



Jane Ellis

Response to Inspector

June 2018

Kirklees Metropolitan Council Local Plan

Matter 30, sites H2684a & H2730a

ID26, Woodsome Hall Heritage Impact Evidence

Please accept the emails and attachments sent to you on the 23rd and 25th of May 2018 as part of this submission, to be laconic as requested.

The main points of this submission are in connection with the development of sites H2684a and H2730a aiming to; Firstly, provide further details of effected heritage asset within the Woodsome valley; secondly to highlight the amenity and communal value of the Woodsome valley and hall; then finally to address the ineffective community consultation on the aforementioned sites.

| | |
|--|---|
| 1. Heritage considerations within Woodsome valley..... | 2 |
| 1.1 Woodsome Hall..... | 2 |
| 1.2 Other Heritage asset considerations..... | 3 |
| 2. Capability Brown- Historical connection between Woodsome Hall, Woodsome Valley (which includes H2684a and H2730a) and Lepton Woods..... | 4 |
| 3. Amenity and communal value of the Woodsome Valley for leisure and tourism..... | 5 |
| 3.1 Woodsome hall golf club..... | 5 |
| 3.2 Lepton/ Fenay Bridge community..... | 5 |
| 4. Ineffective Community consultation (H2684a & H2670a) | 6 |

Appendices

1. Heritage considerations (pp 7-9)
2. Capability Browns in Lepton /Fenay Bridge (pp10-11)
3. Amenity and communal value- Woodsome Hall/ golf course / Woodsome valley (H2684a & H2730a) views. (pp12-15)
4. Wider community comments and photos- Woodsome Hall/ golf course / Woodsome valley (H2684a & H2730a) views (pp16-20)

1. Heritage considerations Within the Woodsome Valley.

Heritage considerations within Woodsome valley

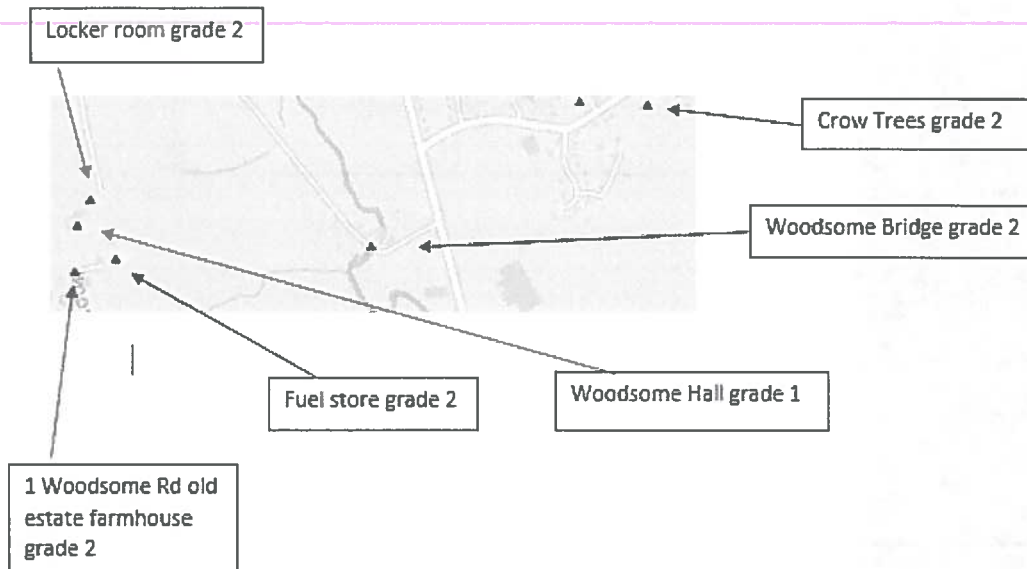


Figure 1. Historic England map of Heritage assets within Woodsome valley / 'old' Woodsome estate.

1.1 Woodsome Hall

Woodsome hall- Grade 1 listed "extremely fine hall house; The main range containing the hall faces east, and overlooks the terrace". C16 and the mid C17- Historic England List Entry Number: 1184158.

