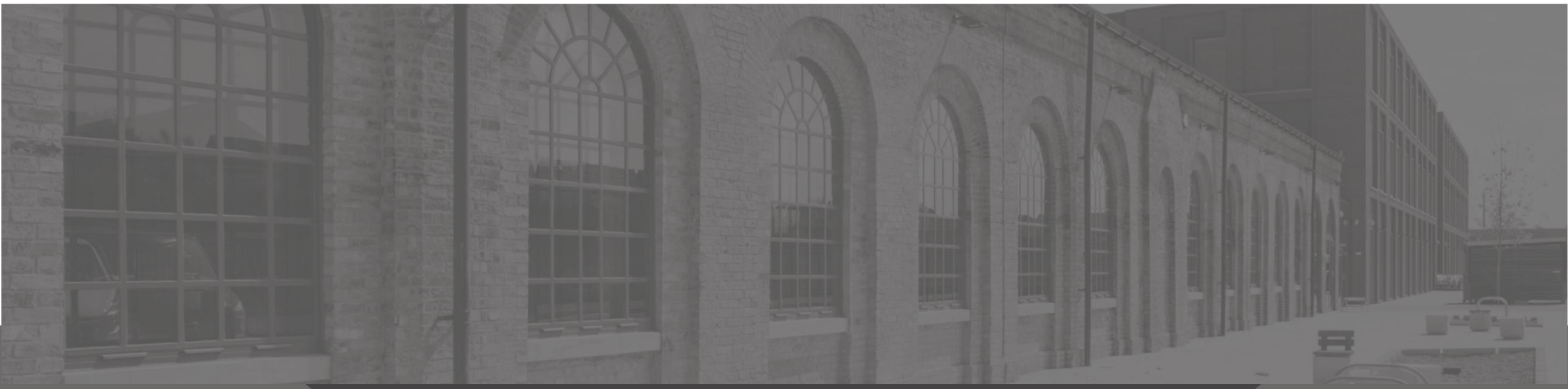




HERITAGE IMPACT ASSESSMENT

Parkwood Road, Longwood, Golcar



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This assessment follows Historic England’s Conservation Principles guidance; Historic Environment Good Practice Advice: 2 Managing Significance in Decision-Taking in the Historic Environment; and 3 The Setting of Heritage Assets; and Historic England Advice Note 12: Statements of Heritage Significance.

Revision Record

Rev	Description	Date	Author	Checked	Approved
0	Draft	18/11/25	FB		
1	Final	15/12/25	FB	DM	DM

1. Introduction

1.1 This Heritage Impact Assessment has been prepared by ELG Heritage to accompany an application for residential development on an allocated housing site on land off Parkwood Road, Longwood, Golcar, Huddersfield.

1.2 ELG Heritage are commissioned by the applicant to advise on the significance of the heritage assets that may be affected by the development and the impact of the proposed works upon their setting. This report does not consider below ground heritage assets / archaeology.

1.3 The objective of this assessment is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works impact upon their significance and setting.

1.4 The aims of this assessment are:

- To identify the assets which could be affected by the proposed development;
- To consider the significance and setting of the identified heritage assets;

- To demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
- To assess the effects of the proposed development on the significance of the identified heritage assets; and
- To consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

1.5 The assessment identifies the heritage assets surrounding the application site, including Listed Buildings, Conservation Areas, non-designated heritage assets, Scheduled Monuments, Registered Parks and Gardens, and special landscape areas. The zone of interest has been established based on information gained during the site visit and professional judgement.

1.6 This assessment has included the following:

- Identification of any designated or non-designated heritage assets potentially affected by future development;
- Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;

- Review of the Historic Environment Record (HER) via Heritage Gateway for designated and non-designated heritage assets;
- Consultation of Historic England's National Heritage List;
- A walk-over survey of the Site and the surrounding area;
- Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets;and
- Consultation of local and national planning policy and guidance pertaining to heritage.

2. Site and Surroundings

- 2.1 The application site comprises a previously undeveloped area of land, located to the east of a recently constructed development of 96 residential dwellings, off Parkwood Road at Longwood, Golcar.
- 2.2 The application site along with the neighbouring development adjacent, are part of a housing allocation (HS148) in the Kirklees Local Plan. The site itself has been granted planning approval previously for 27 dwellings (through applications 2020/62/9118/W and 2019/62/92164/W).
- 2.3 To the east of the site lies the Longwood Edge Conservation Area, with part of the site boundary within the conservation area. There are a number of listed buildings in close proximity, notably the Grade II listed Parkwood Mill and a group of dwellings at 1, 3 and 5 Parkwood Road. There is a steep bank/cliff edge to the east of the site which lies within the Longwood Edge Conservation Area.

