

Heritage Impact Assessment

Site Location:

Land South of Netherton Moor
Road, Netherton

Site reference number:

H102

On behalf of

Kirklees Council

Rev A—23-01-18

1.0 Introduction

- Scope of the study
- Relevant policy - NPPF
- Impact of the proposed development on the significance of the Asset

2.0 Methodology

- General approach
- Identifying the heritage asset
- Assessing the contribution of the setting
- Assessing the impact on the proposed development
- Assessing the options for mitigation and/or enhancement
- Glossary

3.0 Site assessment

- Brief history of the site
- Area of search
- Designated heritage assets within area of search

4.0 Assessment of the heritage asset and the contribution of the setting

- Assessment of significance of the heritage asset
- Assessment of the contribution of the setting to the heritage asset

5.0 Assessment of the potential impact of the allocated site on the asset(s)

6.0 Options for mitigation / enhancement

1.0 INTRODUCTION

Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

“... Local planning authorities should identify and assess the particular significance of

1.0 INTRODUCTION cont.

any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.6 In addition to the above the NPPF states that :

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

2.0 METHODOLOGY

General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

2.0 METHODOLOGY (cont.)

- 2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

Assessing the potential impact of developing the proposed allocated site

- 2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.
- 2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

- Negligible:** The allocated site provides little or no contribution to the heritage asset.
- Slight:** The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
- Moderate:** The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
- High:** The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .
- Considerable:** The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

- 2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

Assessing the options for mitigation and/or enhancement

- 2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “The Setting of Heritage Assets”

Conservation area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Designated heritage asset:

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Historic environment record

Information services that seek to provide access to comprehensive and

dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Value

An aspect of worth or importance, here attached by people to qualities of places.

Harm

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.

3.00 SITE ASSESSMENT

Site description

3.1 The site is located to the south of Huddersfield on the outskirts of Netherton, a village to the north of Honley in the South Crosland Township. The village centre, which is located to the west at the junction with Meltham Road is a conservation area, as is Honley Village located to the south.

3.2 Netherton is located on an area of raised ground surrounded on three sides by Dean Clough to the north, the River Holme to the east and Mag Brook to the South. The site is located along the south eastern boundary to the village in an area of open land between the village and Spring Wood which follows the line of Mag Brook. The sites are bounded by primarily low rise bungalows to the north, open fields to the south and east and Hawkroyd Bank Road to the east. The site H102 and H606 are separated by Netherton Moor Road which runs north-west to south-east with H102 located to the south and H606 to the north.

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3.3 Aside from the more historic village centre, Netherton consists primarily of 20th century residential development of mostly semi-detached, detached houses and bungalows.