This building is spectacular, it looks out over its capability brown terrace and then a tree lined view over Woodsome valley ending at Lepton (ancient) great woods. As such, the 'Woodsome valley' view is of high significance and an important element of this building. The hall was obviously placed in its topographical position to take full advantage of the beautiful valley view to the end of the 'old' Woodsome estate, Lepton Woods. The view is equally as good in reverse, over the Woodsome valley, which H2684a and H2730a form an integral and substantial part (fig,2), to this grand hall. The loss of the valley to housing would be devastating for the hall and terrace, having an irreversibly damaging effect within this outstandingly beautiful valley. The hall is well maintained and open to members of the public daily having a restaurant, bar facilities and as a golfing and occasions venue. Having visited the hall for restoration purposes (I am not a golfer) due to the connection between my own listed building (Crow trees) and the hall, I was generously offered a guided tour. The hall, surroundings and views of the valley together are truly mythical, highly meriting the grade 1 listing. No HIA produced by council



Figure 2. Woodsome valley/ hall/ sites orientation

Sight lines from the grade 1 listed hall = yellow

H2684a & H2730a = outlined in red

H32= to the right outlined red.

1.2 Other heritage considerations

Woodsome old estate- Woodsome hall and one other hall house on the 'old estate' will be affected by the development of H2684a and H2730a in the Woodsome valley (Woodsome hall and Crow Trees old hall- appendix 1a)

Locker room- building immediately to the north of Woodsome hall- Historic England List Entry Number: 1313336 see appendix. No HIA produced by the council.

Crow Trees- cross wing of what was once a much larger house. - Historic England List Entry Number: 1135342. The HIA (LE98) on this listed building is inaccurate and in some places misleading (photographs/statements). HIA does not take into account the prominence of this building to the old estate and relationship to the Woodsome valley.

Woodsome Bridge- Early 19th century bridge- List Entry Number: 1135320

Details of this bridge and effect on it due to suggested infrastructure changes have been detailed in my matter 30 hearing statement (pp, 18-20). No HIA produced by the council.

Fuel store – Circa 15th century - List Entry Number: 1135321- *appendix 1b*

no HIA produced.

1 Woodsome Rd- late 18th early 19th century farmhouse- List Entry Number: List entry Number: 1184154- *appendix 1c*- no HIA produced

Mismanagement, bad planning decisions and lack of enforcement are affecting the Lepton area and wider community's heritage assets. These assets are slowly disappearing under a total lack of council sensibility towards the assets and public perspectives. How the local plan is orientated regarding Heritage assets at planning stage will most certainly hold creative adaptations.

2. Capability Brown- Historical connection between Woodsome Hall, Woodsome Valley (which includes H2684a and H2730a) and Lepton Woods.

Having highlighted the connection between Woodsome hall, the Capability Brown terrace and the value of Woodsome valley / H2684a and H2730a within my email and attachment (ID26) to you of 23rd May 2018, I will not repeat myself on this matter.

However, it should be noted that Brown was extremely active within the area of Lepton/ Fenay Bridge remodelling the estate of the Whitley Beaumont's in 1779 (*appendix2a*), Lepton great woods was part of the estate. He had worked on both estates that connected at the woods (*appendix 2b*) with the wall surrounding the wood and Woodsome bridge being rebuilt around this time. I understand that the work of Brown on the old Whitley Beaumont estate is also under threat within this local plan due to waste safeguarding and mineral extraction.

3. Leisure and tourism- amenity and communal value of the Woodsome Valley and Woodsome Hall.

3.1 Woodsome hall golf club

The Woodsome valley (H2684a and H2730a) is an integrative part of the enjoyment of the golf course (see *appendix 3a-d*) and club house/ Woodsome Hall, which has amenity and communal value for both the local and wider community at this leisure (golf) and tourism (restaurant/bar/hotel) site. Rather than attempting to explain the value of amenity that the Woodsome valley has for the golfing and non-golfing community using the facilities at Woodsome hall, they can explain themselves, *appendix 4a* holds a list of public reviews/ comments and photos taken by visitors showing a wider community appreciation of the Woodsome valley views (inc.H2684a and H2730a) and hall.

