

# Heritage Impact Assessment

Site Location:

Land adjacent to Netherton Moor  
Road, Netherton

Site reference number:

H660

On behalf of

**Kirklees Council**

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## 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 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 As 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. In this case the asset has been identified as Castle Hill which is both a Scheduled Monument (NHLE1009846) and a Grade II listed structure in the form of Victoria Tower itself (NHLE1210385). Earlier this year Kirklees Council appointed Atkins to undertake a Setting Study on Castle Hill, the findings of which have formed the basis for this document.

### Assessing the impact of the potential development

2.6 Once the significance has been ascertained it is important to understand the potential attributes of the development which may have an impact on the asset. A number of factors are taken into consideration depending on the site which can be characterised into the following headings:

- Location and siting of the development
- The form and appearance of the development
- Other effects of the development
- Permanence of the development
- Longer term or consequential effects of the development

### 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. In the Castle Hill Setting Study there are three types of development identified; small scale development, medium sized development and major development. Each

## 2.0 METHODOLOGY (cont.)

category has identified key areas of concern which could potentially have an impact on the setting of Castle Hill. The site has been assessed against these areas of concern in order to determine the level of impact. If the site is deemed to be of moderate significance (or less) to Castle Hill options for mitigation and enhancement will be considered.

### 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.

## 2.0 METHODOLOGY (cont.)

### **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 southern 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 west and Hawkroyd Bank Road to the east. The site is situated to the north of Netherton Moor Road which runs north-west to south-east.

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.

