

Stubley Farm, Leeds Road, Heckmondwike

Revised Heritage Assessment to Assess the Impact of Proposals for New Housing Development Stubley Farm, Leeds Road, Heckmondwike on Land to the South of the Grade II Listed Stubley Farm

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2026





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TheUrbanGlow are HESPR Registered Service Providers for the Historic Environment

2026
TheUrbanGlow Design & Heritage
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INTRODUCTION

This document is intended to assess revised proposals for planning permission for housing development to this allocated site¹ within the Kirklees Local Plan with regards the effect of the scheme upon the setting and the significance of the Grade II Listed Stubble Farm. The plans have been modestly revised in February 2026 following the guidance of the Planning Case Officer and this report assesses these changes in general.

TheUrbanGlow Design & Heritage Ltd therefore provided an independent assessment of the revised proposed housing scheme by **Orion Homes Ltd** whereby the significance of the existing site and its contribution to the setting of the Listed Building was undertaken. This statement should be read in conjunction with other reports and plans as submitted by **Orion Homes Ltd.**

METHODOLOGY

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2018), as informed by two non statutory Historic England documents namely; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Area Designation, Appraisal and Management (2016).

The exercise was carried out by Andrew Graham BA(hons) MAued IHBC and in order to fully appreciate the site and locality a thorough site visit was undertaken in April 2025. Other research and map regression were also undertaken in order to gain a greater understanding of significance of the area with regards this proposal. The report was fully revised in February 2026.

¹ Housing Allocation no. HS115 Kirklees Local Plan



POLICY AND GUIDANCE FRAMEWORK

This Heritage Assessment is created in reference to relevant UK national policy and guidance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities should have “special regard” for the “architectural or historic interest” of a Designated Asset when considering whether to grant permission for development (Planning Act 1990, 91-92). The application site is within the setting of a Grade II Listed Building and as such the above Act is engaged.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (12 December 2024) provides guidance on the management of the historic environment. Paragraph 207 of the Framework requires an applicant to describe the significance of any heritage assets affected by a proposal, including and contribution made by their setting to this significance. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This assessment provides that assessment of significance and will help the Local Planning Authority in its duty to undertake the following:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

The NPPF goes on to offer the following guidance in paragraphs 212-216; *“212. 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.*

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. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

“215. 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.”

This assessment is being undertaken so as to demonstrate a clear and comprehensive understanding of the significance of the Listed building and the context of this site and to elaborate upon the historic evolution of the area with a mind to understanding the effect of these proposals.

CONSERVATION AREA

The site is not located within a Conservation Area.

LISTED BUILDINGS

The Listed Building nearest to this site is the one that would experience most impact. The List description of this building is as follows:

Stubley Farmhouse part to right GVII

Farmhouse. Early C.18 with late C.18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof. 2 storeys. L-shaped plan. Entrance with chamfered surround to left. One 4-light window to right, each floor, each with 2 mullions removed. The projecting wing to left has 4-light window to each floor each with 2 mullions removed. To rear is 4-light double, hollow chamfered window to each floor, the one to

ground floor with 2 mullions removed. Both gable walls are plain, that to right having been recently rebuilt. Recent kitchen extension to rear.

Interior: Arched and chamfered fireplace. Hinges to main door, the lower one dated 1741.

Listing NGR: SE2142324822

Other Listed Buildings and structures are located some distance from the application site, the nearest being along Oxford Road. These two structures are related to the turnpike roads that were constructed in this area from the late 18th century.

GOMERSAL 4/141 No. 2 (The Bar House) GVII

Former bar house. Circa 1840 with later additions. Ashlar. Hipped slate roof. Single storey. Canted bay to road with central doorway with cambered head and deep chamfered reveals. To left and right is square headed 2-light window with pointed lights. A further similar 2-light window to right. Later additions to rear with mullioned windows. The toll house formerly belonged to the Heckmondwike and Tong Turnpike Trust.

Listing NGR: SE2113324740

GOMERSAL 4/145 Boundary stone 100 yards south of No. 2 GVII

Boundary stone. Early to mid C.19. Stone post.with rounded top, inscribed: 'HECKMONDWIKE' and 'GOMERSAL' with vertical dividing line.

Listing NGR: SE2113924681

SCHEDULED MONUMENTS

There are no Scheduled Monuments within the vicinity of the proposal.