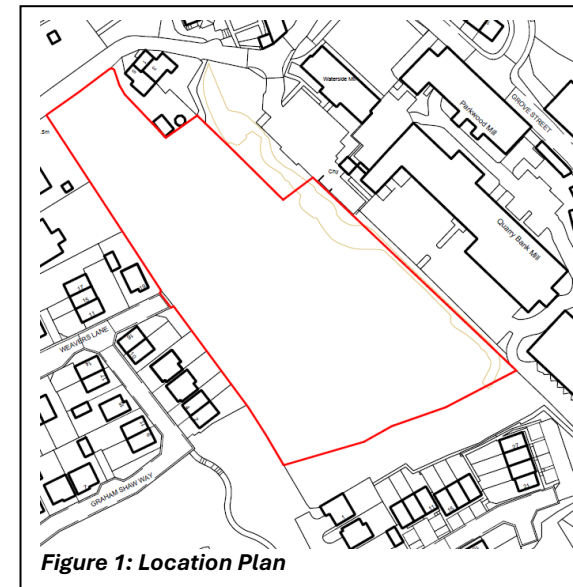


Figure 1: Location Plan

3. Development Proposals

- 3.1 The application seeks planning permission for the erection of 28 no. dwellinghouses, together with associated landscaping and external works, at land off Parkwood Road/Weavers Lane, Longwood, Golcar.
- 3.2 The proposal looks at a housing mix as follows, all properties are two stories in height:
- 2no. one-bed semi-detached houses (Rose);
 - 8no. two-bed semi-detached houses (Acorn);
 - 12no. three-bed semi-detached houses (Hickory);
 - 2no. three-bed detached houses (Laurel); and
 - 4no. four-bed detached houses (Maple).
- 3.3 Vehicular and pedestrian access would be provided from the adjoining modern residential estate, Weavers Lane, to the west. A further pedestrian access point would be retained from Parkwood Road, with another route provided to corner of the site close to Weavers Grove, where there is a path in situ through the existing open space. Further details in relation to design are contained in the DAS accompanying the planning application.

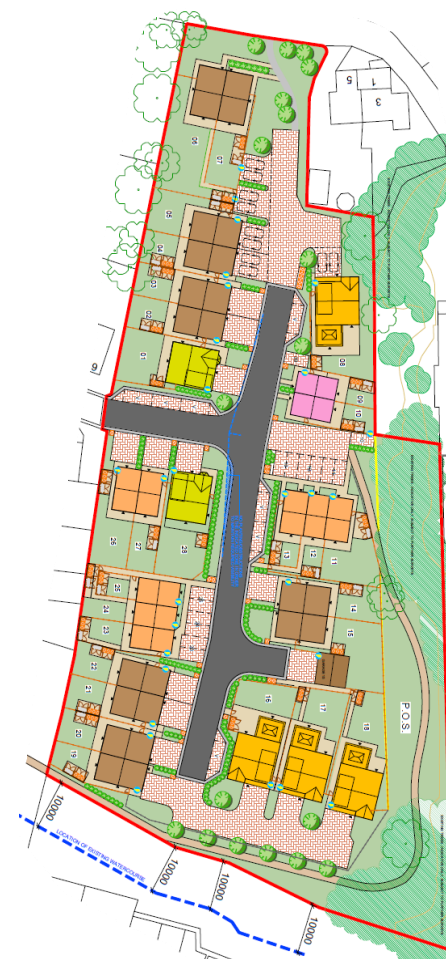


Figure 2 Proposed Site Layout Plan

4. Decision Taking Framework

Planning (Listed Buildings & Conservation Areas) Act 1990

- 4.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses.
- 4.2 In addition, Section 72 of the Act sets out general duties in respects to conservation areas in exercise of planning functions. With respect to any buildings or other land in a conservation area, subsection 2 sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

- 4.3 The NPPF requires that *'in determining applications, local planning authorities should require an applicant to*

describe the significance of any heritage assets affected, including any contribution made by their setting' (Paragraph 207). This Heritage Assessment aims to provide sufficient information for the significance of the heritage assets in the vicinity of the site and the impact of development to be properly considered.

- 4.4 The NPPF states that *'when considering impact upon significance, great weight should be given to the asset's conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'* (Paragraph 212).
- 4.5 Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. 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 (Paragraph 215).

Historic England Conservation Principles (2008)

- 4.6 Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal.

Development Plan Policies

- 4.7 The adopted Development Plan for the area is the Kirklees Local Plan (adopted 27th February 2019).
- LP1 – Achieving Sustainable Development;
 - LP2 – Place Shaping; and
 - LP35 – Historic Environment.
- 4.8 It is important to note in considering the application proposed and the resulting heritage impacts that the that

the application site forms part of a wider housing allocation in the Kirklees Local Plan (ref. HS148: Land to the south of, Parkwood with an indicative capacity of 125 dwellings.

