

September 2024



Land at Providence Street, Earlsheaton, Dewsbury

**Heritage Impact Assessment in support of an outline planning
application for residential development**

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Contents

1.0	Introduction	2
2.0	Policy Context	5
3.0	Proposed Development	8
4.0	Site History, Heritage Significance, and Impact Assessment	9
5.0	Conclusion	18
	Sources.....	19
	Appendix 1 – HER Results.....	20

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1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of the client, Precious Holdings, in support of an outline planning application for residential development at Providence Street, Earlsheaton, Dewsbury (**Plate 1**).

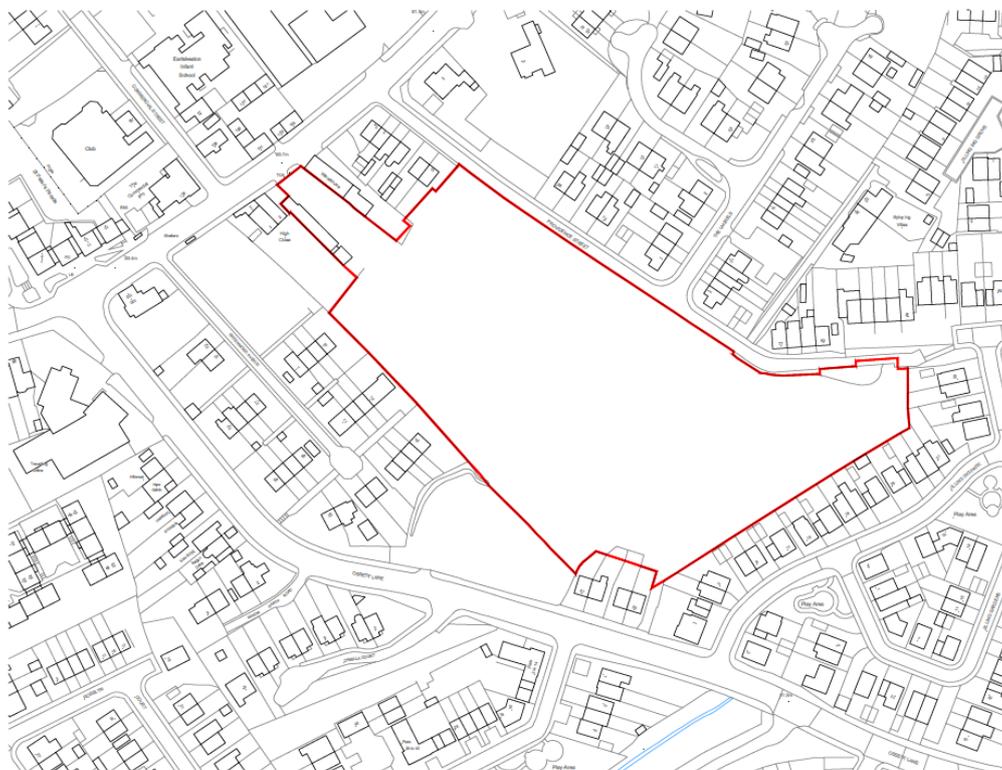


Plate 1 - Extract of site location plan scaled at 1:1250. The site area is approximately 0.73 hectares.

- 1.2 The purpose of this HIA is to thoughtfully evaluate the impact of the proposed development on the significance and setting of identified heritage assets. This statement has been prepared in the context of relevant national and local planning policy and has considered supplementary guidance relating to the conservation of the historic environment.
- 1.3 Paragraph 200 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage assets affected by a development proposal, with the intent of understanding the potential impact of the proposals on their significance. This statement aims to satisfy the requirements of NPPF Paragraph 200.

Methodology

- 1.4 The methodology of this HIA follows the requirements outlined in Section 16 of the NPPF, and accounts for the main legislative framework for the historic environment. Relevant statutory, national, and local policies are set out in **Section 2**.
- 1.5 The NPPF defines 'heritage asset' as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."
- 1.6 The analysis of heritage significance and setting in this report is informed by the relevant NPPF definitions, Paragraphs 195, 197, 200, and 205 of the NPPF, and Historic England's advice note 12 on *Statements of Heritage Significance: Analysing*

Significance in Heritage Assets (2019), and the Good Practice Advice in Planning: 3 (2nd Edition) on *The Setting of Heritage Assets* (2017).

- 1.7 The conclusions of this HIA are determined in accordance with the call for the proportionality of detail relative to the significance of the asset outlined in Paragraph 200 of the NPPF. The assessment of significance is gathered from a comprehensive process of research, combined with a balanced judgement on the value of identified assets following the advice contained in **Table 1** and **Table 2**, which have been adapted from British Standards, ICOMOS/UNESCO (Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, 2011; Guidance and Toolkit for Impact Assessments in a World Heritage Context, 2022), and Historic England Guidance.
- 1.8 Documentary research is based on primary and secondary sources, such as maps, historical drawings, archive records, directory entries, newspaper clippings, and photographs.