NON DESIGNATED HERITAGE ASSETS/LOCAL LIST

Kirklees announced the production of a Local List some time ago but no such list has been published to date. The other farm buildings upon the site could have contemporary origins with the Listed Building and, despite being heavily modified, they contribute to an extant farm complex that is still legible. As such they could be assessed as having some minor heritage value as Non Designated Heritage Assets.

HISTORIC ENVIRONMENT RECORD

The West Yorkshire Archaeological Survey identifies enclosure field patterns and the likely presence of a medieval settlement of Stubley being located in close proximity to the site (see more below).

HISTORIC CONTEXT

Stubley Farm likely has its origins as an early farmstead or village settlement associated with clearances in the Medieval period. The word 'Stub' refers to the stumps left behind after tree felling and 'stubbing' was an exercise carried out so as to enable cultivation of such land, often some time after initial clearance.

The site is a typical example of a pre enclosure farmstead, standing strategically on a slight rise in land. The area is criss-crossed by footpaths that would be suggestive of an older settlement of some type and there is documented evidence for a village of Stubley for which this site would be a highly likely candidate.

The field patterns upon which the farm sits are likely early intakes from the common land but several, more regular field boundaries are evidence of enclosure around the time of the Birstall and Huddersfield Turnpike which ran past this site from the late 18th century. Indeed this road replaced the Old Leeds Road that still serves houses to the west before it continues down Smithies Moor Lane towards Birstall. As such, we can see how relatively isolated Stubley was prior to the Turnpike Roads of Leeds Road and Oxford Road being constructed. Despite this it did sit in an interesting position, close to the potential Castle site at Castle Hill to the East of Oxford Road and with easy access to views towards Howden Clough and Almondbury and Emley Moor.

The Listed Building itself appears to be a typical vernacular building and its date in the early 18th century and 1740's door furniture that is reputed to survive illustrates this building as being of local significance and echoing the economic dominance of the emerging Yeoman led wool industry in the Spen Valley area at that time. Indeed, if there was an older settlement here it would fit that such houses were cleared in favour of grazing with the historic farm surviving.

The Listed Building itself may have been part of an older farmhouse that was later replaced by the adjoining range. This appears to have

been later 19th century judging by the vertical windows as can be seen on historic aerial images for the 1940's. Historic maps show a complex range of buildings with a possible barn being located immediately south east of the farm complex. This barn had gone by 1854 however but was located to the top end of the application site itself. The field enclosures are typical of early intakes being rounded and irregular and these clearly show the response to topography and earlier ownership. The Tithe map records the occupant of the land being a Sarah Burrows and the application site in question was Plot 9 'Laithe Croft'. This is suggestive of the buildings containing a Laithe type house where livestock were housed in part of the property and could again hint at an earlier 18th century date.

Whether the later buildings encompassed 18th century fabric is therefore possible. These were later split in ownership and have since been mostly converted to residential accommodation. The site today is still clearly visible as an agricultural settlement of some antiquity and its setting is still largely open.

The application site is a remnant of this older field pattern that, for some reason, was not built on by the local authority when they constructed the Carlton Road estate. Most of the housing in the immediate vicinity is typical of 1930's ribbon development and the housing aligning Leeds Road were of this age, as was the council estate adjacent. The field itself has since been largely obscured from Leeds Road but it was still overlooked and fringed the dirt track that led to Stubley Farm. Notably it was only in the later 20th century that this track became the principal route to the farm as prior to this a track ran towards the west before adjoining Oxford Road. This track appears to have been blocked sometime following the construction of the housing estate to the south east.



Tithe Map c 1845



1854



1922



1940



Previous Page: Ordnance Survey and Tithe Maps of the site showing Stabley Farm to the north of the site. Note the former course of Stabley Lane running towards Oxford Road. This route predates the turnpike roads of Oxford Road and Leeds Road and shows how Stabley was once the focus of a number of routes. By the 1940 plan the housing estate had been constructed alongside the site with ribbon development around the edges lining the turnpikes themselves.

Images This Page: EAW004534 ENGLAND (1947) Britain From Above shows the farm in the background of this image of Liversedge Goods Station. The main farm house is clearly visible and this appears very much of a later 19th century date with the 18th century Listed Building being to the left. The, at the time, new housing of the nearby estate is visible in the foreground as is the old course of the Old Leeds Road that was usurped by the later Birstall and Huddersfield Turnpike running centre.