- 4.9 Part of the housing site allocation has already been delivered through construction of housing to the west of the site, of 96 dwellings.
- 4.10 The site has previously held planning consent for 27 dwellings, in a similar mix to those now proposed. This was through planning applications 2020/62/92118/W and 2019/62/92164/W.
- 4.11 It is therefore considered that the principle of development of the site for residential purposes has already been established along with the resultant impacts on heritage assets somewhat accepted.
- 4.12 The main consideration of the current application is therefore how the current scheme might differ in respect of the impacts of the heritage assets from those proposals previously permitted.

5. Understanding Significance

5.1 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as *‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’*

5.2 Historic England states in its *‘Advice Note 12: Statements of Heritage Significance’* that the requirement set out in the NPPF for an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and

- should be sufficient for the LPA to come to a judgement about the level of impact on that significance and therefore on the merits of the proposal.

5.3 It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally ‘objective’ scoring of significance, and there will always be an element of interpretation and professional judgement within a balanced assessment.

5.4 When defining the contribution of setting to an asset, the assessment begins with identifying the significance of a heritage asset as described above.

5.5 As outlined in Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets (Historic England 2017), setting is defined as *‘the surroundings in which an 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.’* A recommended staged

approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance.

5.6 Assets of the highest significance (Paragraph 213 of the NPPF) include:

- Scheduled Monuments;
- World Heritage Sites; protected wreck sites and registered battlefields;
- Grade I and Grade II* listed buildings and
- Grade I and Grade II* Registered Parks and Gardens.

5.7 Assets of high significance include:

- Grade II listed buildings; and
- Grade II Registered Parks and Gardens.

5.8 Designated assets also include conservation areas.

Considering Harm

5.9 The statutory requirement set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section

72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area

5.10 The courts have held that preserving means doing no harm. They have further established that, where a proposal will cause a degree of harm, the desirability of preserving a listed building or its setting, or character of a conservation area should not simply be given careful consideration, ‘but should be given “considerable importance and weight”’ in the planning balance.

5.11 The NPPF confirms that where there is harm identified on a designated heritage asset’s significance from a proposed development, the decision maker should put great weight on the asset’s conservation (the more important the asset, the greater that weight should be). This is irrespective of whether potential harm amounts to substantial harm total loss or less than substantial harm to its significance.

5.12 Historic England define harm as ‘change for the worse, here primarily referring to the effect of inappropriate

interventions on the heritage values of place’ (Conservation Principles, p71).

- 5.13 Where potential harm to a designated heritage asset is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) The PPG clarifies that within each category of harm (“*less than substantial*” or “*substantial*”), the extent of the harm may vary and should be clearly articulated in order to identify which policies in the NPPF (Paragraphs 206 to 208) apply.
- 5.14 The degree of harm is relevant to the balance of harms against benefits; R (James Hall and Company Ltd) v City of Bradford MDC [2019]. That is, there is a range of harm within the less than substantial harm range. The level of harm within this range goes to the weight that is given to that harm in the NPPF paragraph 215 balance against public benefits. It is the degree of harm to the significance of the asset that is to be assessed, not the scale of development.
- 5.15 Substantial harm is not specifically defined in the NPPF, but the Planning Practice Guide sets out that, in general terms, substantial harm is ‘*a high test, so it may not arise in many cases.*’

- 5.16 The NPPF requires that where development will lead to “*less than substantial harm*” to a designated heritage asset, this harm should be weighed against the public benefits of a proposal.

Non Designated Heritage Assets

- 5.17 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application.
- 5.18 In weighting applications that directly or indirectly affect non-designated heritage assets, Paragraph 216 of the NPPF sets out that a balanced judgement will be required having regard to the scale of any harm or loss to the significance is unknown.

6. Historic Context

6.1 The application site is located to the south of Parkwood Road, Longwood, Golcar. Golcar is a West Yorkshire village known predominantly for its growth in the industrial revolution of the 19th century as an important centre for weaving in the textile industry, with many mills and factories historically operating in the area.

6.2 The comprehensive Gazetteer of England and Wales from 1894-95 describes Golcar as:

“a village, a township, and an ecclesiastical parish in the W.R. Yorkshire. The village stands adjacent to the Manchester and Leeds railway, 8½ miles W by S of Hudders-field, and has a station on the railway, and a post, money order, and telegraph office under Huddersfield. The township includes also the village of Wellhouse, and is separated by the river Colne from Almondbury. Acreage, 1593; population, 9108. Many of the inhabitants are employed in the woollen manufacture. There are mineral spa baths in much repute. The living is a vicarage in the diocese of Wakefield; net yearly value, £300 with residence. Patron, the Vicar of

Huddersfield. The church was built in 1830, is in the Early English style, and has a tower and spire. There are Baptist, United and New Connexion Methodist chapels, and Liberal and Conservative clubs. The district is governed by a local board of 12 members.”

