

NOTE ON HEARING ACTIONS AND OUTSTANDING MATTERS

21st May 2018

COUNCIL RESPONSE

Action 155: SL2201 Land north of 42 – 90 Ravensthorpe Road Thornhill Lees Dewsbury

Inspector's request for:

- 1.1 Information relating to the scale/location of necessary third party land, work undertaken to explore land purchase/assembly and facilitate delivery, and assessment work relating to the nearby heritage assets (what mitigation can be secured?) Information should also be included on the Council's long-term delivery plans for the site, and the feasibility of smaller scale schemes.

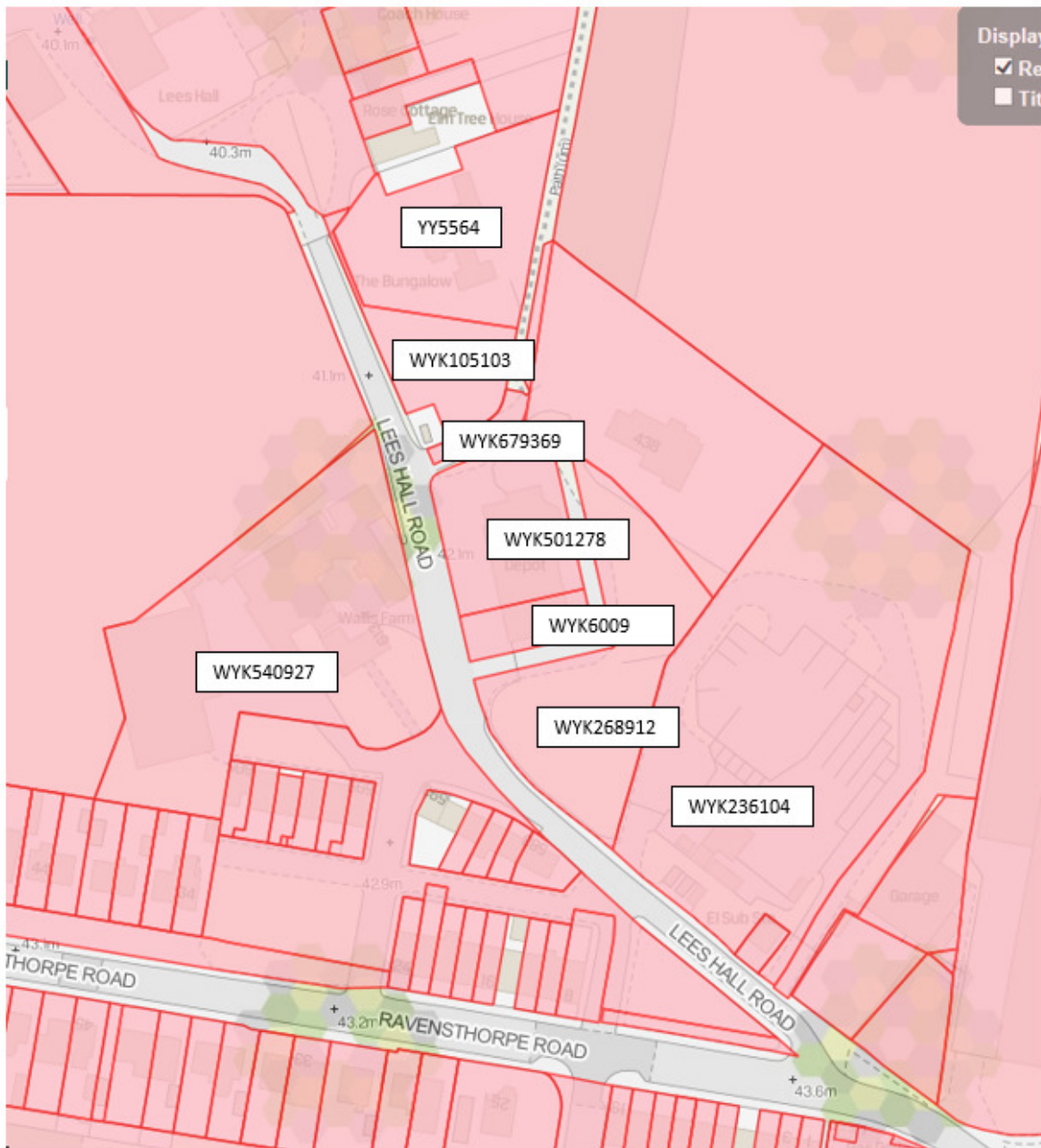
Council response:

- 1.2 Lees Hall Road predominantly serves a number of industrial units. On this basis, Lees Hall Road is considered unsuitable for residential access in terms of highway safety due to potential vehicle/pedestrian conflicts associated with both land uses.
- 1.3 The council has researched the third party land issue for access through land registry which has identified that there are eight different landowners. (Appendix 1.) There is no evidence to show that these are willing landowners to enable access to be achieved directly from Lees Hall Road and deliver the associated highway improvements required through to the junction with Ravensthorpe Road. Therefore access from Lees Hall Road is not considered achievable. As previously stated access is not achievable direct from Ravensthorpe Road.
- 1.4 A built heritage statement has been prepared by Waterman Infrastructure & Environment Ltd on behalf of Longley Concrete Ltd to accompany planning application (2017/94080) for the erection of a new precast concrete manufacturing facility immediately adjacent to the west of site SL2201. This provides the background to the history and evolution of the area including the Thornhill Lees Hall group of listed buildings and the non-designated heritage assets of Wallis Farm.
- 1.5 The content of this report has informed the assessment of the potential impact of development of site SL2201 on the nearby heritage assets of the Thornhill Lees Hall group of listed buildings and Wallis Farm. (Appendix 2)
- 1.6 There is a high level of impact on the significance of the heritage assets, due to the impact upon the open views, the need to retain trees as part of the setting, the 'over-improvement' of the access road to get it to adoptable standards and finally the impact on the last remains of the agricultural land associated with Lees Hall Farm.
- 1.7 The allocation land is the only remaining parcel of agricultural land associated with Lees Hall, the original land has been taken up with the concrete batching plant and residential properties and makes an equally important contribution to the non-designated heritage

