated heritage assets (paragraph 205) (and the more important the asset, the greater the weight should be), 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).

2.08 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.”

- 2.09 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.”

- 2.10 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged 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.

- 2.11 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.

- 2.12 In considering the extent of harm, Paragraph 206 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require 'clear and convincing justification'. Paragraph 207 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."

- 2.13 The Framework does not provide a definition of "substantial harm" but National Planning Practice Guidance considers the process of assessing harm, stating that:

"Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset or from development within its setting."

- 2.14 Whilst the Framework itself does not define 'substantial harm', guidance must be taken from relevant case law which includes the 2013 case of *Bedford BC v SSCLG* [2013] EWHC 2847 (Admin) in which the High Court held that in order for harm to designated assets to be considered substantial, "the impact on significance was required to be serious such that very much, if not all, of the significance was drained away... One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced." The Bedford case sets a necessarily high threshold for a proposal to result in substantial harm, suggesting that there is little difference in practical terms between the *substantial harm to*, and the *total loss of significance*, of a heritage asset.

- 2.15 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 208, that authorities should weigh the public benefits of the proposal against any harm identified.
- 2.16 Paragraph 209 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.17 With regards to developments within conservation areas, paragraph 212 of the Framework states that:
- “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*
- 2.18 The Framework notes that not all elements of a conservation area will necessarily contribute to its significance (paragraph 213).
- 2.19 Recent case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.
- 2.20 High Court decisions in *R (oao CPRE Kent) v Dover District Council* [2016] EWCA Civ 936 and *R (oao Shasha) v Westminster City Council* [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to ‘grapple with’ the complexities by properly considering and particularly provide adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of *Gare, R (On the Application Of) v Babergh District Council* [2019] EWHC 2041.

- 2.21 Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits. Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’ when conducting a balancing exercise. Benefits need not relate solely to the physical alterations to the heritage asset itself or the wider conservation area, but may also include wider public benefits.
- 2.22 Public benefits include heritage benefits and the National Planning Practice Guidance 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.”*
- 2.23 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 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.”*
- 2.24 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.”

- 2.25 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).

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 any heritage assets likely to be affected 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; and
- 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 Historic England Research Record (HERR)
- West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below. An initial search area of 500m from the site centre has been used in order to identify recorded designated and non-designated heritage assets and other records in the vicinity of the site. Regard is also had to assets beyond this search area where potential impacts upon setting can be identified. This is considered appropriate given the nature of the proposed development and urban context of the site.

Historic Environment Baseline and Scoping Assessment

Designated Heritage Assets

3.06 The NHLE records 7 records, each Grade II Listed Buildings, falling within the initial search area and an initial scoping assessment of potential development impacts upon these assets is set out in Appendix 1 to this Statement. This indicates that, in the majority of cases, given distancing and intervening built and landscape form, the site does not fall within the visual setting of the asset and no development impacts will arise.

- 3.07 One designated asset, 1 Woodsome Road (list entry number 1184154), is located around 50m to the west of the site and west of Penistone Road. The building is a Grade II Listed Building comprising a former farmhouse and adjoining barn dating to the late 18th or early 19th century. Potential impacts upon the setting to this asset are assessed in Section 4, below.
- 3.08 Just outside the search area, approximately 550m to the west of the site, is the Grade I Listed Building, Woodsome Hall (1184158). The Hall, now in use as a golf club house and hotel, was constructed between the early 16th to mid-17th century and has some inter-visibility with the site which sits on comparatively lower ground. Potential impacts upon the setting to the Hall are assessed in Section 4.
- 3.09 Other NHLE recorded assets falling outside of the search area are considered to be sufficiently distant such that no development impacts will arise. No visual impacts upon the setting to the Castle Hill Scheduled Monument (1009846) located around 5km to the west of the site will arise.
- 3.10 No other designated assets, including area-based designations such as conservation areas, will be affected by the development proposals.

Non-Designated Heritage Assets

- 3.11 The WYHER holds 7 records falling within the search area and these are listed at Appendix 1. Immediately to the south of the site is the location of Rowley Mills (WYHER PRN10960), an early 19th century woollen mill shown on the 1854 OS map. The original mill buildings have been replaced, although some limited fabric was incorporated into later 20th century buildings associated with the current engineering works (Reliance Precision Limited). The standing buildings are not considered to hold sufficient heritage value to be regarded as non-designated heritage assets.
- 3.12 To the west of the site and Penistone Road is the site of Woodsome Mill Farm (PRN4266), a medieval farmstead originally comprising a corn mill, barn and farmhouse arranged to each side of Woodsome Road, adjacent to Woodsome Beck. The former mill (reconstructed in the 20th century) and barn have been adapted to residential use. Given distancing and the extent

of landscape enclosure to the buildings, the site does not fall with their visual setting and evidences no historic functional association. As such no development impacts will arise.