6.3 The application is an existing area of land devoid of any buildings. It is shown on the 1851 Tithe plan as two distinct field parcels. It retains a similar form into subsequent ordnance survey plans, where it remains undeveloped.



Figure 3 Tithe Plan 1851 of the Township of Golcar in the parish of Huddersfield in the West Riding of the County of York.

- 6.4 The site appears to have remained undeveloped over the bulk of the intervening period, marking a transition in built development to surrounding Golcar which developed as a result of textile manufacture in the late 1800's seeing a notable shift in development from previous agricultural use of the surrounding landscape to a distinct industrial settlement with wider rural hinterland.

- 6.5 The site is bounded to Parkwood Road by established stone walling and currently appears somewhat overgrown.

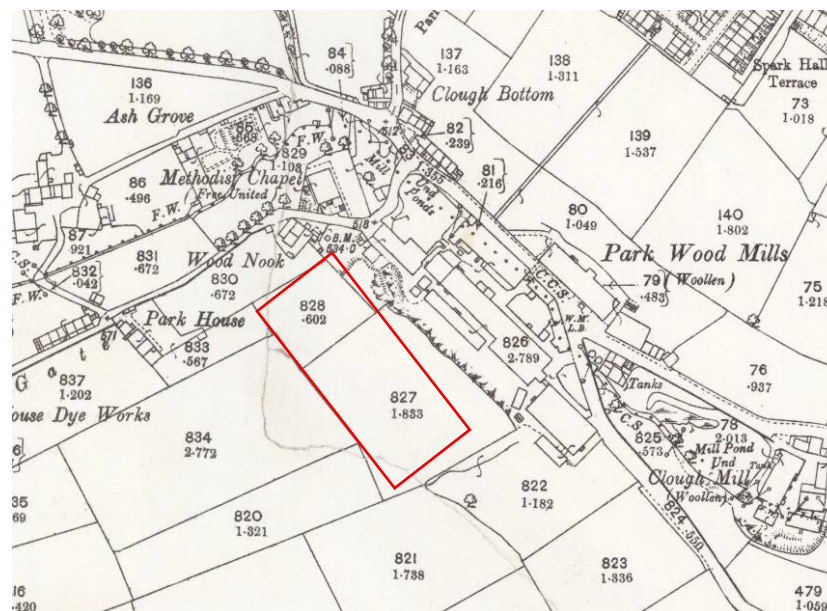


Figure 4 Ordnance Survey Plan of 1890 (published 1893) showing marked growth of Golcar in the Victorian period.

- 6.6 Latterly a tennis court is shown on a more recent 1966 Ordnance Survey plan; there is now no semblance of this.



Figure 5 1966 Ordnance Survey Plan.

7. Heritage Assets

- 7.1 The application site itself is an allocated housing site within the Kirklees Local Plan with no standing buildings. The development proposed will therefore not directly impact on any built heritage assets.
- 7.2 There are a number of designated heritage assets in the vicinity of the site, therefore development of the site has the potential to impact on the wider settings of these assets.
- 7.3 The assets are identified and considered further in turn.

PARKWOOD MILL, GROVE STREET

Grade II List Entry 1096026

Date of Listing 04-Dec-2002

- 7.4 The listing description describes the designated heritage asset as follows:

Integrated Room and Power woollen mill. Mid - late C19. For the firm of John Broadbent and Sons, and tenants. Coursed local gritstone, stone and slate roofs. Plain style with little embellishment- some sill bands, dentilled eaves. A fire-proof interior to mill no. 2, at the north end next to the internal engine house; otherwise cast iron columns

support massive timber cross beams, the column having flat faces for power transmission systems. The main buildings of the group are numbered 1 to 8: 1. The earliest surviving mill, built early 1850's on the site of John Broadbent's first mill. Parallel to and on west side of Stoney Lane. 5 storeys, 15 bays; wide pitched roof; rear stair tower centre. Reroofed in the 1950's when the interior was rebuilt with concrete pillars and floors separate from the walls. 2 Probably built 1864, the first of the mills built during rapid expansion under the ownership of Butterworth Broadbent. 6 storeys, 16 bays. M roof; tall water tower with pyramidal roof centre of east side. Internal end engine house retains massive stone block walling and casting to support gearing of power transmission system. This engine house converted to rope race when the new engine house was added on the north end of west side early C20. Former boiler house at the north end, opening off the east side mill yard. The early C20 engine house of mill 2 at the north end has ornate moulded gable coping and round-arched windows. The interior retains original white, blue and brown glazed brick wall linings and bricked east end opening for the rope race into the former end engine house. To north again former coal stores, economiser and surviving chimney of 1877. The chimney has a tall square stone plinth with corbelled cornice and brick chimney stack with moulded crown mounted on top. Reported to have been designed as a viewing platform and chimney on an Indian model by John Edward Broadbent who had served in the Indian army. It is a form known in Manchester cotton mills of the mid C19 3 Built about 1866. 6 storeys. Extension of no. 2. 3 parallel roofs and projecting privy/stair tower with taking-in doors on centre of south side 4 Built about 1868 on the west side of no. 2. 3 storeys. Modified mid C20 and few original features survive. 5 Built about 1870. 3 storeys, 12 bays. Three parallel hipped roofs. 6 Completed by 1882. 4 storeys. Built parallel to and on east side of Stoney Lane. 18 bays altogether, rear stair / privy tower. Glazed slate roof. 7 Built with no. 6-

