



JohnsonMowat
Planning & Development Consultants

Kirklees Local Plan Examination

Stage 4 Hearings

Supplementary Statement

Matter 30

H2730a – Land south east of Hermitage Park, Lepton.

Redrow Homes (Yorkshire) Ltd and Portman Land Limited

June 2018



This Supplementary Hearing Statement should be read alongside previously submitted Local Plan consultation responses including:

- Kirklees Draft Local Plan January 2016 Response:
 - o Lepton Site Advocacy Brochure – January 2016
 - o Site Access Appraisal (Optima) – January 2016
- Kirklees Publication Draft Local Plan December 2016 Response:
 - o Written Response
 - o Transport Addendum (Revision 1)
 - o Amended Illustrative Masterplan (December 2016)
- Kirklees Local Plan Examination 2018:
 - o Stage 4 Hearings Statement Matter 30 Site H2730a (January 2018)

Supplementary Statement in Respect of Third Party Representations

1.1 This short supplementary statement, prepared on behalf of Redrow Homes and Portman Land, is made in respect of a number of third party representations regarding site H2730a received following the Hearing sessions. These relate primarily to heritage matters and we comment on these below. Other matters regarding green belt, landscape and visual impact, ecology and amenity were fully considered during the Hearing session and we do not restate these here. We welcome the opportunity provided by the Inspector to submit this further statement.

1.2 The third part comments in respect of heritage issues relate to potential impact upon the setting of three designated heritage assets:

Woodsome Hall: Grade I Listed Building (list entry number 1184158)

Castle Hill: Scheduled Monument (1009486)

Victoria Tower: Grade II Listed Building (1210385)

1.3 Victoria Tower sits atop Castle Hill and these two assets are considered together given shared setting and potential development impact (hereafter references to Castle Hill should be taken as referring to the two assets).

1.4 A Heritage Impact Assessment for site H2730a (Farrell & Clark Architects) was prepared on behalf of Kirklees Council and in consultation with the Council's Conservation Officer, Historic England and the West Yorkshire Archaeological Advisory Service. In the scoping assessment of potential development impacts carried out within the Assessment no issues are raised in respect of Woodsome Hall or Castle Hill. Similarly the written submissions made by Historic England (representor ID ref: 943957) raise no issues. Potential setting impacts upon these assets were not raised as a substantive concern within the Hearing sessions.

1.5 Dealing specifically with the third party comments regarding Woodsome Hall and Castle Hill:



Woodsome Hall

- 1.6 Woodsome Hall is a Grade I listed building which was constructed by the Kaye Family in a number of stages, encasing an earlier timber framed residence, from the early 16th century to the mid-17th century. Occupation of the site is recorded as early as the 13th century and the Kayes are documented as having resided at Woodsome between 1378 and 1726. The estate subsequently passed to the Legge family (Earl of Dartmouth) who occupied the building until 1911. The Woodsome Hall Golf Club was designed by Harry Colt and the full course was completed by 1923.
- 1.7 The landscape associated with the Hall is not designated although Parks and Gardens UK does hold an entry for Woodsome (record ID 3576). The record is specific in referring to the standing remains of the terraced garden comprising formal terraces which were “possibly laid out by Lancelot Brown” during the 18th century. The list entry description (enhanced in 2016) does not attribute the terrace to Brown but does cite a reference to John Phibbs’ list of landscapes that have been attributed to ‘Capability Brown’ (third edition, 11th November 2015). The list assesses the likelihood of attributions of all sites attributed to Brown and notes that “as things stands, most 18th century landscapes in the country will garner an attribution probability of 10-20% as a result of this assessment.” It continues by stating that “any landscape should be discounted until its probability rating exceeds 30%”.
- 1.8 Phibbs assesses an attribution probability of 10% for Woodsome Hall and states:
- “This site is attributed to Brown on the PGUK [Parks and Gardens UK] database and the English Heritage Listing: ‘The terrace was laid out in the mid C18, by Lancelot Brown for the Legge family’. No evidence is given.” (our emphasis)*
- 1.9 The quote from English Heritage is taken from an earlier list description. The enhanced description, published in 2016, removes this attribution to Brown. A copy of the current list description is appended for clarity.
- 1.10 There is no substantive evidence to suggest that Brown was involved in the laying out or creation of the wider estate or landscape grounds associated with Woodsome Hall. Historic mapping confirms that the site itself fell outside of, and some distance from, the formal grounds of the Hall. Mapping also indicates that much of the woodland planting to the south-east of the Hall which suggests framing of views from the terrace, were laid out during the 20th century as part of the golf course layout. Whilst the terrace was likely, in part, to have been intended to take in views outwards from the east of the Hall there is no indication of any formal or planned axial views or vistas.



