

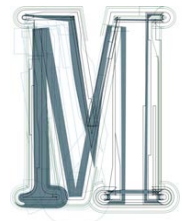
m b Heritage

Newett Homes Ltd

Proposed  
Residential Development

Land off Ashbourne Drive  
Cleckheaton

Built Heritage Statement



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Residential Development**

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m b Heritage & Planning Ltd  
Leeds

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## 1.0 INTRODUCTION

1.01 This Statement, prepared on behalf of Newett Homes Ltd, sets out an assessment of the potential impacts upon the built historic environment predicted to arise from the proposed residential development of land off Ashbourne Drive, Cleckheaton (the site). The proposed development, comprising the erection of 67 no. new dwellings with associated open space, landscaping, highways and drainage infrastructure, is to be the subject of a planning application submitted to Kirklees Council as local planning authority. It sets out revisions to a previously approved scheme of residential development granted outline planning permission, following Appeal, in December 2013 (Reference 2012/60/93062/E) with subsequent reserved matters approval in December 2018 (Reference 2014/61/91242/E).

1.02 The extent of the site, centred on NGR: SE18601 24836, is shown as Figure 1.1.



*Figure 1.1: Site Extent*

1.03 The previous applications for the approved development of the included a number of technical reports dealing with heritage matters, these being:

- MAP Archaeological Practice Ltd. 2012. Desk Based Archaeological Assessment
- m.b. Heritage & Planning Ltd. 2013. Heritage Statement
- m.b. Heritage & Planning Ltd. 2014. Supplementary Heritage Statement

- 1.04 In addition, the Appeal Inspector's Decision Letter (dated 18<sup>th</sup> December 2013) following refusal of the outline planning application had regard to potential development impacts upon the setting of the Grade II Listed Building, Lower Blacup Farm (list entry number 1300089). The decision letter and previous assessment reports regarding the development of the site inform the assessment set out within this Statement and are cross-referenced where relevant.
- 1.05 The Statement considers the heritage significance of the extant buildings and associated structures comprising the site within the national and local context. It also considers the historic setting of the buildings and the contribution they make to the historic environment. Finally, it assesses the potential impact of the development upon the built historic environment. The Statement has regard to relevant assessment guidance produced by Historic England and that contained within the National Planning Policy Framework (2023).
- 1.06 No recorded designated or non-designated heritage assets fall within the site. The National Heritage List for England (the NHLE) records one designated asset in proximity to the site such that development impacts may arise. This, as previously noted, is *Lower Blacup Farmhouse including Numbers 2 and 3 Quaker Lane*, a Grade II Listed Building comprising farmhouses erected in two blocks and dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries. Potential impacts upon the setting to the building are assessed below.
- 1.07 No other designated or non-designated heritage assets will be affected by the proposed development.
- 1.08 The Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development and the contribution made by their setting. The report is structured as follows:

## **Section 2 - Policy Context and Methodology**

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

## **Section 3 – Baseline Assessment**

Summarises data sources consulted and the historical context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

## **Section 4 - Assessment of Significance and Impact of Development Proposals**

Provides an assessment of the heritage significance of the identified built heritage assets and their setting potentially affected and considers development impacts upon the significance having regard to national and local planning policy.

- 1.08 The assessment is based primarily on published and archival information and this is referenced as appropriate within the Statement. The Statement considers impacts upon the built historic environment and does not assess archaeological potential.

## 2.0 POLICY AND ASSESSMENT GUIDANCE

### Statutory Context

- 2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 Case law (see particularly *E 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 in 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).
- 2.03 This approach is reflected in National Planning Policy Framework guidance.

### The Development Plan

- 2.04 The Development Plan comprises the Kirklees Local Plan (the ‘KLP’) which was adopted in February 2019. Policy LP35 of the KLP relates to the historic environment and in respect to designated heritage assets states that:

*“Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

*a. the nature of the heritage asset prevents all reasonable uses of the site;*

- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use*

- 2.05 The Policy adopts a similar approach to that set out in the Framework (see below), in requiring a balancing based upon the extent of harm identified and the significance of the relevant heritage asset and the consideration of the development as a whole, include benefits flowing from it.
- 2.06 The site is allocated for residential use, Site HS100, Land adjacent to Ashbourne Drive, Liversedge. The KLP references the requirement for a Heritage Impact Assessment to be undertaken to inform development proposals for the site.