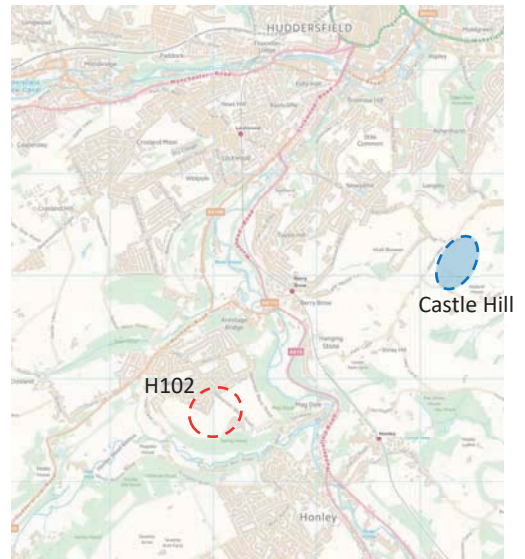


Figure 1: Location Plan

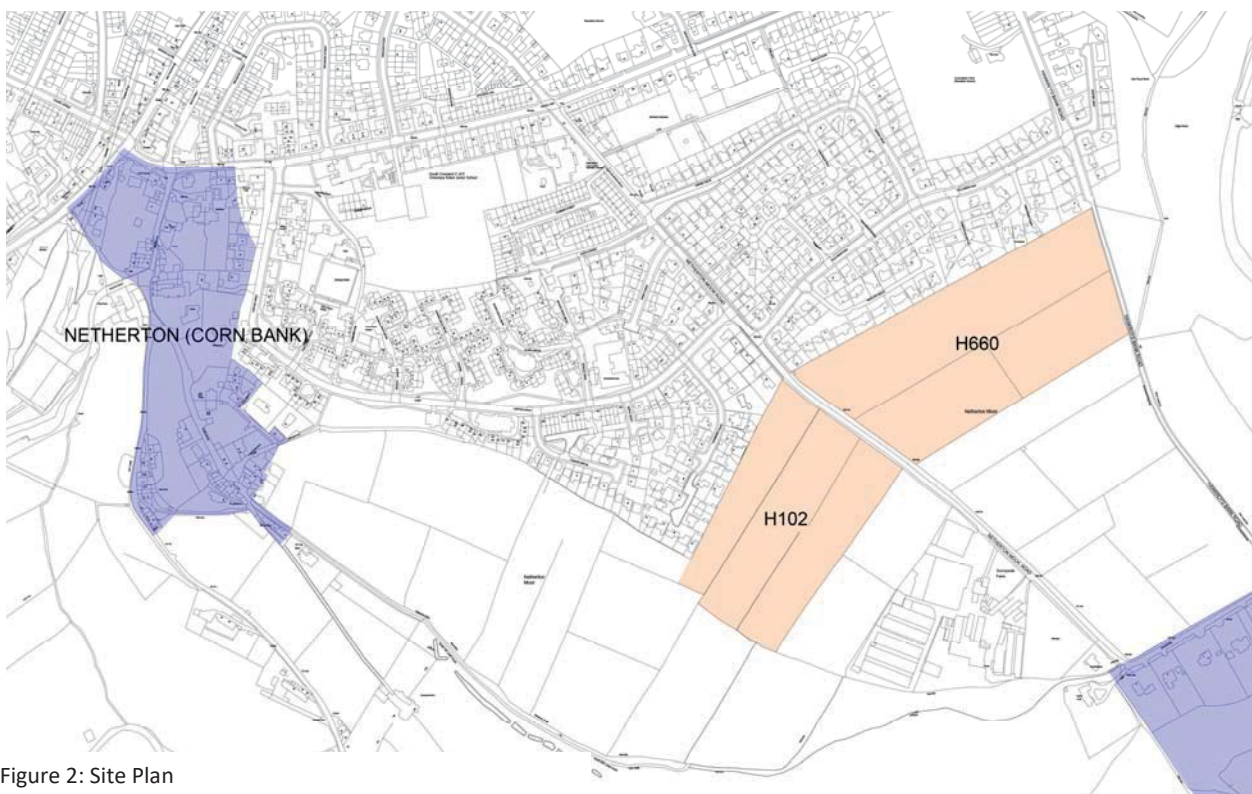


Figure 2: Site Plan

Brief site history

- 3.4 Historically the area where the site is located was formerly known as Netherton Moor. Until the early 20th century the area was agricultural / moorland with development limited to Moor Cottage to the north of Moor Lane and the collection of buildings known as Marten Nest at the junction of Moor Road and Netherton Moor Lane, both of which are still extant and are listed structures.
- 3.5 Expansion of Netherton onto the moor began with the construction of the Netherton Primary School in 1915. By 1929 the terraced housing on South Street and Summer Street had been constructed and by 1949 construction had begun on the terraced housing to the south of Moor Lane. The development of Netherton Moor began in earnest in the 1980s with the construction of the housing to the extent that it exists today.

Identification of Historical Assets

- 3.6 As part of the consultation process a setting study was undertaken for the scheduled monument at Castle Hill. Site H102 were identified as a being located in an area which had the potential to affect the setting of Castle Hill and as such required assessment.
- 3.7 In addition to Castle Hill, the boundary to Honley Conservation Areas is location within close proximity to the site and will require assessment in order to ascertain the impact of developing the sites.
- 3.8 To the south-west of the site, there is a Scheduled Ancient Monument: "Cairnfield in Honley Old Wood, 280m north west of The Woodlands" List entry Number: 1018556. Historic England have identified the site as part of the consultation process and have requested that a Heritage Impact Assessment be undertaken in order to understand the potential impact of the development on the heritage asset.