- 1.11 On the basis of the current understanding set out above the possible attribution of the terrace and wider landscape to Brown can carry no substantive weight. Whilst the upper, easterly, sections of the site will potentially intervene in views to the east from the Hall the existing landscape vista is expansive and of mixed character including both built and landscape elements. Importantly development will not remove views to the woodland ridgelines, including the Flockton and Emley Moor ridgelines beyond the site. Lepton Great Wood will remain a distinct and legible landscape element within these views.
- 1.12 As indicated on the illustrative master plan for the site submitted to the examination sufficient scope is available to provide for substantial areas of open space and visual corridors within any development. These will be matters for more detailed consideration, along with matters of design, material treatment, scale and density, but will allow for any development to be successfully integrated within the existing landscape.
- 1.13 Overall we do not consider that potential impacts upon the setting of Woodsome Hall will be substantive or sufficient to give rise to harm to the significance of the designated heritage asset.

Castle Hill

- 1.14 The Castle Hill scheduled monument (ID 1009846) is located around 3.7km to the west of the site. The monument comprises the remains of a late Bronze Age of Early Iron Age univallate hillfort, a later Iron Age multivallate hillfort, a twelfth century motte and bailey castle and the site of a deserted medieval village. Atop the monument is the Grade II listed Victoria Tower (ID 1210385) built between 1897 and 1899. Castle Hill is a highly significant landmark within the wider district of Kirklees and Calderdale.
- 1.15 The Castle Hill Setting Study (Atkins Water, Ground & Environment) was published by Kirklees Council in August 2016. Given underlying topography the Study notes that Castle Hill has a very extensive visual influence and viewshed extending to over 10km in some places. It notes the predominantly rural character of views from the east of the hilltop although does note the urban form of the Fenay Bridge settlement as an element of this view. The ridgeline along Woodsome Road is also noted as an element restricting longer distance views and this, in part, interrupts views onto the proposed allocation site from the hill top.
- 1.16 The Study identifies a number of key areas where development of the scale proposed by the allocation may have significant impact upon the setting of Castle Hill. Whilst broadly drawn these areas relate to the undeveloped land and ridgelines/scarp edges around Castle Hill, development on distant ridgelines and development on the slopes or summit of the Hill itself. Key areas are identified on maps within the Study document and this includes, amongst other things, the identification of significant ridgelines (Chapter 8 figure 3).



- 1.17 The site does not form part of a significant ridgeline area and development would not intervene into existing views on the Flockton/Emley moor ridgelines to the east. Development would not diminish the extent of woodland available in views from the Hill top and would be viewed as part of the existing urban form of the Fenay Bridge and Lepton settlements. The site is not a significant component in views towards Castle Hill from the east from where it will be screened by both topography and woodland, including Lepton Great Wood.
- 1.18 In the context of the Castle Hill setting study, the site is not considered sensitive to new development to the extent that it would give rise to substantive harm to setting. As with the commentary in respect of Woodsome Hall the illustrative masterplan submitted to the examination demonstrates that areas of open space and visual landscape corridors can be incorporated so as to successfully integrate new development. These will be matters for detailed consideration and do not prejudice the allocation of the site.

Summary

- 1.19 In summary it is not considered that the future development of the site will give rise to harm to the setting of designated assets at Woodsome Hall or the Castle Hill site. This accords with submission documents to the Examination and reflects the Hearing discussions in respect of the site.