SUMMARY OF SIGNIFICANCE OF THE APPLICATION SITE

The site has an obvious role to play with regards the setting of the Listed Building at Stubley Farm. It is therefore of some potential historic significance and this is largely obtained through the following means:

Evidential value: *the potential of a place to yield evidence about past human activity.*

The site was likely always related to the farm at Stubley or any earlier village. However there is no evidence of settlement being located upon this site other than the former (potential) barn that is shown to the south east of Stubley Farm on the Tithe Map. There may therefore be some remnants of this building or other archaeological remains fragmented within this site however, the site is considered to have **Low/Medium** potential for evidential value as a whole.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present.

The site again has had some relationship to the farm as pasture or grazing land for several centuries. The reference to the plot being named 'Laithe Croft' is testament to this. However there is no specific obvious historical value other than the contribution that this site makes to the setting of the Listed Building and Stubley Farm itself. Overall therefore the historical value of the site is considered to be **Low**.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

The site is clearly upland agricultural and because of this it is visually related to the farm site and the Listed Building. The meander of the dirt track gently uphill to Stubley Farm is of value and the immediate edges of this site contribute to this along with their extant hedgerows. However, within this backdrop the site is backed by 20th century housing development and as such its role is lessened and is little more

significant than any other fields around the site. Ultimately, the site is considered to be have a **Low/Medium** aesthetic value.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The site has no public access but is clearly visible from several public rights of way and from housing nearby. However there is no communal use of the land and as such it has **Low** Communal Value.

Contribution of the site to the setting and the significance of the Listed Building at Stubley Farm

The site has obvious connections through ownership and setting to the Listed Building. The building effectively fronts onto this site but the actual practical frontage is likely to the rear facing into the farmyard. Nevertheless, the site as it stands represents an area of openness and agricultural pasture that does contribute in a positive manner to the setting of the building, this is perhaps more so due to Stubley Farm being located higher than the field itself. As mentioned above however the site is fringed by high hedgerows and as such much of the site is not readily visible in Spring and Summer and the farm does relate just as much to fields to the other cardinal points as it does to this site.

Ultimately the site does form a **Positive** contribution to the immediate setting of the farm and the Listed Building..



View of Stubley Farm from the dirt lane, the Listed Building is the smaller stone structure in the centre of the group. .



View of the houses to be demolished for access into the site, (second pair from the right) the farm is visible on the hill beyond.



View from Leeds Road up the dirt track of Stubley Lane that leads to the farm. The application site just visible between the two houses to the left.



View along the dirt track and public footpath.



View along the dirt track with the site on the left.



View of the site from the dirt track looking west.



View over the site towards the housing estate beyond.



View towards the Listed Building (gable facing) from the end of the public footpath. The site boundary is to the left. Note the existing stone wall that marks the old road to the farm and the change in level here.



View from upper footpath north of the site looking towards the historic centre of Heckmondwike with the Listed Building rear extension visible just left of the tree.

View of the Listed Building showing the rear of the Listed Building.



View towards the site from the upper escarpment of Popley fields. The farm complex is visible to the right with the application site just coming into view to the left of this as the track curves down to the main road.



DESCRIPTION OF PROPOSALS

The site in question was identified as a suitable housing site by Kirklees Council under reference HS115. As such the principal of development is supported. It is notable that Historic England did not raise concerns about this site during the sifting process of site allocations. As a result of this allocation Orion Homes have produced plans to develop this site with new housing. The housing will be of a typical type but will echo some local traits such as window proportions and materials with simple architectural details in the form of heads and cills etc.

The revised proposals still seek to demolish a pair of houses fronting onto Leeds Road that date from the 1930's in order to gain vehicular access into the site. The plots of these houses would then become the only entrance into the site. The junction would be made wider for vehicles moving onto Leeds Road but the spine road would remain extending through this site to serve the residential area. The form of development would be primarily semi detached in style but would maintain strong linear building lines. Overall the design would be generic modern housing with several areas of frontage parking interspersed with some alongside garages. The spine road previously terminated its principal vista at garages but this has now been altered to being an open area which may provide some glimpses of the Listed Building, albeit with car parking spaces to the foreground (see below).

To the fringes of the site, to the north and south especially, some existing hedgerows and trees would be maintained but some adjacent to the farm track off Leeds Road would be removed, although revised plans appear to intend to retain a hedgerow here which would be of benefit.