Site Context

- 1.9 The proposed site contains no listed buildings, nor does it lie within, or within the setting of a designated Conservation Area. To establish the context of the surrounding historic environment, a 250m study area was created surrounding the site. The Historic Environment Record (HER) search returned 7 records within the study area, including 2 listed buildings, and one Class 2 Archaeological Site (**Plate 2, 3**).

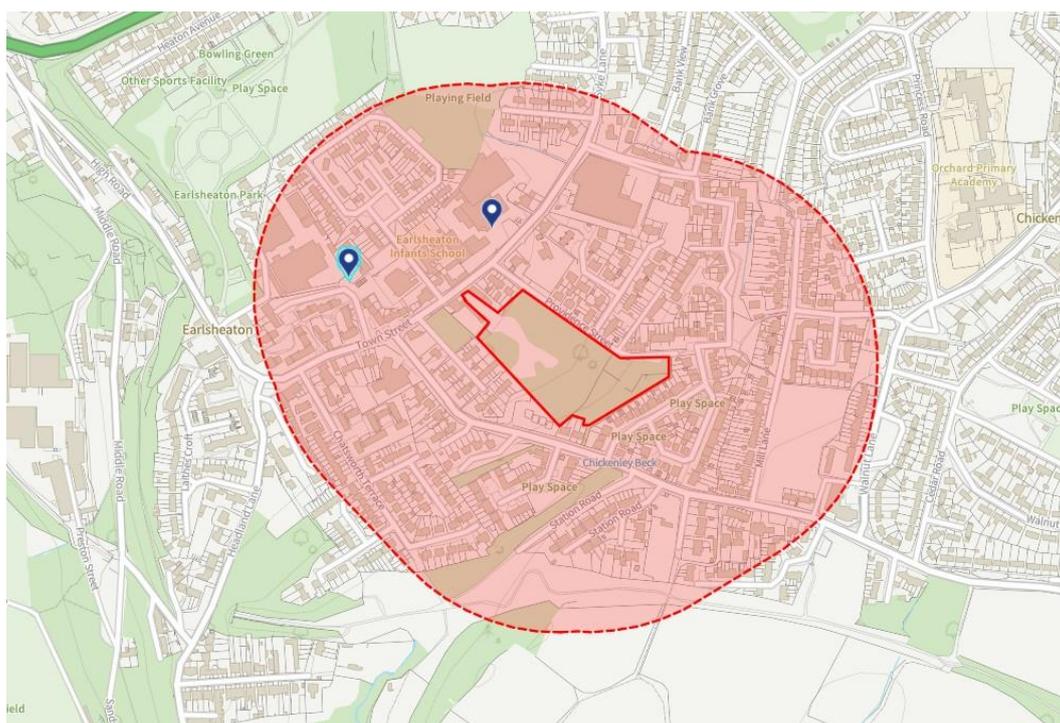


Plate 2 - Extract from Historic England List Map indicating 2 listed buildings within the search area. From left (highlighted) to right, these buildings are:

- St Peter's Parish Centre including the Cottage, grade II, LEN: 1134608
- Providence Mill, grade II, LEN: 1385758

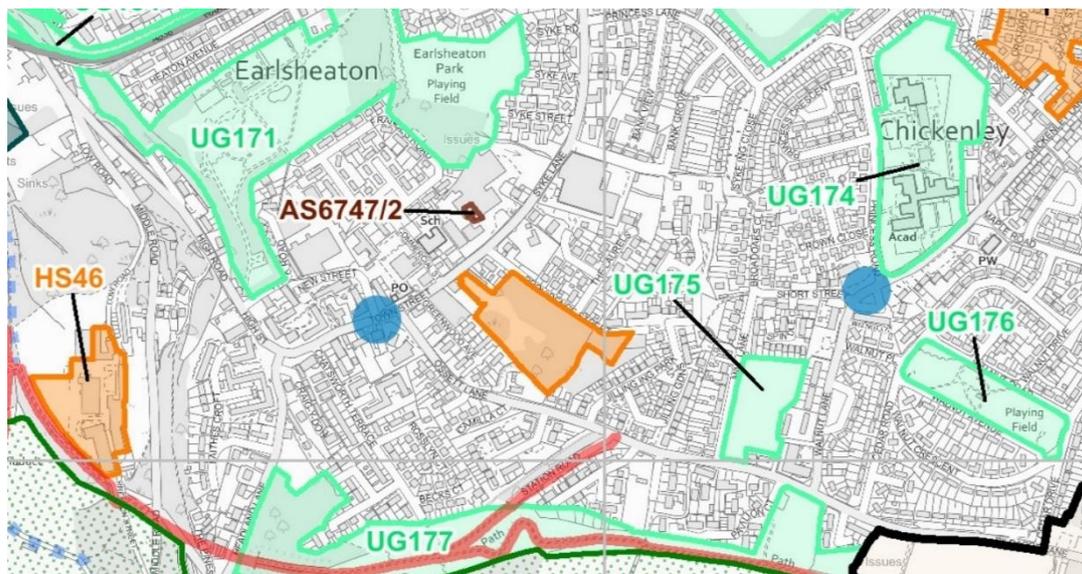


Plate 3 - Extract from the Kirklees East Policies Map showing the site area in orange (allocated housing indicator), and the Class 2 Archaeological Site (AS6747/2) to the north. The site also lies proximate to a local centre to the west (blue circle) and is surrounded by urban green space.