#### **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 of 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 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.
- 2.18 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.
- 2.19 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.
- 2.20 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.”*

2.21 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.”*

2.22 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.”*

2.23 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 those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken which identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, conservation areas and scheduled monuments.
- Non-designated heritage assets, including buildings or structures of local interest
- 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 the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The West Yorkshire Historic Environment Record (HER)
- The Historic England Research Record.
- The Historic England Archive
- Historic maps of the site and surrounding area

### Site Description

3.03 The site comprises an area of agricultural land in use as pastoral grassland adjoining the built up area to the west of Cleckheaton. The land is currently farmed in connection with the occupation of Lower Blacup Farmhouse which is situated, along with a range of outbuildings, to the west of the application site and accessed via an unmade track off Ashbourne Way. The track crosses the site, which also takes field access from Ashbourne Drive to the north and Ashbourne View to the south. Boundaries are delineated by a mix of field hedgerow interspersed with trees, dry stone walling and timber post and wire fencing which also mark current field boundaries. The eastern and southern boundary of the site adjoins late 20<sup>th</sup> century residential estate development. To the north is an area of industrial development and partly derelict land which was originally established during the latter half of the 19<sup>th</sup> century. To the west agricultural land continues, predominantly in pastoral use. The site adjoins the

curtilage boundaries of Lower Blacup farmhouse, a Grade II listed building consisting of two houses now converted to three units of occupation.

- 3.04 The topography of the site rises sharply from the north to the south and south-west and to the west beyond the farmhouse.

### Heritage Assets

- 3.05 The National Heritage List for England (NHLE) records 9 designated heritage assets falling within 1km of the site centre and a gazetteer of these assets is provided at Appendix 1. A map showing the location of these assets is at Figure 3.1 below.

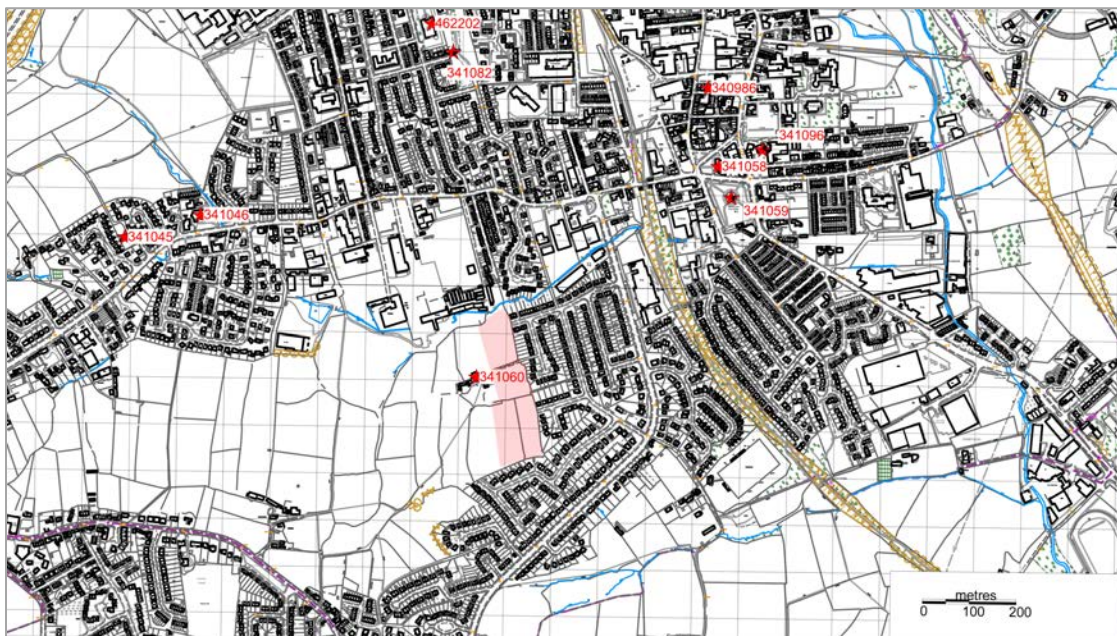


Figure 3.1: Location of NHLE Assets

- 3.06 An initial scoping assessment of potential impacts upon these designated assets is set out within the Appendix 1 gazetteer. This indicates that, having regard to distancing and the extent of intervening built and landscape form, no development impacts will arise on those assets located to the north of the site. Impacts will arise upon the setting to the Grade II Listed Building recorded as Lower Blacup Farmhouse including Numbers 2 and 3 (list entry number 1300089). Originally comprising two farmhouses, now in three units of occupation, the building was added to the statutory list in 1981. The identifying description states:

*Farmhouses in 2 blocks at 90°. The lower block to the east is probably of C.17 date, the block to west probably mid C.18. Coursed rubble with quoins. Stone slate roofs with gable copings on cut kneelers. Two storeys. The older block has 2 entrances, and one 3-light window, all probably early C.19, and one 5-light and one blocked 2-light window, both double chamfered. Two chamfered 4-light windows to 1st floor, with two central later or altered windows. Drip mouldings to left and right over ground floor openings, that to left continuing round onto left gable over ground floor 5-light window as hood mould. Above this is 4-light window with hood mould. Both are double chamfered. Projecting stack to rendered right gable. The later block has symmetrical facade with central door with deep lintel, above which is sash window possibly formerly a 2-light window. To left and right, both floors, is 4-light recessed stone mullioned window. Outshut to rear of similar date.*