All other trees on the site would be retained and root protection areas (rpa) respected. The top of the site would raise higher as it reaches Stubble Farm and alongside the existing farm track it appears that a culverted main drain is present that serves the farm itself. This, together with the changing topography of the site, would force dwellings here to have longer rear gardens and the change in level would presumably

mean that houses here would be lower than the existing buildings at Stubble Farm.

ASSESSMENT OF THE EFFECT OF THE PROPOSAL UPON THE SETTING AND SIGNIFICANCE OF GRADE II LISTED STUBLEY FARMHOUSE (INCLUDING NON DESIGNATED BUILDINGS AS PART OF THE FARM COMPLEX)

As identified above the presence of this open area of pasture, agricultural land to this site does contribute in a positive manner to the immediate setting of the Listed Building and associated farm. Development here will, by definition, lead to a loss of this open land but this loss has been accepted by the Council as being acceptable through their adoption of the Local Plan where this site has been identified as being suitable for housing.

Presumably the likely housing types to be expected would have been assessed by the Council in their own assessment of the effect of this allocation upon the historic environment. As such the focus of this assessment must assess the detail of the design rather than assess the principle which has already been well established.

As such, the proposed scheme would result in new housing being located within a relatively close proximity to the Listed Building and the farm complex of Stubble. The location in fact is likely farther away than the previous building that occupied this site prior to 1850. As such the presence of built form here is not without historic precedent.

The design of the houses are fairly typical modern housetypes based upon a quasi vernacular typology. Their designs are relatively simple and traditional with heads, cills, standard pitched roofs and, in this case, materials that would typically be brick. Such housetypes themselves are common within the context and are not unrelated to the traditional typologies of the local area around Heckmondwike. So long as materials are limited (we would suggest a limit of three materials to such a site with consistent facing materials rather than random differentials) simple

and consistent the overall housetype designs would not have a great impact.

However, the layout of the housing would introduce a presence to this site which may be somewhat at odds with the traditional character of the Listed farmhouse and its associated outbuildings. In this respect the 'suburban' nature would be thoroughly modern and would not respond well to the 'farmyard' aesthetic nor the traditional forms of development that represent the local design characteristics. Instead this design better reflects that of the nearby suburban typologies from the 1930's onwards.

Despite this the layout is fairly regular with strong, simple linear forms that would reflect the more regimented traditional workers cottages in the nearby towns and villages. This is especially the case along the main spine road that would be flanked at both sides by terrace forms.

The revised plans appear to show the retention of hedgerows alongside the dirt track of Stubble Lane from Leeds Road. This boundary is alongside a key public footpath and would preserve to some extent the agricultural character of this important footpath and approach to the Listed Building.

The main impact of this site would be through development to the top end of this site immediately to the south east of the Listed Building. The frontage of the building is south west facing and already has suburban built form to its front. The development of this end of the site would develop more built form in this vicinity. Although the long gardens mitigate this to some extent, we previously suggested that simple, low two storey linear forms with mitigating boundary planting would be the best route forward for such mitigation. This has been implemented to some degree through the alteration of housetypes here to increase a terrace form to the centre. We also suggested that the rear garages to plots 34/35 would be best set forward so as to mitigate this encroachment into what should perhaps be a landscape buffer. This has now been done and the garages have been omitted thereby allowing a view out to

the hillside and, potentially, the Listed Building beyond.

In terms of mitigation therefore, there are several small modifications that have helped to further relieve any potential impact. These have included the above aswell as planting more robust boundary planting around the perimeter of the site on those approaches to the farm itself. Three storey dwellings should ideally be kept well away from the fringes of this site although the Bamford type is adjacent to the Listed Building it is split level and set into the topography. Further to this roof pitches should be modest and regular with materials also being of a refined palette of up to three materials without random housetypes randomly changing facing materials without justification.

The removal of the two dwellings along Leeds Road would disturb the 1930's ribbon development along the roadside here. Although this would lose two existing buildings, it would not be overly harmful and instead would provide the opportunity to better reveal the significance of the Listed Building by enhancing views from Leeds Road towards the farm itself.

The revised plans have been requested to increase the highway width at this junction which does increase the visual impact of this opening through the provision of very generous visibility splays and a wider crossing point for pedestrians along the desire line along which they walk. Ideally the highway authority should consider whether these splays could be tightened as this increases the impact upon the setting of the Listed Building.

