Amended plans received

Consultation Response from KC, Conservation & Design
2025/93355 Land off, Woodward Court, Mirfield, WF14 0PY
Erection of 75 residential dwellings with associated landscaping, open space, highways and drainage infrastructure
Date Responded:29/9/26 **Responding Officer: SC** **Responding Ref:**

Please see previous comments made on 25/3/2026. The following comments are made in response to amended plans and the Heritage Note submitted by Pegasus in July 2026.

Careful consideration should be given to the design quality of this proposed development in accordance with Local Plan policy LP24 (Design), LP35 and the design principles set out in the council's Housebuilders Design Guide SPD and other national design guides. This includes sensitively respecting and enhancing local character and local distinctiveness.

If permissions are forthcoming, the scale, form and materials of the local area should be respected which appears to be generally natural stone (and some but less brick) with slate roofs of 2 storey dwellings with front gardens with hedges and drystone walls. Stone is the predominant material providing local distinctiveness (occasionally brick or render have been used on less prominent elevations in the area nearby). A limited palette of materials of high quality and appropriate to the local distinctiveness of the area would be expected. A buffer zone of larger native trees and hedges should be proposed between any new housing (of appropriate scale) and the listed structures to reduce the amount of harm to the setting.

It is considered that the proposed development would result in some harm to the setting of the listed buildings to a moderate level, and therefore, some amendments are requested to increase the buffer zone and apply some more appropriate materials close to the setting of the listed buildings.

Previous comments from Conservation stated…
A more substantial green buffer zone would be expected close to the listed buildings to mitigate the loss of agricultural fields and soften the boundary. Appropriate boundary treatment could include native trees, hedges and some drystone walls particularly in the area near the listed structures.

It appears that the buffer zone size has not changed, although the Heritage Note of July 2026 states the hedgerow is proposed to be wider than previously, but instead a plan Proposed Landscaping Layout 21/7/2026 has been submitted indicating how the trees on the boundary would appear after about 15 years establishment.

Previous comments from Conservation stated…
Natural stone and slate should be used for dwellings within the setting of Balderstone Hall, and consideration could be given to other buff coloured alternative types of masonry, and grey slate on the rest of the site.

The revised materials plan does not indicate any natural stone or slate close to the setting of Balderstone Hall.

The use of artificial stone and concrete tiles materials are not appropriate in the immediate setting of the listed buildings. Natural stone and slate should be used for dwellings within the setting of Balderstone Hall, as a transition from the listed buildings towards the artificial stone.

It is requested that the use of some natural stone, and natural slate would present a more appropriate setting for the listed heritage assets.

For the wider site away from the listed buildings, the omission of 2 types of red brick is welcomed, and this would be replaced with reconstituted stone on the wider site. The use of buff coloured artificial stone would be preferred to the red brick. Conditions should be imposed to require the samples and data sheets for the reconstituted stone should be submitted and agreed in writing.

Conditions should also be imposed for the submission of data sheets and samples for the artificial slate or grey concrete roof tiles.

In conclusion, where a proposal will lead to *harm* to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal. Public benefits could include achieving or exceeding minimum levels of affordable housing. The development would need to respect local distinctiveness in design, materials and appropriate landscape treatment at the setting of the listed buildings. Amendments should be sought and conditions applied regarding the materials for the proposed development.