- 3.07 Potential impacts upon the significance, within setting, of the Farmhouse are assessed in the next section.
- 3.08 No HER records relating to built heritage assets fall within the site or in proximity to it. A summary of HER records falling within the vicinity of the site was set out within the Archaeological Desk Based Assessment (MAP. 2012) which was submitted with the previous outline planning application for the site.

#### **Historic Context and Mapping Record**

- 3.09 Settlement within the area of Cleckheaton and Liversedge is noted prior to the Norman Conquest and both are recorded as manors in the Domesday survey of 1086. The Township fell within the ancient parish of Birstall and by the 14<sup>th</sup> century Cleckheaton was a small settlement with around one hundred inhabitants. The settlement remained largely agrarian until the 19<sup>th</sup> century with open fields being enclosed in 1795 and common and pasture land in 1802. Lower Blacup farmhouse was constructed in two blocks during the 17<sup>th</sup> and 18<sup>th</sup> centuries and had historical connections with the Puritan movement in the late 17<sup>th</sup> century.
- 3.10 The growth of the textile industry in Cleckheaton during the 19<sup>th</sup> century is noted within the appraisal with card making becoming the largest industry within the settlement, these being used in the combing of wool prior to spinning. By 1893 Samuel Law's card making firm was the largest in the settlement and a number of engineering firms making card machines

developed. To the north of the application site the Wharfe Works engineering firm developed in the late 19<sup>th</sup> century along with a chemical works. The 18<sup>th</sup> to 19<sup>th</sup> centuries the saw the development of a paper mill, foundry, two chemical works, the railway station, thirteen textile mills, dye works and associated workers housing within the settlement to the north of the site.

3.11 The 1775 Jefferys Map of Yorkshire provides the earliest mapping record of the site and surrounding settlement but does not provide great detail. The 1848 tithe maps for the Liversedge area shows the site and surroundings in agricultural use.

3.12 The 1854 Ordnance Survey (OS) map (Figure 3.2) shows principal development within Cleckheaton to the east of the Cleckheaton Branch railway line with linear development along Hartshead Moor Road to the north of the site. The site itself is shown as a series of four enclosed fields with the farm building group, then annotated as *Lower Blackcup* to the west. Access is shown on the alignment of the current track taken from Quaker Lane. Surrounding development is largely agricultural although quarrying activity is notable to the north and south. The Wharf engineering works are indicated to the north, adjacent to Blackcup Beck along with the emergence of a number of mill buildings.



Figure 3.2: 1854 OS Map Extract

3.12 The 1894 OS map (Figure 3.3) highlights the extent of change to the landscape, particularly to the north of the site, with the development of a large industrial area to the north of Blacup Beck. This included woollen and carding mills, machine, chemical and iron works along with quarrying activity. Workers terraced housing is also shown as laid out along streets such as Quarry Road, Stone Street and Iron Street, names reflecting the industrial activity in the area. The application site remains in agricultural use although the area of land immediately to the east of Lower Blacup farm is annotated as a likely area of quarrying works or landfill.