- 1.10 All other monument records identified in the HER search refer to documentary evidence of demolished buildings, previously excavated features, or extant mill buildings included within the Salford University 2018 Survey of Textile Sites. Two extant mill buildings, Hoyle Head Mills and Park Road Textile Warehouse were identified in the HER; however, their respective locations to the northwestern boundary of the study area, discounted them from further investigation as they do not appear to garner any aspect of setting or historical entanglement with the proposed site. All HER records and listed buildings are included within the table located in **Appendix 1** for reference.
- 1.11 In accounting for the surrounding built environment, and the potential impact on the setting of the identified listed buildings, and on the Class 2 Archaeological Site due to the proposed development, **Section 4** contains an impact assessment of the proposed development on each identified asset. No other assets have been taken forward for consideration.

2.0 Policy Context

Statutory Context

- 2.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that “in considering whether to grant permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall 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.”

National Context

- 2.2 The NPPF was updated in December 2023, and Section 16 refers specifically to conserving and enhancing the historic environment.
- 2.3 Paragraph 195 of the NPPF states that heritage assets are an “irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 2.4 The NPPF defines heritage ‘significance’ as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 2.5 The ‘setting of a heritage asset’ is defined in the NPPF 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.”
- 2.6 The NPPF does not have a definition for archaeological, architectural, artistic, or historic interest with respect to heritage significance. However, Paragraph 16 of the Principles for Selection of Listed Buildings (DDCMS 2018) provides the following definitions:
- Architectural interest** – “to be of special architectural interest a building must be of importance in its design, decoration, or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques... and significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.”
- Historic interest** – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and/or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.”
- 2.7 Historic England’s Conservation Principles, Policies and Guidance (2008) also offers useful definitions which underpin a value-orientated approach to assessing heritage significance. In this document, heritage values fall into four categories, which are broadly comparable with those expressed in the NPPF:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

- 2.8 Further, the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12*, offers the values of archaeological interest, architectural and artistic interest, and historic interest under the following definitions:

Archaeological interest - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.9 Paragraph 196 states that “plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.”
- 2.10 In determining applications, Paragraph 203 of the NPPF states that local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.11 Paragraph 205 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
- 2.12 Paragraph 206 details that “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”
- 2.13 Paragraph 207 establishes that “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial

harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) Conservation by grant-funding or some form of not-for-profit, charitable, or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefits of bringing the site back into use.”
- 2.14 Paragraph 208 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Local Context

- 2.15 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.16 The statutory development plan for Kirklees consists of the Local Plan (adopted 2019).
- 2.17 Policy LP35 concerns the Historic Environment and reiterates many of the requirements outlined in the NPPF.
- 2.18 Specifically, point 2 of LP35 states that “in the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution.”
- 2.19 Further, point 3 of LP35 states that “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 that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.”
- 2.20 The proposed site is allocated for a capacity of 30 dwellings under Policy LP65 (housing allocations) in the Local Plan (2019) with the reference HS50. The site notation indicates the area’s proximity to listed buildings, and requires a Heritage Impact Assessment to be submitted alongside any application. This HIA aims to fulfil those requirements.

3.0 Proposed Development

- 3.1 The proposal seeks outline planning permission for residential development within the allocated housing site at Providence Street, Earlsheaton.
- 3.2 The site is currently occupied by a storage container yard to the northwest, and overgrown clearing and woodland to the centre and southeast.
- 3.3 The Design and Access Statement prepared by JRP submitted in support of this application details the design development, and potential masterplan of the proposed dwellings. The site layout demonstrates the ability of the developable area to accommodate up to 30 dwellings, with appropriate amenity space, and distance between dwellings (**Plate 4**).



Plate 4 - Extract of the potential site layout plan for the site.

- 3.4 The proposed dwellings would be between 2 and 2.5 storeys in height with design elements of modern family homes that emulate the surrounding local character. Examples of the potential architectural design of the dwellings are located on page 27 of the Design and Access Statement. A simple palette of materials is proposed citing the predominance of red brick or stone construction, with grey or brown roof tiles in the locality. Materials and matters of detailed design are to be agreed within a full planning application.

4.0 Site History, Heritage Significance, and Impact Assessment

- 4.1 This section will describe the significance of the proposed site and the proposed site's contribution to the setting of identified heritage assets, to a level of detail which is proportionate to the proposed development.
- 4.2 This section will also provide an assessment of the likely impacts of the proposed development on the setting of proximate heritage assets, in accordance with NPPF Paragraph 200.