Mike Bottomley
Built Heritage Consultant

Johnson Mowat Planning Ltd

7th June 2018



APPENDIX 1
WOODSOME HALL LISTED BUILDING DESCRIPTION



Historic England

WOODSOME HALL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WOODSOME HALL

List entry Number: 1184158

Location

WOODSOME HALL, WOODSOME ROAD

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Kirkburton

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 23-Jun-1965

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 341260

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE 11 SE 5/142

Fenay Bridge, WOODSOME ROAD, Woodsome Hall

23rd June 1965 G.V. I

Extremely fine hall house, with additions, now golf club house. Built in stages for four generations of the Kaye family, Arthur, John I, Robert and John II between the early C16 and the mid C17. Ashlar stone slate roof. Two storeys. The main range containing the hall faces east, and overlooks the terrace. To the right and rear are 2 later blocks one being L-shaped. To the

rear left is another L-shaped range enclosing the courtyard at the rear of the hall. Details include double hollow chamfered windows, hollow chamfered gable copings on moulded kneelers, pointed finials, projecting chimney breasts with ashlar stacks with moulded caps, and lead guttering, fall pipes and rainwater heads, many with the motif of a finch and one is dated 1774.

The hall range has a gabled wing to each side and a 2-storey gabled porch. 10-light hall window with transom, and cross window to each side. 8-light window with transom to 1st floor of porch and 1st floor of each gabled wing. Moulded door surround with impostes and moulded Tudor arched lintel dated 1600. The inner doorway is similar with early oak door. The later wing to the right, projects for 2 bays and has 2-light windows. A further addition at 90° to this. To the rear, right of the hall range, and at 90°, is a 3-gabled 2½ storey range, whose main facade looks into the courtyard. The left two gables are symmetrical with central Tudor arched doorway and 5-light window to each side. Above these, to 1st floor are two 10-light windows with transom and a central cross-window lighting a fine 1st floor chamber with very fine plaster frieze with alternate motifs of affronted wyverns, and a merman holding hands with mermaid to each side. Also, in the centre, the Kaye arms. To the rear of this block, external stack to each of the 3 gables, with paired diagonal ashlar stacks. The south range, to the rear left of the hall range, is mainly altered. This range is now entirely of stone but straight joints suggest that the upper floor may once have been of another material. The west range has square cut windows to the west, but the courtyard side of this range has a colonade of short Tuscan columns which may be early C17. The courtyard has a round pond with fountain dated 1857. Early oak door from courtyard into south range.

Interior: The hall range has through passage to courtyard with hall on right. The hall is open with timber posts with arched braces which can still be seen. The broad fireplace, backing onto the passage, has moulded surround and stone seats. Stone corbels support a massive bressumer whose front is carved with raised letters: ARTHUR KAY BIATRIX KAY with a Tudor rose and a fleur-de-llys as stops and a central Kaye shield. Oak panelling. Gallery to rear with turned balusters and elaborately carved frieze. Carved oak clock dated 1652. Two windows at high level from a ladies' chamber. The parlour to right is oak panelled and has elaborately plastered beam soffits with vines and grapes. Several good fireplaces. Open oak staircase to rear with turned balusters, and in this area further evidence of timber posting.

The paved terrace has tapering, fluted balusters with stone rail and ball finials

and has small flight of stone steps.

The first recorded dweller at Woodsome is thought to be Gilbert de Notton, 1236. The Tyas family lived there until 1370, when the manor was granted to Sir William Finchenden, (the finch motif comes from this family). The Kayes occupied Woodsome from 1378 to 1726 when Sir Arthur Kaye died. His daughter married George Legge, Viscount Lewisham eldest son of the Earl of Dartmouth. This family occupied the house until 1911.

N. Pevsner, *The Buildings of England*, 1967. L. Ambler, *Old Halls and Manor Houses of Yorkshire*, 1913.

Listing NGR: SE1802614414

The entry was enhanced in 2016.