southern section. 8 The mill offices and entrance range, south of mill 1 and fronting the bend of Stoney Lane. The building to right of the arch is an office and dyehouse and may include early structure.

The small mill reservoir at the north-east corner of the site is shown on the 1893 25" O.S. map extending on the north side of the road, close to the Methodist Chapel. By 1872 there were 12 named concerns in the Mill Rent Book and by 1881 there were 14 tenants. By 1887 the tenants included spinners, manufacturers, one dry finisher. In November of that year the Broadbents acquired the finisher's company and it became the Longwood Finishing Company Ltd, shares remaining in the hands of the Broadbent family until 1910. Lockwood Mills closed in 2001. The mill is a complete and unique example of the development of a large Room and Power business which returned to single company ownership in World War I. The mill stands in the centre of Dodlee Longwood Edge conservation area, 1981. Associated buildings include the Methodist chapel and the stone built valley-bottom village, mill owner's house and cottages on the hill side. References: J. Ainley, Parkwood Mills: a sad farewell. 2001; E.Lockwood, Colne Valley Folk, 1936; A.J.Brooke, Catalogue of Textile Mills in the Huddersfield area, 1790-1914. The business records of the Longwood Finishing Company are at the Brotherton Library, university of Leeds and at Kirklees library.

Significance and Setting

- 7.5 The Grade II Listed Parkwood Mill complex is located on lower ground to the east of the application site. A sharp cliff of approximately 10 metres and an area of car parking

separates the nearest built elements of the complex from the eastern edge of the application site.

- 7.6 The buildings of the complex were built in stages from the early 1850s to the 1890s. This rapid expansion reflects the growth of woollen manufacturer over the second half of the 19th century, as well as the pre-eminence of the West Yorkshire textile industry during this period. Parts of the mill complex were recently converted for use as apartments.



Figure 6 Existing Mill Complex now partially converted to residential use

- 7.7 The mill is a landmark building in the wider area in part due to its general well-ordered form and large scale, in contrast with surrounding predominant residential use. In particular the tall chimney is a prominent landscape feature in views of the wider area and a lasting reminder of the previous industrial use of the site.

Significance and Setting

- 7.8 As a designated heritage asset, listed at grade II, the mill complex is considered to be a heritage asset with a high level of significance.
- 7.9 There is considerable group value in terms of the relationship between the mill complex and the Methodist Chapel to the northwest and the workers and mill-owners accommodation to the northwest. A collective architectural grouping illustrative of the historic use of the settlement, in a homogeneous palate of materials.
- 7.10 The complex also exhibits communal value to the local community as many of the residents of Golcar historically will have worked here as the main employer for the settlement and therefore will have long standing family ties to the mill. The mill would have therefore formed the focus for further connected development such as the church and

workers accommodation i.e. the mill would have been a significant driver for the growth of the settlement.

Contribution of site to setting and significance

- 7.11 The mill site lies at a lower ground level from the application site which is adjacent to a high escarpment.
- 7.12 The site itself forms a transition between the complex and existing housing constructed to the west. A main view through the site along the highway with newer housing development framing the impressive chimney has been retained. This allows an appreciation of the heritage asset in main public views through the neighbouring housing.
- 7.13 The site backdrops the mill complex in a number of glimpsed views from the hillside lanes and residential streets to the north, including sections of Longwood Gate, Dodlee Lane and Longwood Edge Road. Due to the density and terraced nature of housing along these streets, this allows only occasional glimpses of the mill buildings to occur through gaps between buildings.

- 7.14 The site layout shows public open space towards the cliff side and footpaths that will allow views of the mill complex for users of the space allowing its scale and architectural quality to be appreciated by users of the open site.



Figure 7 View of the Mill Chimney across the site from recent modern development.