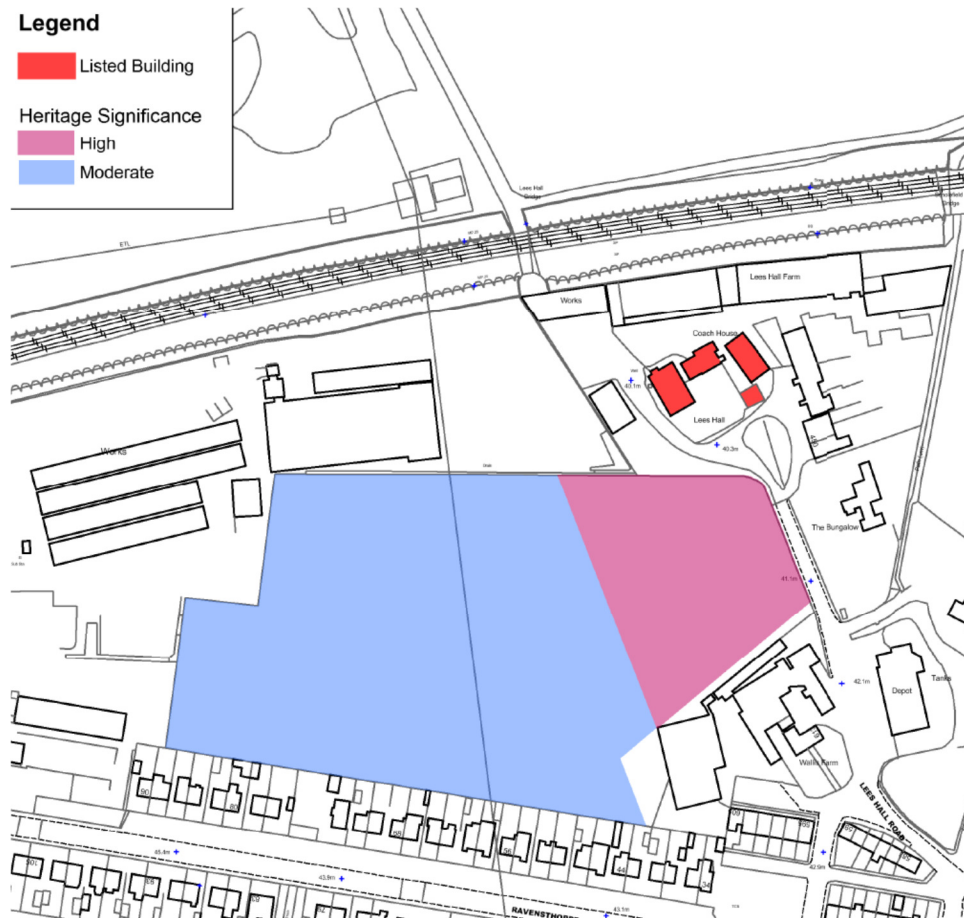
asset known as Wallis Farm. In terms of Lees Hall, whilst the complex is not visible due to the heavy vegetation, the land is important in the understanding of the evolution of the complex and the area around it. The land forms a significant part of the setting of this and the non-designated heritage asset, Wallis Farm.

- 1.8 However, in terms of the impact of the allocation on the heritage assets the impact lessens the further away you go from Lees Hall Road but this does not mean the allocation reduces to minor significance.
- 1.9 The western edge of the site abuts a concrete works for which there is a current planning application (2017/94080) for the erection of precast concrete production unit, demolition of existing casting shed and ancillary buildings, associated site works to modify external storage areas and installation of gantry cranes. A decision on this application is expected by the end of June 2018.
- 1.10 The redevelopment of the concrete works will relocate the HGV circulation routes to the boundary of the site adjacent to SL2201. This will increase the existing noise issue in relation to introducing additional residential development adjacent to the concrete works
- 1.11 If residential development was to come forward a significant standoff distance from the adjacent concrete works would be required either through a buffer in the order of 100m or the creation of an earth bund and a buffer of 30m.
- 1.12 The council reiterates the intention to delete the safeguarded land allocation and leave the land unallocated. There is no current intention to deliver housing on the site due to the sensitivity of adjacent uses, heritage assets and 3rd party land required for access. The delivery of smaller parcels of land are not considered feasible given the context of the site. The site is currently not available and is not actively being promoted by the Council. It is therefore undeliverable and there is no reasonable prospect at this stage of the site being developable within the plan period. To allocate the site would not be justified or effective contrary to paras 47 and 182 of NPPF.

Appendix 1: Land registry title map:



Appendix 2: Heritage



Assessment:

Area immediate west of Lees Hall Road: High Significance - The land is not separated by any boundary features within the site, but striking a line from the south east corner of the concrete works south towards the corner of the barn will separate an area of land is considered to be of high significance due to the setting of Wallis Farm and the tree lined access road. These trees are an important part of the setting of both Lees Hall and Wallis Farm so should be retained. To allow this to happen this area of land should be retained and kept open.

Remaining land: Moderate Significance - This area of land allows views across the site and provides for an important green buffer between the residential properties, Wallis Farm towards the concrete works. This land should remain open.

Possible Mitigation

The existing trees should be retained and the area of land annotated as high significance should be retained as open space.

The remaining area of land should it be developed should be so designed to allow views through the development towards the trees.