In essence, even in accepting the principle of development here the proposal would still have an impact. However, when taken as a whole this impact would only result in some **Minor** Less than Substantial Harm to the setting (and therefore the significance) of the Listed Building.

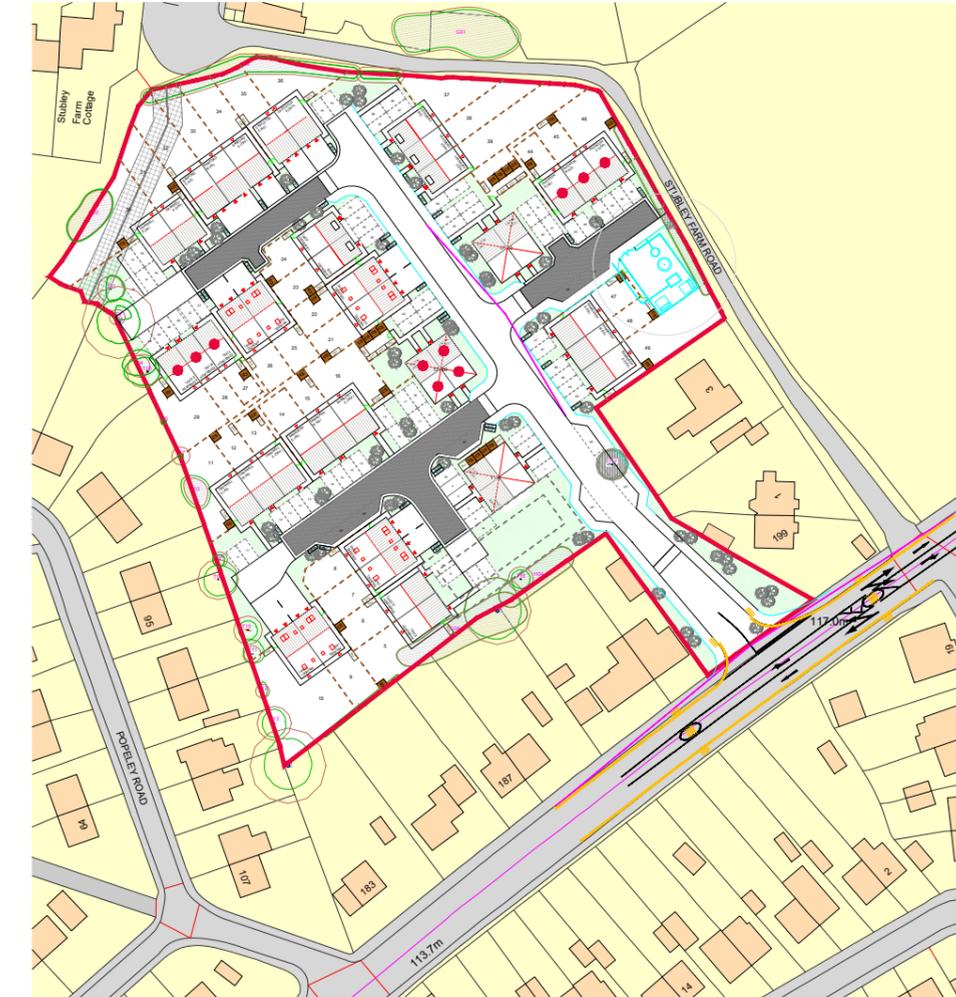
PUBLIC BENEFITS

The obvious Public Benefit of developing this site is that it contributes strongly to the provision of housing within the local area and helps to meet the housing requirements of the Council as a whole. Further to this it would provide economic benefits and jobs for skilled workers as well as creating new housing within an area that could help sustain the local centre of Heckmondwike.

However, the fact that this site has the potential to better reveal views of the listed farm from Leeds Road is another benefit. If such a view could be established within the development the farm could become a true landmark and lead to a much greater understanding of the history of the area. Although careful design needs to be paid to the highway entrance to this site in terms of size and landscaping to ensure that it does not dominate this view.