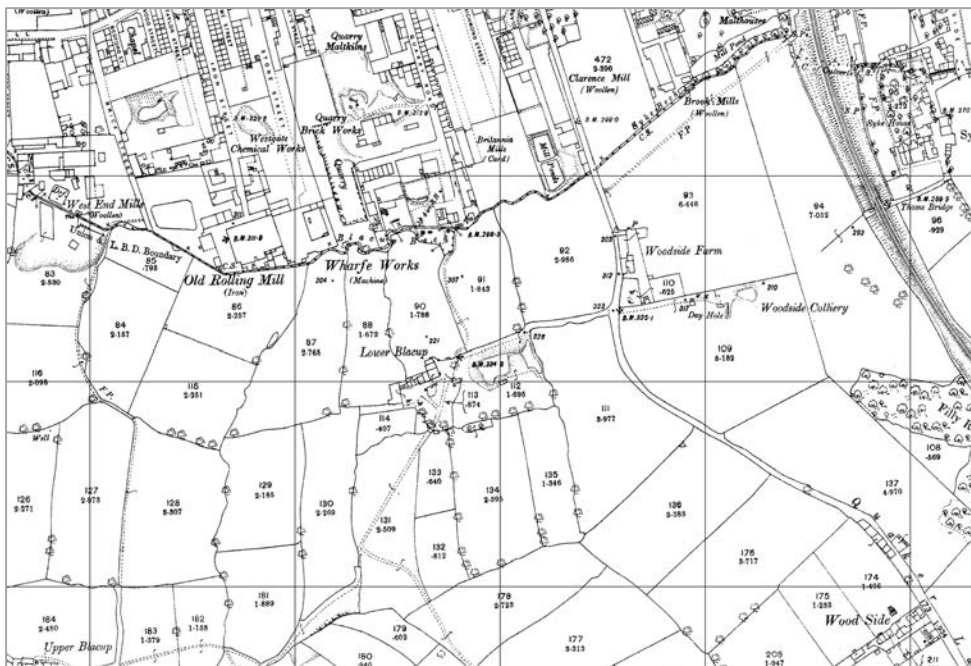


Figure 3.3: 1894 OS Map Extract

3.13 By the time of the publication of the 1922 OS map development to the north side of the Beck had largely reached its peak with a range of industrial uses with adjoining high density workers housing. The site remains unchanged from earlier mapping with quarrying activity to the east of the farm group now appearing to have ceased. The growth of Cleckheaton during the second half of the 19<sup>th</sup> and early part of the 20<sup>th</sup> centuries has been extensive with development largely eroding the wider agricultural setting of the site and surrounding Lower Blacup farmhouse.

3.14 The 1938 OS map shows Hightown Road as laid out to the east and south of the application site with residential development constructed to the south. Further industrial development

to the east of Woodside Farm and Quaker Lane can be seen with the construction of the Woodside Works (tripe dressing). Mapping through the 1950s and 1960s shows extensive residential growth in the vicinity of the site, most notably in Hightown Heights to the south-west. By 1972 further residential estate development is shown as having been constructed along Hightown Road to the west and south.

- 3.15 By the time of the publication of the 1974 OS map residential development to the east of the site has been completed along the line of Quaker Lane with estate roads drawn up to the site boundary. It also indicates the decline of the industrial area to the north of Blacup Beck with areas, including former workers housing, now shown as cleared of buildings. More extensive clearance, including the removal of the Wharf Works buildings, occurred during the 1980s and 1990s.

## 4.0 ASSESSMENT OF DEVELOPMENT PROPOSALS

### Planning History

- 4.01 Outline planning permission was granted, following Appeal, in 2013 for the residential development of the site for circa 54 dwellings (LPA reference 2012/60/93062 and Appeal reference APP/Z4718/A/13/2201353). In their consideration of the Appeal proposals, the Inspector assessed heritage impact and stated that:

*28. The proposed development would have some impact upon the setting of the farmhouse [Lower Blacup Farmhouse] insofar as its surrounding farmland would be reduced in scale and there would be new houses built much closer to it than at present. Given its historic, and existing, role as a working farm the proximity of new development would affect its setting. The revised indicative site layout shows an undeveloped buffer between the Farmhouse and the new development.....*

*29.....The resultant provision of an open area close to the Farmhouse would act as a buffer between the new housing and the heritage asset. Nonetheless, the encroachment of the housing much closer to the Farmhouse would result in some harm to the setting of this designated heritage asset. However, that harm would be less than substantial. In such circumstances paragraph 134 of the Framework says that the harm should be weighed against the public benefits of the proposal.*

- 4.02 Paragraph 134 of the Framework remains unaltered and is now numbered as Paragraph 208 with the revised version of the document issued in 2023. In considering the balance test, the Inspector noted that the public benefits of the proposal include. The provision of new housing in an area that lacks a five-year supply of housing land (Decision Letter para. 30). They considered that this on its own weighs in favour of the development (para. 42) and states that “I conclude that the benefits outweigh the limited harm to the setting of this heritage asset” (para. 30).
- 4.03 The Appeal was allowed and a planning condition was attached to ensure the provision of an area of open space to act as a buffer between the development area and the Lower Blacup Farmhouse listed building. The condition stated that:

15. The area to the east of Lower Blacup Farmhouse, shown hatched on the attached illustrative master plan ref: P10 4343 01A dated 21/8/13, shall be kept from the erection of dwellings and any associated residential curtilage space (excluding parking or incidental landscaping).

4.04 The plan reference by the condition is shown at Figure 4.1:



Figure 4.1: Approved Illustrative Master Plan (Appeal document). Hatched area to remain free of development.