*The house itself is fascinating, and a perfect example of its type both inside and out. Perhaps its **highlight outside is the wonderful view from the stone balustrade overlooking what is arguably the most beautiful first tee in the country**- Woodsome Hall golf club website.*

3.2 Lepton (ancient) Great Wood.

As noted within my email to you of 25th May 2018 and attachment of the same date, detailing community responses (ID26), these comments give a reasonable general overview of the amenity value of the Woodsome valley for local people. However, I would also refer you to my matter 30 hearing statement (M30.25, pp3-7) which highlights the extent and level of community use of sites H2684a and H2730a for leisure purposes, this gives a context to the amenity and communal value of the Woodsome valley and sites H2684a and H2730a as part of that. The views over Woodsome valley to the hall mean so much to local resident, it is the view of 'home'.

4. Ineffective Community consultation (H2684a & H2670a).

In my opinion, the draft community consultations that took place on sites H2684a and H2730a are unreliable, which is highlighted within the oversight of important community concerns such as Woodsome valley (detailed in ID26). Whilst I acknowledge that the consultation scope was wide and most accessible method possibly utilised for collection, the analysis and interpretation/ reporting is evidently less than desirable.

Although it is difficult to comment due to the lack of transparency about the design and methodology utilised in assessing and interpreting community comments. It would seem that the council have picked what issues to report on, responding then in a predetermined fashion. This was not a question and answer session but a gathering of information to formulate a collective public option about main issues on sites. It is unethical to make assumptions regarding the importance of issues within such a consultation and not to take into consideration all data collected, which then ultimately shapes the outcome. In my understanding the local plan public consultations are not undertaken as a closed ended enquiry, thus the opportunity for the public to comment openly is provided, enabling the community to 'have a say'. Whilst I appreciate that not all issues raised on sites H2684a and H2730a are of value to the local plan, perhaps a textual thematic (collective) approach to analysis, would have enabled clearer collective reporting on main issues dealing with outliers appropriately. Nevertheless, the community of Lepton/ Fenay Bridge have taken time and effort to complete what some found a laborious task, in supplying the council with their story of reasoning on the sites, it is such a shame that their comments have been decimated and value defaced.

In conclusion, it is hoped that the details outlined provide a clear picture of the fundamental elements bringing together community's, Lepton great woods, Woodsome valley and hall. The outlined elements are rudimentary in terms of planning terminology and planning policy, but that link I shall leave to the professionals within the planning field to make.

Heritage considerations within Woodsome valley

Appendix 1a

Hall houses of the 'old' Woodsome estate



Crowtrees old hall Grade 2 listed



Woodsome lees old manor house grade 2 listed



Woodsome hall and Crow trees old hall are in the Woodsome valley and will be affected by development.

Hall houses on the old Woodsome estate- Both Woodsome hall and Crow Trees 'old' hall have a distinct and connecting relationship with Woodsome Valley. LE98, 6.3 suggest that Crow trees is a farm house.

Heritage considerations within Woodsome valley

Appendix 1b

Fuel store – Circa 15th century - List Entry Number: 1135321



Woodsome Hall-out building

Disused mediaeval building in the car park of Woodsome Hall Golf Club.

Heritage considerations within Woodsome valley

Appendix 1c

1 Woodsome Rd- late 18th early 19th century farmhouse



Capability Brown in Lepton / Fenay Bridge

Appendix 2a

Whitley Beaumont estate

Source : <http://www.capabilitybrown.org/garden/whitley-beaumont>

Town End Lane, Lepton, Huddersfield, West Yorkshire HD8 0NA, UK

In 1779 Lancelot 'Capability' Brown drew up a plan for remodelling the estate at Whitley Beaumont for owner Richard Henry Beaumont.

Beaumont's father had already carried out work on the house and gardens at Whitley Beaumont near Huddersfield, West Yorkshire. By 1760 there were formal avenues, serpentine paths and a terrace walk. Brown's improvements included new plantations, thicker belts of trees, extending the park to the south and creating a new drive and entrance.