- 3.13 No impacts upon other records held on the WYHER will arise.

Historic Context and Mapping Record

- 3.14 Settlement within the area has been documented as dating back to the medieval period and fragmentary evidence from this period is recorded at Woodsome Mill Farm (PRN4266) and 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.
- 3.15 The first edition Ordnance Survey (OS) map, published in 1854 based upon an 1849-50 survey, shows settlement clusters around Rowley and Rowley Bottom to the north-west and Dogley Lane to the south (Figure 3.1). Woodsome Mill (Corn) is marked to the west and west of Woodsome Beck with a small settlement around Woodsome Bridge which included the farmhouse at 1 Woodsome Road and the former Three Crowns Public House (now a residence). Woodsome Hall is shown as constructed to the west with parkland extending to the east and enclosed by plantation woodland.
- 3.16 The 1854 map shows the site as part of three agricultural fields to the east side of Penistone Road, then still known as Dogley Lane and historically realigned as part of the Huddersfield and Penistone turnpike road. No buildings or structures are shown within the site although a rectangular gravel pit is shown opposite the junction with Woodsome Road. To the south, Rowley Mill (Woollen) is marked, with the mill buildings set back from Penistone Road.



Figure 3.1: 1854 OS Map Extract.

- 3.17 The 1894 OS map, surveyed 1892, shows little change to the site. To the east, the Huddersfield to Kirkburton Branch rail line has been constructed and was opened in 1867 and was closed in around 1965. Number 1 Woodsome Road is marked as *Floyd Green* (Figure 3.2).



Figure 3.2: 1894 OS Map Extract.

- 3.18 Subsequent mapping shows no significant change to the site or its immediate surroundings. Woodsome colliery and the Woodsome Brick Works are shown as established by the time of the publication of the 1933 OS map (Figure 3.3). The map shows the extensive supporting infrastructure associated with the colliery including tramways and haul links to the Kirkburton Branch Line and the Victoria Colliery to the north-east. The Rowley Mills complex to the south is also shown as substantially rebuilt on a larger footprint.

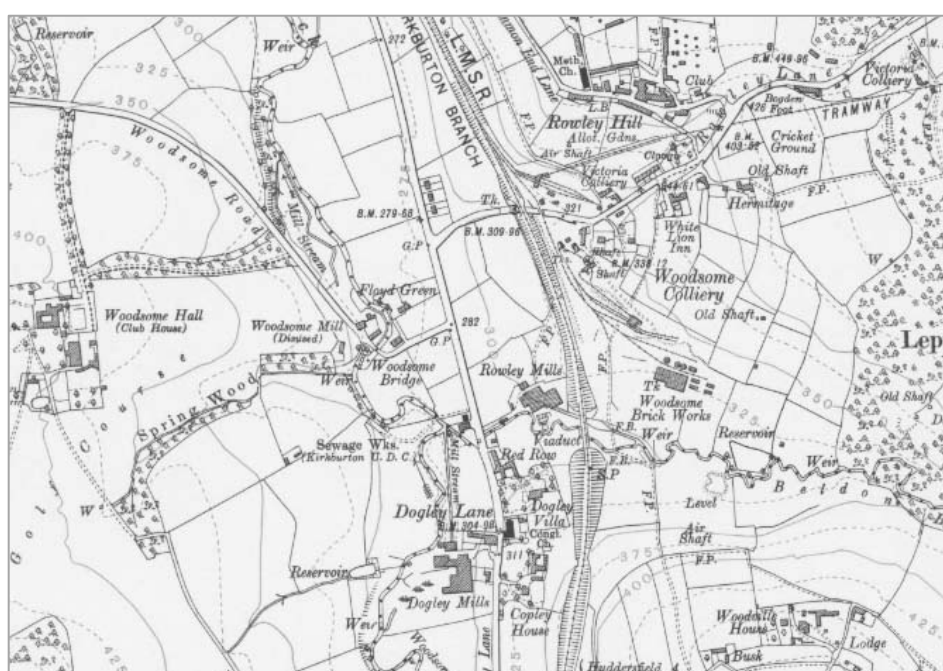


Figure 3.3: 1933 OS Map Extract

- 3.19 To 1933 OS map annotates Woodsome Hall as a Club House and the Club had been opened in 1922 extending over the parkland estate associated with the Hall. This included new woodland planting to the east of the Hall and the laying out of the first two holes on a west-east axis onto the boundary with Woodsome Mill. The map also marks Woodsome Mill as disused and the building was adapted to a barn and later a residential property during the late 20th century.
- 3.20 Later 20th century mapping to date, shows no significant change to the site, although field divisions were removed to form the single field now retained. During the late 20th century suburban expansion to the north side of Rowley Lane along Woodsome Drive, Clough Park, Fields Road and Manor Park Way took place. This continued into the 1980s with the laying out of the Hermitage Park and Woodsome Park residential estates to the north-east and east of the site.