4.05 Reserved Matters approval, pursuant to outline permission, was granted on the 13<sup>th</sup> September 2018, for the erection of 46 dwellings. The approved site layout plan, whilst varying the arrangement of the developed site, maintained the conditional area of open space as shown at Figure 4.1. In respect to this area of open space or “buffer” the Report of the Head of Strategic Investment to the Heavy Woollen Planning Sub-Committee (1<sup>st</sup> June 2018) stated that:

*10.23 The amended layout submitted with this application, whilst different from the earlier indicative plan incorporates this buffer to Officers' satisfaction. The Conservation & Design officer confirms that this then lessens the amount of public benefit needed to be accrued to outweigh the harm to the setting of the listed building. The public benefit in this case is one of providing housing numbers which was accepted by the Inspector so there is no reason to suggest that if in a planning sense the need for housing tips the balance towards approval this should not be the case in terms of heritage issues. Therefore, on balance the Conservation & Design Officer withdraws his previous objection and considers the application is now in compliance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and para 134 of the NPPF.*

- 4.06 The Kirklees Local Plan (KLP) was adopted in February 2019 and allocates the site for housing (Local Plan ID HS100). This reaffirms the principle of residential development and the allocation carries weight as a 'public benefit' to be weighed in the balance against any potential heritage harm in accordance with Framework guidance (para. 208) and Policy LP35 of the KLP.

#### **The Proposed Development**

- 4.07 The revised proposals for Newett Homes relate to the erection of 67 no. new dwellings based upon a new layout which is included at Appendix 2 to this Statement. The dwellings will include single storey maisonettes (8 no.) along with 2, 2.5 and 3-storey detached and semi-detached houses. The layout retains vehicular access as previously approved along with drainage infrastructure comprising SUDS basin and surface attenuation areas to the north of the site. The area of open space to the east of Lower Blacup Farmhouse is retained and extended slightly to the south-east compared with the previously approved layout considered at the 2013 Appeal (see Figure 4.1).
- 4.08 The assessment set out below relates to the proposed layout amendments as shown on the plan included at Appendix 2.

#### **Development Impacts**

- 4.09 As noted above, the proposed development will impact upon the significance, within setting, of the Grade II Listed Building, Lower Blacup Farmhouse including Numbers 2 and 3 Quaker

Lane (1300089). No other built heritage assets will be affected by the development. The nature and extent of impacts upon the setting to the Farmhouse is assessed below. In undertaken the assessment regard is had to current Framework and best practice guidance.

- 4.10 Lower Blacup Farmhouse comprises two farmhouses arranged in two attached blocks set at 90 degrees. That to the east, set at a lower level, was likely constructed in the early to mid-17<sup>th</sup> century, that to the west around the mid-18<sup>th</sup> century. Both are constructed in a coursed rubble stonework with quoins under stone slate roofs, possibly originally thatched, and retain chamfered stone mullion windows with hood moulds. Window inserts are of a later 20<sup>th</sup> century date and a number of new openings dating to the 19<sup>th</sup> century have been formed centrally to both buildings. The later block retains a strong symmetry to the principal elevation, presented to the south, with central entrance door and framing 4-light mullion windows to ground and first floors. The window above the entrance door is a later, likely 19<sup>th</sup> century insert, comprising a 16 light vertical sliding sash timber window. The earlier block, which presents a principal elevation to the east, has two entrance doors with later window inserts position at first floor centre. The building is sub-divided into two units of residential occupation.
- 4.11 The Farmhouse has local significance derived from its connections with the Puritan/Quaker movement. Meetings were held at the house prior to the 1690 Tolerance Act and the construction of the Quaker meeting house on Quaker Lane in 1699 (Grade II listed as the Friend's Meeting House, list entry number 1135406). The tenancy of the Farmhouse was taken over from William Cordingley by Thomas Wright of Birkenshaw in 1767. Wright was a well known supporter of the Wesleyan Methodists within the area, and had connections with John Wesley and John Fletcher of Madeley. He left a detailed biography of his life up to 1797 which was published by his grandson in 1864 (*Autobiography of Thomas Wright of Birkenshaw. In the County of York, 1736-1797 published by John Russell Smith, Soho Square, 1864*).
- 4.12 The autobiography includes a plate of Lower Blacup Farmhouse as it appeared in November 1863 and provides historical background to the occupation of the farm during the 18<sup>th</sup> century. Wright notes that he shared a roof with another tenant, Tere Lee, suggesting that the sub-division of the earlier house was either original or a comparatively early adaptation. The

farmhouse was occupied in connection with a weaving business and Wright refers to a small flock being maintained. It also refers to two orchard gardens neighbouring the farmhouse.