The Proposed Site & Earlsheaton

- 4.3 Earlsheaton is a village between Dewsbury and Ossett noted in the Domesday Book under the land of King William with a value of 15 pounds in 1086. The village grew into a specialist weaving and blanket making society with marked expansion during the 19th and 20th centuries. The Kirklees Historic Landscape Characterisation Report (2017) describes the population growth in Dewsbury between 1851 to 1881 as doubling from 71,768 to 153,712.
- 4.4 In the 1870-1872 *Imperial Gazetteer of England and Wales*, John Marius Wilson described Earlsheaton as "a chapelry in Dewsbury parish, W. R. Yorkshire; on the river Calder, 1 mile ESE of Dewsbury r. station. It has a post office under Dewsbury, Pop., 4, 019. Houses, 837. The living is a vicarage in the dio. of Ripon. Value, £164.* Patron, the Vicar of Dewsbury. The church was built in 1827. There are a Wesleyan chapel and a national school" (Page 621).
- 4.5 The site itself has undergone moderate change since the mid-19th century, including the establishment of mill complexes to the southeast (now demolished) and housing plots surrounding the site area (**Plate 5 to 10**).



Plate 5 - Extract from Dewsbury Sheet 6, Surveyed 1851, Published 1852, Town Plans of England and Wales, 1840s to 1890s. The site area was relatively vacant with a small sandstone quarry and tenters to the southeast, and buildings to either side of a vacant strip of land to the northwest.

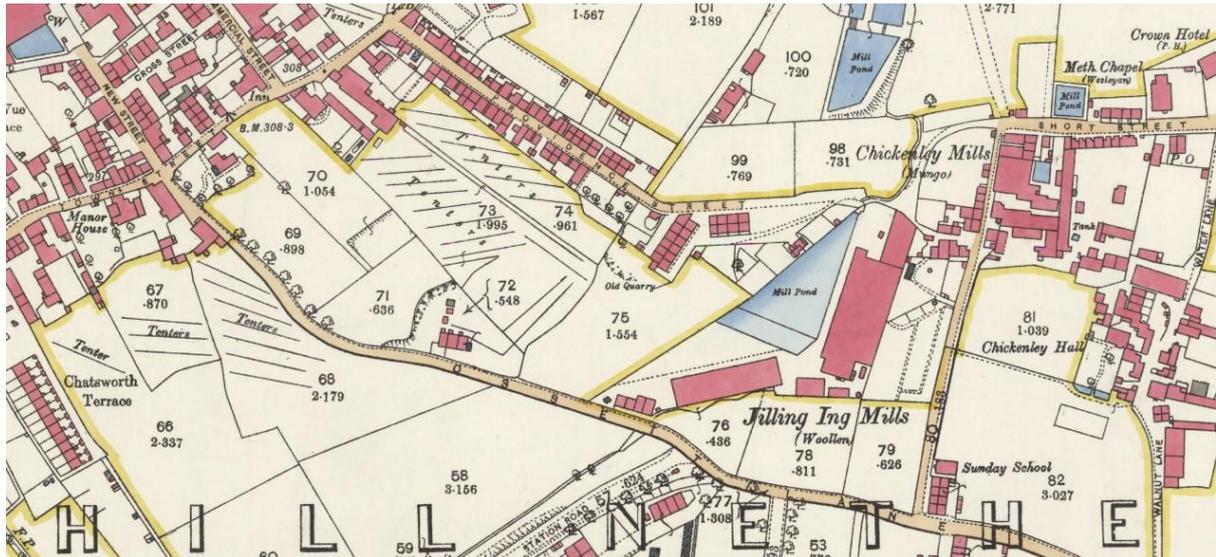


Plate 6 - Extract from Yorkshire CCXLVII.4, Surveyed 1888 to 1889, Published 1890, OS 25-inch England and Wales, 1841 to 1952. The tenters have been moved to the centre and north of the site with a formal layout of Providence Street and a large expansion of associated housing strips to the north, as well as the establishment of Jilling Ing Mills to the southeast. The quarry area to the south has been replaced with three attached buildings and outbuildings. The buildings to the northwest remain, albeit in altered form and trees line the northern side of Ossett Lane.



Plate 7 - Extract from Yorkshire CCXLVII.4 Revised 1906, Published 1907, OS 25-inch England and Wales, 1841 to 1952. Much of the layout surrounding the site remains unchanged with the omission of the tenters in the centre of the site.