Summary

- 3.21 Having regard to the baseline assessment set out above, it is considered that the principal impacts of the development, in heritage terms, will be upon the setting of the Grade I Listed Building, Woodsome Hall (1184158) and Grade II Listed number 1 Woodsome Road (1184154), both located to the west of the site. The nature and extent of these impacts are considered in the next section.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

4.01 Outline Planning Permission for the residential development of the site was granted in December 2023 (2020/60/92307/W). The application was supported by a Heritage Impact Assessment (ARS Ltd. February 2021) and the potential heritage impacts of the development were considered in a Report of the Head of Planning and Development to the Strategic Planning Committee dated 8 December 2022. In short summary, the Report advised the following:

- The application site, comprising the first half of Local Plan allocation HS2 is supported by a masterplan document detailing how the full combined allocations of HS2 and HS3 would be developed.
- Reports that the Kirklees Conservation and Design Team acknowledge that the proposal will cause harm to Woodsome Hall as a heritage asset, however the harm would be less than substantial. This harm should be weighed against the proposal's public benefits which are acknowledged to include the provision of housing.
- Two heritage assets are considered most relevant to the proposals, Woodsome Hall (Grade I Listed) and 1 Woodsome Road (Grade II Listed).
- In respect to Woodsome Hall, no direct harm would arise to the architectural fabric of the building. The proposed development will not be prominently visible and views between Woodsome Hall and the development will be limited, principally from higher ground to the east of the site which will overlook the development.
- Development would have an impact upon the setting of Woodsome Hall because of the contribution its rural character makes to the setting of the Hall. This does not preclude development but design aspects including layout, scale, materials and details are important to mitigating impact. These will be subject of Reserved Matters although the masterplan adequately demonstrates that appropriate details which would not be unduly harmful are feasible.
- The site can be developed in a way that would not cause substantial harm and the Report concludes that any harm would, subject to Reserved Matters considerations, be less than substantial.

- With regard to Number 1 Woodsome Road the development will impact upon its settings given its historic functional association with the farmhouse. However, given the weaker present-day relationship between the housing allocation and the listed building, this would not prevent development. Careful consideration of the boundary treatments and landscaping would be required to mitigate that impact.
- The Report assesses that less than substantial harm to the setting of 1 Woodsome Road would arise.

4.02 In summary, the Report concludes that (para. 10.93):

The site is within a sensitive historic environment. Whilst it is accepted the development will, inevitably, cause less than substantial harm to the identified heritage assets, subject to quality design at reserved matters stage this is not expected to development substantial harm. The public benefits of delivery of housing at a time of need are considered to outweigh the less than substantial harm.

4.03 On this basis the proposals were assessed as being consistent with the requirements of Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, the requirements of Chapter 16 of the NPPF, and Policy LP35 of the Kirklees Local Plan. This policy and guidance framework under which the Outline Planning Application was approved remains substantively unaltered and as such the principle of development is acceptable.

4.04 The current proposals, submitted as a Reserved Matters application, confirm details of the proposed new dwellings, material treatment and landscaping. A summary of the proposals is provided below:

- The erection of 67 no. new dwellings providing two, three and four bed accommodation with a nett coverage of 37 dwellings per hectare.
- The dwellings will be constructed in 2 and 3-storeys and arranged in detached, semi-detached and terraced forms.
- The dwellings will be designed to reflect the character of buildings within the locality, adopting a modern classical symmetry, and will be constructed in a pitch faced stone with some use of white coloured render to principal walling. Roof coverings will be in

a grey roof tile and pitches will accommodate solar panels. Windows and doors will be finished with an anthracite colour.

- The site/development area, will be set back from Penistone Road and will take access off Rowley Lane from the north.
- Landscaping will be provided to the west and north of the site, including areas of open space, along with ornament planting along estate roads. Boundary treatments will include the use of stone walls, timber screen fencing and knee rail fencing.