Castle Hill

4.1 The significance of the setting to Castle Hill has been assessed by Atkins as follows:

The setting of Castle Hill undoubtedly makes a fundamental contribution to the significance of the Site. This is through the prominence and dominance of the hilltop within the landscape as a result of its topography, and the resulting views to and from the hilltop, as well as the character of the hilltop itself, and the role which visual and non-visual historic relationships with related features and heritage assets.

4.2 The site falls into the category of Medium sized development which is defined as follows:

“Medium sized development constitutes the building of groups of 30 or more houses, or larger complexes of industrial, retail or agricultural buildings. With the requirement for new residential building to meet housing allocations in the future, these developments are likely to be proposed, though still not as frequently as small scale development.”

4.3 The setting study has provided general guidance with regards to the likelihood of development causing a significant impact on the setting of Castle Hill. As both sites are directly adjacent to an area of existing housing the report has stated that is unlikely to pose any significant issues to the setting of the asset.

4.4 There are a number of exceptions to the general guidance and as such the site needs to be assessed to ensure that the following situations are not also present. Having studied photographs from the area and the photographs within the Setting Study, the following conclusions have been made in response to these exceptions:

- **The undeveloped land and ridgelines / scarp edges around Castle Hill:**
The site is not located on a defined ridgeline or scarp edge when viewed from Castle Hill.
- **Distant ridgelines:**
The site is not located on a distant ridgeline when viewed from Castle Hill
- **Slopes and summit of Castle Hill:**
The site is not located on the slope or the summit of Castle Hill



Figure 3: Photomontage Image from Castle Hill with the location of the site identified.

Honley Conservation Area

- 4.5 The northern boundary to Honley Conservation Area is located to the east of the site. This area is known as “Sandbeds” and is well known for its large detached dwellings which are set within large building plots, extending to an acre in places. Despite containing dwellings, the area is part of Spring Woods and is densely treed with areas cleared locally for the individual building plots. Beyond the dwellings to the south the wood continues to drop steeply down to Mag Brook, where the landscape levels out and opens up as it reaches the village of Honley.
- 4.6 This northern boundary is clearly defined by the transition from the village setting to the steeply sloping Spring Woods which then opens out onto Netherton Moor which rises up towards the site and to Netherton Beyond.
- 4.7 Sandbeds has a distinctive character when compared to the rest of the Conservation Area. The arrangement of the dwellings has been carefully designed to retain the boundary of Spring Wood which is still clearly defined. This boundary is then emphasised by the contrast with the open land.
- 4.8 The adjacent land acts as a buffer zone between Netherton and Honley Conservation Area and defines the northern boundary. As such this area of open land adjacent to the boundary contributes highly to the significance of the Conservation Area.