- 7.15 There are therefore strong views of the mill complex achieved from within the site and its distinctive chimney which dominates the skyline. As referenced earlier, the site historically as an undeveloped area, demonstrated the transition between industrial development and the more rural landscape beyond. Now this has been somewhat diminished by subsequent housing development and the allocation of the site for the

purposes of housing, accepting that a degree of built development is in principle acceptable within the setting of the mill works.



Figure 8 View of the chimney retained as a vista through the site, with housing framing the viewpoint.



Figure 9 View across the site showing change in levels towards the mill complex

7.16 In comparison there is less of an appreciation of the application site from the mill complex due to it sitting at a much lower ground level. It is a site that due to its scale and form is dominant in its surrounds and unrivalled in its dominance of presence.



Figure 10 Wider view of the Site and Mill complex from Longwood Edge Road

1-5 Parkwood Road

Grade II Listed

List Entry 1274924

Date Listed 11th July 1985

7.17 The listing description identifies the building grouping as:

Late C18. (No 1 early to mid C19). Group of 3 dwellings. Hammer dressed stone. Pronounced quoins. Pitched stone slate roof. Gable copings on carved footstones. 2 storeys. South end elevation: ground floor; two central doorways with stone surrounds. Two 4-light stone mullioned windows (each with 2 mullions removed). One 2-light stone mullioned windows (mullion removed). First floor; two 6-light stone mullioned windows (each with 3 mullions removed.) Continuous pronounced string course. South west gable; one 2-light stone mullioned window at first floor level. No 1 forms 2 storey extension, to main block, with catslide roof. North west elevation: ground floor; modern porch. Two 2-light stone mullioned windows (each with 1 mullion removed). First floor; three 2-light stone mullioned windows (each with 1 mullion removed). South west elevation: ground floor; entrance with stone surround and tie-stones. First floor; one 2-light stone mullioned window (blocked and mullion removed). North east gable: ground floor; two windows in stone surround. First floor; one window. Attic; one 2-light stone mullioned window.

Significance and Setting

7.18 As a grade II listed building the cottages are considered to hold a high degree of interest. The dwellings are

considered to hold both evidential and illustrative historical value as a set of late 18th and early 19th century dwellings which are typical of Golcar and other West Yorkshire villages.

Contribution of site to setting

7.19 The properties occupy a prominent corner position to the west in views facing northeast along Parkwood Road; they also have a strong visual relationship with the Methodist Church to the north east and the Parkwood Mill chimney tower to the south east.

7.20 It is considered that the building has medium aesthetic value, particularly with respect to its traditional materiality and stone mullioned window. The application site currently provides an area of open space around the site although is part of a wider housing allocation. There is no clear appreciation of the cottages from within the site itself due to screening provided from existing planting.

7.21 Overall, the application site is considered to make a minor positive contribution to the setting of Nos. 1-5 Parkwood Road, as it maintains an openness around the building which contributes some aesthetic and illustrative historical value, as an open area of land.

- 7.22 The main appreciation and context of the cottages is from Parkwood Road itself. The significance of the asset is not derived from their setting but primarily their retained historic fabric.

Parkwood Methodist Church Parkwood Road
Grade II Listed **List Entry 1274925**
Date Listed 11-Jul-1985

- 7.23 The listing description describes the building as follows:

1868 (datestone). Chapel. Hammer dressed stone with ashlar dressings. Pitched-grey slate roof with hip to north. Stone brackets. Coped gable. 2 storeys. South elevation (front of Church): buttresses to either side with moulded heads; arched ashlar band in gable apex is inscribed:

UNITED METHODIST FREE CHURCH AD 1868

Two slender semi-circular arched windows with stained glass and hood mouldings over. Central doorway with semi-circular fanlight in ashlar surround comprising two square pilasters with full entablature. Entire doorway has overarch. Door approached by flight of stone steps. East elevation: Ground floor: rectangular casement windows. First floor: six slender windows with semi-circular heads. Drip mouldings (one window with stained glass). West elevation as east.

- 7.24 Along with the Church, the associated gates, railings and gate piers lying to the south of the building are individually listed at grade II.

GATES, GATEPIERS AND RAILINGS TO PARKWOOD METHODIST CHURCH List Entry 1221930
Date Listed 11-Jul-1985

- 7.25 The listing description for the gates and piers is as follows:

1868. Two square ashlar gatepiers with moulded cap. Hammer dressed stone dwarf walls with copings and iron gates and railings.

Significance and setting

- 7.26 As a church dating from 1868, the building holds both historic interest, aesthetic interest in its architectural quality of construction as well as communal value as a community asset with the local population as a building offering collective space for local people to come together in worship and fellowship. Adding architectural and cultural value to the local community, and its construction very much alongside the mill complex and neighbouring housing is reflective of the growth of Methodism as a movement in Victorian Britain within the working classes.