- 4.05 The proposed layout and access arrangements are consistent with the approved illustrative masterplan for the Local Plan HS2 and HS3 housing allocations. Further details of the proposals, including indicative massing models and Design and Access Statement, are set out within the application documents (Honey/Parker Peel. 2023).

Heritage Issues and Development Impact

- 4.06 The assessment set out below has regard to the historic environment baseline set out in Section 3 and, in assessing potential impacts, regard is had to Framework and Historic England good practice guidance.

Woodsome Hall (1184158)

- 4.07 The Hall is a Grade I listed building located on higher ground around 500m 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 adaptation of the associated parkland as part of the golf club use, including the planting of new woodland to frame holes, created channelled views east from the Hall and counter views of significance from the raised ground to the east onto the building. The site forms part of these wider easterly views which are characterised by a mixed urban, rural and woodland form. Significant views towards the Hall are available from the higher ground to the east of 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, 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 Views towards the site and counter views from the site to the Hall are largely filtered by intervening woodland and landscape form around Woodsome Beck to the west side of Penistone Road and at the eastern extent of the golf course. Whilst the alignment and treed framing of the first holes of the golf course facilitate views aligned with the site this is not reflective of a historically significant or planned view. As such, the contribution of the site to the significance, within setting, of the Hall is limited. It is, as noted in the Report of the Head of Planning and Development which considered the Outline Planning application, an element in more significant views onto the Hall from higher ground to the east and these more elevated views will be more sensitive to development.
- 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 The potential impacts of the development of the Local Plan HS2 and HS3 allocation sites on the setting of the Hall were considered with the Inspector's Report on the Examination of the Kirklees Publication Draft Local Plan. In respect to Woodsome Hall, the Inspector states that:

174. 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.”

- 4.12 The proposed Reserved Matters details are fully consistent with the approved illustrative masterplan considered at outline stage. The predominantly 2-storey design of the new dwellings will adopt an appropriate scale in order to reduce potential visual impact and the design, whilst modern, is consistent with the character of properties within the surrounding area. The use of stone as predominant walling material will reflect local vernacular and grey tile roof coverings will similarly reflect the tonal characteristics of the roofscape of buildings to the north and east. Landscape treatment will soften the visual impact of the development and the existing landscape filtering of the site in views towards and from Woodsome Hall will be maintained.
- 4.13 In consideration of the assessment of the Outline Planning application undertaken by the local planning authority it is considered that the Reserved Matters details are appropriate and will ensure that any potential harm to the setting of the Hall is within the less than substantial bracket. The impact upon the setting of the Hall is considered to primarily relate to the changes in the composition and character of views towards the listed building from higher ground to the east of the site. The extent of harm is assessed as relatively minor within the less than substantial bracket.

Number 1 Woodsome Road (1184154)

- 4.14 Number 1 Woodsome Road is a Grade II Listed Building located around 60m to the west of the site and west of Penistone Road. It comprises a late 18th or 19th century farmhouse and attached barn built in a hammer dressed stone with stone slate roof covering. The building is in 2-storeys with low eaves and is well represented from Woodsome Road where open garden land allows views onto the principal, south facing, elevation. The curtilage of the farmhouse is defined by tree and shrub/hedgerow boundaries to the west, east and north which define garden land and provide visual enclosure. The visual relationship with Number 5 Woodsome Road, formerly a public house, is significant to setting.

4.15 Given proximity the site likely formed part of the historically associated functional land associated within the farmstead although the visual contribution it now makes to the significance of the building has been diminished by landscape enclosure and the separation provided by Penistone Road. The proposed development will remove an element of the historically associated landscape setting to the former farmhouse. The setting back of the development area from Penistone Road, along with the retention of stone boundary walling, will maintain some sense of this historic setting and the visual impact of the new dwellings will be limited.

4.16 As noted above, the development details are consistent with the approved illustrative masterplan and the architectural design, material treatment and scale of the new dwellings are appropriate to context and will successfully mitigate impact upon the setting to the listed building. As such, the harm identified will fall within the less than substantial bracket and will be minor in extent consistent with the assessment of the proposals by the local planning authority at outline stage.

Summary

4.17 The assessment set out above confirms that undertaken by the local planning authority in its consideration of the approved Outline Planning application for the site. The principal built heritage impacts of the development will be upon the significance, within setting, of the Grade I Listed Woodsome Hall and Grade II Listed Number 1 Woodsome Road to the west of the site. As assessed at outline stage, these impacts, subject to reserved matters detail, will fall within the less than substantial harm bracket as defined by the Framework and are considered to be relatively minor in extent.