Brown's visit to Whitley Beaumont in 1779 is recorded in his account book ([see on RHS website](#)). A plan, which no longer exists, was sent in May 1780 for the usual fee of £52 and 10 shillings (£86,000 in 2016). Before that visit, surveyor William Crossley had been instructed by Beaumont to measure the land on the estate.

Beaumont's letters

Between 1780 and 1784 there was a lot of activity in the park, as Brown's ideas were being put into practice. Telford's nursery in York supplied trees for the new plantations. Letters written by Beaumont to his friend Christopher Sykes of Sledmere paint a lively picture of how the work was progressing.

In February 1783 Beaumont wrote that he was preparing the ground for planting and that Crossley was "marking out Mr Brown's Plan". The following month work was hampered by snow and frost so that Beaumont could only "level hills & dig up old Roads". At that time he also mentioned moving large beech trees to "compleat [sic] a part of Mr Brown's ornamental designs".

Following his work at Temple Newsam, Brown again chose to adapt rather than remove the formal avenues at Whitley Beaumont. Extra planting behind them created the effect of a thick belt of planting around the whole estate. This can be seen on the estate map of 1822. In 1783-84 the lodges at the end of the avenue were replaced with ones designed by Sykes.

A maturing landscape

By 1816 the effects of Brown's changes could be seen in the maturing landscape. Historian Thomas Dunham Whitaker appreciated the new design: "The park was surrounded by its last possessor with plantations, which at once contribute to shelter and render the place conspicuous as an object.

Capability Brown in Lepton / Fenay Bridge

Appendix 2b

Birdeye view of Browns work



Woodsome Hall

Lepton woods – End of Whitley Beaumont ‘old’ estate – start of Woodsome ‘old’ estate over H2684a & H2730a

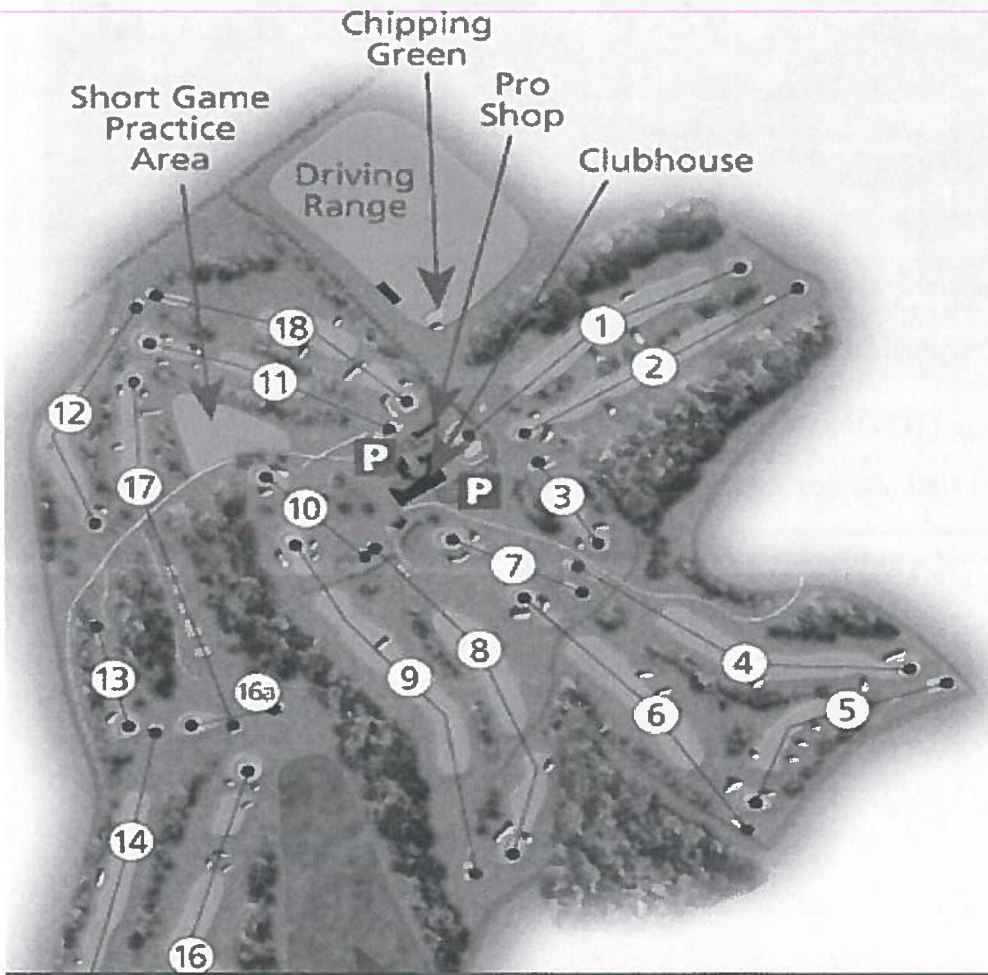
Brown work – ‘old’ Whitley Beaumont estate.