- 4.13 It is considered that, notwithstanding some degree of later alteration and adaptation, the buildings retain a high level of architectural and historic interest in the national context as examples of 17<sup>th</sup> and 18<sup>th</sup> century farmhouses. Whilst the original farm buildings associated with the operation of the farm tenancy have now been largely replaced by comparatively modern structures to the west and south-east, this does not detract from their retained heritage value. The connection with the Quaker movement, particularly in the local context, further elevates historic interest. Reflecting the designation of the buildings it is concluded that they hold a high degree of architectural and historic significance in the national and local context.
- 4.14 The contextual setting and orientation of the buildings will have been derived from their functional relationship with surrounding agricultural land and this setting, of which the site forms part, remains significant today. The orientation of the earlier house to the east was designed in part to allow for oversight of the access approach from this direction. The later 18<sup>th</sup> century house presents its principal elevation to the south and the farmyard area which has some degree of enclosure provided by the farm buildings extending to the west. Whilst of largely modern construction these buildings serve to illustrate the historical agricultural use of the complex. Further ancillary buildings to the east and south-east of the main buildings further contribute to this illustrative value.
- 4.15 The location of the building group, at the base of rising land which extends to the south and west towards the Hightown area provides a strong sense of enclosure which limits the prominence of the buildings within the landscape. This enclosure is further emphasised by the hedge and tree landscape boundaries which define the curtilage of the group and wider landscape field boundaries and copses of trees, including those falling within the application site. Outward views from the buildings and within the curtilage of the group tend not to be expansive with medium and longer distance views over the surrounding agricultural land interrupted by buildings within the curtilage, boundary planting and by landform, particularly the rising land to the south.

- 4.16 Given this, extended views onto the buildings tend to be limited. From the east urban development and tree/hedgerow planting interrupts medium distance views and, whilst the principal elevation of the 17<sup>th</sup> century block orientates towards the access track from Ashbourne Way views onto the façade are enclosed and framed by the tall hedgerow to the north and embankment to the south of the track. From public vantage points, including the footpath to the south and south-west, the building group has greater visibility in short distance views. In medium distance views from the south and south-west landscape planting and land form again interrupts views and the more modern agricultural buildings immediately to the west of the farm houses tend to have greater prominence.
- 4.17 In medium distance views from the west towards the site the building group is largely screened by intervening landscape planting and landform. From higher ground from these orientations, including vantage points from the A649, the buildings have limited prominence and where views are available the group is seen as part of the wider urban backdrop beyond the application site to the north, south and east. In the longer distance views the positive visual contribution made by tree groups, including those in close proximity to the farmhouses, is significant. From public vantage points from the north views onto the building group are interrupted by intervening buildings and landscape planting.
- 4.18 The site currently and historically forms part of the agricultural land associated with the operation of the farm. Its wider contribution to setting has however been diminished by later residential development to the east. In available aspects from the east it provides a visual buffer between the buildings and the wider urban area although from higher ground to the west and south this effect is less pronounced given the foreshortening of views. This tends to draw the building group into the wider urban landscape beyond. Historically the application site has undergone disturbance from likely quarrying activity and the wider agricultural setting of the buildings has been diminished through development to the north during the 19<sup>th</sup> century and to the east and south during the latter half of the 20<sup>th</sup> century. Given the effect of intervening landscaping and landform the visual relationship between the site and building group is not particularly strong although the views afforded onto the building from the access track remain important. Views from within the curtilage of the farmhouses take in the site, particularly to the north-east although these are more constrained by landform towards the south-east.

- 4.19 Overall it is considered that the contemporary and historic visual setting of the farmhouses is defined by the relationship of the buildings to the surrounding field patterns which define its agricultural purpose. The historical associations with the Puritan movement remain significant although are not illuminated by the visual relationship of the buildings with the site. The curtilage boundaries, enclosing garden and paddock areas, provide a strong sense of visual enclosure which is further enhanced by rising landform to the west and south. The opening of aspects beyond the building group to the west is important in illustrating the agricultural function whilst the land to the east, comprising the application site, provides a degree of physical and visual separation from the main urban area.
- 4.20 As set in previous assessments undertaken in respect to the earlier outline and reserved matters applications, and within the Inspector's Decision Letter which considered the Appeal, the proposed development will diminish the agricultural setting of the buildings and remove an area of open land which provides a physical and visual buffer between the group and the estate development to the east and south-east. The comparatively open aspects to the north, west and south will be retained and as such the development would not wholly remove the agricultural setting of the buildings.
- 4.21 In order to mitigate the degree of harm identified the previously agreed open space 'buffer' between the listed building and the development area of the site has been retained and enlarged to some degree. This is consistent with the previously approved schemes and as such the level of harm identified is considered to be less than substantial and relatively minor within that bracket. This is consistent with the Inspector's conclusion that the harm identified would be 'limited'.

