Heritage Statement

PROPOSED TWO-BEDROOM DETACHED BUNGALOW

Site	**Land at Walton Cross Farm, Windy Bank Lane, Hightown, Liversedge, Kirklees**
Applicant	Mr C. Booth
Proposal	Demolition of an existing farmyard building and erection of a single-storey dwelling
Drawings	Proposed site plan, elevations and floor plan: 26/108, October 2026; location plan 1:1250

1. Purpose and scope

This statement considers the effect of the proposed bungalow on the significance and setting of Walton Cross, a nearby nationally designated heritage asset. It accompanies the planning submission and should be read with the proposed drawings and location plan.

This statement draws upon the enclosed drawings and site photographs, Historic England's designation records, the scheduled-area map screenshot and the mapped monument geometry published by the Government Planning Data service. The enlarged proposed site plan records approximately 8m from the nearest bungalow corner to the visible Cross, and approximately 7m to a small square surround depicted around the Cross. The additional official mapping shows a substantially larger designated area around the Cross.

2. The proposal and site context

The site forms part of the established Walton Cross Farm complex alongside Windy Bank Lane. The supplied photographs show an operational farmyard with extensive gravel/hardcore, agricultural buildings, vehicles, stored equipment, boundary walling and vegetation. The proposed dwelling would be positioned in the roadside yard area rather than extending into the adjoining agricultural fields.

The proposed two-bedroom bungalow would have natural stone walls and a traditional blue-slate pitched roof, together with lawn, landscaping and access arrangements shown on drawing 26/108. The proposal involves removal of a 75m^3 existing farmyard building and erection of a 460m^3 dwelling, an increase of 385m^3 (approximately 6.1 times the existing volume). The applicant's drawing records about 8m to the surviving Cross and 7m to the small square surround. The separately supplied red-hatched designation map identifies the scheduled area more widely than that square.

Existing building to be demolished	**75 m^3**
Proposed bungalow	460 m^3
Net increase in enclosed building volume	385 m^3; proposed is approximately 6.1 times the existing volume

3. Heritage significance: Walton Cross

Scheduled monument: “Anglian high cross fragment known as Walton Cross” (NHLE 1012873; NGR SE 17614 23792).

Grade II* listed structure: “Walton Cross 100 Yards North of Walton Cross Farmhouse” (NHLE 1313305).

Historic England describes an important carved Anglian high-cross base remaining in its original position, probably of ninth- or tenth-century date. The surviving gritstone socket stone has unusually rich ornament, including interlace and a Tree of Life motif showing Scandinavian artistic influence. Its significance derives from its fabric, rarity, artistic and archaeological interest, original position and its ability to inform understanding of Anglo-Scandinavian settlement and religious or territorial activity.

Historic England records that the Cross may have marked an ecclesiastical or territorial boundary, or served as a cenotaph. Historic England's entry describes a 2m boundary around the archaeological features as essential for support and preservation. The mapped designation, rather than the small enclosure on the proposal drawing, determines the scheduled area. Its historic, artistic and archaeological significance is of the highest order.

4. Contribution of setting

The immediate setting includes the Windy Bank Lane roadside, the historic farmstead and its buildings, boundary walls, vegetation and nearby land. The wider agricultural context contributes to an understanding of the Cross as an early feature in a long-established route and rural landscape. The existing working yard also forms part of the present-day visual experience and is not an untouched or wholly open historic landscape.

The supplied streetscape photographs suggest that some views towards the farmyard are filtered by stone walling and mature planting, while openings along the road and at the farm access may provide more direct views. Such screening changes with season and viewpoint and does not in itself remove the potential for effects on heritage significance.

Close proximity and views. The bungalow is shown at approximately 8m from the visible Cross and 7m from the square surround on the site plan. The Government Planning Data mapped scheduled polygon is about 9.8m across in both principal directions, and it clearly encompasses more than the small square on drawing 26/108. The setting may be affected by roof mass, enclosure, domestic activity, lighting, parking and other external works, whether the bungalow is inside or outside scheduled land.

4A. Review of the mapped Scheduled Monument boundary

The map screenshot depicting a red outlined, hatched polygon centred on Walton Cross. Government Planning Data independently publishes the scheduled monument boundary for NHLE 1012873 as a geospatial polygon. Expressed in British National Grid coordinates, that mapped shape is approximately 9.8m east-west by 9.8m north-south (dimensions of its bounding box, not a circular legal buffer).

5. Historic environment policy and duties

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving listed buildings and their settings. The Ancient Monuments and Archaeological Areas Act 1979 separately protects scheduled monuments; work within a scheduled area may require Scheduled Monument Consent in addition to planning permission.