4.18 The Reserved Matters proposals are consistent with the approved illustrative masterplan for the development of the Local Plan HS2 and HS3 allocation sites and the design, material and landscape treatment will provide mitigation such that substantial harm will not arise. The less than substantial harm assessed, in accordance with guidance contained within paragraph 208 of the Framework is outweighed by the benefits of housing delivery as confirmed by the local planning authority at outline stage.

- 4.19 In conclusion, it is considered that the proposed development can be brought forward without causing any harm to the built historic environment in line with Development Plan Policy, Framework guidance and consistent with the 1990 Act.

REFERENCE SOURCES AND BIBLIOGRAPHY

Ministry of Housing Communities and Local Government. 2023. National Planning Policy Framework
National Planning Practice Guidance

Historic England. 2017. Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets

Historic England. 2015. Historic Environment Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets

Internet Sources

<https://vads.ac.uk>

www.heritagegateway.org

www.visionofbritain.org.uk

Appendix 1: Gazetteer of Historic Environment Records

NATIONAL HERITAGE LIST FOR ENGLAND

SCOPING ASSESSMENT OF DESIGNATED HERITAGE ASSETS WITHIN 500m OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description
1135320	Woodsome Bridge	Woodsome Road	SE18546 14378	Listed Building Grade II	Road bridge, probably early 19 th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening landscape form.					
1135341	Nos. 6 & 8 Rowley Hill	Rowley Hill	SE19010 14819	Listed Building Grade II	Pair of houses, possibly formerly one dwelling. Late 18 th century.
Scoping Assessment No direct impacts.					
1135342	Crow Trees	12 Rowley Lane	SE19035 14528	Listed Building Grade II	House, part of a group. 17 th century with 19 th 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.					
1183942	37 Rowley Lane	Rowley Lane	SE18914 14635	Listed Building Grade II	Pair of weaver's house, now one dwelling. Early to mid-19 th century.
Scoping Assessment No direct impacts No impacts upon significance within setting anticipated given distancing and intervening built and 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-19 th 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 18 th century.
Scoping Assessment No direct impacts. No impacts upon significance within setting anticipated given distancing and intervening built and landscape form.					
1184154	1 Woodsome Road	Woodsome Road	SE18590 14441	Listed Building Grade II	Former farmhouse and adjoining barn, late 18 th or early 19 th century.
Scoping Assessment No direct impacts. The site falls within the setting of the listed building and potential development impacts are considered within the main Statement.					

OTHER NHLE ASSETS POTENTIALLY AFFECTED BY THE DEVELOPMENT

List Entry Number	Name	Address	NGR	Designation	Description
1184159	Woodsome Hall	Woodsome Road	SE18026 14414	Listed Building Grade I	Hall house, early 16 th and mid-18 th century, now a golf club house.
Scoping Assessment No direct impacts. Potential impacts upon the setting of the Hall are assessed in the main Statement. Associated assets, a Locker Road Building to the north (1313336) and Fuel Store to the south (1135321) of the Hall will not be affected by the development.					

WEST YORKSHIRE HISTORIC ENVIRONMENT RECORD

RECORDS WITHIN 500m OF SITE CENTRE

Record Number	Common Name	NGR	Record Type	Description
PRN10960	Rowley Mills, Penistone Road	SE188 142	Monument	Site of a woollen mill shown on the 1854 OS map will race to the south-west. Now occupied by an engineering works and occupied by buildings constructed in around 1930 and later.
PRN10690	8 Rowley Lane	SE190 146	Monument	Part of a house which included the Grade II listed building Crow Trees. Fragmentary evidence of 13 th or 14 th century origins.
PRN4266	Woodsome Mill Farm	SE418 414	Monument	Medieval farmstead marked as Woodsome Mill (corn) on the first edition OS map. Farm group consists of the former mill with the farmhouse on the opposite side of Woodsome Road. The old mill and barn have been converted to residential use.
PRN10977	Dogley Mills, Dogley Lane, Kirkburton	SE186 140	Monument	Shown as woollen mills on the 1854 OS map with mill race alongside Woodsome Beck. Now comprehensively rebuilt.
PRN20143	Crow Trees	SE190 146	Monument	House, 17 th century with mid-19 th century additions. Grade II Listed Building.
PRN3090	Pond and earthworks north of Baildon Brook	SE191 142	Monument	Visible on modern mapping to the north side of the Brook possibly associated with the Rowley Mills water control system.
PRN1248	Greave House, Kirkburton	SE190 145	Monument	Possible site of medieval settlement.