Brown was obviously and extremely active within the Lepton and immediate area. Due to the scale of his designs and that the two estates he worked on are connecting, I believe that this area is very special with H2684a and H2730a being an ingrative part.

Amenity and communal values

Appendix 3a

Orientation of golf course



Source: http://www.woodsme.co.uk/course/course_plan/

Amenity and communal value

Appendix 3b

Views from Tee one



Tee one views over H2684a and H2730a from midway down. This tee is directly in front of the Capability Brown terrace and Hall (see orientation appendix 3a)

Photo Source: http://www.woodsme.co.uk/course/holes/hole_1

Amenity and communal value

Appendix 3c

Views from Tee two



Elevated view of tee 2, with views over H2730a and H2684a. On the ground most of the west proportion of H2684a and village to the left disappears due to topography, bringing the eastern part of H2684a & all H2730a visually closer.

Photo Source: http://www.woodsme.co.uk/course/holes/hole_2

Amenity and communal value

Appendix 3d

Views from Tee five



H2730a and H2684a

Elevated view of H2684a and H2730a from tee 5, Highburton to the right. This view point depicts how important the sites are to Lepton (ancient) great wood within the valley setting.

Photo Source: http://www.woodsme.co.uk/course/holes/hole_5

Wider community comments and photos

Appendix 4a

Woodsome Hall/ golf club/ Woodsome valley (H2684a & H2730a) views.

Trip advisor search

Source : https://www.tripadvisor.co.uk/ShowUserReviews-g190748-d8414053-r300143476-Woodsome_Hall_Golf_Course-Huddersfield_West_Yorkshire_England.html

- 1) Our room had its own access opening onto the garden overlooking the pond and golf course. Spectacular views!
- 2) Had a great stay at the new Dormy House at Woodsome Hall Golf Club and can't fault it. the bedroom and bathroom are clean and modern and the shower is huge. The views are great and service warm and friendly. (Julie M, Kent, United Kingdom reviewed : Reviewed 17 August 2015)
- 3) On to the golf. One of the finest opening holes around with magnificent views. (Paulinleeds, Leeds, England, 23 July 2015)

(INSPECTOR PLEASE NOTE THE OPENING HOLE/ 1ST TEE IS IMMEDIATELY IN FRONT OF THE CAPABILITY BROWN TERRACE)

- 4) I was so impressed. The House is literally on the grounds of this stunning golf course (Oliver H, New York City, New York, Reviewed 20 October 2015)
- 5) The view out of the bedroom window was simply stunning overlooking the golf course. (satisfied414, Huddersfield, United Kingdom, Reviewed 6 October 2015)
- 6) Fabulous building dated 1666 I believe. The golf course is superb if very hilly. Look for the bog-oak fireplace in the main hall; impressive..(John G, Huddersfield, United Kingdom, Reviewed 2 March 2016)
- 7) Woodsome Hall is a lovely golf course in a beautiful setting and we will definitely be making a return visit. (sue_rutherford, Harrogate, United Kingdom, Reviewed 6 May 2016)
- 8) First time I've been to the golf course and we stayed in the dormy over looking the 7th green. Fantastic views and fantastic surroundings. (sam r, no location recorded, Reviewed 4 July 2016)
- 9) We were all made to feel welcome and the course is a challenge but has beautiful views. (colinbY1943CF, KNARESBOROUGH, Reviewed 8 June 2016)
- 10) The golf course is a great test of golf and the views were stunning. (Bryonysgrandad, York, Reviewed 6 June 2016).