- 7.27 Its setting is enhanced by its attractive boundary gates, piers and walls providing an immediate context to the building. This immediate setting along with the steep and narrow approach from Parkwood Road, from the cottages lying further to the north, towards the mill complex, form an attractive and contextual grouping of properties of similar materiality and age.

Contribution of site to setting and significance

- 7.28 Despite the relative proximity of the application site to the chapel intervisibility between the sites are very limited due to the steepness of the intermediate terrain, boundary walling, tree screening (towards the west side of the mill complex) and the screening created by Nos. 1-5 Parkwood Road.
- 7.29 As a result, there is no appreciation of the church from within the site itself or vice versa and it is not considered to influence the visual setting or the experience of the heritage asset.

Longwood Edge Conservation Area

- 7.30 The conservation area boundary concentrates on the pre 1900 core of the settlement, with Golcar characterised by 1960's/70's development further west and pockets of 1930's development interspersed.
- 7.31 The easternmost section of the application site is included within the boundary of the Longwood Edge Conservation Area, with the remainder outwith the boundary. This area is a steep, undevelopable cliff (part of a former quarry) and no built development is proposed within this area with the eastern extent of the site retained as public open space.
- 7.32 It is therefore considered that in respect of the impacts on the conservation area, the main considerations are the result of potential change to its setting.
- 7.33 The conservation area is more wooded with large green spaces and contains a number of older more traditional dwellings in a semi-rural environment, including four listed buildings to the Southwest.

- 7.34 The boundary of the conservation area is largely centred around the historic core and built development. Whilst there is no conservation area appraisal in place, it is considered that the primary heritage values of the conservation area lie within its historic layout concentrated along key routes of Greenhill Road, Dodlee Lane, Parkwood Road and those traditional properties reflecting the local vernacular and materiality within that boundary.
- 7.35 The existing site is undeveloped but lies adjacent to a recent housing development, which forms part of the wider local plan site allocation. There are larger areas of housing development to the west primarily dating from the 1960's and 1970's. Therefore, the setting to the west of the conservation area is largely one of domestic character.

8. Impact of Development

- 8.1 The Historic England Advice Note 12 *‘Statements of Heritage Significance’* (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The NPPF stresses that impacts on heritage assets should be avoided.
- 8.2 Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate. The Conservation Principles Consultation Draft (2018) states that *‘as well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset’s significance is reduced.’*
- 8.3 It goes on to state that *‘if changes to an asset respect its significance, then in most cases they are likely to serve both the public interest of its conservation and the private interests of those who use it. Owners and managers of heritage assets ought not to be discouraged from adding further layers that are judged to be of a **quality** that could add future interest, provided that the current significance is not **materially** reduced in the process.’* It is also the

case that alterations to heritage assets can better reveal or enhance the significance of heritage assets and these beneficial impacts will also be set out in this section.

- 8.4 Historic England define harm as *‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place’* (Conservation Principles, p71).
- 8.5 Development does not necessarily mean harm. As stated above, it is only development which reduces the significance (special interest / value) of the asset in a material way which is harmful. The scale of harm can be measured using the ‘Scale of Harm’ table. Harm within the red section; minor adverse; moderate adverse; or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed

Scale of Harm 
Substantial beneficial
Moderate beneficial
Minor beneficial
Negligible beneficial
Neutral or nil
Negligible adverse
Minor adverse
Moderate adverse
Substantial adverse

against the benefits of the proposal, including securing its optimum viable use.

8.6 Palmer v Herefordshire Council & Anor (Court of Appeal – Civil Division, November 04, 2016,[2016] EWCA Civ 1061 (Case No: C1/2015/3383) found ‘*that where proposed development would affect a Listed Building or its settings in different ways some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the Listed Building or its setting.*’

8.7 The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment (Table 2).

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements / setting, such that the resource is significantly modified.

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it / not readily evident.
Neutral	No change to fabric or setting

Table 2: Factors in the Assessment of the Magnitude of Impact (Source: Design Manual for Roads and Bridges - Volume 11, Part 2 Cultural Heritage)

8.8 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ advises that:

- the significance of the asset is understood;
- the impact of development on significance is understood;

- ways to avoid, minimise and mitigate impact are explored;
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance.

8.9 Following steps 1-3 set out above, the following table considers the resulting impacts on the heritage assets identified and the resulting impacts on their significance as well as any potential mitigation.

8.10 The general approach to development in respect of the proposed development, i.e. of two storey houses set in short terraces or semi-detached blocks, reflects that of the previously approved schemes. Furthermore, the general layout and site arrangement is also not dissimilar to that previously accepted.

8.11 The visual link through the site towards the mill chimney is retained with the site access following this alignment.