Selected Sources


Books and journals

Ambler, L, *The Old Halls and Manor Houses of Yorkshire*, (1913)

Pevsner, N, Radcliffe, E, *The Buildings of England: Yorkshire: The West Riding*, (1967)

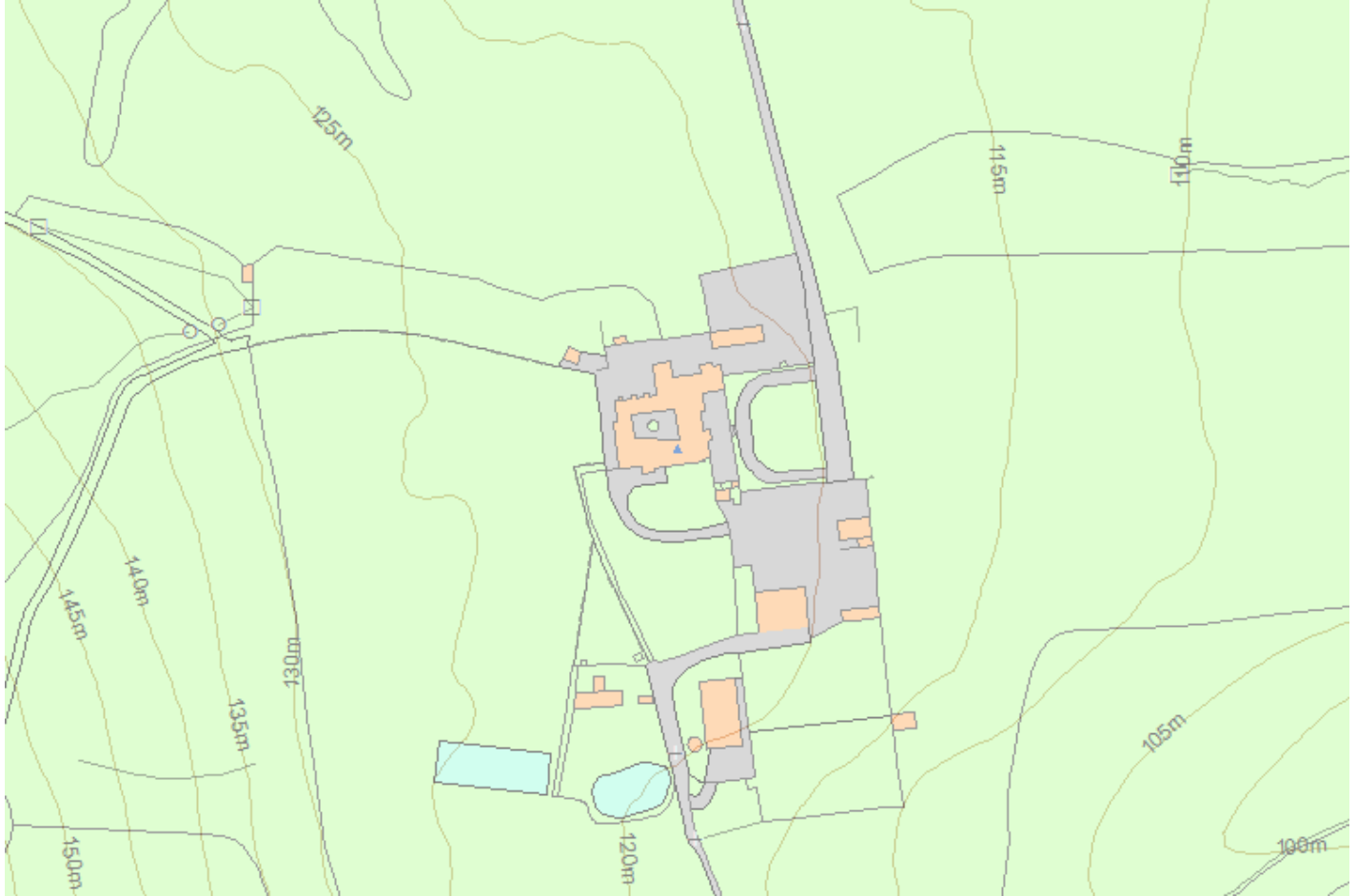
Websites

Phibbs, J, 'Woodsome Hall' in 'A list of landscapes that have been attributed to Lancelot 'Capability' Brown'

Phibbs, J, 'Woodsome Hall' in 'A list of landscapes that have been attributed to Lancelot 'Capability' Brown', accessed 12 January 2016 from <http://johnphibbs.uk/wp-content/uploads/2015/11/Landscapes-attributed-to-Brown-3rd-ed..pdf> 

National Grid Reference: SE 18026 14414

Map



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