## 5.0 CONCLUSIONS

- 5.01 This Statement has considered potential impact upon the historic built environment arising from proposed residential development on land off Ashbourne Drive, Cleckheaton. The proposals put forward a revised layout to a previously approved scheme of development considered at outline and reserved matters stages in 2013 and 2018 respectively. The relevant planning policy, as set out within the National Planning Policy Framework and assessment guidance provided by Historic England remains largely unaltered.
- 5.02 The Statement concludes that the proposed development will give rise to less than substantial harm to the significance, within setting, of the Grade II Listed Lower Blacup Farmhouse and this conclusion is consistent with previous assessment studies. The current scheme retains a substantial buffer of open space and landscaping to the east of the Farmhouse and this is consistent with the previously approved layouts for the development of the site. The provision of the buffer mitigates harm to the degree that the overall impact is considered to be minor within the less than substantial bracket.
- 5.03 Given the assessment of less than substantial harm the proposals engage with the provisions of Policy LP35 of the KLP and guidance contained in paragraph 208 of the Framework. The public benefits of the development in terms of housing delivery are affirmed by the allocation of the site for housing development in the KLP. Consistent with the previous approvals, including Appeal decision, in respect of the site, these public benefits are considered to outweigh the harm identified.
- 5.04 Subject to the satisfactory consideration and positive conclusion of the relevant tests set out above the proposed development may proceed without conflict with the Development Plan, the Framework or 1990 Act.

## **APPENDIX 1**

### **GAZETTEER OF NHLE DESIGNATED HERITAGE ASSETS**

## NATIONAL HERITAGE LIST FOR ENGLAND

### SCOPING ASSESSMENT OF DESIGNATED HERITAGE ASSETS WITHIN 1km OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description
1268151	<b>Cleckheaton Public Library</b>	Whitcliffe Road	SE18433 25560	Listed Building Grade II	Library constructed 1930
<p><b>Scoping Assessment</b>                      No direct impacts.                      The setting of the building is largely defined by its immediate relationship with the street scene and landscaped grounds. The principal orientation of the building is to the north and it has no inter-visibility with the proposal site given intervening built form. As such no indirect impacts upon setting are identified.</p>					
1135413	<b>Cleckheaton Cemetery Chapel</b>	Whitcliffe Road	SE18479 25500	Listed Building Grade II	Chapel dated 1853
<p><b>Scoping Assessment</b>                      No direct impacts.                      The setting of the building is defined by its relationship with the cemetery grounds and surrounding landscape and urban form. The building has no inter-visibility with the proposal site given intervening built form. As such no indirect impacts upon setting are identified.</p>					
1314509	<b>Lower Blacup Farmhouse including numbers 2 and</b>	Quaker Lane	SE18537 24809	Listed Building Grade II	Farmhouses constructed in two blocks dating to the 17 <sup>th</sup> and 18 <sup>th</sup> centuries
<p><b>Scoping Assessment</b>                      No direct impacts.                      The buildings are situated immediately to the west of the proposal site and as such the potential for indirect impact upon setting is identified. Impacts are assessed within the main Statement.</p>					
1134594	<b>Church of St Barnabas</b>	Church Street	SE18370 24228	Listed Building Grade II	Church circa 1893

<p><b>Scoping Assessment</b>                  No direct impacts.                  The setting of the Church has been largely urbanised by later 20<sup>th</sup> century residential development. The building has no significant inter-visibility with the proposal site given intervening built form and topography. As such no indirect impacts upon setting are identified.</p>					
1134608	<b>Church of St Luke</b>	Moorside	SE17946 25146	Listed Building Grade II	Church circa 1887
<p><b>Scoping Assessment</b>                  No direct impacts.                  No significant inter-visibility with the proposal site given intervening built form and landscape. As such no indirect impacts upon setting are identified.</p>					
1184449	<b>Wellands Farm</b>	50 Moorside	SE17785 25097	Listed Building Grade II	Farmhouse late 18 <sup>th</sup> or early 19 <sup>th</sup> century.
<p><b>Scoping Assessment</b>                  No direct impacts.                  No significant inter-visibility with the proposal site given intervening built form and landscape. No inter-relationship with the historic agricultural use of the site. As such no indirect impacts upon setting are identified.</p>					
1184534	<b>George Hotel</b>	Parkside	SP08054 87302	Listed Building Grade II	Former hotel circa mid- 19 <sup>th</sup> century
<p><b>Scoping Assessment</b>                  No direct impacts.                  No significant inter-visibility with the proposal site given intervening built form. As such no indirect impacts upon setting are identified.</p>					