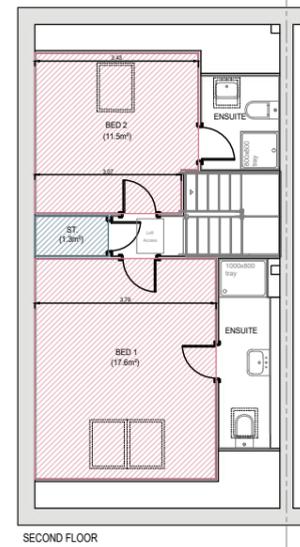
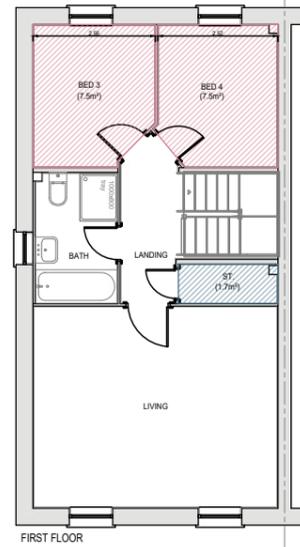
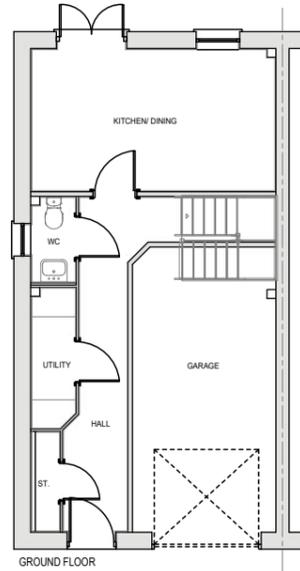
Overall, when assigning great weight to the potential benefit of better revealing the presence of the farm from Leeds Road as well as the other benefits of developing this site, the overall impact would be one of **Neutral** impact.

PROPOSED REVISED LAYOUT PLAN



SUMMARY OF ATTACHMENTS									
Name	No	Date	Version	Type	Part	Size (K)	Total No	%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
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Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access	1	29.04.2025	1	Access	1	1,100	1	100%	1/10/20
Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
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Landscaping	1	29.04.2025	1	Landscaping	1	1,100	1	100%	1/10/20
Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
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Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
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Plot Plans	1	29.04.2025	1	Plot Plans	1	1,100	1	100%	1/10/20
Site Plan	1	29.04.2025	1	Site Plan	1	1,100	1	100%	1/10/20
Access									

TYPICAL HOUSE PLAN



KEY

- GROSS INTERNAL AREA FOR EACH BEDROOM
- GROSS INTERNAL AREA FOR ALL AREAS OF BUILT-IN STORAGE

FLOOR	Area	Area (sqm)	Area (sqft)	Notes
Ground Floor	33 sqm	358 sqft	Floor areas measured to face of structure. Areas below 1.5m height excluded.	
	52 sqm	560 sqft		
Second Floor	44 sqm	472 sqft		
	129 sqm	1388 sqft		

Revision notes: Rev: A Date: 04.02.2025 Notes: NESS INFORMATION ADDED. By: CC		Revision notes: Rev: - Date: - Notes: - By: -		Revision notes: Rev: - Date: - Notes: - By: -		Date: 08.11.2024 Scale @ A3: 1:100 Drawing Number: 482DC-ARU-001 Drawn By: CC		Project: The Avoniel - Planning Drawing (AS) Drawing Number: 482DC-ARU-001 Project: Standard House Type		 SO GOOD TO COME HOME TO Unit 5, Benton Office Park, Bennett Avenue, Horbury, Wakefield, WF4 5RA, Tel: 01924 831030	
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SUMMARY AND CONCLUSIONS

The principle of housing development over this site has been well established and supported by the Council in the adoption of their site allocations plans and supported through the Local Plan. As such the question of development upon this site is not in dispute.

When accepting this the proposed scheme before us offers a very fair response to this context that minimises its impact upon the Listed Building and manages the loss of this field created by the allocation well. It does this through using simple housetypes and leaving space to the rear of properties on the upper tier of this site adjacent to the Listed Building.

Although we, as heritage consultants, could suggest some further modest mitigation, it is clear that the overall benefits of this proposal outweigh any potential for very minor harm through development of this site.

As such we advance the case that the local and national policy requirements have been addressed and that the significance of the Grade II Listed Building will be preserved as far as possible following this formal allocation.

Intentionally Blank



Undertaken by TheUrbanGlow Design & Heritage Ltd
TheUrbanGlow are HESPR Registered Service Providers for the Historic Environment

2026
TheUrbanGlow Design & Heritage
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