

Consultation Response from KC, Conservation & Design

2024/92365 Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield, HD4 7AD

Reserved Matters application (including the considerations of appearance, scale, layout, access (including pedestrian and cycle access into and within the site and vehicular access within the site), and landscaping) for the erection of 469 residential dwellings and associated works including landscaping and the provision of open space, pursuant to [EASTERN PARCEL] outline permission 2020/92546 (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sqm (Use Class D1); up to 500 sqm of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.

Date Responded: 21.10.2024

Responding Officer: Sue Brooks

Responding Ref:

The proposal site comprises a large area of land on a gently sloping site on the edge of the Colne Valley, adjacent to Blackmoorfoot Road and Felks Stile Road. The land is currently largely vacant, having been used by Black Cat Fireworks for many decades. It has many storage sheds located around the site, with fields on the west and north-east sides. The centre of the site was historically used for quarrying and some evidence of the redundant quarries remains. The site is a Local Plan allocation site, reference HS23.

The subject of this application is the eastern part of the site, backing onto Crosland Hill Road.

Crosland Hill Road

Directly to the north-east of the site is Crosland Hill Road on which the small historic linear settlement of Crosland Hill is situated (running from north to south), and this includes several listed buildings and non-designated heritage assets dating to the 19th century and earlier.

The most important building in this settlement is Crosland Hall, a Grade II* listed house dating to the early 17th century. Opposite this is a Grade II listed former barn, with the Grade II listed Crosland Hall Cottage located to the west. There is some degree of separation between these buildings and the proposal site, with a modern housing development at Mason Court acting to some extent as a buffer. The applicant has created a landscaped open space with tree planting along this boundary to mitigate the impact of the development on the setting of the listed buildings and historic settlement. In addition, the front elevations of the proposed dwellings at the east of the site face the open space, creating a higher quality view from the settlement at Crosland Hill.

Further north along Crosland Hill Road, are the Grade II listed 41 and 43 Crosland Hill Road, and 67, 69 and 69a Crosland Hill Road, along with several unlisted historic buildings. A landscaped buffer provides some degree of separation between the proposed development and these listed buildings. 450mm high reclaimed stone boundary walls are proposed on the corner plots in this area, along with low knee rail fences.

Building materials along this boundary are reconstituted stone and red brick with grey roof tiles. The Conservation and Design Team would prefer natural stone and slate, along with dry stone walling on this boundary so that the development reflects the local character of this area. As there is a landscaped buffer between these dwellings and the historic settlement, a balanced judgement needs to be made.

Directly north of Mason Court and to the south-east of the site is Thewlis Lane, the remaining section of a historic roadway which leads from the south-west directly to Crosland Hall. It is evident on a historic map of 1854 and is likely to be much earlier. We would prefer this track and dry-stone boundary walls to be retained as this is part of the historic setting of the Grade II* listed hall and Crosland Hill settlement.

Conservation areas

To the north-west, the land drops down towards the Colne Valley, with the Milnsbridge Conservation Area on the valley bottom to the north. On the opposite hillside is the Golcar Conservation Area. LP35 states that the general character of the towns and villages of Kirklees is typified by stone-built properties closely following the hillside contours. This should

be considered on the northern boundary of the site where it can be seen from a distance in context with the conservation areas, so that the development sits comfortably within this landscape. Along this boundary are large detached two-storey properties constructed in reconstituted stone and grey slates, which have the visual appearance of natural stone when viewed from a distance. The proposed street scene section shows large, detached dwellings with hipped roofs and front facing gables, which are not reminiscent of the local traditional character. We feel that a balance should be made as to whether this is acceptable or whether a simpler roofline should be specified on this prominent part of the site.

Castle Hill

Although some distance away to the east, the site forms part of the wider setting of Castle Hill and a sensitively designed development of one and two storey dwellings with stone coloured external walling, traditional roof forms and slate coloured roof coverings will blend in with the wider landscape and avoid harm to this setting. There are distant views of the scheduled monument from within the site, and this has been maintained to some extent with sightlines leading from the green at the centre of the site towards Castle Hill to the east.

Harm and Public Benefits

The proposed development leads to less than substantial harm to the setting of the historic settlement of Crosland Hill by building on previously undeveloped land at the eastern end of the site, along with slight harm to the setting of Castle Hill and the conservation areas within the Colne Valley where the site can be seen in context with these designated heritage assets. However, the public benefits of providing a substantial amount of housing outweighs this harm, and we feel that it can be mitigated by careful use of materials and design of the buildings and boundary features, particularly on the sensitive boundaries of this part of the site, namely the north aspect facing the Colne Valley and the east boundary facing the historic settlement (including the elevations facing Mason Court where the historic track is located).

Summary

The Conservation and Design Team has no objections to development on this site, subject to the comments above.

If the application is supported, we would recommend that material samples for the buildings and boundary walls are submitted for approval.