- 11) The course was in beautiful condition, the views from the course are wonderful, the greens were fast and perfect and the course is well worth a visit with some spectacular views. The Clubhouse is well worth a visit in its own right as it is such a beautiful and fascinating building. (ArthurD634, Prestbury, United Kingdom, Reviewed 12 August 2016)
- 12) The golf course is very picturesque with breathtaking views. (Angela R, no location recorded, Reviewed 12 July 2016)
- 13) The clubhouse is a beautiful building (approx 500 yrs old) and is very interesting with some lovely historical features.
The assistant pro was very welcoming and helpful. We played the course , which was in good condition with lovely views of the surrounding countryside (roomtaster, Yorkshire, Reviewed 31 March 2017)
- 14) The area is lovely for walking with nearby villages of Kirkburton and Holmfirth worth a visit as is the sculpture park a short drive away. This is a very nice area and accommodation to spend a few nights away. (ArthurCambridgeshire, Cambridgeshire, Reviewed 25 November 2017)
- 15) Stayed overnight in The Dormy House following a Corporate Golf day. rooms are modern, clean and very comfortable. Overlooking the golf course they are set in a stunning location. (Reviewed 27 September 2017)
- 16) as someone who has traveled nearly 2 million miles, I would say that this is one of the most breathtaking places I have had the opportunity to stay. (davidengland34, Bozman, Maryland, Reviewed 6 May 2018).
- 17) The traditional golf course is a good test of golf with good views. / . The club house - Woodsome Hall is a very interesting building and the grounds/course are impressive. (Hel D, Leeds, England, United Kingdom, Reviewed 4 May 2018)

https://www.golfshake.com/course/view/16747/Woodsome_Hall_Golf_Club.html

- 18) This is a good challenging course with excellent views (Richard P, Dec 4 2016)
- 19) It's all set in beautiful mature parkland and graced by a Jacobean Clubhouse (Nigel – Derby, Jul 20 2015)
- 20) stunning 500 year old building for club house (Paul B, Feb 23 2014)
- 21) The course and the club house, which is in fact an old country house steeped in history is set in wonderful surroundings. (Christopher O, Nov 3 2011)

Google search.

<https://www.google.co.uk/search?q=woodsme+hall+reviews&oq=woodsme+&aqs=chrome.4.69i5912j69i60j69i61j69i5912.8559j0j7&sourceid=chrome&ie=UTF-8#lrd=0x487bd946d47a9623:0xec10e26abc0135df,1,,>

- 22) The 15th century clubhouse is very special too with its grand hall , huge fireplace and minstrels gallery.(richard sykes)
- 23) Well kept diverse course with great views enjoyed the beautiful old club house and coffee in the court yard. Will definitely return (Brenda Elliott, Sept 2017)

THE VIEW OVER H2684A AND H2730A AS CAPTURED BY VISTORS (SOURCE: GOOGLE - AS ABOVE)



Steve Berry Oct 2017- APPRECIATING THE VIEW OF H2684A AND H2730A .



Steve Berry Oct 2017

Woodsome Hall and Capability Brown terrace.



Craig Remington July 2017

Golfers on the Capability Brown terrace in front of Woodsome hall. Please note the prominence of H2684a /H2670a/ Lepton wood. The sites/ Wood are at a higher level than Woodsome Hall.

Teeofftime search

<https://www.teeofftimes.co.uk/courses/-2550-woodsme-hall-golf-club-details#ratings-snapshot>

Not far from Huddersfield, Woodsme Hall Golf Club offers terrific views and challenging play for golfers at every skill level. (Teeofftimes description)

t1181396524, Very picturesque, 05/25/2017 - Verified Purchase