Table 3 Impacts of Development on Assets Identified

Asset	Impact of Development	Design and Mitigation	Impacts
Parkwood Mill Complex	Change setting to	Views towards the asset from the north are characterised by short glimpses of the mill buildings as the terminus of streets or between buildings and boundary features. The development of the application site for housing would not obstruct these glimpsed views, as the site is located to the rear of the mill complex. The background to these views would also not be materially altered, as it is already characterised by the upper storeys and rooftops of the adjacent Barratt and David Wilson Homes development, particularly when viewed at a medium or long distance from elevated views such as at Longwood Gate. Plots have been carefully sited and oriented to allow for lines of sight and visual transparency across the site to the mill complex. Creating short blocks of development allows the site to reflect that of its neighbour and retain a spacious quality, creating filtered views not unlike those found at neighbouring developments and therefore characteristic of how the mill is currently experienced. In short-distance views, the height of the mill buildings will continue to screen views towards the application site from within the conservation area excepting small, occasional glimpses which would have a limited overall impact on these close-up	Negligible

Asset	Impact of Development	Design and Mitigation	Impacts
		vistas which are dominated by substantial elevations of the mill. The taller chimney would continue to be widely visible in the landscape as a result of its prominence and height in contrasting to neighbouring buildings. The vista established by the central spine road through the adjoining development will be retained and reinforced by the proposed site layout. The use of open space and public foot path towards the mill will allow public appreciation of the asset from the development site.	
1-5 Parkwood Road		There will be a change to the current visual setting of these assets as a result of built development within close proximity and a change in landscape setting from existing open land to housing. The site layout, design and arrangement has sought to retain those principles established through previous applications such as an area of open space and blocks of development set way from the immediate context of these properties allowing them to remain prominent. Plots 06 and 07 are set back with an area of open space between the cottage and landscaping with development to the east within the site allowing separation between the plots to allow the building group to remain prominent. Additionally, the dwellings being set back to retain this view along Parkwood Road to the cottages which will result in a minor change to their setting and appreciation.	Negligible

Asset	Impact of Development	Design and Mitigation	Impacts
Parkwood Methodist Church and associated listed boundary		There are glimpsed views of the chapel along Parkwood Road adjacent to the cottages through heavy tree cover, with the Chapel located on a corner bend of the road. There will be a degree of change to setting from views along Parkwood Rod as the result of built development being introduced into the site. However, this is a contained view, and the building is not readily appreciated in this view point. The resulting impact on setting is therefore negligible and the retention of existing boundary treatments along Parkwood Road will result in no appreciable change to their setting with the proposed layout ensuring properties are set back within the site somewhat with landscaping retained to Parkwood Road.	Neutral
Longwood Edge Conservation Area		There are higher ground views of the conservation area and Longwood edge Road ad Bull Green Road. Where the mill complex is particular visible. In these views the settlement is a whole is readable including modern developments further west and south of the application site. The majority of public open space on the site is retained to the east at the transition between the site and the conservation area boundary due to site constraints, but this provides a natural transition between the site and land adjacent and creates	Negligible

Asset	Impact of Development	Design and Mitigation	Impacts
		separation between the mill complex and the setting of the conservation area. The proposed development will read as a natural extension to the existing housing adjacent to the west and south. Plots are sited to allow for views towards and from the mill complex and in wider views from higher ground there will be visual transparency through the development. This is reflective of the glimpsed views which are characteristic of the conservation area. The use of two storey dwellings and appropriate materials reflect historic precedents and those of the neighbouring housing development, which now form part of the local vernacular will ensure the development is grounded and reflects the established residential scale and materiality of the area and is in keeping with the wider setting of the conservation area.	

9. Conclusions

- 9.1 The application site is a housing allocation site that has previously benefitted from planning approvals. The proposed housing layout closely reflects that of the previously approved schemes with the main change being to house types and design proposed.
- 9.2 The proposals will not impact directly on any built heritage assets but there will be an impact on change to setting largely as a result of a change from undeveloped land to that of residential development.
- 9.3 The overall impacts on the settings of neighbouring assets are mitigated by the proposed site arrangements, scale, form and general design of the development proposed, all of which remains consistent with previous planning approvals at the site.

9.4 Overall, the resulting impacts on setting of the heritage assets is considered to be low and negligible, akin to the lower end of less than substantial harm for the purposes of the NPPF.

9.5 In such instances the resulting impacts need to be weighed against wider public benefits that arise from the development (paragraph 215 of the NPPF). These include but are not limited to:

- Delivery of an allocated housing site, in compliance with the adopted local plan;
- A range and mix of housing types to meet identified to meet local housing need;
- 10% net gain in BNG; and
- New residents to reinforce the viability of local services through increased economic spend.

9.6 The proposed development is therefore considered to bring a number of public benefits that weigh in favour of

the scheme that should be considered in the wider planning balance.