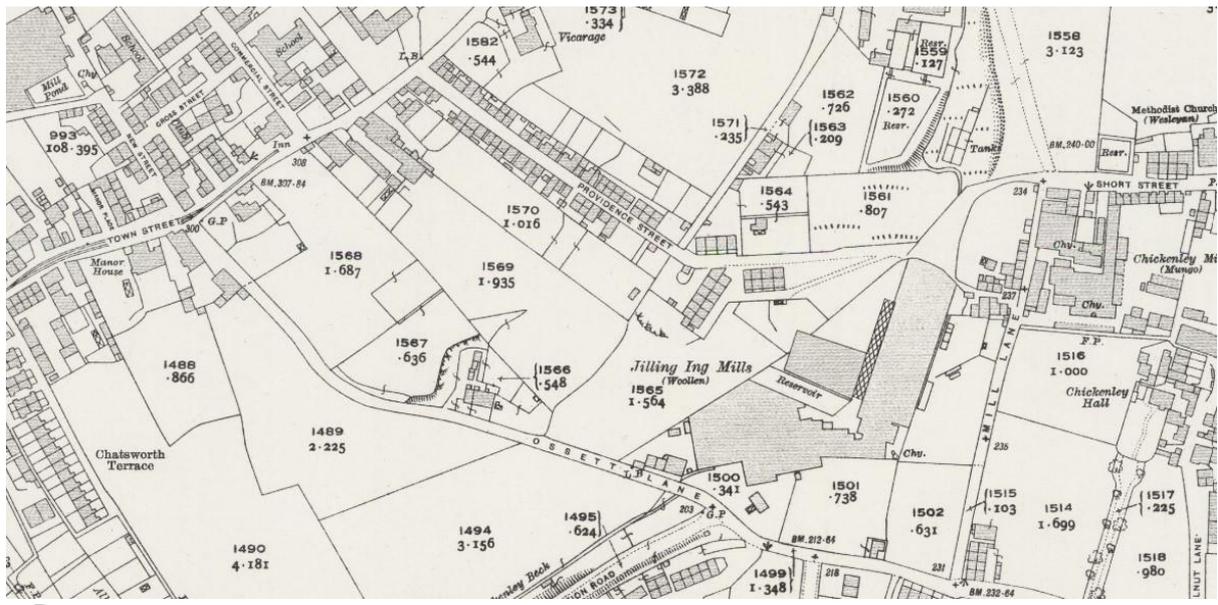


Plate 8 - Extract from Yorkshire CCXLVII.4, Revised 1931, Published 1933, OS 25-inch England and Wales, 1841 to 1952. The field boundaries have been altered in this map; however, the majority of the site area remains either vacant, or in the same state recorded in the 1907 map.



Plate 9 - Extract from Yorkshire CCXLVII.4, Revised 1938, Published 1945, OS 25-inch England and Wales, 1841 to 1952. The surroundings of the site area have undergone significant change in this map with the formal layout of buildings to the west in the 'Greenwood Avenue' cul-de-sac. The layout to the southside of Providence Street remains unchanged and the buildings to the north of the site area retain a similar layout. Jilling Ing Mills also appear to have undergone little change.



Plate 10 - Extract from SE22SE - A, Surveyed / Revised, 1953 to 1955, Published 1957, National Grid maps, 1944 to 1973. In this map, there are minor changes to the layouts of surrounding buildings to the west and to the Mills, and much of the proposed site area remains vacant. At some point the buildings along the southside of Providence Street were demolished making way for further open space in this parcel of land. Jilling Ing Mills were demolished in the early 2000s to make way for a residential development and subsequent access road which are known today as 'Jilling Ing Park,' and 'Jilling Gardens.' Greenwood Avenue cul-de-sac remains in its largely original plan form, as do the buildings to the north of Ossett Lane to the west of the former Mills.

Proximal Heritage Assets

- 4.6 As discussed in the introduction, two listed buildings and one Class 2 Archaeological Site lie within the 250m study area.
- 4.7 St Peter's Parish Centre including the Cottage is a grade II listed building designated on July 3, 1985 (LEN: 1134608). The list entry description for the building provides a brief overview of the age, history, architectural attributes, and materials of the site:

"Former Church of England School, recently converted to Parish Centre incorporating Church of St. Peter. Dated 1845. Hammer dressed stone. Stone slate roof, tiled to left, with gable copings on moulded kneelers, and with spear finials at apexes. Two-storey cottage, the rest single storey. The cottage is of 3 bays of 2-light windows with central door with Tudor arched head, all with hood moulds. Later single storey addition, in keeping, to left. The cottage projects in front of the main building which consists of a long range terminating in a projecting wing to the right. Main windows are mullioned and transomed and square headed, mainly of 6-lights, some of 8-lights. 3 lancets on right gable. 10 mullioned and transomed windows all with hood moulds along near elevation with two near central doorways with Tudor heads and 2-light fanlights. A plaque at front reads CHURCH OF ENGLAND SCHOOLS ERECTED AD 1845.

The recent church contains pews from the old Church of St. Peter by Thomas Taylor. Most ceilings have been lowered but broad queen-post trusses can be seen. 3-tier wooden and glass panelled partitioning between classrooms still present."

- 4.8 The building is located to the west of the site and separated by rows of terraces and commercial buildings along either side of New Street (**Plate 11**). There is limited intervisibility between the eastern gable end of the building and the proposed pedestrian/cycle link site entrance along Town Street. The building is considered to derive no substantial part of its setting from the proposed site area. However, in accounting for the elevated position of the building in comparison to the proposed site area, it derives a minor positive aspect of setting from the tall trees lining Town Street along Greenwood Avenue. These trees are, however, outside the proposed red line boundary and will therefore be unaffected in any future development. The proposed site area and the listed building are not experienced in conjunction with one another.