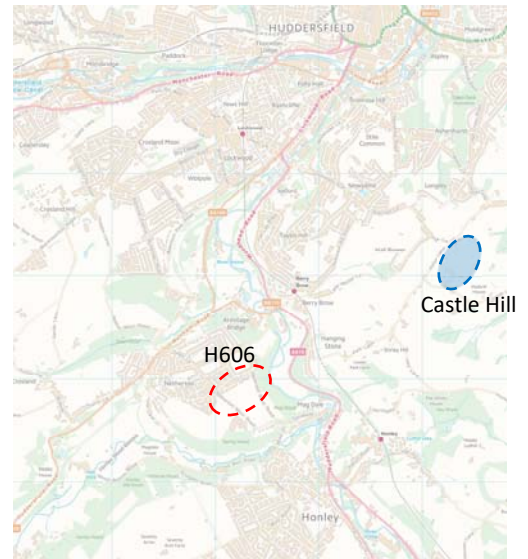


Figure 1: Location Plan

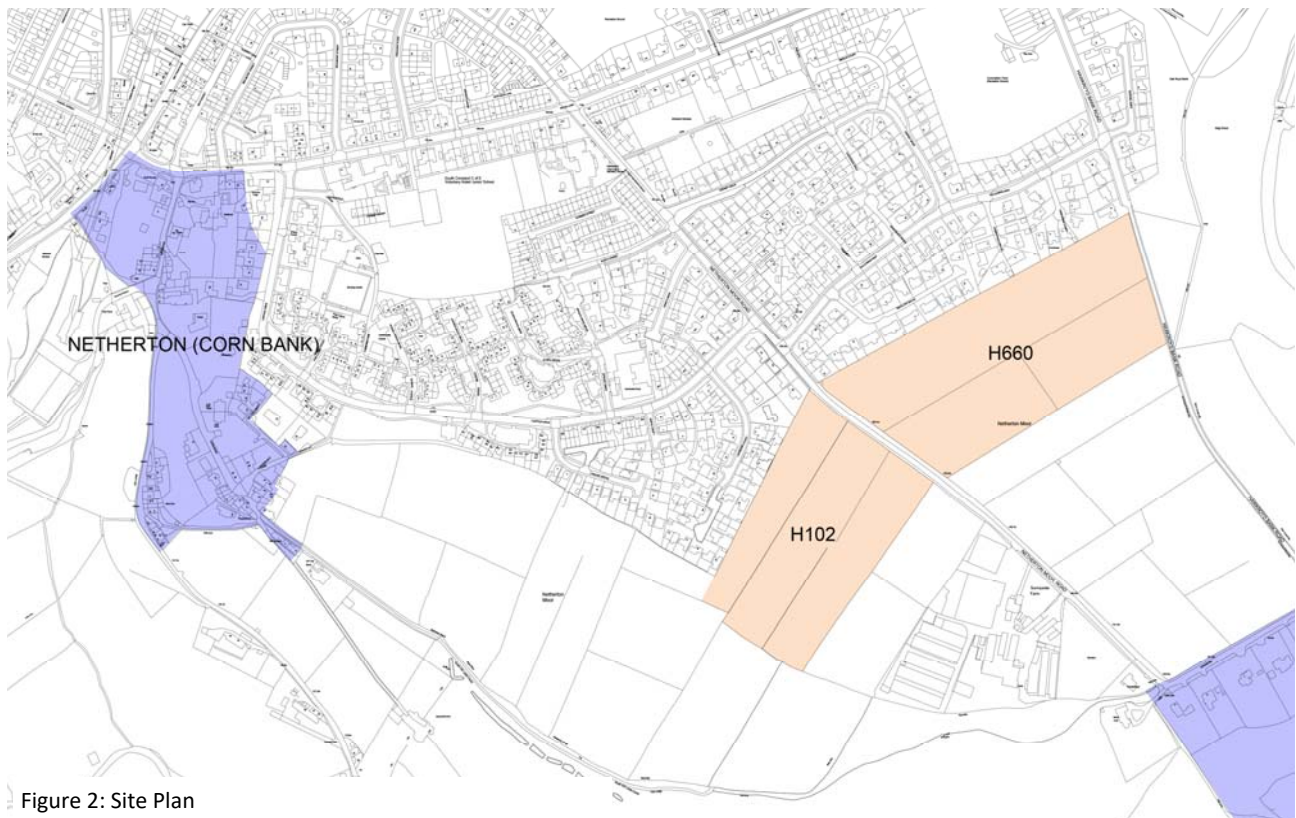


Figure 2: Site Plan



### 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 H660 was identified as a being located in an area which had the potential to affect the setting of Castle Hill and as such the site 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 the site is 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 south-east of site H660. 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.

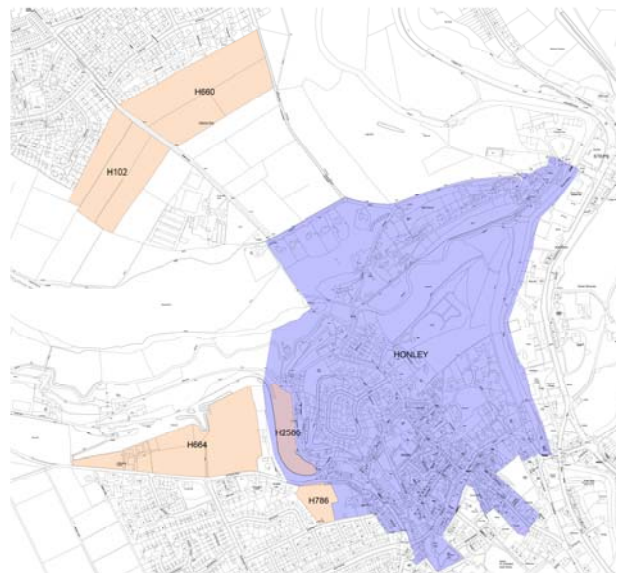


Figure 4: Map showing extent of Honley Conservation Area

### Cairnfield in Honley Old Wood

4.9 The Cairnfield is located within Spring Wood which is on the opposite side of the valley to Netherton. 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 down towards Netherton Moor Road which forms a shallow ridge line. Site



Figure 5: Map showing extent of Honley Conservation Area

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

H606 extends beyond Netherton Moor Road down an incline towards Hawksroyd Bank Road.

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. Site H606 being beyond Netherton Moor Road which is itself 10m below the ridge at the head of Spring Wood indicates that any development would not impact on sightlines from the scheduled monument.

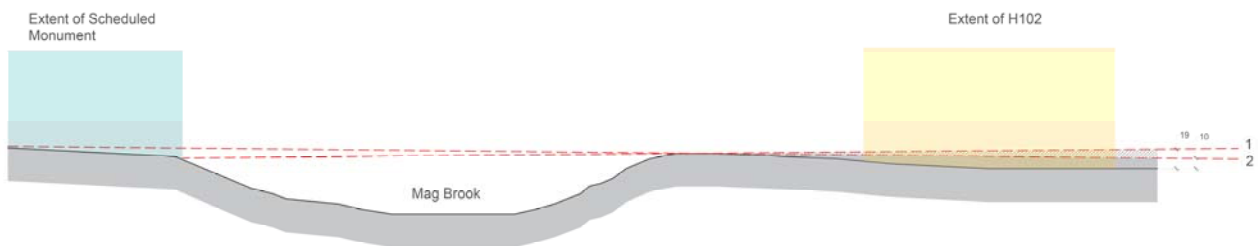


Figure 6: Section through Scheduled Monument and Site H102



Figure 7: Site Photograph looking towards Spring Wood from Netherton Moor Road

4.11 In assessing the impact of developing the site on the Honley Conservation Area it should be noted that the site falls away North from Netherton Moor Road towards Hawksroyd Bank Road as well as east towards Sandbeds. This results in the eastern corner being at a lower elevation in relation to Sandbeds than the southern corner making this area of the site more visible.

## 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 the development 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 possible 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 allocations are located a reasonable distance away from the boundary and they retain a large extent of this open land. The gradient of the land does rise up towards Netherton and it is possible to view the upper floor levels of the existing housing from Sandbeds. The area of the site adjacent to Netherton Moor Road should be considered of low significance due to it's elevation in relation to Sandbeds. 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. The area of the site to the east adjacent to Hawksroyd Bank Road should be considered as having moderate significance due to it's lower elevation. Greater consideration should be given to the mass and density of any proposed development here.
- 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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