

MATTER 43 – HOLME VALLEY NORTH ALLOCATIONS

Site H664 – land north of Scotgate Road, Honley

Issue - Are the proposed employment, housing and safeguarded land allocations in Holme Valley North justified, effective, developable/deliverable and in line with national policy?

1 Introduction

- 1.1 The allocation of Site H664 for residential development as currently proposed is not sound as it is neither justified nor is it consistent with either the emerging Policies in the Local Plan or with national policy guidance.
- 1.2 Paragraph 126 of the NPPF sets out a requirement for Local Plans to conserve heritage assets in a manner appropriate to their significance. When considering the impact of a proposed development upon the significance of a designated heritage asset, Paragraph 132 of the NPPF makes it clear that great weight should be given to the asset's conservation and explains that significance can be harmed by development within its setting. Clitheroe Farmhouse and barn, to the west of this area, is a Grade II Listed Building. The loss of this site and its subsequent development could harm elements which contribute to its significance.
- 1.3 Although a Heritage Impact Assessment has been produced to ascertain whether or not this site could be developed in a manner consistent with the conservation of this Listed Building, the measures it suggests to reduce the potential harm which the development of this site might cause to this heritage asset do not seem likely to be effective.
- 1.4 Consequently, the allocation of Site H664 for residential development, as proposed in the Submission Local Plan, would be in conflict with the following aspects of the emerging Local Plan:-

- The Spatial Vision – in that it conflicts with the intention that development will take place in a sustainable way (balancing economic, social and environmental priorities), that the local character and distinctiveness of Kirklees and its places will be retained, or that the natural, built and historic environment will be maintained and enhanced through high quality, inclusive design
- Spatial Objective 8 - in that it will not protect or enhance the characteristics of the historic environment
- Policy PLP35 – in that it will not conserve elements which contribute to the significance of a designated heritage asset.

1.5 It would also be contrary to national policy guidance as set out in the NPPF insofar as it would not:-

- Help to deliver a “*positive strategy for the conservation and enjoyment of the historic environment*” as is required by NPPF Paragraph 126.
- Contribute to protecting or enhancing the historic environment. Therefore, it will not deliver sustainable development in terms of the conservation of the historic environment [NPPF Paragraph 7].
- Conserve heritage assets in a manner appropriate to their significance. Therefore it will runs contrary to one of the Government’s Core Planning Principles [NPPF Paragraph 17].
- Give great weight to the conservation of the area’s designated heritage assets [NPPF, Paragraph 132]
- Provide clear and convincing justification for the harm that it would cause to the historic environment [NPPF, Paragraph 134].

2 Response to the Inspector’s questions

Question ii) Has the impact of the proposal on heritage assets been adequately assessed and addressed? Should the proposal seek to provide links to and enhancement to the adjoining PROW, in line with mitigation measures in the Heritage Impact Assessment (LE76)?

2.1 On the whole, we would broadly support the methodology that has been used for the Heritage Impact Assessment of this site. The Heritage Impact Assessment has set out a very good summary of the historical development of the land and has provided an excellent evaluation of the elements which contribute to the significance of this Grade II Listed Building. Site H664 has a historic, functional

and historical relationship with Clitheroe Farmhouse. The loss of any of this area will affect its significance although, the further away the development, the less the harm is likely to be. We would support the identification of the areas to the west and south of the farm buildings as being of greatest importance in terms of their contribution to the setting of this Listed Building and endorse the conclusion that no development should take place on these parts of the site.

- 2.2 The Heritage Impact Assessment accepts that the loss of the area identified as being of ‘moderate significance’ would also result in some harm to the rural setting of this building. It recommends that it would be necessary to “*retain the agricultural feel of the smallholding*”. However, the proposal to do this through ‘clusters of courtyards’ seems unlikely to retain the agricultural character of this part of the site. Indeed, any development on the area of ‘medium sensitivity’ would change the relationship of this part of the site with the Listed farm buildings and, therefore, harm its rural setting.

3 Conclusions

- 3.1 The Heritage Impact Assessment accepts that all of this site contributes, to some extent, to the setting of Clitheroe Farmhouse and barn – a Grade II Listed Building. Whilst it recommends that the most sensitive parts of the site should remain open, the measures it suggests to reduce the potential harm which the development on other parts of this site might cause to this heritage asset do not seem likely to be effective.
- 3.2 Consequently, the development of the Site H664 as currently proposed would result in harm to the setting of this Listed Building. In terms of NPPF Paragraph 134, this is likely to constitute less than substantial harm to the significance of this designated heritage asset. Whilst the degree of harm may be less than substantial, nevertheless, it would still be causing harm to a designated heritage asset. As such, therefore, it would not be delivering sustainable development in terms of protecting and enhancing the historic environment, it would conflict with one of the Government’s Core Planning Principles (that heritage assets should be conserved in a manner appropriate to their significance), nor would it be likely to provide the positive strategy for the conservation of the historic environment that is required for Local Plans.

4 Suggested Modifications

4.1 It is recommended that:-

- (a) The developable area of Site H664 is reduced in extent to simply the field identified in the Heritage Impact Assessment as being of 'slight significance'
- (b) The amount of housing specified in Part 2 of the Local Plan for Site H664 is amended accordingly