

**Action 170 - Further views from Historic England needed regarding:
H198 – Land to the south of, Second Avenue, Hightown, Liversedge**

Inspector to contact Historic England.

This note is to set out an audit trail relating to the above action:

1. Message from the Inspector to the Council and other representors who attended the hearing session on sites H198 (Land south of Second Avenue, Liversedge) (18th April 2018)

Thank you for attending the recent Kirklees Local Plan hearing session relating to the aforementioned site(s). Historic England were unable to attend the session but have since provided further clarification on their position, along with a number of proposed modifications to the text of the Plan. If you wish to comment on Historic England's attached Response Note, please forward your response to the Programme Officer by Monday 30th April 2018.

2. Message from the Inspector to Ian Smith, Historic England (18th April 2018)

A number of sites with heritage issues were discussed at the re-arranged Kirklees Local Plan hearing sessions on 22nd and 23rd March 2018. I have some questions for you relating to these sites, and it would be appreciated if you are able to assist. The details are as follows:

H198 – Second Avenue, Hightown, Liversedge

In your Hearing Statement you indicate that the developable area of the site should extend no further south than the curtilage of the southernmost property on Lyncs Wold. It would be appreciated if you could clarify whether this relates to just the small area of the site directly between Lyncs Wold and the heritage asset – or whether the buffer should extend further to the west and Windy Bank Lane.

At the hearing session the Council indicated that they would be minded to proposed modifications to the text to refer to the need for mitigation measures such as sensitive design, orientation, building heights etc particularly in the area of the site closest to the heritage asset. It would be appreciated if you could confirm whether or not you think these changes could provide suitable mitigation.

Next steps

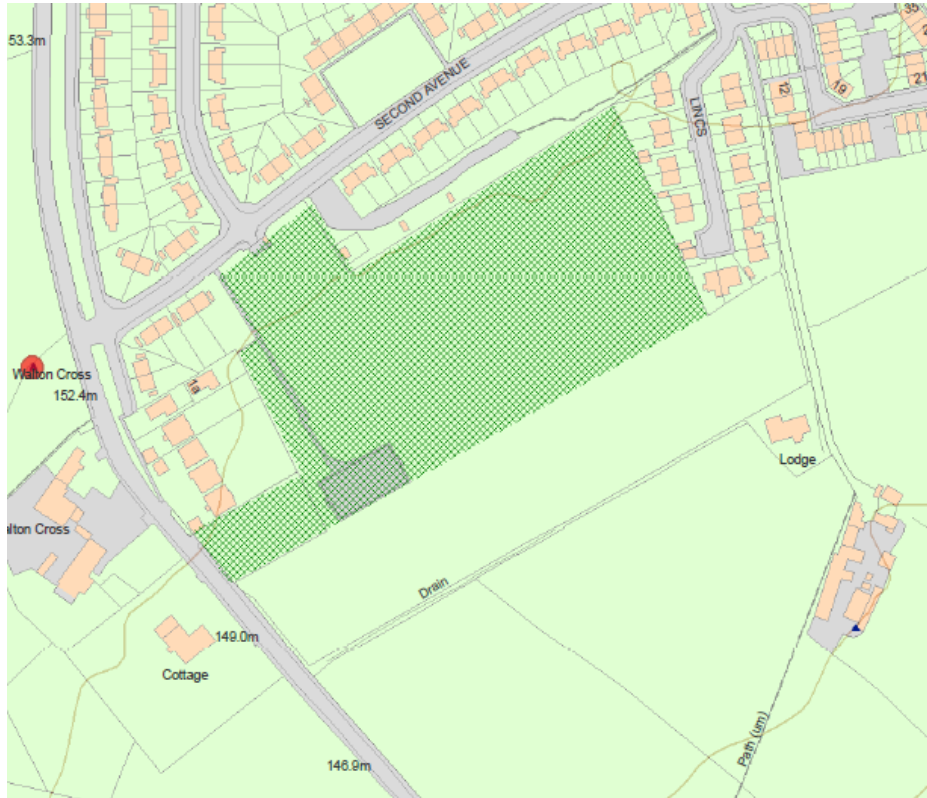
If you are able to respond with comments on H442 and H198 by Friday 20th April, it would be appreciated. Comments on H508 will need to follow publication of the Council's Note, and they have not yet confirmed the timetable for its production.

Thank you for your assistance. If you have any questions or queries please do not hesitate to contact me via the Programme Officer.

3. Response by Historic England to Inspector's Questions, 27 March 2018

H198 – Second Avenue, Hightown, Liversedge

In order to make it clear precisely the extent of the developable area, it is suggested that Site H198 is amended as shown below:-



As we made clear in our Statement, it is the undeveloped nature of the southern part of this site which contributes to the rural setting of Thornbush Farm and its loss, no matter how well designed any buildings upon it, would urbanise the agricultural setting of this farm building and, therefore, harm its significance.

If the Council would still wish to continue with the extent of this allocation as proposed in the Submission Plan because it provides the ability to accommodate the open space requirements of this development, then the following development principle could be incorporated instead:-

“A 50 metre wide buffer shall be retained along the southern end of this site between Windy Bank Lane and Hawthorn Lodge to safeguard the setting of the Listed farm building”

4. The council response to Historic England on H198 (4th May 2018)

The council sent a schedule of responses to Historic England on a number of site allocations. Appendix 2 of the schedule formed the council's response to Historic England. The council has invited Historic England to respond further to the note set out below.

Appendix 2

Kirklees Council

Matter 37 H198 Second Avenue, Liversedge – response to Historic England

- 1.1 This note forms a response to Historic England's proposed modifications for H198 on which responses were invited by the Inspector by 30th April 2018.
- 1.2 Historic England has identified two options to deal with its concerns in relation to Thornbush Farm. Firstly, to amend the boundary of the allocation as identified below and secondly, as an alternative to insert the following text into the Local Plan site text box:

"A 50 metre wide buffer shall be retained along the southern end of this site between Windy Bank Lane and Hawthorn Lodge to safeguard the setting of the Listed farm building"



Proposed Modification for amended allocation boundary by Historic England

- 1.3 The council re-affirms its position made at the examination, that there is no justification for removing part of the allocation. Thornbush Farm is separated from the allocation by open land and as such the agricultural setting is maintained to the west, east, north and south. Policy PLP35 provides the policy framework to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets. Notwithstanding this, the council proposes the following modification to the plan to provide greater clarity in the consideration of any future planning applications:

Proposed Modification:

Insert additional text to the other site specific consideration box to read:

“There should be a sensitive approach to building orientation, massing, height, density, and layout on the site in order to minimise harm to Thornbush farm to preserve existing views towards and from Thornbush Farmhouse and Barn.”

- 1.4 At the examination, there was a discussion about the inclusion of text within the local plan to refer to the setting of the footpath. The council propose an additional modification to read:

Proposed Modification

Insert additional text to the other site specific consideration box to read:

“The setting of the footpath should be preserved or enhanced by development”.

5. Historic England response to the council’s note outlined in 4 (10th May 2108)

Historic England maintains its position with regard to a 50 metre buffer around the Grade II Listed Farmhouse. It does, however, support the council’s wording outlined in the proposed modifications to insert additional text in the other site consideration box.

6. Council’s Final Proposed Change/Position

The council welcomes the support of Historic England with regard to the Proposed Modifications but maintains its position with regard to the buffer.