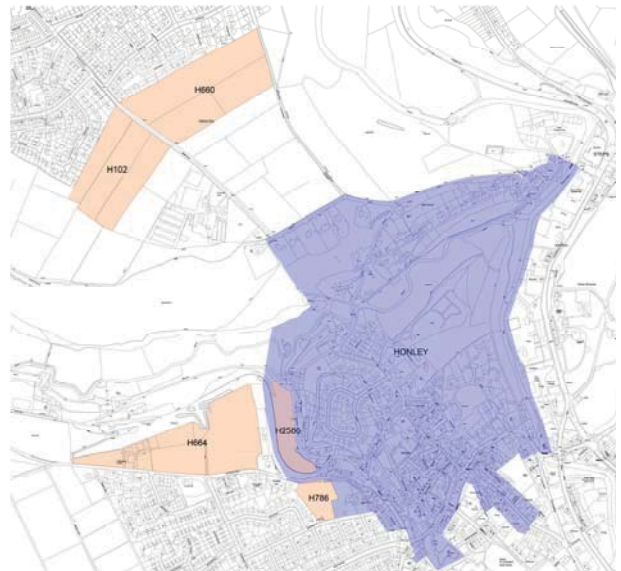


Figure 4: Map showing extent of Honley Conservation Area

Cairnfield in Honley Old Wood

- 4.9 The Cairnfield is located within Spring Wood which is on the opposite side of the valley to H102. Upon visiting the site it became apparent that despite Netherton Moor being located on an area of raised ground, the levels rise up away from Mag Beck to the ridge line at the junction between the wood and the land to the south of H102. From this ridge line the land then gradually slopes back down towards H102 and Netherton Moor Road (see figure 6).



Figure 5: Map showing extent of Honley Conservation Area

4.0 ASSESSMENT OF THE IMPACT OF THE ALLOCATED SITE ON THE HERITAGE ASSET

4.10 In order to assess the impact of developing the site on the scheduled monument, sightlines from the high point of the scheduled monument and the low point within the scheduled monument were taken and have been shown on the section below. It is apparent that any development to the north of the site can extend up to 10m high without being visible from the Scheduled Monument. Along

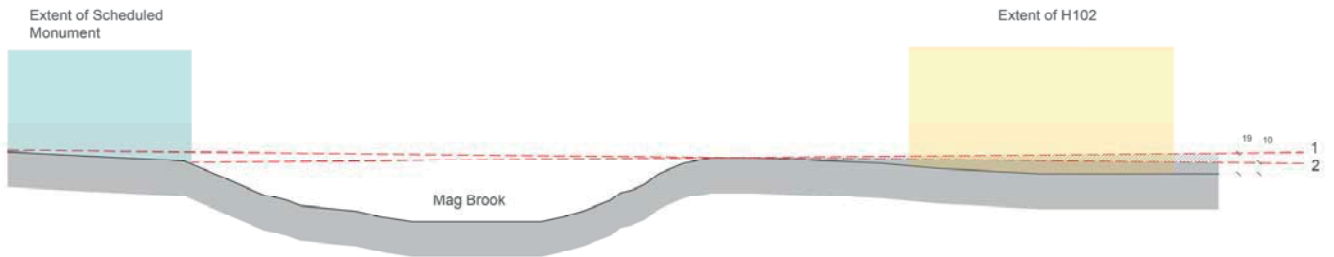


Figure 6: Section through Scheduled Monument and Site H102



Figure 7: Site Photograph looking towards H102 from Netherton Moor Road

the southern border of H102 the height reduces to 6m although when the tree line of the wooded area is factored in this would further screen the site from the Scheduled Monument

5.00 CONCLUSIONS

- 5.1 As part of this assessment the Castle Hill Setting Study has been consulted in order to ascertain the significance of the monument and the likelihood of the development causing harm. As discussed, due to the location of the development adjacent to an existing housing estate and below the line of any ridge or scarp edge, it is the finding of the setting study that the proposed development is unlikely to cause harm to the setting of Castle Hill. This assessment is based on the assumption that the design of the estate is in keeping with the surrounding vernacular in terms of scale density and materials.
- 5.2 There will be some loss of views of the Castle Hill monument from Netherton Moor Road and as such there is the potential for the development to cause less than substantial harm. In order to mitigate this harm the design of the development needs to be carefully considered with the possibility of including potential viewing areas and vantage points from both inside the site and from Netherton Moor Road.
- 5.3 Despite the high significance of the immediate setting to Honley Conservation Area, the proposed allocation is located a reasonable distance away from the boundary and beyond the Sunnyside Farm complex and Spring Wood. As such, assuming mitigation is put in place which limits the density and massing, the development will not adversely affect the significance of the conservation area.
- 5.4 After undertaking a site visit and assessing the visibility splays from the scheduled monument it is apparent that, assuming the density and the scale of the development will be similar to that of the existing housing to the west ie. single storey and limited two storey housing, the development will not be visible from the Scheduled Monument and as such will have no adverse impact on the setting.



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