Plate 11 - Photograph of St Peter's Church and Parish Centre. Source: Geograph, 2008.

- 4.9 Providence Mill is a grade II listed building designated on October 20, 1998 (LEN: 1385758). The list entry description for the building provides a brief overview of the age, history, architectural attributes, and materials of the site:

"Textile mill complex. 1820, with alterations and additions 1883-95, alterations c1990. Built originally for WM Greenwood & Son Ltd, blanket and rug manufacturers. This complex consists of an entrance range, spinning mill with attached engine house, boiler house and chimney, plus single storey weaving sheds to north. Coursed rubble stone and ashlar with ashlar dressings and slate and stone slate roofs. Sykes Road entrance has 3 storey early C19 mill building probably used originally for hand spinning or weaving. 9 windows mostly replaced late C20 and a set of taking-in doors to each floor 2 windows from the right. Behind, restored entrance block has doorway and 2 windows. Set back to left early C19 entrance has central round headed archway flanked by single windows and doors, above a circular window flanked by single windows and in the central curved gable a small semi-circular window. Behind this range the engine house and boiler house plus the large round circular brick chimney stack. The engine house, which contains the original engine installed in 1883, is topped by an iron water tank. Mill building to south 15 windows 2 and 3 storey added 1883, to rear weaving sheds with north light saw-tooth roofs and surrounding blind stone wall. ENGINE. A single cylinder slide valve steam engine was installed in 1883, this was converted to a tandem compound cylinder in 1895. The engine has a 18" diameter high pressure cylinder and 24" diameter low pressure cylinder, 3' 6" stroke and 88 revs per second working speed developing 300hp directly linked to the mill line shafting which was disconnected c1965. The engine

was restored by Chris Evans and Paul Akrigg 1985-87 and the restoration was awarded first prize in the National Steam Heritage Awards 1990.”

- 4.10 The mill is located to the northwest of the proposed site area and separated by Skye Lane, Town Street, and Providence Street (**Plate 12**). The building is now occupied by Skopos Design Ltd and remains home to a restored steam engine which is no longer in use.



Plate 12 - Providence Mill viewed from the vantage point of the intersection of Town Street/Skye Lane and Providence Street. The signage for the current tenants, Skopos Design can be seen between the ground and first floor windows. The building to the west obscures the lower parts of the chimney tower from this view. Courtesy of Google Street View, 2024.

- 4.11 The housing lining the northern corner of Providence Street provides substantial screening from the proposed site, and the trees to the south of these buildings further obscure the development area. Although the mill occupies an elevated position looking down into the site area, the visual separation through the placement of houses and trees is considered to create limited intervisibility between the site and the listed building. There are no apparent historical connections between the mill and the proposed site, and due to the surrounding built context, the mill is considered to derive no part of its setting from the proposed site area. The proposed site area and the mill are not experienced in conjunction with one another.
- 4.12 The area surrounding Providence Mill to the south also contains a designated Class 2 Archaeological Site (Local Plan ID AS6747/2), as shown in **Plate 3**. There is considered to be no interaction between the proposed site area and the archaeological site, and therefore no potential impact on the site due to the proposed development.

Impact Assessment of Proposals

- 4.13 The NPPF, and guidance contained within Historic England publications, recommends that any impact on heritage assets should be avoided, and harm to the significance of assets should be minimised, and where appropriate, justified in accordance with the associated public benefits of the proposal.
- 4.14 Potential impacts on a heritage asset can be both positive and negative. The overall impact of all elements of the proposal, when taken together on balance, constitute the description of whether a proposal will lead to 'substantial' or 'less than substantial' harm. These descriptions of harm outlined by the NPPF can be subdivided into a relative scale of impact, which can be measured against the overall assessed value of the assets to be affected. Where the development would enhance elements of setting

or significance, these changes have been determined to be beneficial. Where the development would mar existing heritage significance, these changes have been determined to be adverse, with specific mitigation measures subsequently outlined.

- 4.15 This impact assessment intends to determine the cumulative impact on setting and significance due to the proposed development. The assessment aims to follow a balanced approach when weighing any harm to the asset in the proposed changes, and the objectives of, and opportunities for, the conservation of historic assets outlined in both policy and guidance. The assessment will focus both on direct physical, and indirect visual impacts.
- 4.16 The following table (**Table 1**), informed by guidance within “BS 7913:2013 Guide to the Conservation of Historic Buildings,” provides insight into the methodology behind the assessment of impact against the significance of a heritage asset:

Table 1 - Severity of Impacts				
Level of Change Asset Value	Major beneficial/adverse	Moderate beneficial/adverse	Minor beneficial/adverse	Negligible beneficial/adverse
Very High Value	Large/Very Large	Moderate/Large	Minor/Moderate	Slight/Minor
High Value	Moderate/Large	Minor/Moderate	Slight/Minor	Slight
Medium Value	Minor/Moderate	Slight/Minor	Slight	Slight/Neutral
Low Value	Slight/Minor	Slight	Slight/Neutral	Neutral
Negligible	Slight	Slight/Neutral	Neutral	Neutral

