

Action 174: H591 Land to the west of Cliffe Mount, Ferrand Lane, Gomersal

At the Inspector's request, the council to set out a note to identify how the agricultural character of Ferrands Lane will continue to be protected and to clarify if any mitigation measures are required in relation to the protection of the setting of the adjacent listed building/conservation area.

The council sent a schedule of responses to Historic England on a number of site allocations on 4th May 2018. Appendix 4 of the schedule formed the council's response to Historic England. The council invited responses from Historic England who responded on 10th May 2018: "This was not a site to which Historic England submitted any representations".

Appendix 4

Kirklees Council**Matter 37 H591 Land to the west of Cliffe Mount, Ferrand Lane, Gomersal****Council Response to Inspector's request for a note on:**

- 1.1 This note forms a response to the Inspector's request at the matter 37 hearings on 22nd March for clarification on mitigation measures in relation to historic assets. Clarification was sought on the following issues:
- a) clarification on the mitigation measures required to retain the continued agricultural character of Ferrands Lane;
 - b) clarification on whether any mitigation measures are required to protect the listed buildings/conservation area in the north-eastern corner of the site from the proposed allocation.

Ferrands Lane

- 1.2 Measures to retain the agricultural character of Ferrands Lane could include supplementing tree planting, keeping hedgerows and landscaping. Policy PLP35 provides the framework to address these issues. As part of a future planning application, consideration could be given to removing permitted development right to prevent further structures and fencing along the rear boundary of the site. The council considers that it is too prescriptive to include text within the Local Plan on this issue and the best time to consider this is at the development management stage.
- 1.3 However, additional text could be included within the Local Plan to provide clarity:

Proposed Modification

Insert text within the other site specific considerations box to read:

“There should be a sensitive approach to the design and landscaping of the site in order to maintain the agricultural character of Ferrands Lane”.

Impact on listed buildings/conservation area

1.4 The council reaffirms its position that it supports the findings of the site promoter’s heritage impact assessment (HIA) that the proposed development will not have an impact on the adjacent conservation area or the listed buildings.

1.5 The impact on the conservation area is set out at section 6 where paragraph 6.2 states:

“The analysis shows that the conservation area derives much of its character from its historic buildings, rather than from its spatial qualities or its relationship with the wider landscape. It is therefore, somewhat enclosed and inward looking, and its qualities tend to be appreciated at close quarters and do not involve a wider context.”

1.6 Section 7 of the HIA states:

The proposed development site is physically and visually remote from the majority of the conservation area, particularly due to the presence of the intervening ridge and modern housing, and even where the two areas come into close proximity the impact will be negligible. The conclusion of the analysis is therefore, that the development of the proposed site for housing will have no detrimental impact on the conservation area, or on any of the listed buildings within the area.”

1.7 The Site box contains reference to the site is close to a listed building. Any development proposals will be assessed in the light of PLP35 Historic Environment and PLP24 which would consider the impact of proposals on heritage assets and the conservation area.