The National Planning Policy Framework (August 2026, accessible September 2026), Chapter 20, includes policies HE4 (securing conservation), HE5 (assessing effects) and HE6 (proposals affecting designated assets). It calls for an assessment proportionate to the asset's significance, including the contribution of its setting; a suitable archaeological desk-based assessment where potential archaeology is involved; and substantial weight to the conservation of designated assets, with greater weight for the most important. Harm to the significance of designated heritage assets must have clear and convincing justification and be weighed under the policy requirements. Kirklees Local Plan LP35 addresses the historic environment and LP24 is relevant to contextual design.

Historic England guidance GPA3 (The Setting of Heritage Assets) and Advice Note 12 (Statements of Heritage Significance) provide an appropriate framework for identifying significance, assessing effects and considering avoidance and mitigation.

6. Assessment of potential effects

This desktop assessment uses the applicant's proposal, annotated site-plan extract and photographs, supplemented by the red-hatched monument map and the government-published scheduled polygon.

Topic	Preliminary appraisal / issue for verification
Scale and visibility	The single-storey stone-and-slate form may moderate its character, but the 460m^3 house is c.6.1 times the 75m^3 building removed.
Historic setting	An existing hard-surfaced yard moderates the change in landscape character.
Demolition	Removal may rationalise the present yard edge and reduce some visual clutter.
Materials and detailing	Natural stone and traditional blue slate can reflect local agricultural character; sympathetic materials reduce potential setting harm from proximity and increased building mass.

7. Recommended design and heritage safeguards

Siting and roof form. Keep the roof as low as reasonably practicable and demonstrate, with a levelled street scene and sightlines, that the building does not dominate the immediate monument setting.

Landscape and boundaries. Retain sound traditional stone walling where possible. Prefer low, informal planting and rural boundary treatment; avoid high close-boarded fencing or dense new screening that obscures appreciation of the Cross.

External works. Use muted, locally sympathetic materials, restrained domestic surfacing, discreet bins and parking, and fully shielded low-intensity external lighting without spill towards the monument.

8. Provisional heritage effect and planning balance

The proposals have some characteristics capable of reducing their heritage impact: they are within an established hard-surfaced farmyard, use a single-storey traditional pitched-roof form and propose locally characteristic natural-stone and slate materials. Removal of an existing building could improve some parts of the yard visually.

10. Conclusion

Walton Cross is the principal heritage constraint. This is a nationally significant scheduled monument and a Grade II* listed structure. The mapped designation supplied with this submission is roughly 9.8m across and extends beyond the small square surround on the bungalow drawing. The new building has a traditional low-rise form and contextually appropriate materials. The removal of existing farm building opens up the wider view of the heritage asset, the inclusion of the proposed development within the existing farmyard enclosure offers no detrimental impact on the asset.

Sources and references

[1] Historic England, Scheduled Monument 1012873, Anglian high cross fragment known as Walton Cross.
https://historicengland.org.uk/listing/the-list/list-entry/1012873

[2] Historic England, Listed Building 1313305, Walton Cross 100 Yards North of Walton Cross Farmhouse.
https://historicengland.org.uk/listing/the-list/list-entry/1313305

[3] National Planning Policy Framework, Chapter 20: policies HE4-HE6 (August/September 2026).
https://www.gov.uk/guidance/national-planning-policy-framework-chapter-20-conserving-and-enhancing-the-historic-environment-he1-10

[4] Kirklees Local Plan (adopted 27 February 2019), policies LP24 and LP35.
https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx

[5] Historic England, The Setting of Heritage Assets, GPA3 (2nd edition).
https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/