- 4.17 The following table (**Table 2**) elucidates the value hierarchy assigned in **Table 1**, and provides a description of which heritage assets are considered to be included under each category:

Table 2 - Relative Hierarchy of Heritage Value	
Value Status	Definition
Very High Value Comprising those assets of international interest and significance	This value category refers to: <ul style="list-style-type: none"> • Scheduled Ancient Monuments • Grade I listed buildings • Grade I historic parks and gardens • Battlefields (subject to their representation in the historic record)

<p>High Value</p> <p>Comprising those assets of national interest and significance</p>	<p>This value category refers to:</p> <ul style="list-style-type: none"> • Grade II* listed buildings • Grade II* historic parks and gardens • Battlefields (subject to their representation in the historic record) • Conservation Areas which contain large numbers of important buildings, or are themselves well established in the historic record • Grade II listed buildings (subject to character) • Grade II historic parks and gardens (subject to character) • Designated Archaeological Sites
<p>Medium Value</p> <p>Comprising those assets of regional interest and significance</p>	<p>This value category refers to:</p> <ul style="list-style-type: none"> • Grade II listed buildings (subject to character) • Grade II historic parks and gardens (subject to character) • Battlefields (subject to their representation in the historic record) • Designated Conservation Areas • Designated Archaeological Sites
<p>Low Value</p> <p>Comprising those assets of local interest and significance</p>	<p>This value category refers to:</p> <ul style="list-style-type: none"> • Grade II listed buildings (subject to character) • Formally identified locally listed buildings • Non-designated heritage assets that are either recorded on the historic environment record which retain demonstrable heritage interest, or unrecorded assets which have been identified during the planning process as being of historical, architectural, or communal interest
<p>Negligible</p> <p>Buildings which have been altered beyond definable recognition of historic and modern elements thus eroding potential interest and significance</p>	<p>This value category refers to:</p> <ul style="list-style-type: none"> • Assets which retain minimal original fabric or historic character • Buildings which detract from the interest and/or significance of the primary heritage asset

- 4.18 Both **Table 1** and **Table 2** are intended to guide the following assessment of value and impact; however, neither table is considered to be prescriptive, and consideration is given to the variability of circumstances which can increase or decrease relative value and impact.
- 4.19 Both St Peter's Parish Centre including the Cottage, and Providence Mill are grade II listed buildings of *medium heritage value* due to their age; surviving historical, architectural, and material characteristics; and their communal value in the contribution to the development of Earlsheaton within the industrial and expanding residential context of 19th century Dewsbury. The immediate and wider contextual settings of these listed buildings are characterised by both industrial and residential pockets of development, alongside a substantial area of green space retained throughout the recent and historical phases of development, and as shown through **Plates 5 to 10**.
- 4.20 As previously discussed, the listed buildings draw no part of their immediate setting from the proposed site area; however, it is noted the proposed site forms part of the wider setting and contributes to the character of the area. The proposals will therefore be curated to retain a large majority of the existing greenery, and will incorporate local design traits into the architectural detailing for new houses, to ensure any new development preserves the features of the area which contribute to the wider setting.
- 4.21 In accounting for the existing built environment, the limited intervisibility between the site and the listed buildings, the minimal contribution of the site area to setting, the retention of existing greenery on-site, and the development of land within the threshold of the Local Plan allocation, there is considered to be a *negligible/minor level of change* within the setting of the listed buildings. This level of change is associated with the major beneficial impacts of progressing towards delivering housing within an allocated site that contributes towards the council's housing supply.
- 4.22 For the reasons listed above, and as described in points 4.8, 4.10, and 4.11, the proposed outline development is considered to result in *no direct adverse harm* to the heritage assets, and a *negligible/neutral indirect impact* on the setting of St Peter's Parish Centre including the Cottage, and Providence Mill. The proposed outline development is therefore concluded to *sustain* the significance of the designated heritage assets and their setting and cause *no harm* to their setting. This conclusion has been determined through the assessment that the proposals are not considered to cause enough adverse change within the setting of the designated heritage assets or have a substantial impact on their significance to constitute even the lowest end of 'less than substantial' harm.
- 4.23 The assessment of the level of overall impact on identified heritage assets is gathered from a balanced judgement of the benefits of the nature of the development and the harm to the assets. The proposals are informed by an understanding of the significance and setting of each identified heritage asset, and any impact has been reduced and mitigated where possible to reach an overall level of neutral impact.
- 4.24 Paragraph 203 of the NPPF states that local planning authorities should account for development making a positive contribution to local character and distinctiveness. Further, Local Plan Policy LP35 references the wider benefits of development and ensuring that proposals reinforce local distinctiveness and conserve the significance of heritage assets. Due to the siting, form, and potential design of the outline development, the proposal is considered to accord with these policies, and all other relevant national and local requirements.