1134626	<b>Old Post Office</b>	Albion Street	SE19023 25430	Listed Building Grade II	Former Post Office circa 1910
<p><b>Scoping Assessment</b>                  No direct impacts.                  No significant inter-visibility with the proposal site given intervening built form. As such no indirect impacts upon setting are identified.</p>					
1135405	<b>War Memorial</b>	King Edward VII Memorial Park	SE19075 25197	Listed Building Grade II	First World War memorial constructed 1922
<p><b>Scoping Assessment</b>                  No direct impacts.                  No indirect impact upon setting given nature of asset</p>					
1313307	<b>Warehouse</b>	St John's Place	SE19140 25300	Listed Building Grade II	Warehouse and former 25300 textile building circa 1900
<p><b>Scoping Assessment</b>                  No direct impacts.                  No significant inter-visibility with the proposal site given intervening built form. As such no indirect impacts upon setting are identified.</p>					

## **APPENDIX 2**

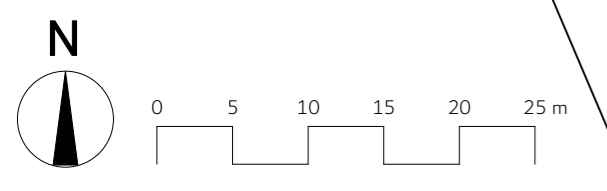
### **PROPOSED SITE LAYOUT**

PROPOSED SALES ARENA

ACCOMMODATION SCHEDULE

Market Units												
HouseType	Bed		NDS	M(2)	M(3)	Storey Height	SQFT	SQM	Number	Total SQFT	2 Bed %	
MALT A	Malby	1	Maisonette	Y	-	Y	1	651	60	2	1302	
MALT B	Malby	1	Maisonette	Y	-	Y	1	651	60	2	1302	
<b>Total</b>									<b>4</b>	<b>2604</b>	<b>6%</b>	
HouseType	Bed		NDS	M(2)	M(3)	Storey Height	SQFT	SQM	Number	Total SQFT	3 Bed %	
MALT C	Malby	2	Maisonette	Y	Y	-	1	794	74	2	1588	
MALT D	Malby	2	Maisonette	Y	Y	-	1	794	74	2	1588	
<b>Total</b>									<b>4</b>	<b>3176</b>	<b>6%</b>	
HouseType	Bed		NDS	M(2)	M(3)	Storey Height	SQFT	SQM	Number	Total SQFT	3 Bed %	
DAL	Dalton	3	Semi	Y	Y	-	2	908	84	8	7264	
SAX	Saxton	3	Detached	Y	Y	-	2	939	87	2	1878	
SAX	Saxton	3	Semi	Y	Y	-	2	939	87	2	1878	
GRA	Grassington	3	Semi	Y	Y	-	2.5	969	90	16	15504	
FEW	Fewston	3	Semi	Y	-	-	3	1145	106	4	4580	
SCO	Scotton	3	Semi	Y	-	-	3	1188	110	8	9504	
<b>Total</b>									<b>49</b>	<b>46608</b>	<b>60%</b>	
HouseType	Bed		NDS	M(2)	M(3)	Storey Height	SQFT	SQM	Number	Total SQFT	4 Bed %	
LED	Ledsham	4	Detached	Y	Y	-	2.5	1138	106	4	4552	
LED	Ledsham	4	Semi	Y	Y	-	2.5	1138	106	2	2276	
MAL	Malham	4	Detached integral	Y	Y	-	2	1227	114	4	4908	
ADD	Addingham	4	Detached	Y	Y	-	2	1258	117	3	3774	
HAL	Halsham	4	Detached integral	Y	Y	-	2	1417	132	5	7085	
MID	Middleham	4	Detached	Y	-	-	3	1566	145	1	1566	
<b>Total</b>									<b>19</b>	<b>24161</b>	<b>28%</b>	
<b>GRAND TOTAL:</b>									<b>67</b>	<b>79549</b>		
<b>GROSS DEVELOPMENT AREA:</b>									<b>5.85627</b>	<b>ACRES</b>	<b>2.37</b> <b>HECTARES</b>	
<b>NET DEVELOPMENT AREA:</b>									<b>4.25912</b>	<b>ACRES</b>	<b>1.72</b> <b>HECTARES</b>	
<b>SQ FT / NET DEVELOPMENT ACRE:</b>									<b>16599</b>	<b>SQ FT</b>		
<b>NET DEVELOPMENT AREA DENSITY:</b>									<b>38.95</b>	<b>DPH</b>		

- Key
- Site boundary
  - Proposed housing
  - Existing footpath / public right of way
  - Proposed new footpaths
  - Existing landscaping
  - Proposed landscaping
  - Main road
  - Existing trees / hedges removed
  - Existing services
  - Potential retaining wall
  - Potential 6m drainage easement
  - Sheds (cycle storage)
  - Bin Storage
  - Bin Collection Point
  - Sales Area



Drawing Title **Planning Layout**

Site **Lower Blacup Farm, Cleckheaton**

Scale 1:500 @A1 Date 29/04/24

Drawn VB Checked MC

Drawing No. Z168.002 Rev. A

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