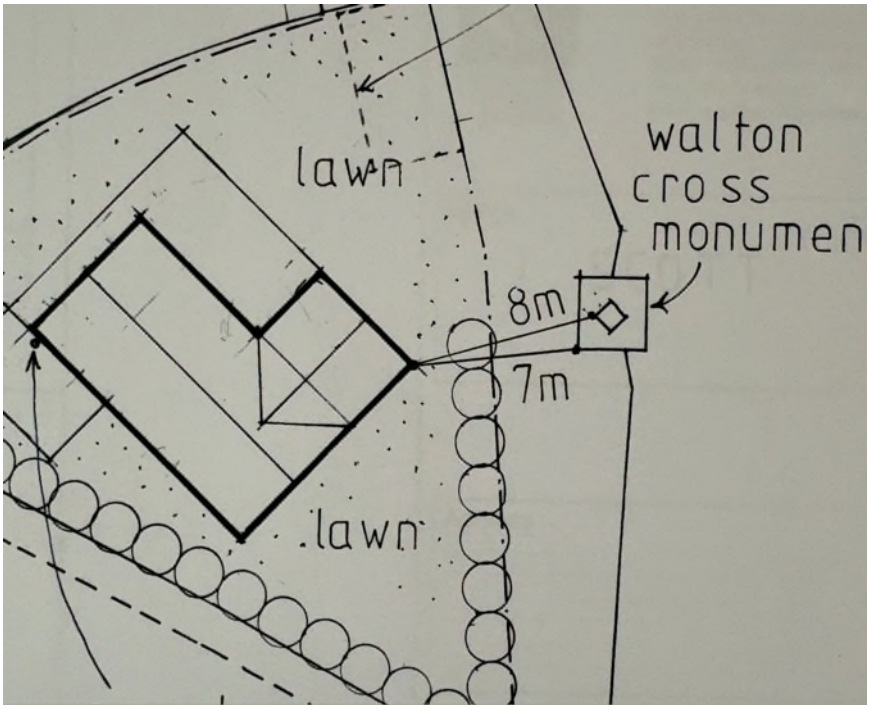
[6] Historic England, Statements of Heritage Significance, Advice Note 12.
https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/

[7] Historic England, West Yorkshire Historic Environment Record guidance.
https://historicengland.org.uk/listing/heritage-gateway/profiles/362155/

[8] Historic England, Scheduled Monument Consent guidance.
https://historicengland.org.uk/advice/planning/consents/smc/

[9] Government Planning Data, Scheduled Monument 1012873 (geospatial geometry of legally designated area).
https://www.planning.data.gov.uk/entity/13911579

12. Site plan and photographic context

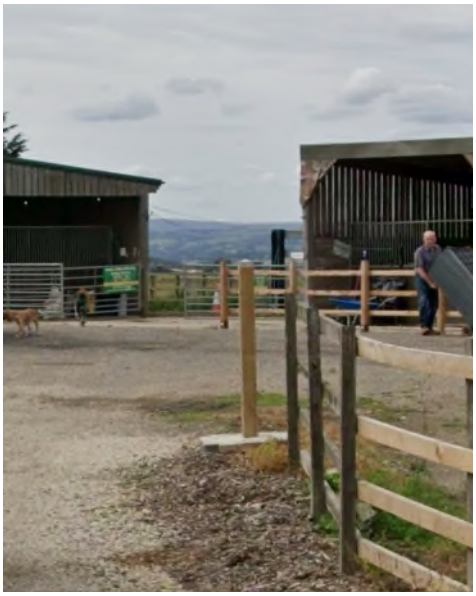


Applicant drawing extract (drawing 26/108). The dimension labels are approximately 8m to the stone Cross and 7m to the drawn square enclosure. They are not legal boundary dimensions. See the separate official mapped extent in Appendix 13.

Site photography provided with the enquiry



Roadside boundary and vegetation along Windy Bank Lane.



Established farmyard, structures and hardstanding.

13. Scheduled boundary mapping - October 2026

The red outlined / hatched circle on the supplied map represents the mapped scheduled area of Walton Cross. The government GIS polygon independently indicates an approximately 9.8m x 9.8m extent. Figures A and B show the applicant-supplied contextual map and the plotted GIS shape. These figures are evidence of boundary geometry, not an overlay of the bungalow footprint; the necessary measured overlay remains outstanding.



Figure A. Applicant-supplied mapping with red outlined scheduled polygon (source: screenshot, not a survey overlay).

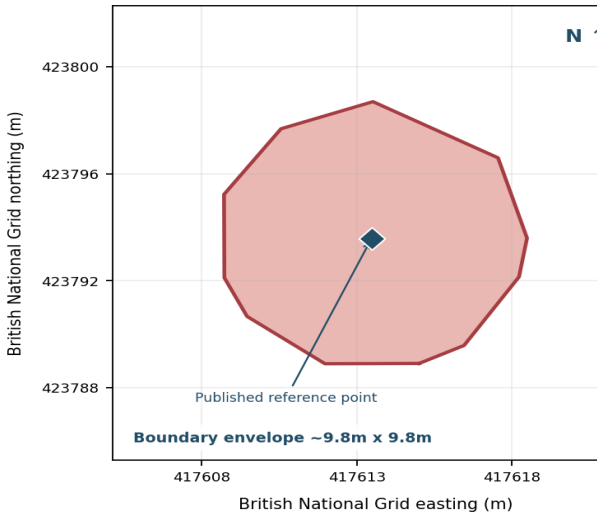


Figure B. Mapped boundary geometry published by Government Planning Data, projected to OS British National Grid; bungalow location is NOT plotted.