5.0 Conclusion

- 5.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of the client, Precious Holdings, in support of an outline planning application for residential development at Providence Street, Earlsheaton, Dewsbury.
- 5.2 The proposed works have considered the historical significance of the site itself, and its contribution to the setting of grade II listed St Peter's Parish Centre including the Cottage, and grade II listed Providence Mill. This Heritage Impact Assessment has also accounted for all assets within the established 250m study area, including a Class 2 Archaeological site to the north of the proposed development area.
- 5.3 It is concluded from the assessment of the proposals that there will be an overall neutral level of impact to the identified heritage assets. This impact has been mitigated against in the retention of the large majority of existing greenery, and the examples of potential housing designs which incorporate elements of local character and detailing to ensure the proposed development is sensitive to its context.
- 5.4 This assessment has followed NPPF Paragraph 205 where great weight has been assigned to the conservation of the setting of the heritage assets, NPPF Paragraph 208 where the public benefits, including the outline proposals for the future provision of housing within an allocated site area have been presented; and finally, NPPF Paragraph 196, particularly point c) whereby new development can positively contribute to local character. A full assessment is contained within **Section 4** of this statement.
- 5.5 As such, the proposals accord with NPPF Paragraph 196, 205, and 206; Local Plan Policy LP35; and all other local and national planning policy relating to the conservation of heritage assets.
- 5.6 It is therefore respectfully requested that permission is granted.

Sources

Geograph. "[SE2521](#) : St Peter's Church & Parish Centre - New Street, Earlsheaton." 28 February, 2008. [St Peter's Church & Parish Centre - New... © Betty Longbottom :: Geograph Britain and Ireland](#)

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Appendix 1 – HER Results

Results courtesy of the West Yorkshire Historic Environment Record, Kirklees Local Plan, and Historic England 'Search the List' – full HER report generated on 15/07/2024. All details taken from the HER Report.

Name	List Entry	Grade	HER Entry	Details
Providence Mill	1385758	II	MWY4814 Associated with: EWY1724 Field Visit: Providence Mills, Earlsheaton (Archaeological Assessment) & EWY1725 Field Visit: Providence Mills, Earlsheaton (Archaeological Assessment)	Refer to List Entry Description in Section 4
St Peter's Parish Centre including the Cottage	1134708	II		Refer to List Entry Description in Section 4
Class 2 Archaeological Site (AS6747/2)				Refer to Section 4
Syke Ing Mill (demolished)			MWY2685 Associated with: EWY1285 Field Visit: Syke Ing Mill, Earlsheaton (Archaeological Assessment)	Syke Ing Mill originated as joint scribbling/fulling and blanket weaving mill established around the 1840s. The main mill body was replaced in 1883 by the larger spinning mill. The new mill was stone built and was four storeys tall with eighteen bays. The engine house dates, substantially from the 1883 rebuild and was lengthened in 1897. The engine house was tall, rising to second floor height. The proportions indicate that it was originally designed to accommodate a beam engine, an ashlar surround marks the position of the fly-

				wheel. Sykes Mill survived to 1985 and beyond in an incomplete form with evidence suggesting successive rebuilding and alteration around the pivotal dividing wall between the engine house and spinning mill.
The Old Manor House, Earlsheaton Hall (demolished)			MWY5349 Associated with: EWY5222: Building survey in 1966-1967 at The Old Manor House, Earlsheaton Hall, Soothill (Building Survey)	Earlsheaton Hall, a 16th century timber framed building near to the centre of Earlsheaton. In 1966 the remains of the original 16th century timber framed building was discovered within the existing stone structure. An architectural and archaeological survey of the building was undertaken during its demolition the following year, 1967 by the Wheelwright Archaeological Society of Dewsbury. The house was rebuilt in stone in 1633, a date recorded in a stone lintel above the northwest entrance with the date and the initials J R S.
Chickenley Mill, Earlsheaton			MWY8848 Associated with: EWY3620 Field Visit: Chickenley Mill, Earlsheaton (Archaeological Assessment)	Chickenley Mill (Woollen) was depicted on OS mapping of 1851 (OS 6"1st edition. 1851. Sheet 247). Goodall's photographs show a semi-derelict brick chamber containing a revolving steel drum/cage with associated shafts and gears. Although Chickenley Mill was demolished after 1986, the form and history of the mill can be suggested by the processes that were undertaken there.
Textile Warehouse, Park Road			MWY12681	1890 OS - entry may refer to long unlabelled three-storey stone building - labelled in 1930 as Club, latterly Conservative Club as it is presently. May be converted warehouse.
Hoyle Head Mills			MWY12682	1890 OS. Weaving sheds with two-storey warehouse range. Extra shed added in early

				20th century. Currently Use, Industrial business park with units to let c 80 occupied.
Jilling Ing Mills			MWY12684	Jilling Ings Mill, woollen shown on the 1st ed 25" series OS map c. 1894, not shown on earlier historic mapping.